



## PALM BEACH COUNTY ZONING APPLICATION STAFF REPORT

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ZONING COMMISSION, NOVEMBER 6, 2025

### A. Application Summary

#### I. General

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**Application Name:** American Heritage School, DOA-2025-00739  
**Control Name:** American Heritage School (1996-00062)  
**Applicant:** American Heritage School of Boca Delray, Inc  
**Owner:** American Heritage School of Boca Delray, Inc  
**Agent:** Dunay, Miskel and Backman, LLP - Beth Schrantz and Scott Backman  
Urban Design Studio - Shayne Broadnix and Joni Brinkman  
**Project Manager:** Santiago Zamora, Site Planner II

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**Title:** a Development Order Amendment **Request:** to modify the previously approved Class A Conditional Uses for a Daycare and Private School to delete the Daycare, to add and reallocate square footage for the Private School, to add students, and to modify and delete Conditions of Approval on 40.22 acres

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**Application Summary:** This application is for the American Heritage School. The site received Board of County Commissioners (BCC) approval on January 6, 1997, for a Class A Conditional Use to allow a 1) Private School, Elementary or Secondary (980 total students) with accessory camp; 2) Daycare, General (77 children) in the Residential Single Family (RS) Zoning District as contained in Resolution Number R-1997-0004.

The application proposes a Development Order Amendment (DOA) to modify the approved site plan to add 10,400 sq. ft. (sq. ft.) Administration Building, to modify conditions of approval for the Private School, and to increase the school student enrollment from 1,491 to 2,500 students. The previously approved Class A Conditional Use for a Daycare is proposed to be deleted.

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#### II. Site Data

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**Acres:** 40.22 acres  
**Location:** South side of Linton Blvd, approximately 1,200 feet west of Jog Rd  
**Parcel Control:** 00-42-46-27-00-000-1010  
**Future Land Use:** Medium Residential (MR-5)  
**Zoning District:** Single-Family Residential District (RS)  
**Proposed Zoning:** RS  
**Tier:** Urban/Suburban  
**Utility Service:** Palm Beach County  
**Overlay/Study:** N/A  
**Neighborhood Plan:** N/A  
**CCRT Area:** N/A  
**Comm. District:** 5, Commissioner Maria Sachs

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#### III. Staff Assessment & Recommendation

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**ASSESSMENT:** Staff have evaluated the standards listed under Article 2.B., and determined that the requests meet the standards of the ULDC subject to Conditions of Approval as indicated in Exhibit C.

**STAFF RECOMMENDATION:** Staff recommend approval of the request, subject to the Condition of Approval as indicated in Exhibit C.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff had received four contacts from the public regarding this application.

## IV. Hearing History

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**ZONING COMMISSION:** Scheduled *for November 6, 2025*

**BCC HEARING:** Scheduled *November 13, 2025*

## B. Data & Analysis

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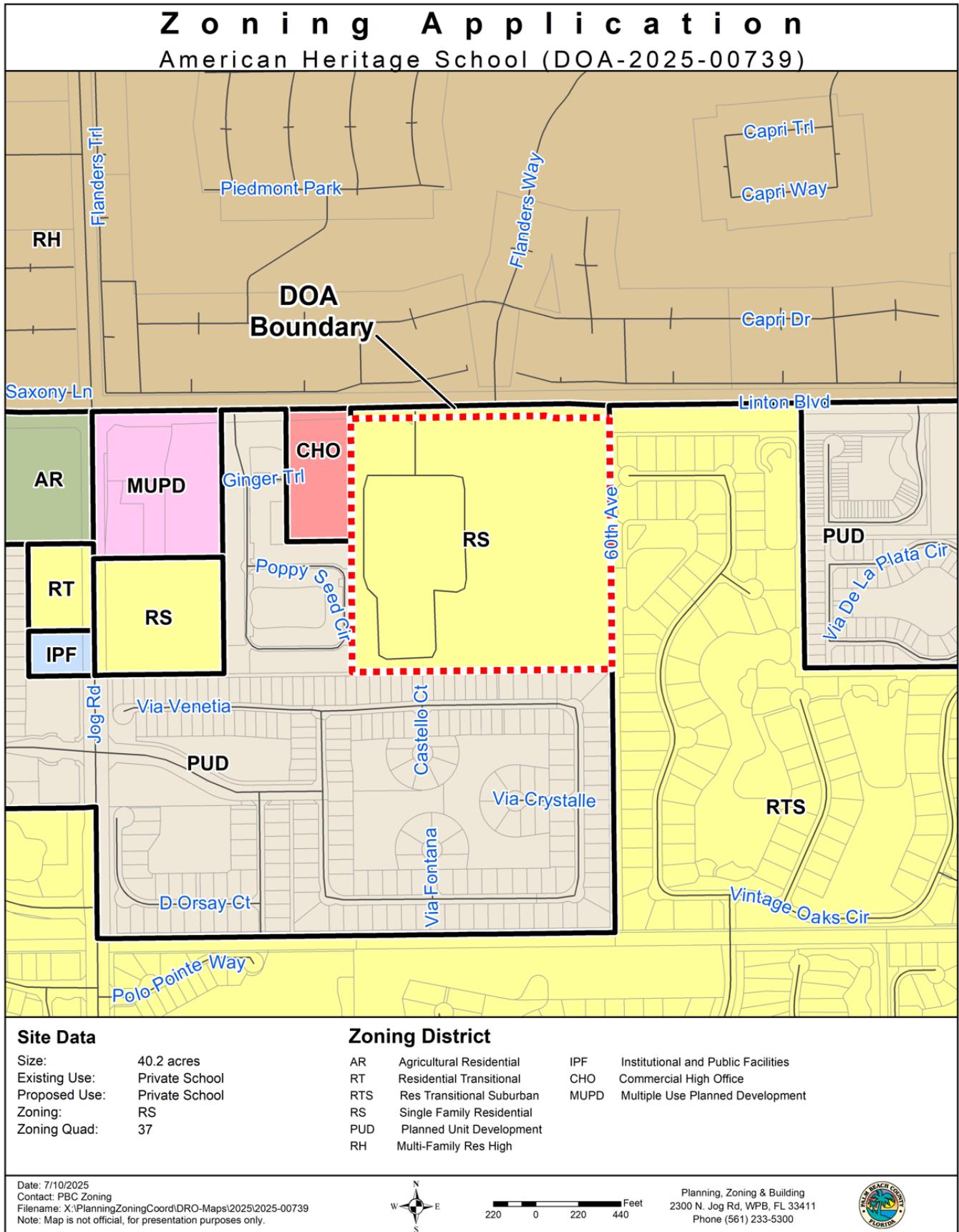
The supporting data and analysis is provided within the following Exhibits.

