

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

**PLAT**  
**SBBC-3012-2021**  
**County No: 001-MP-21**  
**Wilton Residential Corp Plat**

**July 28, 2021**



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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

<b>PROJECT INFORMATION</b>	<b>NUMBER &amp; TYPE OF PROPOSED</b>	<b>OTHER PROPOSED</b>	<b>ADDITIONAL STUDENT</b>
<b>Date:</b> July 28, 2021 1:51:25	<b>Single-Family:</b> 3		<b>Elementary:</b> 1
<b>Name:</b> Wilton Residential Corp Plat	<b>Townhouse:</b>		
<b>SBBC Project Number:</b> SBBC-3012-2021	<b>Garden Apartments:</b>		<b>Middle:</b> 0
<b>County Project Number:</b> 001-MP-21	<b>Mid-Rise:</b>		
<b>Municipality Project Number:</b> 20-2	<b>High-Rise:</b>		<b>High:</b> 1
<b>Owner/Developer:</b> Wilton Residential Corp.	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Wilton Manors	<b>Total:</b> 3		<b>Total:</b> 2

**Comments**

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this application for 3 (four or more bedroom) single family units, which was determined to generate 1 elementary school student.

The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year include Wilton Manors Elementary, Sunrise Middle and Fort Lauderdale High Schools. This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the residential development as proposed by the applicant.

This preliminary determination (for a maximum of 3 single family units) was due to expire on August 17, 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 (August 17, 2021) and shall expire on February 12, 2022. This preliminary school concurrency determination shall be deemed to be void unless prior to February 12, 2022, 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

7/28/2021

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Date

Reviewed By:

*Lisa Wight*

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Signature

Lisa Wight

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Name

Planner

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Title