

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

PLAT / SITE PLAN
SBBC-3386-2022
County No: 037-MP-22
Folio #: N/A
Generation at Wilton Manors
September 6, 2024



SCAD Expiration Date: March 28, 2025

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PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

| PROJECT INFORMATION | NUMBER & TYPE OF PROPOSED UNITS | OTHER PROPOSED USES | ADDITIONAL STUDENT IMPACT |
|--|---------------------------------|---------------------|---------------------------|
| Date: September 6, 2024 Folio # N/A | Single-Family: | | Elementary: 4 |
| Name: Generation at Wilton Manors | Townhouse: | | Middle: 4 |
| SBBC Project Number: SBBC-3386-2022 | Garden Apartments: | | |
| County Project Number: 037-MP-22 | Mid-Rise: 190 | | High: 7 |
| Municipality Project Number: N/A | High-Rise: | | |
| Owner/Developer: Kaplan Residential LLC | Mobile Home: | | Total: 15 |
| Jurisdiction: Wilton Manors | Total: 190 | | |

Comments

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this plat/ site plan application that preliminarily vests the project for public school concurrency for 190 (two-bedroom or more) mid-rise units, which were anticipated to generate 15 (4 elementary, 4 middle, and 7 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2023/24 school year included Bennett Elementary, Sunrise Middle, and Fort Lauderdale High Schools. The District's Capacity Allocation Team convened on April 2, 2024. It allocated 7 high school student stations that may be needed by the project to Stranahan High School, which is adjacent to the impacted CSAs and is projected to remain within the LOS for the next three effective school years. The project was determined to meet public school concurrency requirements because adequate school capacity was projected to be available to support the project.

This preliminary determination for 190 (two-bedroom or more) mid-rise units was due to expire on September 29, 2024. However, the applicant requested an extension of this preliminary 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 (September 29, 2024) and shall expire on March 28, 2025. 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. This preliminary school concurrency determination shall be deemed void unless prior to March 28, 2025, 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.

9/6/2024

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title