

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	SARATOGA CROSSING	Number:	033-MP-17
Applicant:	Dania Beach Housing Authority	Comm. Dist.:	7
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	34/50/42
Location:	North Side of Dania Beach Boulevard Between Northwest 7 Avenue and Northwest 10 Court	Platted Area:	2.12 Acres
City:	Dania Beach	Gross Area:	N/A
Replat:	Mizell Gardens (Plat Book 144, Page 36) Mizell Gardens Two (Plat Book 155, Page 3)		

LAND USE

Existing Use:	15 Garden Apartment Units	Effective Plan:	Dania Beach
Proposed Use:	74 Mid-Rise Units	Plan Designation:	Regional Activity Center. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Multi-family Residence, Church	North:	Regional Activity Center
South:	Multi-family Residence, ALF	South:	Regional Activity Center
East:	Multi-family Residence	East:	Regional Activity Center
West:	Single Family Residence	West:	Regional Activity Center
Existing Zoning:	NBHD-RES	Proposed Zoning:	NBHD-RES

RECOMMENDATION (See Attached Conditions)

**APPROVAL:** Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances

Meeting Date:	04/10/18	Prepared:	HWC
Action Deadline:	05/22/18	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	Hollywood (11/17)	Potable Water Plant:	Dania Beach (05/17)
Design Capacity:	55.5000 MGD	Design Capacity:	5.000 MGD
12-Mo. Avg. Flow:	37.8700 MGD	Peak Flow:	2.800 MGD
Est. Project Flow:	0.01855 MGD	Est. Project Flow:	0.026 MGD

Comments: Sufficient capacity exists at this time.      Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS			Land Dedication	Impact Fee	Admin. Fee
Dwelling Units	Impact Fee	Local:	County conducts no local review within municipalities	N/A	N/A
74	*	Regional:	0.333 Acres	*	*

\* See Staff Comment No. 6 and 7  
See Finding No. 2  
See Staff Recommendation No. 8

\* See Staff Comment No. 8  
See Finding No. 4  
See Staff Recommendation No. 8

TRANSPORTATION

Concurrency Zone: South Central	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	29	*	N/A
Non-res. uses:	NA	N/A	N/A
Total:	29	*	N/A

See Staff Comment No. 5 and 6  
See Finding No. 1  
See Staff Recommendation No. 8

SARATOGA CROSSING  
033-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 74 mid-rise units. This property is being replatted in order to combine two approved plats.
- 2) In accordance with Ordinance 2013-30, effective October 4, 2013, mid-rise units are defined as four (4) or more attached dwelling units in a building with for (4) to eight (8) stories (exclusive of parking levels).
- 3) Trafficways approval is valid for 10 months. Approval was received on March 22, 2018.
- 4) This is a replat of two plats: MIZELL GARDENS (Plat Book 144, Page 36) approved for 14 garden apartment units; and MIZELL GARDEN TWO (Plat Book 154, Page 12) which was approved for a 3,000 square feet of day care center.
- 5) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance.
- 6) At the time of plat application, 15 garden apartment units existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval. Also, school impact and administrative were previously paid in the amount of **\$2,394**, prior to plat recordation. This amount will be applied as credit towards the assessment of future school impact fee for this plat
- 7) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.

Continued

- 8) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 74 mid-rise units will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 9) This property has not yet been certified by the Housing Finance and Community Development Division as a low income and/or very low income housing project; therefore, it does not qualify for any waivers of concurrency and impact fees, in accordance with Section 5-182(a)(5)a)3) and Section 5-184(b)(4) of the Land Development Code. If Dania Beach Housing Authority applies for and receives certification, then concurrency and impact fees may be waived during the review of construction plans submitted for County environmental review approval.
- 10) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 11) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 12) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 13) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 14) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan

may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.

- 15) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:  
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 16) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the City of Dania Beach if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 17) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 18) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 19) A demolition notice of the existing garden apartments will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 20) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 21) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved

by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

- 22) This property is within 20,000 feet of the Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 23) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The subject property is located adjacent to previously recorded FMSF 8BD2639 (Peek House), however the structure was previously destroyed and the proposed development will not have any adverse effects to the previously recorded resource. Further, the archaeologist notes that this property is located in the City of Dania Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Dania Beach Planning Department at 954-924-6800 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).
- 24) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 25) This site is currently serviced by BC Transit Route 4 on NW 1 Street.
- 26) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council. Regarding the proposed residential use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48123, Pages 852-857.
- 27) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any

rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

- 28) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

## STAFF RECOMMENDATIONS

### FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

- 1) SURVEY DATA
  - A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
  - B) Review the identification of the fractional section line 42 feet south of the south plat boundary line and revise as necessary.
  - C) Show a bearing – distance tie along the above referenced line between the southerly extension of the west plat boundary and the west line of the southwest 1/4 of Section 34-50-42.