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# Exhibit A-1 - Future Land Use Map



# Exhibit A-2 - Zoning Map



## Exhibit B - Standards Analysis & Findings

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### FINDINGS:

#### Conditional Uses, Official Zoning Map Amendment to a PDD or TDD and Development Order Amendment:

Article 2.B.7.B, Standards for Rezoning to a PDD or a TDD, a Conditional Use, or a Development Order Amendment are indicated below with Staff Analysis. A request that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved by the Commission.

**a. Consistency with the Plan** - *The proposed use or amendment is consistent with the purposes, goals, objectives and policies of the Plan, including standards for building and structural intensities and densities, and intensities of use.*

Planning Division Review Staff were provided with this application for review and provided the following analysis:

- *Consistency with the Comprehensive Plan:* The proposed amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.
  - *Relevant Comprehensive Plan Policies:* The subject site is located within the Urban Suburban Tier and has a Future Land Use (FLU) designation of Medium Residential, 5 Units Per Acre (MR-5). Future Land Use Element (FLUE) Policy 2.2.8-a states that: "Institutional and Public Facility Uses may be allowed in all future land use designations, provided the uses are consistent with the provisions of the Comprehensive Plan and the ULDC." A school is identified as an "institutional, public, and civic use" in the ULDC, and is consistent with this policy. Further, FLUE Policy 2.2.1-m, *Non-Residential Uses Allowed in Residential Future Land Use Designations*, provides that: "Limited non-residential uses are allowed in residential future land use designations through the associated zoning districts as identified in the Unified Land Development Code. Non-residential uses are limited to those that serve the residential area and may be further limited through the development review process to ensure that the individual projects are appropriate in size, scale, and character with the surrounding residential area." Under the second provision of that policy, it states that "institutional uses designed to serve the residential area such as schools" may be permitted in residential areas. Therefore, the existing Institutional use is consistent with the existing RS Zoning District.
  - *Intensity:* The request for 280,208 sq. ft. equates to a Floor Area Ratio (FAR) of approximately 0.16 ( $280,208 / 1,752,050 \text{ sq. ft. or } 40.22 \text{ acres} = 0.159 \text{ or } 0.16 \text{ rounded up}$ ). A maximum FAR of 0.45 is allowed for non-residential uses in the subject future land use designation in the Urban Suburban Tier ( $1,752,050 \text{ sq. ft. or } 40.22 \text{ acres} \times 0.45 \text{ maximum FAR} = 788,423 \text{ sq. ft. maximum}$ ). The proposed square footage is therefore below the maximum allowed.
  - *Special Overlay District/Neighborhood Plan/Planning Study Area:* The request is not located within any special overlay district, neighborhood plan or study area as identified by the Comprehensive Plan.
  - *Previous Planning Conditions of Approval:* R-2001-0150, None.
  - *New Planning Conditions of Approval:* None.
- b. Consistency with the Code** - *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.*

The proposed Amendment is consistent with the stated purpose and intent of the County Unified Land Development Code (ULDC), subject to the conditions of approval.

- *Previous Approval:* The subject site is located within the Single Family Residential (RS) Zoning District. The site was previously approved through a Development Order Amendment to add land area, add students, reconfigure site plan and modify/delete conditions of approval, and now proposes to delete a use (Day Care), amend/delete Conditions of Approval, modify the Site Plan, add square footage, and add students for a Private School.
- *Non-conformities:* The proposed Development Order Amendment (DOA) is to modify the site plan to remove and add new buildings for Phases 2, 3, and 4 of the project. These changes do not impact on the non-conformities found on the site. All present non-conformities related to foundation planting and parking terminal islands which are vested and noted within the non-conforming chart indicated on the Preliminary Site Plan (PSP) in accordance with Article 1.F, Non-conformities, and the Technical Manual.

