



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS  
3661 INTERSTATE PARK RD. N., STE 200  
RIVIERA BEACH, FL. 33404

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[WWW.PALMBEACHSCHOOLS.ORG/PLANNING](http://WWW.PALMBEACHSCHOOLS.ORG/PLANNING)

KRISTIN K. GARRISON  
DIRECTOR

JOSEPH M. SANCHES, MBA  
CHIEF OPERATING OFFICER

## SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

|                                        |                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                         |                         |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------|-------------------------|
| Application                            | Submittal Date                                                                                                                                                                                                                                                                                                                                                                       | 05/18/2023                                                  |                         |                         |
|                                        | SCAD Case No.                                                                                                                                                                                                                                                                                                                                                                        | 23041201D – D. O.                                           |                         |                         |
|                                        | FLU /Rezoning/D.O. No.                                                                                                                                                                                                                                                                                                                                                               | 2021-025 – City of Delray Beach                             |                         |                         |
|                                        | PCN No. / Address                                                                                                                                                                                                                                                                                                                                                                    | 12-42-46-12-00-000-3200 / 4652 133 <sup>rd</sup> Road South |                         |                         |
|                                        | Development Name                                                                                                                                                                                                                                                                                                                                                                     | Delray Townhomes                                            |                         |                         |
|                                        | Owner / Agent Name                                                                                                                                                                                                                                                                                                                                                                   | Ocean Ridge Rentals, LLC / Liam Sargent                     |                         |                         |
|                                        | SAC No.                                                                                                                                                                                                                                                                                                                                                                              | 286                                                         |                         |                         |
|                                        | Proposed Unit No. & Type                                                                                                                                                                                                                                                                                                                                                             | Twenty-Five (25) Multi-Family Units                         |                         |                         |
| Impact Review                          |                                                                                                                                                                                                                                                                                                                                                                                      | Banyan Creek<br>Elementary School                           | Carver<br>Middle School | Atlantic<br>High School |
|                                        | # of New Students Generated                                                                                                                                                                                                                                                                                                                                                          | 3                                                           | 2                       | 2                       |
|                                        | Capacity Available                                                                                                                                                                                                                                                                                                                                                                   | 275                                                         | 610                     | 252                     |
|                                        | Utilization Percentage                                                                                                                                                                                                                                                                                                                                                               | 77%                                                         | 60%                     | 90%                     |
| 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>05/25/2023</b> to <b>05/24/2024</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>05/24/2024</b> or this determination will expire automatically on <b>05/24/2024</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 25, 2023

Date

joyce.cai@palmbeachschools.org

Email Address

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