Continued

- D) Review the two incremental distance dimensions on the fractional land line referred to in comment (1)(B) between the southerly extension of the west plat boundary line of the plat and the centerline of NW 7TH Avenue. The sum of the incremental distances differ from the overall distance shown for that line segment. Revise as necessary.
  - E) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show found monumentation at both corners.
  - F) Identify the point that the FOUND 5/8" IRON PIN WITH CAP STAMPED "MCLAUGHLIN" is N02°37'20"E, 0.31' from. Tie the monument to a corner of this plat.
  - G) Benchmarks are no longer required on plats in Broward County. If benchmarks are shown on this plat, revise Surveyor's Note #5 to identify a Benchmark of Origin, the source, reference number if any, full description, elevation, and datum.
  - H) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
  - I) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.
- 2) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE
- A) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language.
  - B) Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.
  - C) Proposed right-of-way must be clearly labeled and dedicated by the plat, if applicable.
  - D) Depict the entire right-of-way width of West Dania Beach Boulevard, N.W. 7TH Avenue N.W. 8th Avenue and S.W. 8th Avenue adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.



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- 1) Explain the label that indicates that the westerly one-half of the 40-foot right-of-way for N.W. 7th Avenue is not accounted for by a recorded instrument. The plat recorded in P.B. B, PG. 49, D.C.R. and other recorded plats along 7th Avenue in the vicinity of West Dania Beach Boulevard appear to indicate that the entire 40-foot corridor was created by said plat recorded in P.B.B, PG. 49, D.C.R.
- 2) Review the instrument recorded in O.R.B. 10266, PG. 635, B.C.R., shown as a source of right-of-way for West Dania Beach Boulevard. That document is a Warranty Deed for a parcel granted to the Housing Authority of the City of Dania. It does not create right-of-way over the 26-foot strip lessed out of the description.
- 3) Verify the County in which P.B. B, PG. 49 was recorded as it pertains to the right-of-way for West Dania Beach Boulevard east of 7th Avenue.

Review the comments listed above and revise as necessary.

- E) All proposed easements must be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.

3) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The Adjacent Right-of-Way Report appears to be incomplete. It does not document the full right-of-ways adjacent to the plat. This report is to be a search of the adjacent right-of-way to determine its full width and the instruments that created it. There appears to be a portion of right-of-way for West Dania Beach Boulevard that is unaccounted for, based on Comment 2) (D).

Review and revise reports prior to plat recordation.

- B) The title must be updated for the review of any agreements and for the recordation process. Standard format for “Title Certificates,” “Opinions of Title,” the “Adjacent Right-of-Way Report,” and a “Guide to Search Limits of Easements and Right-of-Way” may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division’s web site: <http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>
- C) The Dedication on the original mylar must be executed by all recorded owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be

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verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.

- D) All mortgagees must execute the plat with original signatures, seals and witnesses.
  - E) Acknowledgments and seals are required for each signature.
- 4) DRAFTING AND MISCELLANEOUS DATA
- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
  - B) Remove or revise Surveyors Note #5, based on Comment 1) (G) as necessary. If applicable, remove any references to benchmarks shown on the plat.
  - C) No text on the plat drawing should be obstructed or overlapped by lines or other text.
  - D) Revise the line type for the lot line between Lots 22 and 23, Block 17, P.B. B, PG. 49, D.C.R. to match the other lot lines depicted on the plat.

5) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177. Revise the Certification as it pertains to Benchmarks, as necessary.
- B) The plat must include proper dates for signatures.

6) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.

Continued

- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Dania Beach - Transmit scanned copy of mylar for review  
Ronnie Navarro      [rnavarro@daniabeachfl.gov](mailto:rnavarro@daniabeachfl.gov)      954.924.6808

#### GENERAL RECOMMENDATIONS

- 7) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

- 8) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.
- 9) This plat has **not** been certified eligible under the County's Affordable Housing Program for *Low* and/or *Very Low* Income housing, and therefore, is **not** eligible for a total waiver of the assessed application fees, transportation concurrency fees, and park impact and administrative fees. **If this development does receive a certificate from the Housing Finance and Community Development Division as a low income and/or very low income housing project, pursuant to Section 5-184(b)(4) of the Broward County Land Development Code, the developer, as a condition of approval of any waiver of impact and/or concurrency fees, shall record in the public records, prior to the review of construction plans submitted for County environmental review approval, restrictive covenants upon the property, or shall enter into an agreement with Broward County acceptable to the County Attorney, to ensure that the affordability of the residential units will be maintained at a specified income level(s) for a period of at least twenty (20) years for rental housing, and at least ten (10) years for owner-occupied housing.**
- 10) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.