All accessory structures are not required to provide foundation planting pursuant to Article 7.C.3.B.2.e; therefore, they are not included in the Non-conforming chart.

o *Property Development Regulations (PDR)*: The proposed development is consistent with the Standard Zoning Districts PDR table, Table 3.D.1.A – Property Development Regulations, as it relates to lot dimensions, maximum building coverage, and minimum setbacks. The PSP indicates 29.2-foot front, 20.9-foot side interior, and 53.3-foot rear setbacks.

o *Specific Use Requirements*:

- Private School: The proposed request is to modify the previous approval to increase the student enrollment from 1,491 to 2,500 students; with 1,000 students in high school, 600 students in middle school, and 900 students in elementary school. The application also includes a Day Camp for 1,555 campers during the school summer break.
  - Setbacks: The PSP indicates the existing and proposed School buildings which meet the minimum required front, side and rear setback.
  - Vehicular Circulation: The Applicant provided a Bus and Vehicular Circulation Plan as part of the Traffic study. The applicant also included a drop-off pick-up management plan which includes the typical arrival and departure patterns. These documents are to ensure that movement of the children and vehicles is safe on-site as well as approaching the site and not to stack on Linton Blvd that would interfere with traffic flow.

o *Architectural Review*: There are new buildings being proposed with this Development Order Amendment which need to comply with the Architectural Review Conditions of Approval and Article 5.C. The Applicant did not provide Architectural Elevations as part of this review and requested they be reviewed at time of Building Permit review. The Applicant also requested modification of the Architectural Review Conditions to modify the restrictions on the height limitations. Staff have modified to provide an exception only for the Building Z (Theater). In addition, Staff have included a Condition of Approval that the elevations be submitted to the Development Review Officer prior to the submission of a Building Permit for review and approval due to the expedited timing required by Florida Statutes and Building Permit reviews.

o *Parking*: Pursuant to Article 6.A.1.A, Minimum Parking and Loading requirements the use requires the following: For Private Schools 1 space per employee, 1 visitor space for every 50 students, 1 space for every 5.5 students in 11th and 12th grade; and 1 space/per 3 seats if the school has an Auditorium or stadium. The use requires a minimum of 898 parking spaces, however pursuant to Article 6.C.1.B.3 a Shared Parking Study was submitted and based on the Urban Land Institute's (ULI) methodology the required and provided parking is 525 parking spaces. A parking area to the north of the development adjacent to the Canal on Linton Boulevard has changed to be pervious area.

o *Landscape/Buffering*: The Applicant is proposing a modification to the landscape buffers condition with this request. The PSP indicates a minimum 25-foot-wide landscape buffer strip along the south, east and west property lines; Staff analyzed the applicant's request to reduce the buffer to 15 feet along the south 136 feet of the west property line and west 41 feet of the south property line, for which staff concluded that such reduction can be 5 feet for a total of 20-foot buffer along the portion where the accessory maintenance Building L is located, corresponding to only 15' in width of Building L that is extended closer to the west property line with a 20.9 feet side setback. In addition, staff is requesting through the condition to remove any existing concrete around Building L to address required vegetation material in the buffer to be planted. The buffer along the north property line adjacent to Linton Boulevard was reduced to be a 13-foot-wide landscaped buffer through a Type 2 Variance application in 1997. As part of the previous conditions of approval, the west, south and east landscape buffers were required to include a six-foot-high, vinyl-coated chain link fence to be installed around the entire perimeter of the property, with openings for pedestrian and vehicular access.

o *Conditions of Approval*: This application includes changes to conditions of approval. Staff indicated the Applicant had requested modifications and deletion to several Conditions of Approval related to DRO, Engineering and Health. Subsequently, the changes to conditions of approval were incorporated into this staff report.

c. **Compatibility with Surrounding Uses** - The proposed use or amendment is compatible and generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development.

The proposed amendment - to add square footage and students - is generally consistent with the surrounding uses. The development of the private school was approved by the Board of County Commissioners in 1997; the subject request is seeking to expand the use to add more students based on a demand in the area. In addition, the existing accessory maintenance Building L will move closer to the west property line showing a 20.9 feet setback which is still above the Zoning District side setback of 7.5 feet. The expansion is compatible with the character of land surrounding the property, subject to the proposed conditions of approval. The site is surrounded to the east, west and south by Residential

developments, also to the west there is a Commercial development, and to the north across Linton Blvd there is another Residential development.

**d. Design Minimizes Adverse Impact** – The design of the proposed use minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

The site was approved originally in 1997, the existing site elements that are not affected by the proposed request are vested. The proposed modifications including modification of the Theater building footprint and Building CC which also added square footage along with the new Building HH for Administration, located in the middle of the development do not represent impact to the adjacent properties. Only the maintenance Building L to the southwest area of the development has been extended approximately 10 feet closer to the west property line along approximately 15 feet of structure with a new setback of 20 feet and that distance is required to be part of the landscape buffer. The landscape buffer to the west remains at 25 feet in width per condition of approval except for the 15 feet portion of the expanded Building L which is 20 feet, the rest of the buffers remain the same keeping low impact too surrounding properties. Foundation planting for the new structures and landscape islands are provided for the few parking areas modified through this application. The Conditions of Approval, also minimize any potential effects on the adjacent Property Owners. The increase in student enrollment for the Private School will not have an adverse impact on adjacent Property Owners as the daycare use is being deleted with this request and location of new structures are within the areas of existing building in the development.

**e. Design Minimizes Environmental Impact** – The proposed use and design minimizes environmental impacts, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.

Environmental Resources Management Review Staff were provided with this application for review and provided the following analysis:

- o *Vegetation Protection:* The site has been previously developed. There are native vegetation species that exist on the site such as Laurel Oaks, Live Oaks, Mahogany, and Cabbage Palms. Native vegetation that cannot be preserved in place are being either relocated or mitigated. The proposed site layout has been designed to maximize onsite preservation. The application for the Protection of Native Vegetation Approval will be required to be submitted prior to final approval by the DRO, as indicated in Article 14.C.7.C.
- o *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.
- o *Irrigation Conservation Concerns and Surface Water:* All new installations of automatic irrigation systems shall be equipped with a water sensing device that will automatically discontinue irrigation during periods of rainfall pursuant to the Palm Beach County Mandatory Year-Round Landscape Irrigation Conservation Measures Ordinance, Ordinance No. 2022-007. Any non-stormwater discharge or the maintenance or use of a connection that results in a non-stormwater discharge to the stormwater system is prohibited pursuant to Palm Beach County Stormwater Pollution Prevention Ordinance No. 93-15.
- o *Environmental Impacts:* There are no significant environmental issues associated with this petition beyond compliance with ULDC requirements.

