

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

PLAT
SBBC-3268-2022
County No: 029-MP-19
Folio #: 484234480010
Gateway Luxury Apartments
April 27, 2023



Growth Management
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PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: April 27, 2023 10:42:43 Folio # 484234480010	Single-Family:		Elementary: 11
Name: Gateway Luxury Apartments	Townhouse:		
SBBC Project Number: SBBC-3268-2022	Garden Apartments: 128		Middle: 6
County Project Number: 029-MP-19	Mid-Rise:		
Municipality Project Number: TBD	High-Rise:		High: 13
Owner/Developer: US Gateway Investments, LLC	Mobile Home:		
Jurisdiction: Pompano Beach	Total: 128		Total: 30

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 128 (three or more bedroom) garden apartment units, which were anticipated to generate 30 (11 elementary, 6 middle and 13 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2021/22 school year included Robert C. Markham Elementary, Crystal Lake Community Middle and Blanche Ely High Schools. The same schools are serving the site in the 2022/23 school year. 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 128 (three or more bedroom) garden apartment units is due to expire on April 30, 2023. 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 (April 30, 2023) and shall expire on October 27, 2023. Please be advised that expiration of the SCAD will require a 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 October 27, 2023, 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.

4/27/2023

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title