- 11) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 12) Place a note on the face of the plat reading:

A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **April 10, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **April 10, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

- 13) Place a note on the face of the plat reading:

This plat is restricted to 74 mid-rise units.

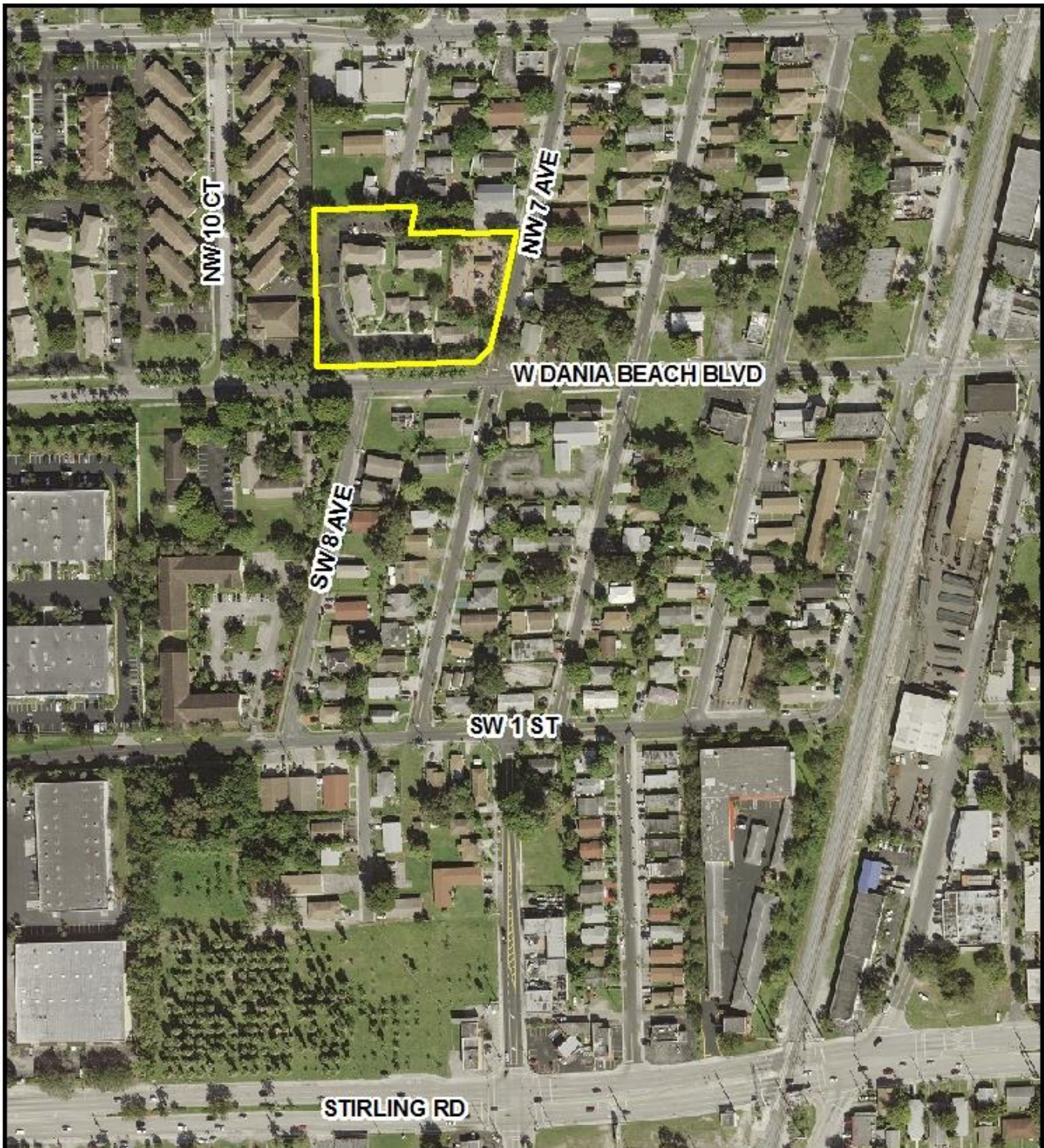
This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section 2B.1.f, Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