**f. Development Patterns** – The proposed amendment will result in a logical, orderly, and timely development pattern.

The development pattern along the Linton Boulevard corridor, between South Jog Road and South Military Trail, consists of a mix of Commercial, Civic/Institutional, and Residential uses. The existing private school has operated at this location since 1997. The current request proposes to abandon the Daycare and increase the building square footage and the number of students. The proposed expansion is consistent with the surrounding development pattern and represents a logical continuation of land use in the area.

**g. Adequate Public Facilities** – The proposed amendment complies with Art. 2.F, Concurrency (Adequate Public Facility Standards).

TRAFFIC DIVISION:

The Department of Engineering and Public Works Traffic Division were provided this application for review. They provided comments throughout the review of this application and requested modifications that were addressed by the Applicant.

The approval of the driveway(s), necessary modifications to existing turn lanes, and the potential installation of a new traffic signal at the easternmost driveway are essential decisions. These will be determined by the department TD and/or the GMM, as they play a vital role in enhancing safety and efficiency for all road users. Prioritizing these modifications will not only improve traffic flow but also ensure a safer environment for all road users.

The queues and traffic management surrounding the school SHALL be subject to careful monitoring to mitigate potential confusion regarding right-of-way. Such practice is essential to ensure the safe and efficient operation of school bus services.

- *Traffic Impacts* The proposed increase in school enrollment is expected to generate 2,291 additional net daily trips, 758 additional net AM peak trips, and 132 additional net PM peak hour trips. Overall, the proposed site is expected to generate 6,200 net daily trips, 1,975 net AM peak hour trips, and 425 net PM peak hour trips. The build out of the project is assumed to be by 2032. Some of the roadway links of Atlantic Ave and Clint Moore Rd will have background failures, meaning those will fail to meet the adopted Level of Service (LOS) even without the additional traffic from the school due to expansion. Other roadways will meet adopted LOS. Significantly impacted intersections of Linton Blvd/Jog Rd and Linton Blvd/Sims Rd will meet adopted LOS with no improvements required. Current access of the school will be maintained. However, turn lane extensions are proposed to accommodate the expected queue due to additional traffic. The school will operate in staggered shifts.

- *Adjacent Roadway Level of Service (Am Peak):*

Traffic volumes are in vehicles per hour  
Segment: Linton Blvd from Jog Rd to Sims Rd  
Existing count: Eastbound=1112, Westbound=1429  
Background growth: Eastbound=100, Westbound=129

Project Trips: Eastbound=288, Westbound=192  
Total Traffic: Eastbound=1500, Westbound=1750  
Present laneage: 2 in each direction  
Assured laneage: 2 in each direction  
LOS "D" capacity: 1770  
Projected level of service: LOS D or better in both directions

The following conditions shall be imposed:

Eliminate the U-turn Lane on Linton Boulevard at 60th Avenue S. to enable full extension of the exclusive left turn at the signalized access.

Add two lanes for left turns and one lane for right turns on the NB approach at the signalized driveway.

#### LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division provided comments throughout the review of this application and requested modification have been incorporated by the applicant. The existing permitted site is located within South Florida Water Management District (SFWMD) C-15 basin and the Lake Worth Drainage District jurisdictional boundaries. The proposed site development will slightly change the pervious or impervious areas and only minor changes to the runoff characteristics are foreseen. Runoff from the additional impervious area will be collected via new/relocated storm inlets and/or swales and conveyed via a piped connection to the existing stormwater management system. Additional exfiltration trench to account for additional impervious area will be incorporated to address any additional water quality and storm attenuation requirements.

Legal Positive Outfall for the project exists by piped connection to the Lake Worth Drainage District L-36 Canal. The property associated with the application was found to comply with the regulations and code requirements of the ULDC under the authority of the Land Development Division subject to the following new engineering conditions of approval:

The Property Owner shall extend the left turn lane approach on Linton Blvd, extend the right turn lanes and reconstruction the driveway radius returns to 40 feet.

The Property Owner shall dedicate right-of-way to Palm Beach County for the extension of the right turn lane at the east entrance.

