



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

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

KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	02/24/2023		
	SCAD No.	23022401D – D. O.		
	FLU /Rezoning/D.O. No.	Not Provided – City of Delray Beach		
	PCN No. / Address	12-43-46-28-02-000-1320 / 2312 Spanish Trail		
	Development Name	Tiffany Cottages		
	Owner / Agent Name	2312 Tiffany Cottages, LLC / Thomas F. Carney, Jr.		
	SAC No.	305		
	Proposed Unit No. & Type	Three (3) Apartment Units		
Impact Review		Pine Grove Elementary School	Boca Raton Middle School	Boca Raton High School
	New Students Generated	1	1	1
	Capacity Available	404	56	-101
	Utilization Percentage	53%	96%	103%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by City Council and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute \$11,797.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <p>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 September 13, 2022.</p>			
Validation Period	<p>1) This determination is valid from 02/27/2023 to 02/26/2024 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 Dept. prior to 02/26/2024 or this determination will expire automatically on 02/26/2024.</p>			
Notice	<p>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.</p>			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

February 27, 2023

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Jennifer Buce, Planner, City of Delray Beach
Joyell Shaw, PIR Manager, School District of Palm Beach County