THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FL

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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

December 15, 2025

Date

Joyce C. Cai, Senior Planner

Print Name & Title of School District Representative

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