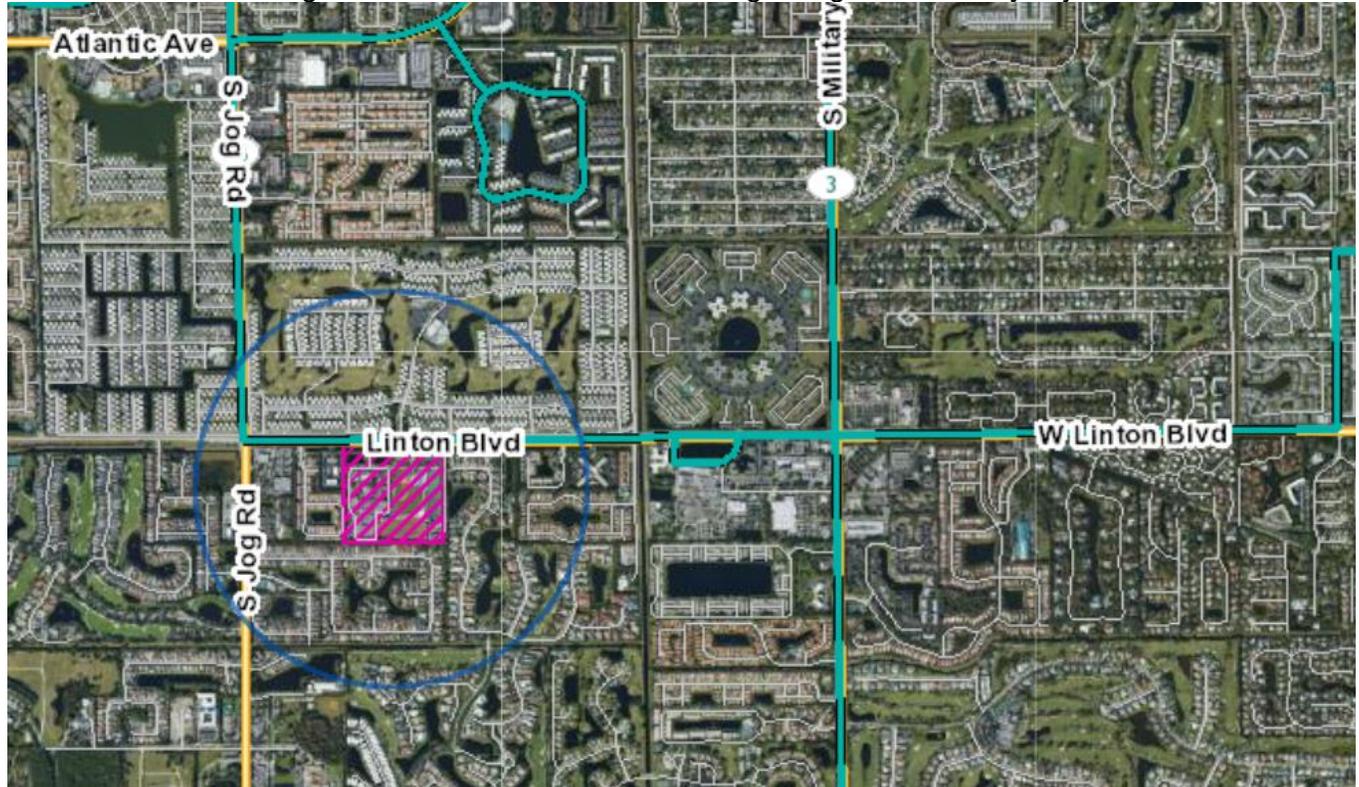
The Property Owner shall only have the gates at the 60th Avenue S entrance during student drop-off and pick-up.

#### DRAINAGE DISTRICT:

The subject development is located within the service boundaries of the Lake Worth Drainage District and the South Florida Water Management District. Lake Worth Drainage District (LWDD) Review Staff were provided with this application for review. During the review they stated the following: "This petition is located on the south side of Lake Worth Drainage Districts (LWDDs) L-36 Canal and is adjacent. LWDD has no objection to the certification of this petition." Prior to the issuance of any building permits, the Applicant is required to obtain applicable permits from both Districts.

MASS TRANSIT:

Palm Tran Review Staff were provided with this application for review. During the review they had no comments. There are approximately three bus stops within a 1/2 mile of the subject property. Bus route 88 runs east-west along Linton Blvd and south-north along S Jog Road directly adjacent to the site.



WATER AND WASTEWATER PROVIDER:

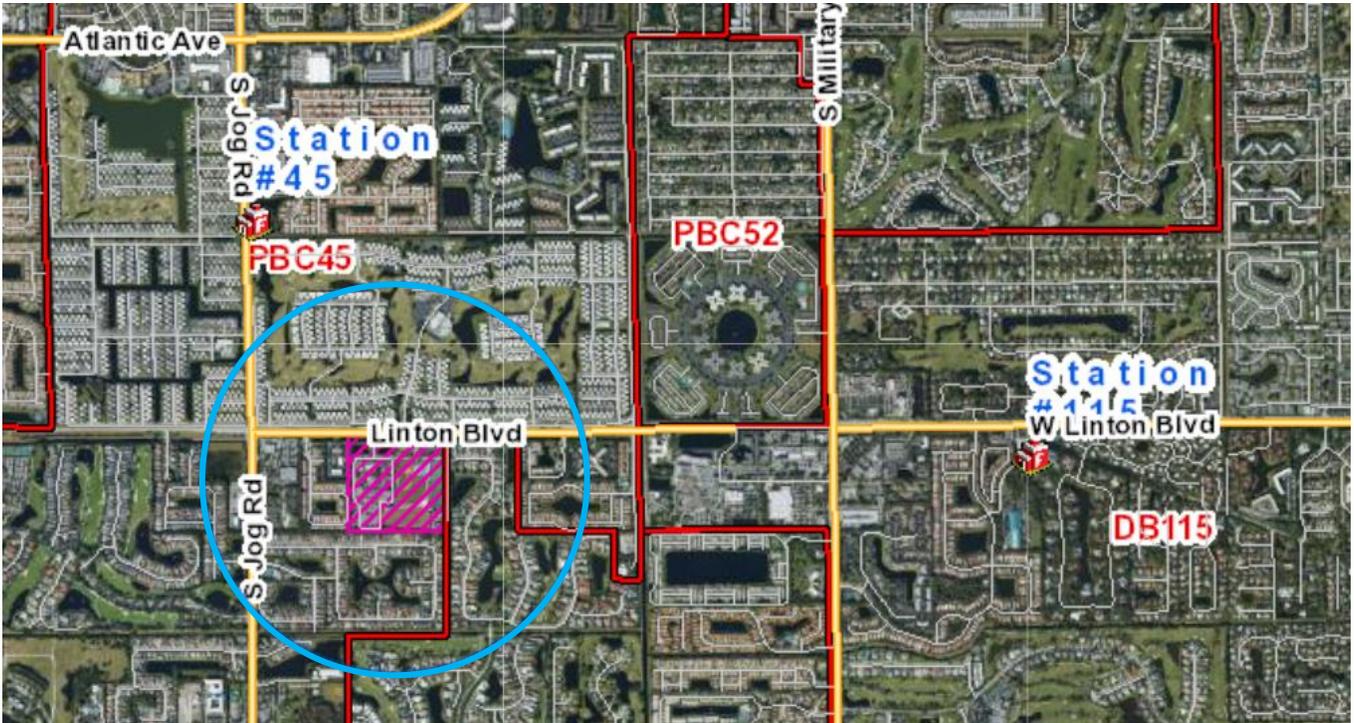
Palm Beach County Water Utilities Department (PBCWUD) Review Staff were provided with this application for review, as the subject property is within their service boundaries. They provided comments during the review which were addressed by the Applicant. The subject site is currently serviced by PBCWUD and has a public lift station which will need to be evaluated to verify capacity to accept the increased flows. This can be coordinated during the PBCWUD plan review process.

