

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

JOSEPH M. SANCHES, MBA  
CHIEF OPERATING OFFICER

PHONE: 561-434-8020 / FAX: 561- 434-8942  
[WWW.PALMBEACHSCHOOLS.ORG](http://WWW.PALMBEACHSCHOOLS.ORG)

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	11/21/2025		
	SCAD No.	25112101Z/Rezoning and 25112101D/D. O.		
	FLU /Rezoning/D.O. No.	2025-0003-REZ/2025-0001-MP – Village of Wellington		
	PCN No. / Address	73-42-43-27-05-026-0011; 73-41-44-24-06-003-0000/ 10400 Stribling Way		
	Development Name	K-Park MUPD - PH 1		
	Owner / Agent Name	ACME Improvement District / Urban Design Studio		
	SAC No.	179D		
	Proposed Rezoning Proposed D. O.	Maximum 356 Residential Units (PH 1 and PH 2) 15 Apartment Units		
Impact Review		Panther Run Elementary School	Polo Park Middle School	Wellington High School
	New Students Generated	3	2	2
	Capacity Available	187	273	-118
	Projected Utilization	81%	81%	104%
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>high school level</b>, the property owner shall contribute <b>\$31,346.00</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>12/11/2025</b> to <b>12/10/2026</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>12/10/2026</b> or this determination will expire automatically on <b>12/10/2026</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

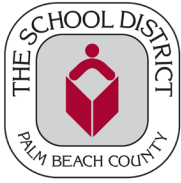
December 11, 2025

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



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Application	Submittal Date	11/21/2025		
	SCAD No.	25112102Z/Rezoning and 25112102D/D. O.		
	FLU /Rezoning/D.O. No.	2025-0003-REZ/2025-0001-MP – Village of Wellington		
	PCN No. / Address	73-42-43-27-05-026-0011; 73-41-44-24-06-003-0000/ 10400 Stribling Way		
	Development Name	K-Park MUPD - PH 2		
	Owner / Agent Name	ACME Improvement District / Urban Design Studio		
	SAC No.	179D		
	Proposed Rezoning Proposed D. O.	Maximum 356 Residential Units (PH 1 and PH 2) 200 Mid-Rise Apt/Condo Units		
Impact Review		Panther Run Elementary School	Polo Park Middle School	Wellington High School
	New Students Generated	6	3	4
	Capacity Available	181	270	-122
	Projected Utilization	82%	81%	105%
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>high school level</b>, the property owner shall contribute <b>\$62,692.00</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>12/11/2025</b> to <b>12/10/2026</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>12/10/2026</b> or this determination will expire automatically on <b>12/10/2026</b>.</p>			
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School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

December 11, 2025

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