



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

MICHAEL J. BURKE
SUPERINTENDENT

PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
RIVIERA BEACH, FL 33404

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SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	08/11/2025		
	SCAD No.	25072901Z/Rezoning and 25072901D/D. O.		
	FLU /Rezoning/D.O. No.	2025-0004-REZ /2025-0002-MP – Village of Wellington		
	Property PCN and Address	73-41-44-22-00-000-1030 / 3665 120 th Avenue South		
	Development Name	Isla Carroll Polo and Residences		
	Owner / Agent Name	120 th Avenue S, LLC / Seth Behn, Esq.		
	SAC No.	179D		
	Proposed Rezoning Proposed D. O.	Maximum 40 Residential Units 40 Single-Family Units		
Impact Review		Panther Run Elementary School	Polo Park Middle School	Wellington High School
	New Students Generated	7	4	5
	Capacity Available	189	274	-118
	Utilization Percentage	81%	81%	104%
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. 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. In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$78,440.00 to the School District of Palm Beach County prior to the issuance of first building permit. This voluntary 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 September 13, 2022.			
Validation Period	1) This determination is valid from 08/12/2025 to 08/11/2026 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 08/11/2026 or this determination will expire automatically on 08/11/2026.			
Notice	1) This letter replaces the previous one under case# 24092501Z and 24092501D issued on 10/16/2024. 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.			

Joyce Cai

August 12, 2025

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