

Exhibit Q - SCAD Letter



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

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SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	10/17/2022		
	SCAD No.	22101001F/FLU; 22101001Z/Re-Zoning; 22101001D/D. O.		
	FLU /Rezoning/D.O. No.	2022-0002-LPA/2022-0001-REZ/2002-0004-MPA Village of Wellington		
	PCN No. / Address	73-41-44-16-01-001-0010/13410 South Shore Blvd. and more		
	Development Name	The Lagoon at Equestrian Village, LLC		
	Agent's Name	Nicole Plunkett (Cotleur & Hearing)		
	SAC No.	500E		
	Proposed FLU Proposed Re-Zoning Proposed D. O.	Maximum 808 Residential Units Maximum 300 Residential Units (restricted voluntarily by the applicant) 300 Residential Units (29 Single-Family & 271 Multi-Family)		
Impact Review		New Horizons Elementary School	Polo Park Middle School	Wellington High School
	New Students Generated	34	17	22
	Capacity Available	14	128	-40
	Utilization Percentage	98%	91%	101%
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 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>high school level</b>, the property owner shall contribute <b>\$396,110.00</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>10/21/2022</b> to <b>10/20/2023</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>10/20/2023</b> or this determination will expire automatically on <b>10/20/2023</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

October 21, 2022

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