PALM BEACH COUNTY HEALTH DEPARTMENT:

The Health Department Review Staff were provided with this application for review. During the review they provided no comments. For the Staff Report Analysis they stated, “The Florida Department of Health has no objects to this project.”

FIRE RESCUE:

Fire Rescue review Staff were provided with this application for review. During the review they provided the following comment, “Disclaimer: Site plan review and approval by the AHJ shall not relieve the owner and design team of the responsibility of compliance with the Florida Fire Prevention Code, adopted NFPA standards and local Palm Beach County fire rescue amendments (NFPA 1, section 1.14.4). Any design seeking relief from a specific fire code requirement shall obtain an approved waiver.” The subject site is located within the service boundaries of Palm Beach County Fire Rescue Station # 45.

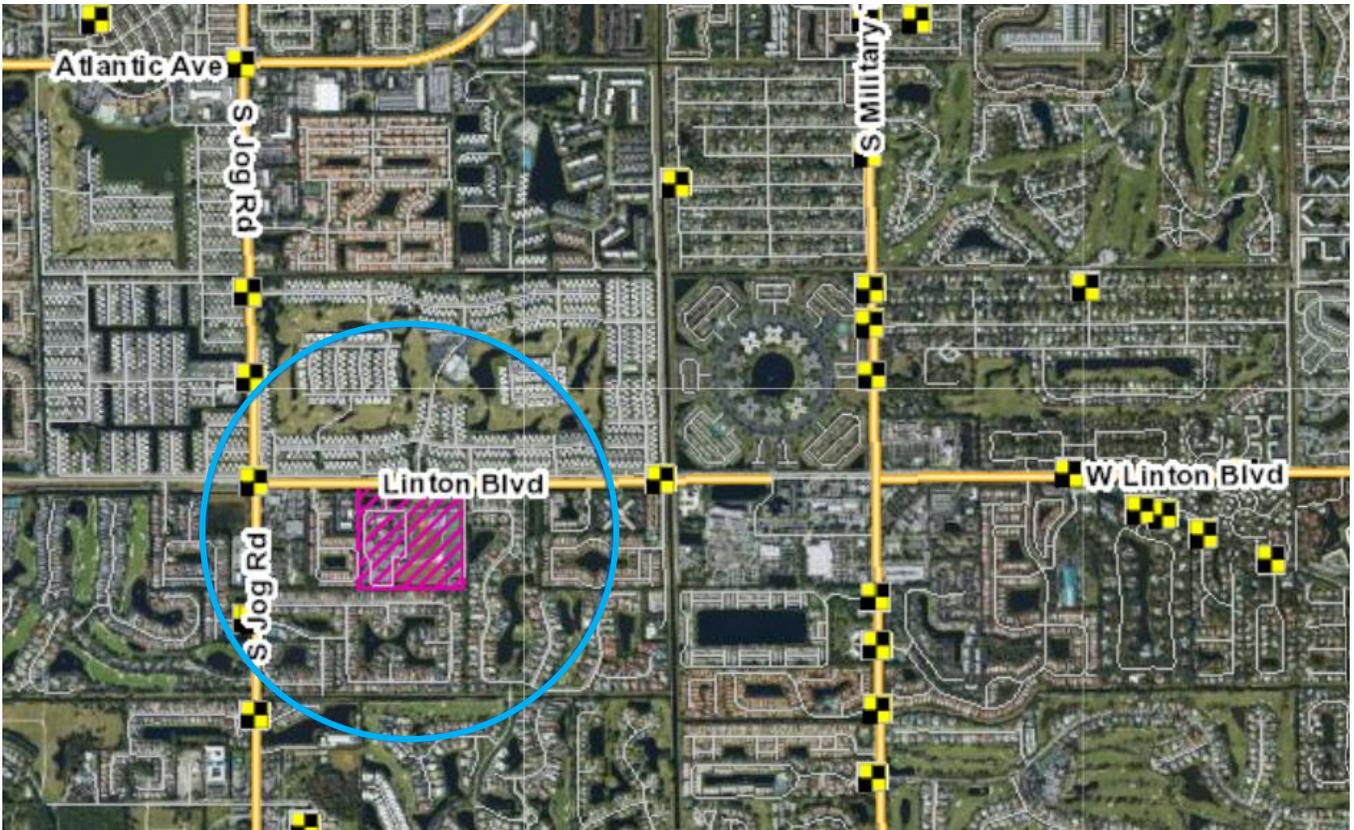


**PARKS AND RECREATION:**

The Parks and Recreation Department Review Staff were provided with this application for review. During the review they stated, “This is a non-residential application, therefore Park and Recreation Department ULDC standards do not apply. Parks has no issues with the modification to the site plan.”

