

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

Exhibit 5
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PLAT/SITE PLAN
SBBC-3513-2023
County No: 047-MP-89
Folio #: 494228310010
19th Street Townhomes (Victor Cameron Plat)
January 11, 2024



Growth Management
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FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: January 11, 2024 Folio # 494228310010	Single-Family:	20 townhouses, 2 of which are live/work (or 1,802 sf)	Elementary: 3
Name: 19th Street Townhomes (Victor Cameron Plat)	Townhouse: 20		Middle: 1
SBBC Project Number: SBBC-3513-2023	Garden Apartments:		High: 2
County Project Number: 047-MP-89	Mid-Rise:		Total: 6
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Habitat for Humanity of Broward Inc.	Mobile Home:		
Jurisdiction: Ft. Lauderdale	Total: 20		

Comments

District staff initially reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this plat/site plan application. The review was for 20 townhouse (all three or more bedroom) units, which was determined to generate 6 (3 elementary, 1 middle, and 2 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2022/23 school year include Thurgood Marshall, William Dandy Middle, and Dillard 6-12 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 agent dated January 3, 2024, notified District staff that the City of Fort Lauderdale Development Review Committee (DRC) gave final approval to the site plan application on December 19, 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 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 December 19, 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.

1/11/2024

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title