

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

PLAT  
SBBC-1719-2015  
County No: 090-MP-05  
Pompano Beach Residences Plat Note Amendment

August 4, 2021



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PZ21-12000020  
9/15/2021

# PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
<b>Date:</b> August 4, 2021	<b>Single-Family:</b>		Elementary: 2
<b>Name:</b> Pompano Beach Residences Plat Note Amendment	<b>Townhouse:</b>		
<b>SBBC Project Number:</b> SBBC-1719-2015	<b>Garden Apartments:</b> 12		Middle: 2
<b>County Project Number:</b> 090-MP-05	<b>Mid-Rise:</b>		
<b>Municipality Project Number:</b> 2006-164	<b>High-Rise:</b> 73		High: 1
<b>Owner/Developer:</b> Fernbrook Florida LLLP	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Pompano Beach	<b>Total:</b> 85		Total: 5

## Comments

According to the application, the current plat note allows 9 (three or more bedroom) townhouse units and 73 high rise units, which vests the project for anticipated student impact of 5 (2 elementary, 2 middle and 1 high school) students. The application proposes to modify the plat note to enable 12 (three or more bedroom) garden apartment and 73 high-rise units, which does not generate additional students. Therefore, the application is exempt for public school concurrency review under Section 8.11(a)(2) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning. Please be advised that school impact fees are still due for the units.

The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year include Pompano Beach Elementary, Pompano Beach Middle, and Blanche Ely High Schools.

This application satisfies public school concurrency on the basis that the project is vested for public school concurrency requirements. This preliminary determination shall be valid for 180 days for a maximum of 12 (three or more bedroom) garden apartment and 73 high-rise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on January 30, 2022. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. 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.

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

PZ21-12000020

8/15/2021

SBBC-1719-2015 Meets Public School Concurrency Requirement: ☒ Yes ☐ No

8/4/2021

Date

Reviewed By:

*Lisa Wight*

Signature

Lisa Wight

Name

Planner

Title

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PZ21-12000020

8/15/2021