

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

**PLAT**

**SBBC-1257P-2012**

**County Number: 026-MP-16 Municipality Number: CD19-31MULDRZ**  
**RAM Development/Oakland Park**

**July 13, 2020**



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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PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> July 13, 2020	<b>Single-Family:</b>	35,000 SF Commercial	<b>Elementary:</b> 10
<b>Name:</b> RAM Development/Oakland Park	<b>Townhouse:</b> 12		<b>Middle:</b> 5
<b>SBBC Project Number:</b> SBBC-1257P-2012	<b>Garden Apartments:</b>		
<b>County Project Number:</b> 026-MP-16	<b>Mid-Rise:</b> 288		<b>High:</b> 7
<b>Municipality Project Number:</b> CD19-31MULDRZ	<b>High-Rise:</b>		
<b>Owner/Developer:</b> Wal-Mart Stores East LP	<b>Mobile Home:</b>		<b>Total:</b> 22
<b>Jurisdiction:</b> Oakland Park	<b>Total:</b> 300		

**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	677	601	-76	-3	90.3%	10
Sunrise	1,403	1,403	1,338	-32	-2	96.9%	21
Fort Lauderdale	2,016	2,218	2,248	30	-3	101.6%	6
Stranahan	2,375	2,613	1,452	-1,161	-48	56.4%	23

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Wilton Manors	611	-66	90.3%	599	601	607	611	618
Sunrise	1,359	-44	96.9%	1,327	1,336	1,290	1,283	1,277
Fort Lauderdale	2,254	36	101.6%	2,241	2,193	2,214	2,186	2,157
Stranahan	1,475	-1,138	56.4%	1,482	1,472	1,432	1,468	1,484

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

\*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 Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Somerset Village Academy	750	224	-526	224	224	224
Somerset Village Academy Middle	750	146	-604	146	146	146
Sunrise High	550	272	-278	272	272	272

### 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 ADEFP that will increase the reflected FISH capacity of the school.
Sunrise	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Fort Lauderdale	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Stranahan	There are no capacity additions scheduled in the ADEFP 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: <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

According to the concurrent plat and site plan application, no units are on the site. The project is currently approved for 298 mid-rise units, which are anticipated to generate 18 (8 elementary, 4 middle and 6 high school) students. The application proposes to modify the development to 288 (two or more bedroom) midrise units and 12 (three or more bedroom) townhouse units, which generates 22 (10 elementary, 5 middle and 7 high school) students, for a net increase of 4 students.

The school Concurrency Service Areas (CSA) serving the project site in the 2019/20 school year include Wilton Manors Elementary, Sunrise Middle and Fort Lauderdale High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the elementary and middle 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, while the high school exceeds the LOS. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2019/20- 2021/22), the elementary and middle schools are expected to maintain their current status through the 2021/22 school year and the high school is anticipated to fall within the LOS in the 2021/22 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. The District's Capacity Allocation Team convened on July 13, 2020 and determined to allocate the high school student stations that may be needed for the project to Stranahan High School, which is adjacent to Fort Lauderdale High School and is anticipated to remain within the adopted LOS for the next two school years.

The charter schools located within a two-mile radius of the site in the 2019/20 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 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 2019/20 to 2023/24 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 180 days for a maximum of 288 mid-rise units and 12 townhouse units and is conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on January 8, 2021. 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. 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-1257P-2012 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

7/13/2020

**Date**

*Lisa Wight*

**Signature**

Lisa Wight

**Name**

Planner

**Title**