



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

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SUPERINTENDENT

PLANNING & INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK ROAD NORTH, 200  
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## SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	01/24/2025		
	SCAD No.	24101401F /FLU and 24101402D/D. O.		
	FLU /Rezoning/D.O. No.	2023-0004-CPA/ 2023-0005-MPA – Village of Wellington		
	Property PCN/Address	73-41-44-16-20-001-0000 and 73-41-44-16-20-003-0000 / 13421 South Shore Blvd.		
	Development Name	Marketplace at the Wellington		
	Owner / Agent Name	Broadview Realty I, LLC / Nicole Plunkett		
	SAC No.	500F		
	Proposed FLU Proposed D. O.	Maximum 75 Residential Units 89 Multi-Family Units		
Impact Review		New Horizons Elementary School	Polo Park Middle School	Wellington High School
	New Students Generated	11	5	7
	Capacity Available	-80	98	-422
	Utilization Percentage	109%	93%	116%
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 <b>elementary</b> and <b>high school level</b>, the property owner shall contribute a total of <b>\$127,338.00</b> 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 <b>01/24/2025</b> to <b>01/23/2026</b> 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 <b>01/23/2026</b> or this determination will expire automatically on <b>01/23/2026</b>.</p>			
Notice	<p>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

January 24, 2025

Date

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Email Address

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