

RESOLUTION NO. R-2025- 1299

RESOLUTION APPROVING ZONING APPLICATION DOA-2024-01893
(CONTROL NO. 1985-00051)
a Development Order Amendment
APPLICATION OF Great Expectations Childcare Corp.
BY CMA GROUP INC, AGENT
(Great Expectations)

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-2024-01893 was presented to the Board of County Commissioners at a public hearing conducted on September 25, 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-2024-01893, the Application of Great Expectations Childcare Corp., by CMA GROUP INC, Agent, for a Development Order Amendment to reconfigure the Site Plan to add square footage, land area and students, and to modify or delete Conditions of Approval on 0.87 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 September 25, 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 Weiss 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	- Aye
Commissioner Marci Woodward	- Aye
Commissioner Maria Sachs	- Aye
Commissioner Bobby Powell, Jr.	- Absent

The Mayor thereupon declared that the resolution was duly passed and adopted on September 25, 2025.

Filed with the Clerk of the Board of County Commissioners on September 25, 2025

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

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

MICHAEL A. CARUSO,
CLERK & COMPTROLLER

BY: 
COUNTY ATTORNEY

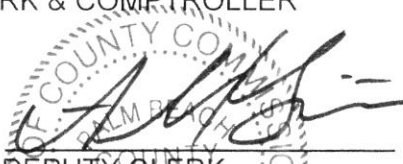
BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

LOT 7, LESS THE EAST 138.17 FEET AND LESS THE NORTH 7 FEET AND LOT 8, LESS THE NORTH 7 FEET THEREOF, AND LOT 9, LESS THE NORTH 7 FEET, TRAIL ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10 OF TRAIL ACRES, PLAT BOOK 20, PAGE 90; THENCE NORTH 02 DEGREES, 12 MINUTES AND 21 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 10 A DISTANCE OF 185.00 FEET; THENCE SOUTH 88 DEGREES, 53 MINUTES AND 39 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY OF GUN CLUB ROAD 206.03 FEET; THENCE SOUTH 02 DEGREES, 12 MINUTES AND 21 SECONDS WEST 185.00 FEET; THENCE NORTH 88 DEGREES, 53 MINUTES AND 39 SECONDS WEST ALONG THE NORTH LINE OF LOT 13 OF TRAIL ACRES, PLAT BOOK 20 PAGE 90 A DISTANCE OF 206.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,108 SQUARE FEET OR 0.87 ACRES+/-

