



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

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

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	10/19/2023		
	SCAD No.	23101901F/FLU; 23101901Z/Re-Zoning; 23101901D/D. O.		
	FLU /Rezoning/D.O. No.	2022-0002-CPA/2022-0001-REZ/2022-0004-MPA Village of Wellington		
	Property Control No.	74-41-44-16-22-001-0010;0020;0030;0040; and 73-41-44-16-21-001-0000		
	Development Name	The Wellington North		
	Owner / Agent Name	Stadium S, LLC; Stadium N, LLC; Polo Field One, LLC; Far Niente Stables I, LLC; Far Niente Stables II, LLC / Donaldson Hearing		
	SAC No.	500E		
	Proposed FLU Proposed Re-zoning Proposed D. O.	Maximum 480 Residential Units Maximum 96 Residential Units 96 Units (49 Single-Family and 47 Multi-Family)		
Impact Review		New Horizons Elementary School	Polo Park Middle School	Wellington High School
	New Students Generated	14	7	10
	Capacity Available	13	175	-495
	Utilization Percentage	98%	88%	118%
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 high school level, the property owner shall contribute \$134,260.00 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 10/26/2023 to 10/25/2024 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 10/25/2024 or this determination will expire automatically on 10/25/2024.</p>			
Notice	<p>1) This letter replaces the previous one under case# 23091902F/Z/D issued on 09/20/2023.</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

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

October 26, 2023

Date

joyce.cai@palmbeachschools.org

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