

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

PLAT

SBBC-2934-2020

County Number: 004-MP-21 Municipality Number: PL-057-20  
Saratoga III

April 5, 2021



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PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> April 5, 2021	<b>Single-Family:</b>		Elementary: 2
<b>Name:</b> Saratoga III	<b>Townhouse:</b>		Middle: 1
<b>SBBC Project Number:</b> SBBC-2934-2020	<b>Garden Apartments:</b>		
<b>County Project Number:</b> 004-MP-21	<b>Mid-Rise:</b> 75		High: 3
<b>Municipality Project Number:</b> PL-057-20	<b>High-Rise:</b>		
<b>Owner/Developer:</b> Dania Beach Housing Authority	<b>Mobile Home:</b>		Total: 6
<b>Jurisdiction:</b> Dania Beach	<b>Total:</b> 75		

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Collins Elementary	371	960	334	-74	-4	81.9%	22
Attucks Middle	1,227	672	866	-484	-22	64.1%	7
Hollywood Hills	2,667	829	1,836	-831	-30	68.8%	21

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
Collins Elementary	356	-52	87.3%	350	341	331	325	320
Attucks Middle	873	-477	64.7%	897	915	930	956	972
Hollywood Hills	1,857	-810	69.6%	1,936	1,930	1,923	1,913	1,907

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

\*This number represents the higher of: 100% gross capacity or 110% permanent capacity. \*\*The first Monday following Labor Day. \*\*\*Greater than 100% exceeds the adopted Level of Service (LOS).

**CHARTER SCHOOL INFORMATION**

Charter Schools within 2-mile radius	2020-21 Contract Permanent Capacity	2020-21 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
Avant Garde Academy	750	960	210	960	960	960
Avant Garde K-8 Broward	1,050	950	-100	950	950	950
Bridge Prep Academy Of Hollywood Hills	500	361	-139	361	361	361
New Life Charter Academy	600	144	-456	144	144	144
Sunshine Elementary	500	280	-220	280	280	280

**PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN**

School(s)	Description of Improvements
Collins Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Attucks Middle	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Hollywood Hills	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

### Comments

According to the application, there are 12 (one bedroom) garden apartment units permitted on the site, which generates 2 (1 elementary and 1 middle) school student. The site plan application proposes 75 (two or more bedroom) midrise units, which are anticipated to generate 6 (2 elementary, 1 middle and 3 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 2020/21 school year include Collins Elementary, Attucks Middle and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), these schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2020/21- 2022/23), these schools are expected to maintain their current status through the 2022/23 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

The charter schools located within a two-mile radius of the site in the 2020/21 school year and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2020/21 to 2024/25 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 75 (two or more bedroom) midrise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on October 1, 2021. 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.

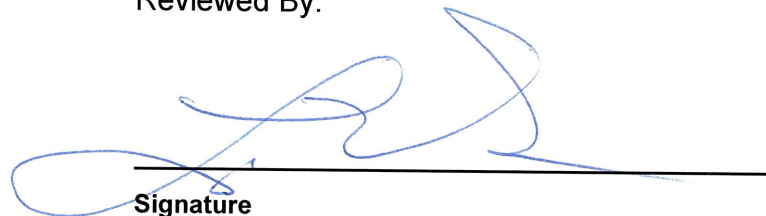
**SBBC-2934-2020 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

4-5-2021

Date

  
Signature

Lisa Wight

Name

Planner

Title