EXHIBIT B

VICINITY SKETCH

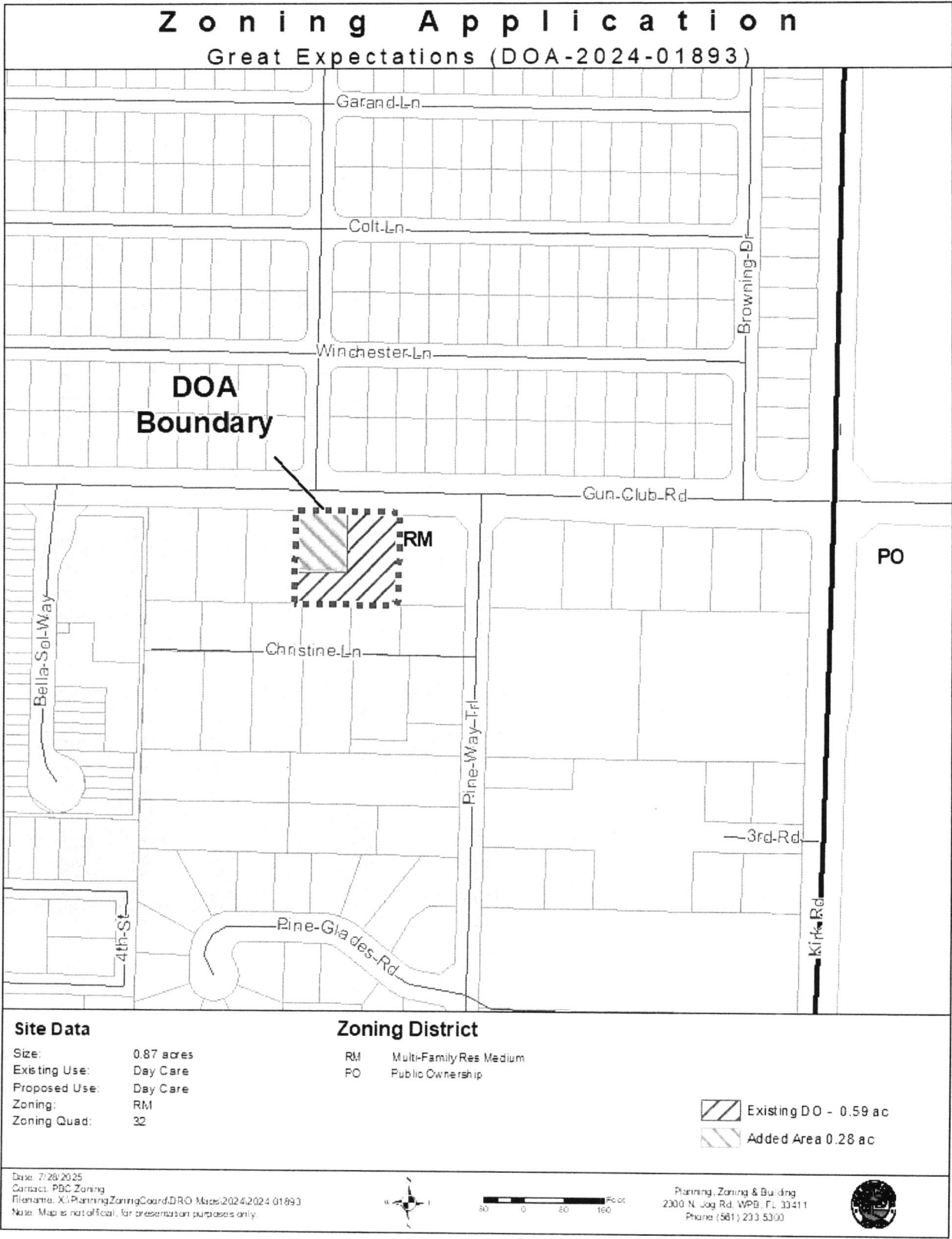


EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment

ALL PETITIONS

1. All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-1985-01090 (Control 1985-0051), 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: MONITORING - Zoning)

2. The approved Preliminary Site Plan is dated July 21, 2025. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: ZONING - Zoning)

3. There shall be no increase in the number of children until this Development Order, including the structures and site elements depicted on the Site Plan have been permitted and approved. (ONGOING: ZONING – Zoning)

ARCHITECTURAL REVIEW

1. The Preliminary Architectural Elevations for Building 2 are dated June 23, 2025. Prior to final approval by the by the Development Review Officer (DRO), the Architectural Elevations for the Daycare Building 2 shall be submitted for final review and approval. Modifications to Building 1 that exceed the thresholds for modification shall comply with the requirements of Article 5.C. Development shall be consistent with the Development Order and ULDC requirements. (DRO: ZONING - Zoning)

ENGINEERING

1. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code. (BLDGPM: ENGINEERING - Engineering)

2. Pursuant to the Traffic Analysis dated August 12, 2024, 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. Reasonable precautions shall be exercised during site development to insure that unconfined particulates (dust particles) from this property do not become a nuisance to neighboring properties. (ONGOING: HEALTH DEPARTMENT – Health Department) (Previous HEALTH Condition 1 of Resolution R-1985-1090, Control No.1985-00051)

2. Reasonable measures shall be employed during site development to insure that no pollutants from this property shall enter adjacent or nearby surface waters. (ONGOING: HEALTH DEPARTMENT – Health Department) (Previous HEALTH Condition 2 of Resolution R-1985-1090, Control No.1985-00051)

ZONING - LANDSCAPING

1. The developer shall preserve existing significant vegetation wherever possible and shall incorporate said vegetation into the project design. Appropriate measures shall also be taken to protect these preservations areas during site clearing and construction. (ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 3 of Resolution R-1985-1090, Control No.1985-00051)

2. Previous ZONING - LANDSCAPING Condition 6 of Resolution R-1985-1090, Control No.1985-00051, which currently states:

In addition to the requirements of Ordinance 73-1 (Landscape Code) landscaping shall be installed as shown on the Site Plan Exhibit Number 3 and presented to the Board of County Commissioners.

