

RESOLUTION NO. R-2025-1022

RESOLUTION APPROVING ZONING APPLICATION DOA-2024-01760
(CONTROL NO. 1984-00152)
a Development Order Amendment
APPLICATION OF Young Men's Christian Association of South Palm Beach County, Inc.
BY WGINC, AGENT
(Boca YMCA)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application DOA-2024-01760 was presented to the Board of County Commissioners at a public hearing conducted on July 24, 2025;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Development Order Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application DOA-2024-01760, the Application of Young Men's Christian Association of South Palm Beach County, Inc. by WGINC, Agent, for a Development Order Amendment to add square footage and modify Conditions of Approval on 15 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on July 24, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Sachs moved for the approval of the Resolution.

The motion was seconded by Commissioner Woodward and, upon being put to a vote, the vote was as follows:

Commissioner Maria G. Marino, Mayor	- Aye
Commissioner Sara Baxter, Vice Mayor	- Aye
Commissioner Gregg K. Weiss	- Aye
Commissioner Joel G. Flores	- Absent
Commissioner Marci Woodward	- Aye
Commissioner Maria Sachs	- Aye
Commissioner Bobby Powell, Jr.	-

The Mayor thereupon declared that the resolution was duly passed and adopted on July 24, 2025.

Filed with the Clerk of the Board of County Commissioners on July 24th, 2025.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JOSEPH ABRUZZO
CLERK & COMPTROLLER

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

TRACTS 27, BOCA DEL MAR NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30 AT PAGES 85 THROUGH 86, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN UNINCORPORATED PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 15.00 ACRES MORE OR LESS.

