



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

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SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	04/23/2021		
	SCAD No.	21041301D – D. O.		
	FLU /Rezoning/D.O. No.	2021-137-CL5 & 2021-138-MDP – City of Delray Beach		
	PCN No. / Address	12-43-46-30-10-001-0000/1615 S. Congress Ave. 12-43-46-30-11-001-0000/1625 S. Congress Ave.		
	Development Name	Delray Central		
	Owner / Agent Name	G&C Arbors Investors, LLC / Bonnie Miskel, Esquire		
	SAC No.	298B and 303B		
	Proposed Unit No. & Type	272 High-Rise Residential Units		
Impact Review		Orchard View Elementary School	Carver/Boca Raton Middle School	Atlantic/Spanish River High School
	New Students Generated	4	2	2
	Capacity Available	153	462 / -115	34/18
	Utilization Percentage	81%	70% / 108%	99% / 99%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the City Council, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District middle school level, the property owner shall contribute \$5,448.00 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). 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.			
Validation Period	1) This determination is valid from 05/05/2021 to 05/04/2022 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 05/04/2022 or this determination will expire automatically on 05/04/2022.			
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

May 5, 2021

Date

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Email Address

CC: Kent Walter, Senior Planner, City of Delray Beach
Joyell Shaw, PIR Manager, School District of Palm Beach County