Is hereby deleted. [REASON: No longer applicable.]

LANDSCAPE - PERIMETER-NORTH PROPERTY LINE

3. Prior to final approval by the Development Review Officer, the Applicant will need to submit Utility Release Agreements allowing the existing and replacement of the required plant material in the any portion of the easement that overlaps the buffer. (DRO: ZONING - Zoning)

LANDSCAPE - PERIMETER-SOUTH AND EAST PROPERTY LINES

4. Prior to the issuance of a Building Permit, the landscape plan shall include details for the replacement of missing or dead plant material. Any missing or dead trees shall be replaced and installed with trees a minimum of 12 feet in height. (BLDGPMPT: ZONING - Zoning)

LANDSCAPE - PERIMETER-WEST PROPERTY LINE

5. Prior to final approval by the Development Review Officer, the north 125 feet of the west property line shall be revised to indicate the minimum requirements of a Type 2 Incompatibility Buffer. This modification shall be incorporated into the landscape plan prior to issuance of a building permit. (DRO/BLDGPMPT: ZONING - Zoning)

LANDSCAPE – INTERIOR

6. Prior to final approval by the Development Review Officer, the divider median shall be revised to be a minimum five feet, excluding the curb. (DRO: ZONING - Zoning)

PARKING

1. Prior to final approval by the Development Review Officer, the ADA parking spaces depicted on the site plan shall be revised to be the minimum required dimensions. (DRO: ZONING – Zoning)

SITE DESIGN

1. Prior to Final Development Review Officer (DRO) approval the non-conformities chart shall be updated to reflect the setback from the east property line. (DRO: ZONING - Zoning)

USE LIMITATIONS

1. Previous USE LIMITATIONS Condition 4 of Resolution R-1985-1090, Control No.1985-00051, which currently states:

Hours of operation shall be limited from 7:00 a.m. to 7:00 p.m.

Is hereby amended to read:

Hours of operation shall be limited from 6:30 a.m. to 7:00 p.m. Monday through Friday. Overnight care is prohibited. (ONGOING: CODE ENF - Zoning)

2. Previous USE LIMITATIONS Condition 5 of Resolution R-1985-1090, Control No.1985-00051, which currently states:

The day care center shall serve children of pre-school age exclusively, except for after school care of elementary school age children, between the hours of 2:00 p.m. and 7:00 p.m.

Is hereby amended to read:

The day care center shall serve infant children and pre-school age exclusively, except for after school care of elementary school age children, between the hours of 2:00 p.m. and 7:00 p.m. On non-school days and during summer months, elementary school age children shall be allowed between the hours of 6:30 a.m. and 7:00 p.m

3. The day care center shall be limited to a maximum of 150 children. (ONGOING: CODE ENF - Zoning)

4. The outdoor play area shall not be used for activities after 6:00 p.m. or before 8:00 a.m. Monday to Friday. (ONGOING: CODE ENF - Zoning)

5. Outdoor speakers or public address systems shall not be permitted on site. (ONGOING: CODE ENF - Zoning)

6. Prior to the issuance of a building permit, the Property Owner must obtain the appropriate approvals from the Health Department. (BLDGPMPT: ZONING - Health Department)

7. Prior to the issuance of a building permit, the Property Owner shall provide the Zoning Division with a copy of the Health Department approval. (BLDGPMPT: ZONING - 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; the 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 Unified Land Development Code 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 of Approval; 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 2.E 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.