

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

PLAT
SBBC-3023-2021
County No: 005-MP-21
Atlantica at Dania Beach

July 28, 2021 1:35:30

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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
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PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: July 28, 2021 1:35:30	Single-Family:		Elementary: 11
Name: Atlantica at Dania Beach	Townhouse:		Middle: 6
SBBC Project Number: SBBC-3023-2021	Garden Apartments: 124		High: 13
County Project Number: 005-MP-21	Mid-Rise:		Total: 30
Municipality Project Number: N/A	High-Rise:		
Owner/Developer: East Side Five LLC	Mobile Home:		
Jurisdiction: Dania Beach	Total: 124		

Comments

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this application that preliminarily vests the project for public school concurrency for 140 (three or more bedroom) garden apartment units, which were anticipated generate 34 (12 elementary, 7 middle and 15 high) school students. The application is now proposed as 124 (three or more bedroom) garden apartment units, which only generates 30 (11 elementary, 6 middle and 13 high school) students for a net reduction of 4 students. Therefore, pursuant to Section 8.11(a)(2) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning, this application has been determined to be exempt from public school concurrency requirements.

The school Concurrency Service Areas (CSA) serving the application site in the 2020/21 school year include Collins Elementary, Olsen Middle School, and South Broward High Schools. The project was determined to meet public school concurrency requirements because adequate school capacity was determined to be available to support the proposed project.

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 124 (three or more bedroom) garden apartment units and conditioned upon final approval by the applicable governing body. As such, this preliminary School Capacity Availability Determination (SCAD) shall be valid until January 23, 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 District. Upon the District's receipt of sufficient evidence of final approval by the regulatory agency which shall specify the number, type and bedroom mix for the approved residential units, the District will issue and provide its final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project. The applicant shall notify the District of any proposed changes to the development, which increases the number of students generated by the project. If a change is proposed to the application, which causes additional students to be generated, the students will not be considered exempt or vested from public school concurrency 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

SBBC-3023-2021 Project is Exempt from Public School Concurrency

Yes **No**

Date

Reviewed By:

Signature
Lisa Wight

Name
Planner

Title