

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

**PLAT**  
**SBBC-2923-2020**  
**County No: 023-MP-20**  
**Waves at Dania Beach**

**February 4, 2021**



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
<b>Date:</b> February 4, 2021	<b>Single-Family:</b>		Elementary:
<b>Name:</b> Waves at Dania Beach	<b>Townhouse:</b>		
<b>SBBC Project Number:</b> SBBC-2923-2020	<b>Garden Apartments:</b>		Middle: 2
<b>County Project Number:</b> 023-MP-20	<b>Mid-Rise:</b>		
<b>Municipality Project Number:</b> SP-024-20	<b>High-Rise:</b> 380		High: 2
<b>Owner/Developer:</b> NV Marina Holding LLC & RJ Marina Holdings LLC	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> City of Dania Beach	<b>Total:</b> 380		Total: 8

**Comments**

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this application for 380 high-rise units, which were anticipated to generate 8 (4 elementary, 2 middle and 2 high school) students. This project falls within the boundary of Land Use Plan Amendment (LUPA) LUPA PCT 09-5 for a Regional Activity Center (RAC) land use designation, which is subject to a Tri-Party Agreement between the City of Dania Beach, the School Board and the County. The City processed the LUPA, which encompassed a previous LAC and established a Regional Activity Center (RAC) land use designation; however, per the recorded Tri-Party Agreement, all residential units located within the original LAC boundary are bound by the Recorded Educational Mitigation Agreement and the requirements contained therein, including the payment of the student station costs. This project is outside the original LAC boundary and is therefore subject to public school concurrency requirements and payment of school impact fees.

The school Concurrency Service Areas (CSA) serving the project site in the 2019/20 school year included Collins Elementary, Olsen Middle, and Hollywood Hills High Schools. The project was determined to meet public school concurrency requirements on the basis that adequate school capacity was anticipated to be available for the project.

This preliminary determination (for a maximum of 380 high-rise units) was due to expire on February 14, 2021. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (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 (February 14, 2021) and shall expire on August 12, 2021. This preliminary school concurrency determination shall be deemed to be void unless prior to April 14, 2021, 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

SBBC-2923-2020 Meets Public School Concurrency Requirement:  Yes  No

2/4/2021

Date

Reviewed By:

*Lisa Wight*

Signature

Lisa Wight

Name

Planner

Title