

Staff Report Exhibit E SCAD Letters



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

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SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	04/11/2023		
	SCAD No.	23041101D – D. O.		
	FLU /Rezoning/D.O. No.	2022-0001-MP – Village of Wellington		
	Property Control Number	00-42-43-27-05-018-0071, 0072, 0040		
	Development Name	Lotis Wellington II		
	Owner / Agent Name	441 Partners Inc. / Brian Terry		
	SAC No.	156S		
	Proposed D. O.	172 Residential Units (100 Single-Family & 72 Multi-Family)		
Impact Review		Elbridge Gale Elementary School	Emerald Cove Middle School	Palm Beach Central High School
	New Students Generated	25	13	18
	Capacity Available	36	19	-419
	Utilization Percentage	97%	99%	115%
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>\$225,756.00</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>04/13/2023</b> to <b>04/12/2024</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>04/12/2024</b> or this determination will expire automatically on <b>04/12/2024</b>.</p>			
Notice	<p>1) This letter replaces the previous one under case#22062001D issued on 07/18/2022.</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

April 13, 2023

Date

joyce.cai@palmbeachschools.org

Email Address

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



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## SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	06/20/2022		
	SCAD No.	22062002F/FLU; 22062001Z/Re-Zoning; 22062001D/D. O.		
	FLU /Rezoning/D.O. No.	2021-0002-LPA/2021-0002-REZ/2022-0001-MP – Village of Wellington		
	Property Control Nos.	00-42-43-27-05-018-0071; 0072; 0040		
	Development Name	Lotis Wellington		
	Owner / Agent Name	441 Partners Inc. / Brian Terry		
	SAC No.	156S		
	Proposed FLU/Re-Zoning Proposed D. O.	Maximum 627 Residential Units 238 Units (102 Single-Family & 136 Multi-Family Units)		
Impact Review		Elbridge Gale Elementary School	Emerald Cove Middle School	Palm Beach Central High School
	New Students Generated	31	16	22
	Capacity Available	-61	-35	-390
	Utilization Percentage	106%	102%	114%
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. Therefore, if the proposed development is approved by the Village Council, 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, middle</b> and <b>high school level</b>, the property owner shall contribute a total of <b>\$632,402.00</b> to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This 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 April 16, 2019.</p>			
Validation Period	<p>1) This determination is valid from <b>07/18/2022</b> to <b>07/17/2023</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>07/17/2023</b> or this determination will expire automatically on <b>07/17/2023</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

July 18, 2022

Date

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