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PZ21-12000031

06/04/2024

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

SITE PLAN

SBBC-3587-2023

County No: TBD

Folio #: 484233053810

Covent Gardens

November 29, 2023

SCAD Expiration Date: June 19, 2024

Growth Management
Facility Planning and Real Estate Department
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PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT	
Date:	November 29, 2023	Folio # 484233053810	Single-Family:	Elementary:	6
Name:	Covent Gardens	Townhouse:	40	Middle:	2
SBBC Project Number:	SBBC-3587-2023	Garden Apartments:		High:	4
County Project Number:	TBD	Mid-Rise:		Total:	12
Municipality Project Number:	TBD	High-Rise:			
Owner/Developer:	ICG CGP 58 LLC	Mobile Home:			
Jurisdiction:	Pompano Beach	Total:	40		

Comments

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this site plan application that preliminarily vests the project for public school concurrency for 40 (three or more bedroom) townhouse units, which were anticipated to generate 12 (6 elementary, 2 middle, and 4 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2022/23 school year included Charles Drew Elementary, Crystal Lake Middle, and Coconut Creek High Schools. The same schools are serving the site in the 2023/24 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 40 (three or more bedroom) townhouse units was due to expire on December 22, 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 (December 22, 2023) and shall expire on June 19, 2024. Please be advised that the expiration of the SCAD will require the 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 June 19, 2024, 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.

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SBE C-3587-2023 Meets Public School Concurrency Requirements

☒ Yes ☐ No

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06/04/2024

11/29/2023

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title

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