



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

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SUPERINTENDENT

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

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SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	12/10/2025		
	SCAD Case No.	25120901D – D. O.		
	FLU /Rezoning/D.O. No.	2025-213 – City of Delray Beach		
	PCN No. / Address	12-43-46-04-08-000-0351; 0352; 0340; 0330; 0320; 0310; 0300 / 2419 - 2613 N. Federal Highway		
	Development Name	Multifamily - 2419 N. Federal Hwy		
	Owner / Agent Name	Ultra Luxury Townhomes, LLC/ Jeffrey A. Costello		
	SAC No.	283		
	Proposed Unit No. & Type	47 Multi-Family Units		
Impact Review		Plumosa SOA K-8 Elementary School	Carver Middle School	Atlantic High School
	# of New Students Generated	5	3	4
	Capacity Available	287	776	523
	Projected Utilization	76%	50%	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 12/15/2025 to 12/14/2026 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 Department prior to 12/14/2026 or this determination will expire automatically on 12/14/2026.			
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

December 15, 2025

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