



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS
3300 FOREST HILL BOULEVARD, SUITE B-102
WEST PALM BEACH, FL 33406

PHONE: 561-434-8020 / FAX: 561-434-8815
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY (SCAD) DETERMINATION

Application	Submittal Date	6/17/2020		
	SCAD Case No.	20061501D – D. O.		
	FLU /Rezoning/D.O. No.	SP-20-10 – City of Riviera Beach		
	PCN No. / Address	56-43-42-28-19-000-0170 /3000 Lake Shore Drive		
	Development Name	Island Cove Apartments		
	Owner / Agent Name	RMS Properties, Inc. / Mehran Farahmandpour		
	SAC No.	083		
	Proposed Unit No. & Type	53 Apartment Units		
Impact Review		Lincoln Elementary School	John F. Kennedy Middle School	Palm Beach Gardens High School
	New Students Generated	5	2	3
	Capacity Available	522	705	57
	Utilization Percentage	46%	53%	98%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be no negative impact on the Palm Beach County public school system. Therefore, the School District has no comment on the SCAD application for Island Cove Apartments.			
Validation Period	<p>1) This determination is valid from 06/18/2020 to 06/17/2021 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 Department prior to 06/17/2021 or this determination will expire automatically on 06/17/2021.</p>			
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

June 18, 2020

School District Representative Signature

Date

Joyce C. Cai, Senior Planner

joyce.cai@palmbeachschools.org

Print Name & Title of School District Representative

Email Address

CC: Jeff Gagnon, Assistant Director of Development Services, City of Riviera Beach
Joyell Shaw, PIR Manager, School District of Palm Beach County