

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

Exhibit 5  
Page 1 of 3

**PLAT**  
**SBBC-3729-2024**  
**County No: TBD**  
**Folio #: 504203240030**  
**Village of the Arts**  
**August 5, 2024**



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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
<b>Date:</b> August 5, 2024	Folio # 504203240030	<b>Single-Family:</b>		Elementary: 4
<b>Name:</b> Village of the Arts		<b>Townhouse:</b>		Middle: 4
<b>SBBC Project Number:</b> SBBC-3729-2024		<b>Garden Apartments:</b>		
<b>County Project Number:</b> TBD		<b>Mid-Rise:</b> 200		High: 8
<b>Municipality Project Number:</b> UDP -S23019		<b>High-Rise:</b>		
<b>Owner/Developer:</b> Village of the Arts, LTD		<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Fort. Lauderdale		<b>Total:</b> 200	Total: 16	

**Comments**

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this plat application that preliminarily vests the project for public school concurrency for 200 mid-rise (all two or more bedroom) units, which were anticipated to generate 16 (4 elementary, 4 middle, and 8 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 Walker Elementary, Sunrise Middle, and Fort Lauderdale 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 200 mid-rise (all two or more bedroom) units was due to expire on July 22, 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 22, 2024) and shall expire on January 18, 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 18, 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.

10/2/2024

Date

Reviewed By:

*Glennika D. Gordon*

Signature

Glennika D. Gordon, AICP

Name

Planner

Title