EXHIBIT B

VICINITY SKETCH

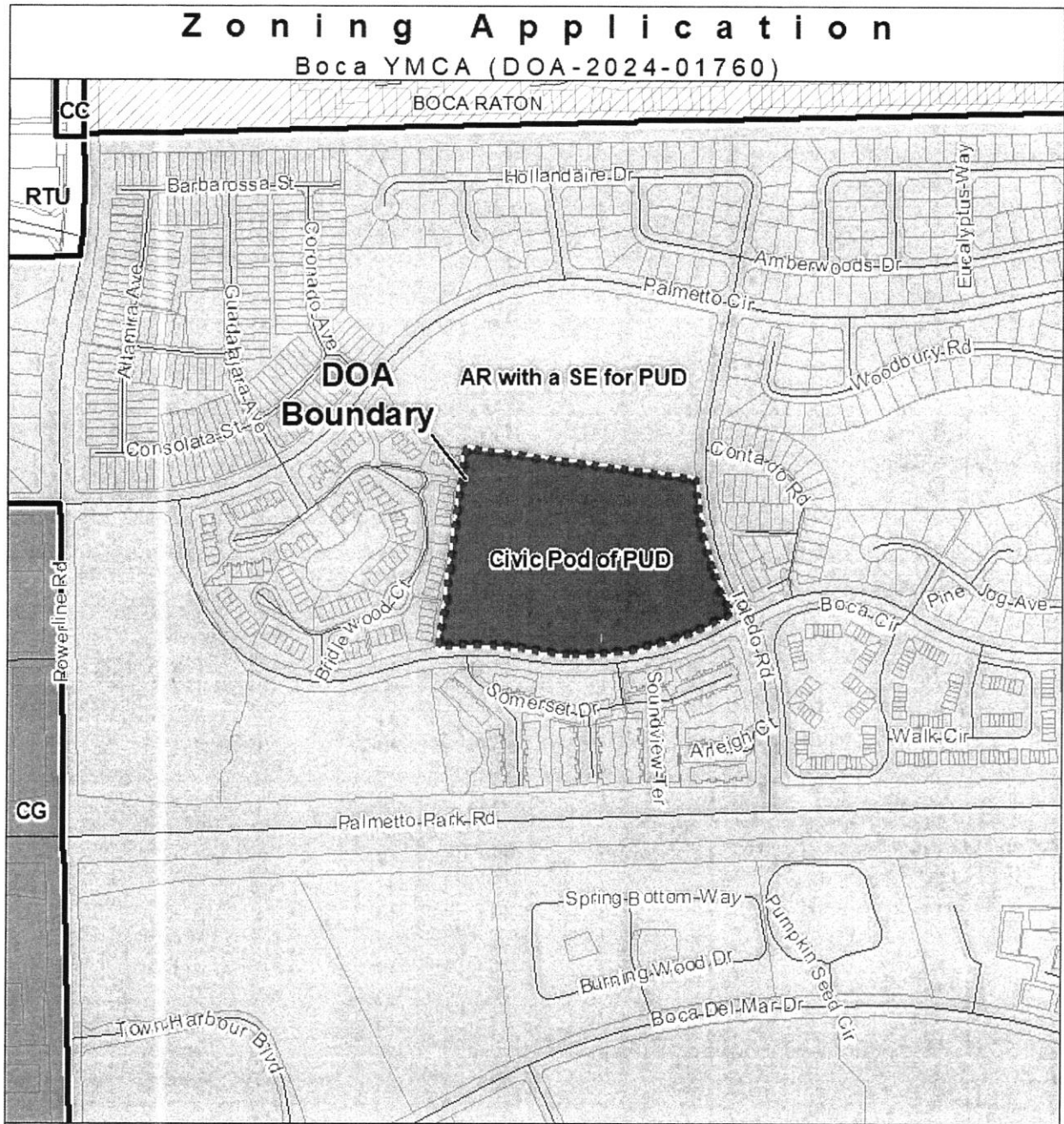


EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2005-2293, Control No.1984-00152, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2004-1371, (Petition DOA2004-224), have been consolidated as contained herein. The property owner shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the ULDC and the Board of County Commissioners, unless expressly modified.

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2005-2293 (Control 1984-00152), have been consolidated as contained herein. The Property Owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners, unless expressly modified. (ONGOING: ZONING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2005-2293, Control No.1984-00152, which currently states:

Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved site plan is dated June 7, 2004. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (Previous condition A.3. of Resolution R-2004-1371, Petition DOA2004-224). (DRO:ZONING-Zoning)

Is hereby amended to read:

Development of the site is limited to the uses and site design approved by the Board of County Commissioners. The approved site plan is dated April 28, 2025. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (DRO: ZONING - Zoning)

ARCHITECTURAL REVIEW

1. At time of submittal for final DRO certification of the site plan, the architectural elevations for all the proposed buildings shall be submitted simultaneously with the site plan for final architectural review and approval. Elevations shall be designed to be consistent with the Architectural Design Guidelines adopted by the BCC on July 24, 2001. Development shall be consistent with the approved architectural elevations. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2005-2293, Control No.1984-00152)

2. The maximum height for all proposed structures, including air conditioning, mechanical equipment and satellite dishes shall not exceed thirty-five (35) feet, (excluding a stealth communications tower a maximum of one-hundred (100) feet in height). All heights shall be measured from finished grade to highest point.

(BLDG/PMT/ONGOING: BUILDING DIVISION - Zoning) (Previous ARCHITECTURAL REVIEW Condition 2 of Resolution R-2005-2293, Control No.1984-00152)

3. All roof or ground mounted air conditioning, mechanical equipment and satellite dishes shall be screened from view on all sides by a visually opaque barrier consistent with the color, character and architectural style of the principal structure or equivalent landscape material. (CO/ONGOING: ZONING - Zoning) (Previous ARCHITECTURAL REVIEW Condition 3 of Resolution R-2005-2293, Control No.1984-00152)

CONCURRENCY

1. Prior to final approval by the Development Review Officer, the Applicant shall provide the approved Concurrency in accordance with Article 2. (DRO: ZONING - Zoning)

2. Prior to the issuance of any building permits, the Applicant is responsible for obtaining required

permits and approvals from the City of Boca Raton. (BLDGPM: ZONING - Zoning)

ENGINEERING

1. Pursuant to the Traffic Analysis dated April 23, 2025, the Buildout Date is December 31, 2028. No Building Permits for the site may be issued after December 31, 2028. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

HEALTH

1. Architectural plans must be submitted to the Institutional/Child Care Section, Palm Beach County Health Department in accordance with Rule 64E-13 FAC prior to issuance of a building permit. [Note: COMPLETED] (Previous HEALTH Condition 1 of Resolution R-2005-2293, Control No.1984-00152)

2. Since sewer and water service is available to the property, neither a septic tank or well shall be approved for use on the property. (ONGOING: HEALTH DEPARTMENT - Health Department) [Note: COMPLETED] (Previous HEALTH Condition 2 of Resolution R-2005-2293, Control No.1984-00152)

