

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

SITE PLAN
SBBC-3621-2023
County No: TBD
Folio #: 514216011180
810 South Dixie Highway
July 23, 2024



SCAD Expiration Date: January 23, 2025

Growth Management
Facility Planning and Real Estate Department
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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: July 23, 2024 8:48:32 Folio # 514216011180	Single-Family:		Elementary: 2
Name: 810 South Dixie Highway	Townhouse:		Middle: 2
SBBC Project Number: SBBC-3621-2023	Garden Apartments:		
County Project Number: TBD	Mid-Rise: 96		High: 4
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Downtown Hollywood CRA	Mobile Home:		Total: 8
Jurisdiction: Hollywood	Total: 96		

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 96 (all two-bedroom or more) mid-rise units, which were anticipated to generate 8 (2 elementary, 2 middle, and 4 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2023/24 school year included Colbert Elementary, Olsen Middle, and South Broward High Schools. The project was determined to meet public school concurrency requirements because adequate school capacity was projected to be available to support the project.

This preliminary determination for 96 (all two-bedroom or more) mid-rise units was due to expire on July 27, 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 (July 27, 2024) and shall expire on January 23, 2025. 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 January 23, 2025, 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.

7/23/2024

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title