

Exhibit N - SCAD Letter



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

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KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	10/10/2022		
	SCAD No.	22101003F/ FLU and 22101003D/ D. O.		
	FLU /Rezoning/D.O. No.	2022-0003-LPA/2002-0005-MPA – Village of Wellington		
	PCN No. / Address	73-41-44-21-11-001-0000/3555 South Shore Blvd. and more		
	Development Name	The Estates at Equestrian Village		
	Agent’s Name	Nicole Plunkett (Cotleur & Hearing)		
	SAC No.	179C		
	Proposed FLU Proposed D. O.	Maximum 481 Residential Units 197 Single-Family Units		
Impact Review		New Horizons Elementary School	Polo Park Middle School	Wellington High School
	New Students Generated	31	17	25
	Capacity Available	48	145	-18
	Utilization Percentage	94%	90%	101%
School District Staff’s Recommendation	Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Therefore, if the proposed development is approved by Village Council, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$324,090.00 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). 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 April 16, 2019.			
Validation Period	1) This determination is valid from 10/18/2022 to 10/17/2023 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 10/17/2023 or this determination will expire automatically on 10/17/2023.			
Notice	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.			

Joyce Cai

October 18, 2022

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