



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

PLANNING & INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK ROAD NORTH, 200  
RIVIERA BEACH, FL 33404

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

JOYELL SHAW  
DIRECTOR

MICHAEL J. BURKE  
SUPERINTENDENT

JOSEPH M. SANCHES, MBA  
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

|                                        |                                                                                                                                                                                                                                                                                                                                                                                      |                                                               |                         |                         |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------|-------------------------|
| Application                            | Submittal Date                                                                                                                                                                                                                                                                                                                                                                       | 05/14/2026                                                    |                         |                         |
|                                        | SCAD Case No.                                                                                                                                                                                                                                                                                                                                                                        | 26051301D – D. O.                                             |                         |                         |
|                                        | FLU /Rezoning/D.O. No.                                                                                                                                                                                                                                                                                                                                                               | 2025-116 – City of Delray Beach                               |                         |                         |
|                                        | PCN No. / Address                                                                                                                                                                                                                                                                                                                                                                    | 12-43-46-16-01-038-0111; 0112 / 120 SW 3 <sup>rd</sup> Avenue |                         |                         |
|                                        | Development Name                                                                                                                                                                                                                                                                                                                                                                     | SW 3rd Avenue Townhomes                                       |                         |                         |
|                                        | Owner / Agent Name                                                                                                                                                                                                                                                                                                                                                                   | VF Realty OZ Business, LLC / Covelli Design Associates        |                         |                         |
|                                        | SAC No.                                                                                                                                                                                                                                                                                                                                                                              | 300                                                           |                         |                         |
|                                        | Proposed Unit No. & Type                                                                                                                                                                                                                                                                                                                                                             | Five (5) Multi-Family Units                                   |                         |                         |
| Impact Review                          |                                                                                                                                                                                                                                                                                                                                                                                      | Pine Grove<br>Elementary School                               | Carver<br>Middle School | Atlantic<br>High School |
|                                        | New Students Generated                                                                                                                                                                                                                                                                                                                                                               | 1                                                             | 1                       | 1                       |
|                                        | Capacity Available                                                                                                                                                                                                                                                                                                                                                                   | 72                                                            | 768                     | 515                     |
|                                        | Projected Utilization                                                                                                                                                                                                                                                                                                                                                                | 86%                                                           | 51%                     | 79%                     |
| School District Staff’s Recommendation | Based on the findings and evaluation of the proposed development, there will be no negative impact on the School District of Palm Beach County public school system. Therefore, the School District has no comment on this application.                                                                                                                                              |                                                               |                         |                         |
| Validation Period                      | 1) This determination is valid from <b>05/26/2026</b> to <b>05/25/2027</b> or the expiration date of the site-specific development order approved during the validation period.<br><br>2) A copy of the approved D.O. must be submitted to the School District Planning Department prior to <b>05/25/2027</b> or this determination will expire automatically on <b>05/25/2027</b> . |                                                               |                         |                         |
| Notice                                 | 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.                                                                           |                                                               |                         |                         |

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title of School District Representative

May 26, 2026

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Alexia Howald, Senior Planner, City of Delray Beach  
Joyell Shaw, PIR Director, School District of Palm Beach County