

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

SITE PLAN

SBBC-2836-2020

County No: N/A

Aloha 1

July 6, 2022

Growth Management

Facility Planning and Real Estate Department

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PZ20-12000006

8/24/2022

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date:	July 6, 2022 11:48:05	Single-Family:	1,850 SF Commercial	Elementary: 2
Name:	Aloha 1	Townhouse:		Middle: 2
SBBC Project Number:	SBBC-2836-2020	Garden Apartments:		High: 4
County Project Number:	N/A	Mid-Rise:		Total: 8
Municipality Project Number:	PZ20-12000006	High-Rise:		
Owner/Developer:	Alpha Pompano, LLC	Mobile Home:		
Jurisdiction:	Pompano Beach	Total:	122	

Comments

District staff initially reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this application. The application proposed a total of 122 (38 one bedroom and 84 two or more bedroom) midrise units, which were determined to generate 5 (2 elementary, 1 middle, and 2 high school) students. It should be noted that since reviewed in 2020, the student generation rates have been updated in the Broward County Land Development Code and the project is now anticipated to generate 8 (2 elementary, 2 middle and 4 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2019/20 school year included Cypress Elementary, Pompano Beach Middle, and Blanche Ely High Schools.

This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the project as proposed.

A development order dated July 22, 2020 received by District staff indicated that the Pompano Beach City Commission gave final approval to the site plan application, consistent with the residential type and bedroom mix reviewed by District staff and stated above. 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 for two years. Unless the underlying site plan 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 July 22, 2022, which corresponds to the underlying approval period.

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

SBBC-2836-2020 Meets Public School Concurrency Requirement: ☒ Yes ☐ No

Date

7/6/22

Reviewed By:

Signature

Lisa Wight

Name

Planner

Title