



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

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SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	09/19/2023		
	SCAD No.	23091903F/FLU and 23091903D/D.O.		
	FLU /Rezoning/D.O. No.	2022-0003-CPA /2022-0005-MPA - Village of Wellington		
	Property Control Number	74-41-44-21-11-001-0000 and more (see file)		
	Development Name	The Wellington South		
	Owner / Agent Name	Far Niente Stables I, III, IV, V, VII, XXV, XXVI, LLC; TLI Polo, LLC; Wellington Showgrounds 1, LLC, Second Wellington, Inc / Donaldson Hearing		
	SAC No.	179C		
	Proposed FLU Proposed D. O.	Maximum 173 Residential Units 114 Single-Family Units		
Impact Review		New Horizons Elementary School	Polo Park Middle School	Wellington High School
	New Students Generated	18	10	13
	Capacity Available	-4	167	-505
	Utilization Percentage	100%	88%	119%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Village Council and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District elementary and high school level, the property owner shall contribute a total of \$178,926.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.</p>			
Validation Period	<p>1) This determination is valid from 09/20/2023 to 09/19/2024 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 09/19/2024 or this determination will expire automatically on 09/19/2024.</p>			
Notice	<p>1) This letter replaces the previous one under case# 23062802F/D issued on 07/12/2023.</p> <p>2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

Joyce Cai

September 20, 2023

School District Representative Signature

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title

Email Address

CC: Kelly Ferraiolo, Senior Planner, Village of Wellington
Joyell Shaw, PIR Manager, School District of Palm Beach County

The School District of Palm Beach County, Florida
A Top High-Performing A Rated School District
An Equal Education Opportunity Provider and Employer