**SCHOOL IMPACTS:**

The PBC School District Review Staff were provided with this application for review. During their review they stated, “The School Board has no comments regarding this non-residential application.” There are approximately three public school bus stop locations within 1/2 mile of the subject property.



**h. Changed Conditions or Circumstances** – There are demonstrated changed site conditions or circumstances provided by the Applicant’s Justification Statement that necessitate the amendment.

The Applicant’s Justification Statement indicates the following justification for their changed conditions of circumstances: “The numerous amounts of people moving to Palm Beach County has created a necessity for the private school to expand their facilities to provide services to more students on campus. This has been recognized by the Business Development Board and is a result of the influx of new business and employees relocating to South Florida.”

## Exhibit C-1 - Conditions of Approval

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### Development Order Amendment

#### ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2001-148, Control No.1996-00062, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-97-4 (Petition 96-62) and R-97-1569 (Petition 96-62(A)) have been consolidated as contained herein. The petitioner shall comply with all previous conditions of approval, unless expressly modified herein, excluding the previous commencement of development deadline.

#### Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2001-148 (Control 1996-00062), 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. Previous ALL PETITIONS Condition 2 of Resolution R-2001-148, Control No.1996-00062, which currently states:

Development of the site is limited to the uses and site design as approved by the Board of County Commissioners. The approved site plan is dated December 7, 2000 and Ultimate Build-Out Plan is dated June 27, 2000. 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.

#### Is hereby amended to read:

The approved Site Plan and Regulating Plan are dated August 25, 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)

#### ARCHITECTURAL REVIEW

1. Architectural character and treatment shall be provided on all sides of the building. These features shall include, but are not limited to, the following:

- a. Varied roof lines within the same building. All roof lines shall not run in continuous place for more than one hundred fifty (150) feet without offsetting or jogging the roof plan. The jog shall be a minimum of five (5) feet in depth;
- b. Varied window treatments (i.e. transoms, glass block, window types, trims, etc.);
- c. Contrasting shapes and forms within the building mass including off setting of vertical or horizontal planes;
- d. Focal points or points of interest (i.e. cupolas, loggias, entrances, vertical elements, chimneys, etc.); and
- e. Varied architectural details (i.e. columns, pilasters, vents decorative trims and moldings, stucco or horizontal banding, decorative railings decorative accent tiles, etc.). (DRO: ZONING - Building Division) (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2001-148, Control No.1996-00062)

2. Previous ARCHITECTURAL REVIEW Condition 2 of Resolution R-2001-148, Control No.1996-00062, which currently states:

The maximum height for all structures, including all air conditioning and mechanical equipment, and satellite dishes shall not exceed thirty-five (35) feet, except in conformance with Section 6.5.H. (Exceptions to height regulations) or subject to variance approval from the Board of Adjustment.

#### Is hereby amended to read:

The maximum height for all structures, including all air conditioning and mechanical equipment, and satellite dishes shall not exceed thirty-five (35) feet, except in conformance with ULDC Article 3.D.1.E.4 (Building Height Exceptions) or subject to variance approval from the Zoning Commission. (BLDGPM: BUILDING DIVISION - Zoning)

3. Foundation planting or grade for structures over 35 feet in height (if allowed subject to variance approval) to consist of the following:

- a. The minimum width of the required landscape areas shall be ten (10) feet;
- b. The length of the required landscaped areas shall be no less than 40% of the total length of the front and rear of the structure; and,

c. Landscape areas shall be planted with a minimum equivalent of one (1) tree or palm for each twenty (20) linear foot of building facade and appropriate ground cover. (DRO/ONGOING: ZONING - Zoning) (Previous ARCHITECTURAL REVIEW Condition 3 of Resolution R-2001-148, Control No.1996-00062)

4. Prior to submittal of a Building Permit for any modifications to Buildings in Phase 1 or proposed buildings in Phase 2, 3, or 4, Architectural Elevations shall be submitted for review and approval by the Development Review Officer (DRO). Architectural Elevations shall comply with the standards indicated in Article 5.C of the Unified Land Development Code (ULDC) and all applicable Conditions of Approval. (BLDGPM: ZONING - Zoning)

### **DAYCARE**

1. Previous DAYCARE Condition 1 of Resolution R-2001-148, Control No.1996-00062, which currently states:

The maximum number of children for the day care center shall be limited to the following: E: School Year: 148 children; and, Summer Session: 548 children.

**Is hereby deleted.** [REASON: Daycare being abandoned with this request]

### **ENGINEERING**

1. Prior to the issuance of a building permit the property owner shall convey to Palm Beach County Land Development Division by road right-of-way warranty deed additional right of way for the construction of a right turn lane on Linton Boulevard at the project's entrance road. This right-of-way shall be a minimum of 200 feet in storage length, twelve feet in width and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include "Corner Clips" where appropriate as determined by the County Engineer. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2001-148, Control No.1996-00062)

2. The Property owner shall construct a right turn lane west approach on Linton Boulevard at the projects entrance road. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit. Construction shall be completed prior to the issuance of the first Certificate of Occupancy. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2001-148, Control No.1996-00062)

3. Deleted per R-2001-0148. (Previous ENGINEERING Condition 3 of Resolution R-2001-148, Control No.1996-00062)

4. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:

a. No Building Permits shall be issued until construction has begun for Jog Road as a 6 lane section from Clint Moore Road to Linton Boulevard plus the appropriate paved tapers. [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2001-148, Control No.1996-00062)

