

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

**SITE PLAN**  
**SBBC-3443-2022**  
**County No: N/A**  
**Folio #: 484236000360**  
**1207 E Atlantic Blvd**  
**August 27, 2024**  
**9:41:48 AM**



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

**FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION  
SITE PLAN**

<b>Date:</b> August 27, 2024	Folio # 484236000360	<b>Single-Family:</b>	Elementary: 0
<b>Name:</b> 1207 E Atlantic Blvd		<b>Townhouse:</b>	Middle: 0
<b>SBBC Project Number:</b> SBBC-3443-2022		<b>Garden Apartments:</b>	High: 2
<b>County Project Number:</b> N/A		<b>Mid-Rise:</b> 47	Total: 2
<b>Municipality Project Number:</b> PZ22-1200034		<b>High-Rise:</b>	
<b>Owner/Developer:</b> 1207 E Atlantic LLC		<b>Mobile Home:</b>	
<b>Jurisdiction:</b> Pompano Beach		<b>Total:</b> 47	

**Comments**

District staff initially reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this site plan application. The review was 47 (30 one-bedroom or less and 17 two-bedroom or more) mid-rise units, which were determined to generate 2 high school students.

The school Concurrency Service Areas (CSA) serving the project site in the 2023/24 school year include Pompano Beach Elementary, Pompano Beach Middle, and Blanche Ely High Schools. The project was determined to satisfy public school concurrency on the basis that there was adequate school capacity anticipated to be available to support the development as proposed in this application.

Written correspondence from the applicant dated August 13, 2024, notified District staff that the Pompano Beach on behalf of the Planning and Zoning Board gave final approval to the site plan application on June 28, 2023. Therefore, this application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency requirements for the units contained herein. Also, based on the City Commission's final approval, the students associated with this development are vested for public school concurrency purposes until the expiration of the site plan. Unless the underlying approval expires or an extension of this Final SCAD has been requested in writing and granted by the School District, this final determination shall be valid until June 28, 2025, concurrent with the City's approval period of the site plan.

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

Reviewed By:

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**Date**

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**Signature**

Glennika D. Gordon, AICP

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**Name**

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**Title**