

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

PLAT

SBBC-3646-2023

County No: 034-MP-23

Folio #: 504130010040

Griffin 106 Subdivision

June 11, 2024

12:57:36 PM



SCAD Expiration Date: December 12, 2024

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

Date: June 11, 2024 12:57:36		Folio # 504130010040	Single-Family: 38		Elementary: 8
Name: Griffin 106 Subdivision			Townhouse:		Middle: 4
SBBC Project Number: SBBC-3646-2023			Garden Apartments:		High: 6
County Project Number: 034-MP-23			Mid-Rise:		Total: 18
Municipality Project Number: N/A			High-Rise:		
Owner/Developer: Hanson Homestead, LLC			Mobile Home:		
Jurisdiction: Cooper City			Total: 38		

Comments

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this site plan application that preliminarily vests the project for public school concurrency for 38 (four-bedroom or more) single-family units, which were anticipated to generate 18 (8 elementary, 4 middle, and 6 high school) school students.

The school Concurrency Service Areas (CSA) serving the project site in the 2023/24 school year included Embassy Creek Elementary, Pioneer Middle, and Copper City 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 School District Capacity Allocation Team (CAT) convened on December 18, 2023, and determined to allocate the needed elementary school student stations to Griffin Elementary School and is projected to remain within the Adopted LOS for the next three effective school years.

This preliminary determination for 38 (four-bedroom or more) single-family units, is due to expire on June 15, 2024. However, the applicant requested an extension of this preliminary 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 (June 15, 2024) and shall expire on December 12, 2024. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. This preliminary school concurrency determination shall be deemed void unless prior to December 12, 2024, 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.

Reviewed By:

Date

Signature

Glennika D. Gordon, AICP

Name

Title