



**THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL**

**KRISTIN K. GARRISON, AICP
DIRECTOR**

**MICHAEL J. BURKE
SUPERINTENDENT**

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

**JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER**

PHONE: 561-434-8020 / FAX: 561- 434-8942
WWW.PALM BEACHSCHOOLS.ORG

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	02/28/2024		
	SCAD Case No.	24022801D – D. O.		
	FLU /Rezoning/D.O. No.	2024-030 – City of Delray Beach		
	PCN No. / Address	12-43-46-04-30-000-0020 and 12-43-46-04-08-000-0090		
	Development Name	The Tropics		
	Owner / Agent Name	Federal 2400, LLC & 2410 Federal LLC / Jeffrey Costello		
	SAC No.	283		
	Proposed Unit No. & Type	18 Multi-Family and 16 Mid-Rise Apt/Condo Units		
Impact Review		Plumosa Elementary School	Carver Middle School	Atlantic High School
	# of New Students Generated	3	2	3
	Capacity Available	187	635	399
	Utilization Percentage	84%	59%	84%
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 03/08/2024 to 03/07/2025 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 03/07/2025 or this determination will expire automatically on 03/07/2025.</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

March 8, 2024

School District Representative Signature

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title of School District Representative

Email Address

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