

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

**PLAT**  
**SBBC-3333-2022**  
**County Number: 032-MP-22 Municipality Number: PL 22-01**  
**Folio #: N/A**  
**Shoppes of Wilton**  
**February 5, 2024**



**SCAD Expiration Date: August 3, 2024**

Growth Management  
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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> February 5, 2024	<b>Single-Family:</b>		Elementary: 6
<b>Name:</b> Shoppes of Wilton	<b>Townhouse:</b>		Middle: 5
<b>SBBC Project Number:</b> SBBC-3333-2022	<b>Garden Apartments:</b>		
<b>County Project Number:</b> 032-MP-22	<b>Mid-Rise:</b> 252		High: 10
<b>Municipality Project Number:</b> PL 22-01	<b>High-Rise:</b>		
<b>Owner/Developer:</b> 2262 Wilton Drive Owner, LLC	<b>Mobile Home:</b>		Total: 21
<b>Jurisdiction:</b> Wilton Manors	<b>Total:</b> 252		

**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
Wilton Manors	615	961	553	-124	-6	81.7%	10
Sunrise	1,403	776	1,257	-146	-6	89.6%	21
Fort Lauderdale	2,033	960	2,183	-53	-2	97.6%	27

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Wilton Manors	563	-114	83.2%	547	530	501	484	464
Sunrise	1,278	-125	91.1%	1,250	1,248	1,246	1,243	1,240
Fort Lauderdale	2,210	-8	99.6%	2,136	2,084	2,029	1,975	1,919

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	2023-24 Contract Permanent Capacity	2023-24 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Somerset Village Academy	750	240	-510	240	240	240
Somerset Village Academy Middle	750	162	-588	162	162	162
Sunrise High	550	400	-150	400	400	400

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

School(s)	Description of Improvements
Wilton Manors	There are no capacity additions scheduled in the ADEFPP that will increase the reflected FISH capacity of the school.
Sunrise	There are no classroom additions scheduled in the ADEFPP that will increase the reflected FISH capacity of the school.
Fort Lauderdale	There are no capacity additions scheduled in the ADEFPP that will 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 252 (two-bedroom or more) mid-rise units, which are anticipated to generate 21 (6 elementary, 5 middle, 10 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2023/24 school year include Wilton Manors Elementary, Sunrise Middle, and Fort Lauderdale High Schools. Based on the Public School Concurrency Document (PSCPD), all three 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 as well as approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), these schools are expected to maintain their current status through the 2025/26 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.

Charter schools located within a two-mile radius of the site in the 2023/24 school year 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 2023/24 to 2027/28 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 either the end of the current school year or 180 days, whichever is greater for a maximum of 252 (two-bedroom or more) mid-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 August 3, 2024. 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. 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.

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**SBBC-3333-2022 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

2/5/2024

**Date**

*Glennika D. Gordon*

**Signature**

Glennika D. Gordon, AICP

**Name**

Planner

**Title**