



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

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	04/25/2023		
	SCAD Case No.	23042002F/FLU; 23042002Z/Re-Zoning; 23042002D/D. O.		
	FLU /Rezoning/D.O. No.	2023-108/2023-107 – City of Delray Beach		
	PCN No. / Address	00-42-46-12-00-000-3024 / 4594 133 rd Road		
	Development Name	The Chateaus		
	Owner / Agent Name	Cocoon Development III, LLC / Mike Covelli		
	SAC No.	286		
	Proposed FLU/Re-Zoning Proposed D. O.	Maximum 22 Residential Units 22 Single-Family Units		
Impact Review		Banyan Creek Elementary School	Carver Middle School	Atlantic High School
	# of New Students Generated	4	2	3
	Capacity Available	278	613	255
	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	<p>1) This determination is valid from 04/27/2023 to 04/26/2024 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 Department prior to 04/26/2024 or this determination will expire automatically on 04/26/2024.</p>			
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

April 27, 2023

School District Representative Signature

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title of School District Representative

Email Address

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