3. Prior to Final DRO approval the property owner shall meet with staff of the Palm Beach County Health Department and provide documentation, including, but not limited to, accurate architectural plans and site plans and a complete and current site survey, to clarify all compliance issues related to operation and design of the child care facility. (DRO: HEALTH DEPARTMENT - Health Department) [Note: COMPLETED] (Previous HEALTH Condition 3 of Resolution R-2005-2293, Control No.1984-00152)

4. Prior to Final DRO approval, the property owner shall submit a health and safety plan that details the expected changes in the physical and operational aspects of the facility and the measures that will be implemented to ensure that the health and safety of children are protected during the construction phase of the project. (DRO: HEALTH DEPARTMENT - Health Department) [Note: COMPLETED] (Previous HEALTH Condition 4 of Resolution R-2005-2293, Control No.1984-00152)

5. Prior to implementation of this Development Order to increase the number of children, the Property Owner shall obtain appropriate permits from the Health Department. A copy of the new approval shall be provided to the Zoning Division.

ZONING - LANDSCAPING-STANDARD

1. Fifty percent (50%) of the canopy trees required to be planted in the perimeter buffer shall meet the following minimum standards at installation:

- a. Tree height: fourteen (14) feet;
- b. Trunk diameter: 3.5 inches measured 4.5 feet above grade;
- c. Canopy diameter: seven (7) feet. Diameter shall be determined by the average canopy radius at 3 points measured from the trunk to the outermost branch tip. Each radius shall measure at least 3.5 feet in length; and,
- d. Credit may be given for existing or relocated trees provided they meet current ULDC requirements. (CC: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 1 of Resolution R-2005-2293, Control No.1984-00152)

2. All palms required to be planted on site by this approval shall meet the following minimum standards at installation:

- a. Palm heights: twelve (12) feet clear trunk;
- b. Clusters: staggered heights twelve (12) to eighteen (18) feet; and,
- c. Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (CC: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 2 of Resolution R-2005-2293, Control No.1984-00152)

3. All shrub or hedge materials shall be planted in continuous masses and in a meandering and naturalistic pattern, consisting of a minimum of two (2) to three (3) varying heights. Shrub materials shall be continuously maintained to achieve the following heights and hierarchical effect:

- a. eighteen (18) to twenty-four (24) inches groundcover and small shrub;

b. twenty-four (24) to thirty-six (36) inches medium shrub;
c. forty-eight (48) to seventy-two (72) inches large shrub; and,
d. this condition does not apply to the five (5) foot wide compatibility buffer. (CC: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 3 of Resolution R-2005-2293, Control No.1984-00152)

4. All trees, palms and shrub/hedge material shall be planted in a meandering and naturalistic pattern. (CC: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 4 of Resolution R-2005-2293, Control No.1984-00152)

5. Prior to final DRO approval of the site plan, the property owner shall submit an Alternative Landscape Plan for the affected areas (Petition 1984-152(J)) along the north, south, east property lines, and the affected portions of foundation planting to the Landscape Section for review and approval of the ALP. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ZONING - LANDSCAPING Condition 5 of Resolution R-2005-2293, Control No.1984-00152)

ZONING - LANDSCAPING-INTERIOR

1. Prior to final DRC certification, the petitioner shall meet with Landscape Section staff to ensure that the maximum amount of existing native vegetation (Slash Pines and other species) is preserved and is incorporated into the final site design (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ZONING - LANDSCAPING Condition 1 of Resolution R-2005-2293, Control No.1984-00152)

2. Along the west property line, one (1) palm or canopy tree shall be planted at twenty (20) feet on center. (CO: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 2 of Resolution R-2005-2293, Control No.1984-00152)

3. Prior to final site plan certification of the site plan, the site plan shall be amended to show a focal point at both roundabouts adjacent to the new daycare/after-school pick-up circle. The focal point shall be in the form of a fountain, raised planters with special planting treatment or similar pedestrian oriented public areas acceptable to the Public Hearing Section, Zoning Division. Pedestrian walkways with decorative pavement shall be provided to allow direct access to these amenities (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous ZONING - LANDSCAPING Condition 3 of Resolution R-2005-2293, Control No.1984-00152)

LIGHTING

1. All proposed outdoor lighting used to illuminate the subject property and identification signs shall be of minimum necessary to satisfy the Palm Beach County Security Code, low intensity, shielded and directed down and away from adjacent properties and streets. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2005-2293, Control No.1984-00152)

