

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT
SBBC-2913-2020
County No: 028-MP-20
Sonata

May 5, 2021



Growth Management
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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: May 5, 2021 11:53:33	Single-Family:		Elementary:
Name: Sonata	Townhouse:		Middle: 3
SBBC Project Number: SBBC-2913-2020	Garden Apartments: 44		High: 8
County Project Number: 028-MP-20	Mid-Rise: 77		Total: 17
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: City of Pompano Beach	Mobile Home:		
Jurisdiction: Pompano Beach	Total: 121		

Comments

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this plat application. The application proposed 44 (three or more bedroom) garden apartment and 77 (two or more bedroom) midrise units, which was anticipated to generate 23 (10 elementary, 6 middle and 7 high school) students. However, since the original review, the student generation rates contained in the Broward County Land Development Code were updated and the project is now anticipated to generate 17 (6 elementary, 3 middle and 8 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year included Pompano field Beach Elementary, Pompano Beach Middle, and Blanche Ely High Schools.

This preliminary determination (for a maximum of 44 (three or more bedroom) garden apartment and 77 (two or more bedroom) midrise units) was due to expire on May 16, 2021. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (May 16, 2021) and shall expire on November 11, 2021. This preliminary school concurrency determination shall be deemed to be void unless prior to November 11, 2021 notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-2913-2020 Meets Public School Concurrency Requirement: Yes No

5/5/2021

Date

Reviewed By:

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title