

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

PLAT

SBBC-3164-2021

County Number: 007-MP-23 Municipality Number: PL-096-21

Folio #: 504235-00-0210

Sea View Two

October 25, 2023

**REVISED**  
10-25-23

**SCAD Expiration Date: April 22, 2024**

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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: October 25, 2023	Single-Family:		Elementary: 4
Name: Sea View Two	Townhouse:		Middle: 7
SBBC Project Number: SBBC-3164-2021	Garden Apartments:		
County Project Number: 007-MP-23	Mid-Rise:		High: 3
Municipality Project Number: PL-096-21	High-Rise: 450		
Owner/Developer: 801 E. Dania Beach Blvd., LLC	Mobile Home:		Total: 14
Jurisdiction: Dania Beach	Total: 450		

**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	831	307	-101	-5	75.2%	10
Olsen	1,125	1,238	629	-609	-27	50.8%	55
South Broward High	2,297	1,009	2,407	-120	-4	95.3%	61

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				23/24	24/25	25/26	26/27	27/28
Collins Elementary	317	-91	77.7%	301	310	319	313	307
Olsen	684	-554	55.3%	645	628	616	604	592
South Broward High	2,468	-50	98%	2,417	2,403	2,413	2,419	2,424

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: <https://www.browardschools.com/Page/34040>. 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	2022-23 Contract Permanent Capacity	2022-23 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
No Charter Schools						

### 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.
Olsen	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
South Broward High	There are no scheduled classroom additions in the current ADEFP 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: <https://www.browardschools.com/Page/34040>. 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

The plat application proposes a total of 450 high rise units, which are anticipated to generate 14 (4 elementary, 7 middle, and 3 high school) students into Broward County Public Schools. Please note that this application was evaluated using data from the 2022/23 school year due to the unavailability of the current school year (2023/24) data until updates are made using the Benchmark Day Enrollment Count. The Concurrency Service Areas (CSA) that cover the project site during the 2022/23 school year include Collins Elementary, Olsen Middle, and South Broward High Schools. These schools will continue to serve the site for the academic year 2023/24.

This project site falls within the boundary of Land Use Plan Amendment (LUPA) PC 03-6 for a Local Activity Center (LAC) land use designation, which is subject to the mitigation stated in a Tri-Party Agreement between the City of Dania Beach, the School Board, and Broward County. The City subsequently processed LUPA PCT 09-5, which encompassed the 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 shall continue to be bound by the Recorded Educational Mitigation Agreement and the requirements contained therein, including the payment of the student station cost factors during environmental review approval of construction plans by the Broward County Development and Environmental Regulation Division. Therefore, this project is vested for public school concurrency requirements per Section 8.11(b) (1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Furthermore, Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above.

This application is determined to satisfy 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 either the end of the current school year or 180 days, whichever is greater for a maximum of 450 high rise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on April 22, 2024. This preliminary school concurrency determination shall be deemed 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. 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. 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-3164-2021 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

10/25/2023

Date

*Glennika D. Gordon*

Signature

Glennika D. Gordon, AICP

Name

Planner

Title