



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

PZ24-12000007  
09/18/2024

**SITE PLAN  
SBBC-3864-2024**

**County No:  
Folio #: 484331120080  
400 Sunset Dr.  
July 18, 2024**



Growth Management  
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## FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT		
PZ24-1200007 09/18/2024						
Date:	July 18, 2024 3:46:26	Folio #	484331120080	Single-Family:	Elementary:	0
Name:	400 Sunset Dr.		Townhouse:	3		
SBBC Project Number:	SBBC-3864-2024		Garden Apartments:		Middle:	0
County Project Number:			Mid-Rise:			
Municipality Project Number:			High-Rise:		High:	0
Owner/Developer:	Paradise at 400 Sunset, LLC		Mobile Home:			
Jurisdiction:	Pompano Beach		Total:	3	Total:	0

### Comments

According to the information provided, this site plan application proposes 3 (three-bedroom or more) townhouse units, which results in no net additional impact to Broward County Public Schools. This application as proposed is not anticipated to generate additional students into Broward County Public Schools. Therefore, this application has been deemed exempt from public school concurrency requirements, pursuant to Section 8.11(a)(1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning. However, please be advised that regular school impact fees are still due for the units.

Also, if a change is proposed to the project, which causes students to be generated by the project, the students will not be considered exempt or vested from public school concurrency (PSC) when the project is re-reviewed.

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

DRC

SBRC-3864-2024 Meets Public School Concurrency Requirements

☒ Yes ☐ No

PZ24-120007

09/18/2024

Date

Reviewed By:

*Glennika D. Gordon*

Signature

Glennika D. Gordon, AICP

Name

Planner

Title