2. All proposed outdoor, freestanding lighting fixtures shall not exceed twenty-five (25) feet in height measured from finished grade to highest point. (CO: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 2 of Resolution R-2005-2293, Control No.1984-00152)

3. All outdoor, freestanding lighting fixtures for the ball fields and ball courts shall be setback seventy-five (75) feet from all property lines (BLDGPM: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 3 of Resolution R-2005-2293, Control No.1984-00152)

4. All outdoor lighting in the parking lot shall be extinguished no later than 11:00 p.m. daily, and all athletic field lighting shall be extinguished no later than 10:00 p.m. daily. This condition shall not apply to security lighting. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 4 of Resolution R-2005-2293, Control No.1984-00152)

5. The lighting conditions above shall not apply to proposed security or low voltage landscape/accent type lights used to emphasize plant material. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 5 of Resolution R-2005-2293, Control No.1984-00152)

6. All athletic field lighting shall be shielded and directed down and away from adjacent properties and streets. The athletic field lights shall not exceed sixty (60) feet in height, measured from finished grade to highest point. (ONGOING: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 6 of Resolution R-2005-2293, Control No.1984-00152)

MASS TRANSIT

1. The location of an easement for a Bus Stop Boarding and Alighting Area, subject to the approval of Palm Tran shall be shown on the Master Plan and/or site plan prior to final approval of the

DRO. The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (DRO: PALM-TRAN - Palm-Tran) (Previous MASS TRANSIT Condition 1 of Resolution R-2005-2293, Control No.1984-00152)

2. Prior to issuance of the first Building Permit or recordation of the Plat, whichever shall first occur, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to, a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran. (BLDG/PMT/PLAT: BUILDING DIVISION - Monitoring) (Previous MASS TRANSIT Condition 2 of Resolution R-2005-2293, Control No.1984-00152)

PARKING

1. Prior to final DRO certification of the site plan, the petitioner shall submit an executed copy of the shared and off-site parking agreement between the property owner(s) and the St. Jude Church/School. Should the Traffic Division find the shared parking agreement unsatisfactory, the petitioner shall revise the agreement or reduce development intensity. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous PARKING Condition 1 of Resolution R-2005-2293, Control No.1984-00152)

2. Prior to final DRO certification of the site plan, the petitioner shall revise the site plan to indicate pedestrian walkway(s) that connects the west entrance of the YMCA facility to the off-site parking lot located at the property of St. Jude Church/school. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous PARKING Condition 2 of Resolution R-2005-2293, Control No.1984-00152)

3. Prior to final DRO certification of the site plan, the petitioner shall revise the site plan to indicate revision of the northwest portion of the parking lot /drop off area for the incorporation of existing slash pines. (DRO: ZONING - Zoning) [Note: COMPLETED] (Previous PARKING Condition 3 of Resolution R-2005-2293, Control No.1984-00152)

SIGNS

1. Should the existing signs located on Toledo Road and Palmetto Circle South be replaced and relocated. Any new freestanding point of purchase signs shall be limited as follows:

- a. maximum sign height, measured from finished grade to highest point - six (6) feet;
- b. maximum sign face area per side - sixty (60) square feet;
- c. maximum number of signs - one (1) for each road frontage;
- d. style - monument style only; and,
- e. Signs shall be limited to project identification only. (ONGOING: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 1 of Resolution R-2005-2293, Control No.1984-00152)

USE LIMITATIONS

1. Previous USE LIMITATIONS Condition 1 of Resolution R-2005-2293, Control No.1984-00152, which currently states:

The day care center shall be limited to a maximum of two hundred and fifteen (215) children.

Is hereby amended to read:

The day care center shall be limited to a maximum of three hundred and three (303) children. (ONGOING: HEALTH DEPARTMENT - Zoning)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the conditions of approval for the subject property at any time may result in:

- a. The issuance of a stop work order; the issuance of a cease and desist order; the denial or revocation of a building permit; the denial or revocation of a Certificate of Occupancy; the denial of any other permit, license or approval to any developer, owner, lessee, or user of the subject property; the revocation of any other permit, license or approval from any developer, owner,

- lessee, or user of the subject property; revocation of any concurrency; and/or
- b. The revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the ULDC at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing conditions; and/or
 - d. Referral to code enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 5.8 of the ULDC, in response to any flagrant violation and/or continued violation of any condition of approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.