- 14) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



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**Commission District No. 7**  
**Municipality: Dania Beach**  
**S/T/R: 34/50/42**



**033-MP-17**  
**Saratoga Crossings**



0 125 250 500 Feet

Prepared by: Planning and Development Management Division  
Date Flown: January 2017

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

**PLAT**

**SBBC-2340-2017**

**County Number: 033-MP-17 Municipality Number: PL-110-17**  
**Saratoga Crossings**

**November 30, 2017**

**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)**

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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> November 30, 2017	<b>Single-Family:</b>	Community amenities and playground	<b>Elementary:</b> 2
<b>Name:</b> Saratoga Crossings	<b>Townhouse:</b>		<b>Middle:</b> 1
<b>SBBC Project Number:</b> SBBC-2340-2017	<b>Garden Apartments:</b>		
<b>County Project Number:</b> 033-MP-17	<b>Mid-Rise:</b> 74		<b>High:</b> 2
<b>Municipality Project Number:</b> PL-110-17	<b>High-Rise:</b>		
<b>Owner/Developer:</b> Dania Beach Housing Authority	<b>Mobile Home:</b>		<b>Total:</b> 5
<b>Jurisdiction:</b> Dania Beach	<b>Total:</b> 74		

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Collins	371	371	340	-31	-1	91.6%	25
Bethune, Mary M.	1,106	1,106	664	-442	-24	60.0%	8
Olsen	1,125	1,125	708	-417	-18	62.9%	12
Hollywood Hills	2,691	2,691	1,921	-770	-30	71.4%	74

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Bethune, Mary M.	672	-434	60.8%	666	657	647	638	628
Collins	365	-6	98.4%	342	351	361	371	380
Olsen	720	-405	64%	668	628	597	567	536
Hollywood Hills	1,995	-686	74.1%	1,888	1,825	1,830	1,840	1,821

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.

**CHARTER SCHOOL INFORMATION**

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
Avant Garde Academy	750	68	-682	68	68	68
Avant Garde K-8 Broward	1,374	1,148	-226	1,148	1,148	1,148
Bridge Prep Academy Of Hollywood Hills	500	367	-133	367	367	367
New Life Charter Academy	550	98	-452	98	98	98
Sunshine Elementary	500	304	-196	304	304	304

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

School(s)	Description of Improvements
Bethune, Mary M.	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Collins	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Olsen	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Hollywood Hills	There are no capacity additions scheduled in the ADEFP that will impact the 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**

Staff reviewed the application for 74 (two or more bedroom) midrise units, which are anticipated to generate 5 (2 elementary, 1 middle and 2 high school) students.

Please be advised that this application was reviewed utilizing 2016/17 school year data because the current school year (2017/18) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Collins Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD) and incorporating the cumulative students anticipated from this project and from approved and vested developments anticipated to be built within three years, each of the impacted schools are operating below the adopted Level of Service (LOS) of 100% gross capacity, and while Olsen Middle and Hollywood High Schools are expected to maintain their current status through the 2018/19 school year, Collins Elementary School may not have sufficient excess capacity to absorb the impact of the proposed development and maintain its LOS. Therefore, the School District Capacity Allocation Team (CAT) convened on November 29, 2017 and allocated the elementary student stations that may be needed for the project to Bethune Elementary School, which is adjacent to Collins Elementary School and projected to maintain the LOS for the next two effective school years. It should be noted that 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 project site in the 2016/17 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 CSAs, 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, FY 2017/18– 2021/22, regarding pertinent impacted public schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid for 180 days for a maximum of 74 (two or more bedroom) midrise units and conditioned upon final approval by the applicable governmental body. As such, this determination shall expire on May 28, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (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 specify at the minimum 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.

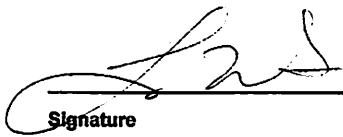
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**SBBC-2340-2017 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:


11-30-17  
Date

  
Signature

Lisa Wight  
Name  
Planner  
Title



TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Saratoga Crossings (033-MP-17)  
City of Dania Beach

DATE: January 3, 2018

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Regional Activity Center" land use category. This plat is generally located on the northwest corner of Dania Beach Boulevard and Northwest 7 Avenue.

Regarding the proposed residential use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48123, Pages 852-857.

The effective land use plan shows the following land uses surrounding the plat:

North: Regional Activity Center  
South: Regional Activity Center  
East: Regional Activity Center  
West: Regional Activity Center

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:PMS

cc: Robert Baldwin, City Manager  
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department  
City of Dania Beach