

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

PLAT
SBBC-1453-2013
County No: 034-MP-13
ArchCo Reese Road Apartments

August 17, 2021



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

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: August 17, 2021	Single-Family:		Elementary: 54
Name: ArchCo Reese Road Apartments	Townhouse: 350		Middle: 23
SBBC Project Number: SBBC-1453-2013	Garden Apartments:		High: 43
County Project Number: 034-MP-13	Mid-Rise: 171		Total: 120
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: HWW Davie LLC c/o Garrett Solomon	Mobile Home:		
Jurisdiction: Davie	Total: 521		

Comments

The plat application was previously reviewed and approved for 822 units comprised of 350 (three or more bedroom) townhouse, 106 (three or more bedroom) garden apartment and 366 (two or more bedroom) midrise units, which vests the project for the 153 (65 elementary, 30 middle and 58 high school) students. The application proposed an additional 93 midrise units for a total of 915 units, which were anticipated to generate 168 (69 elementary, 34 middle and 65 high school) students (net increase of 15 students). The application further indicated that 288 midrise units and the 106 garden apartment units were already built. Therefore, the students from these units are already factored into the District's enrollment projections, and staff removed them from the analysis. The unbuilt 350 (three or more bedroom) townhouse and 171 (two or more bedroom) midrise units were anticipated to generate 120 (54 elementary, 23 middle and 43 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) impacted by the project in the 2020/21 school year include Davie Elementary, New River Middle, and Stranahan High Schools.

This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the project as proposed. However, the Capacity Allocation Team (CAT) convened on February 3, 2021 and allocated (23) middle student stations to Sunrise Middle school, which is adjacent to New River Middle School and is anticipated to remain within the Adopted LOS.

The preliminary determination (for a maximum of 915 units comprised of 459 (two or more bedroom) midrise and 350 (three or more bedroom) townhouse, and 106 (three or more bedroom) garden apartment units) is due to expire on August 17, 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 is valid for a one-time extension of an additional 180 days from the original expiration date (August 17, 2021) and shall expire on February 12, 2022. This preliminary school concurrency determination shall be deemed to be void unless prior to February 12, 2022, 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.

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

SBBC-1453-2013 Meets Public School Concurrency Requirement: Yes No

8/17/21
Date

Reviewed By: 
Signature
Lisa Wight
Name
Planner
Title