



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

JOYELL SHAW
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PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
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SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	05/06/2026		
	SCAD No.	26050501D – D. O.		
	FLU /Rezoning/D.O. No.	MP-2026-01 – City of Westlake		
	Property Control No.	A portion of 77-40-43-01-04-001-0010		
	Development Name	Westlake Pod L – Rental Apartments		
	Owner / Agent Name	Minto PBLH, LLC / Donaldson E. Hearing		
	SAC No.	420E		
	Proposed D. O.	Total 360 Units (72 Apartments and 288 Mid-Rise Apt/Condo)		
Impact Review		Loxahatchee Groves Elementary School	Osceola Creek Middle School	Seminole Ridge High School
	New Students Generated	21	10	13
	Capacity Available	8	-100	-447
	Projected Utilization	99%	109%	119%
School District Staff’s Recommendation	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. In order to address the school capacity deficiency generated by this proposed development at the District middle and high school level, the property owner shall contribute a total of \$274,812.00 to the School District of Palm Beach County prior to the issuance of first building permit. This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). 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.			
Validation Period	1) This determination is valid from 05/21/2026 to 05/20/2027 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 Dept. prior to 05/20/2027 or this determination will expire automatically on 05/20/2027.			
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

May 21, 2026

School District Representative Signature

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title

Email Address

CC: Santiago Cleves, Planner, City of Westlake
Joyell Shaw, PIR Director, School District of Palm Beach County