



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

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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	12/18/2025		
	SCAD No.	25121801F/FLU; 25121801Z/Rezoning; 25121801D/D. O.		
	FLU /Rezoning/D.O. No.	2025-0003-MP/ 2025-0005-REZ – Village of Wellington		
	Property Control No.	00-40-43-27-00-000-3030; 00-40-43-27-00-000-1010; 00-40-43-22-00-000-7010; 00-40-43-22-00-000-5000		
	Development Name	Artistry Lakes PUD		
	Owner / Agent Name	KH Artistry Lakes LLC/Urban Design Studio		
	SAC No.	420I		
	Proposed FLU/Rezoning Proposed D. O.	Maximum 1338 Residential Units 579 Single-Family Units		
Impact Review		Saddle View Elementary School	Wellington Landings Middle School	Wellington High School
	New Students Generated	92	47	66
	Capacity Available	13	229	-127
	Projected Utilization	99%	86%	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 high school level, the property owner shall contribute \$1,038,906.00 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 01/13/2026 to 01/12/2027 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 01/12/2027 or this determination will expire automatically on 01/12/2027.</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

January 13, 2026

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