



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

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KRISTIN K. GARRISON
DIRECTOR

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CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	01/23/2024		
	SCAD No.	24011901D – D. O.		
	FLU /Rezoning/D.O. No.	TBD – Town of Lake Park		
	Property Control Number	36-43-42-21-32-010-0000		
	Development Name	Northlake Promenade Apartments		
	Owner / Agent Name	Northlake Promenade Shoppes, LLC / Cotleur & Hearing		
	SAC No.	074		
	Proposed D. O.	279 Mid-Rise Apt/Condo Units		
Impact Review		The Conservatory School @ NPB Elementary School	Howell L. Watkins Middle School	Palm Beach Gardens High School
	New Students Generated	8	4	6
	Capacity Available	-376	376	4
	Utilization Percentage	152%	70%	100%
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 Town 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 elementary school level, the property owner shall contribute \$12,000.00 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 01/25/2024 to 01/24/2025 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 Dept. prior to 01/24/2025 or this determination will expire automatically on 01/24/2025.</p>			
Notice	<p>1) This letter replaces the previous one issued under case#23032701D on April 4, 2023.</p> <p>2) 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

January 25, 2024

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Nadia Di Tommaso, Director, Town of Lake Park
Joyell Shaw, PIR Manager, School District of Palm Beach County