5. The property owner shall fund the cost of signal installation if warranted as determined by the County Engineer at the project entrance and Linton Boulevard. [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2001-148, Control No.1996-00062)

6. Prior to issuance of the first Building Permi for Phase 2, the property owner shall convey to the public an access easement, and a separate 10 foot utility easement adjacent to the access easement. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all conflicting encumbrances and encroachments. Right-of-way conveyances shall also include "Corner Clips" where appropriate at intersections as determined by the County Engineer. The location of the access easement shall be in accordance with the drawing currently on file with the Zoning Division as drawing number 5511SP4, titled Ingress Easement Graphic. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2001-148, Control No.1996-00062)

7. The Property owner shall construct the access easement as a two lane section, local street standards. In addition the property owner shall construct a left turn lane south approach within the access easement at Linton Boulevard. [COMPLETE]

a. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. [Note: COMPLETED]

b. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of the first Building Permit for Phase 2. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

c. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for Phase 2. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 7 of Resolution R-2001-148, Control No.1996-00062)

8. The Developer shall also provide within this project's internal storm water management system an equivalent amount of stormwater runoff for the road drainage of Linton Boulevard. The amount of runoff required to be stored onsite shall be based upon the applicable County Water Control District, South Florida Water Management District and Palm Beach County Engineering Requirements. [Note: COMPLETED] (Previous ENGINEERING Condition 8 of Resolution R-2001-148, Control No.1996-00062)

#### 9. LANDSCAPE WITHIN MEDIAN OF COUNTY MAINTAINED ROADWAYS

a. Prior to issuance of a building permit for Phase 2, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape all adjacent median(s) of all abutting rights-of-way. When permitted by Palm Beach County Department of Engineering and Public Works, landscaping shall, at a minimum, consist of the Low Cost Planting Concept outlined in the Palm Beach County Engineering and Public Works Department March 1994 Streetscape Standards. The property owner shall also be responsible to supplement any existing landscape material previously planted in this median and all new landscape material shall be consistent with the landscaping theme adopted for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Streetscape Standards. If all xeriscape material is utilized, the watering of the plant material during the initial heal-in period shall be the responsibility of the property owner. Alternative species other than those listed in the County standards may be allowed subject to approval by the County Engineer. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

b. All required median landscaping, including an irrigation system if required shall be installed at the property owner's expense. All existing landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or duly established Property Owner's Association and/or Homeowner's Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, irrigation, and alternate watering of Xeriscape material during periods of drought in order to maintain healthy plant material. All landscape material shall be installed on or before the issuance of a Certificate of Occupancy for Phase 2. (CO: MONITORING - Engineering) [Note: COMPLETED]

c. Declaration of Covenants and Restriction Documents shall be established or amended as required, prior to issuance of a certificate of occupancy for Phase 2 to reflect this obligation. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 9 of Resolution R-2001-148, Control No.1996-00062)

10. In order to comply with the mandatory Traffic Performance Standards, the Developer shall be restricted to the following phasing schedule:

a. 10a. Building permits for no more than 6000 sq. ft. of day care facility and 1190 private school students which together will generate 3904 trips per day may be issued until the contract has been let for the widening of Linton Boulevard from Military Trail to Congress Avenue. [Note: COMPLETED]

b. 10b. An approved phasing plan shall be submitted prior to final DRC approval detailing square footages and uses identified above on the final site plan. [Note: COMPLETED] (Previous ENGINEERING Condition 10 of Resolution R-2001-148, Control No.1996-00062)

#### 11. "CUTOUT" LANDSCAPE STRIPS WITHIN THE CONCRETE MEDIAN OF LINTON BOULEVARD

a. Prior to issuance of a building permit for Phase 2, the property owner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to provide landscape cutouts within the concrete median of Linton Boulevard right-of-way contiguous to the frontage. As part of this permit process, the property owner shall enter into a Right of Way, concrete median cutout, Landscape Installation and Maintenance, Removal, and Indemnification Agreements. All new landscape material shall be consistent with the landscaping theme adopted for this roadway. All landscape material, installation, and maintenance requirements shall be subject to the standards set forth by the Palm Beach County Standards. Alternative plant and paver block material other than those listed in the County standards may be permitted subject to approval by the County Engineer. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED]

b. 11b. All required median landscaping, including an irrigation system, the cost of the removal or cutting out the existing concrete median as well as the installation of all landscape material, paver block or similar materials shall be funded at the property owners expense. When landscape cutouts are permitted landscaping shall consist of Landscape Material approved by the County Engineer. All new and existing landscaping, paver block or similar materials shall be the perpetual maintenance obligation of the petitioner and its successors, or assigns or duly established Property Owner's Association. The maintenance may be assumed by the County upon payment equal to the long term maintenance cost, in accordance with the adopted policy approved by the Board of County Commissioners. All existing landscape material shall also be the perpetual maintenance obligation of the petitioner and its successors, heirs or assignees or

duly established Property Owner's Association and/or Homeowners' Association. Perpetual maintenance includes, but is not limited to, pruning, fertilizing, and the irrigation system. All landscape material shall be installed prior to the issuance of the first certificate of occupancy. (CO: MONITORING - Engineering) [Note: COMPLETED]

c. If the County does not assume maintenance responsibility, then appropriate property owners documents or other restrictive covenant documents, evidencing the maintenance obligation shall be established or amended as required and shall be approved and recorded prior to the issuance of a Building Permit for Phase 2. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 11 of Resolution R-2001-148, Control No.1996-00062)

12. Prior to the issuance of a building permit for Phase 2 the property owner shall obtain from the Lake Worth Drainage District the additional right of way required for a right turn lane at the projects east entrance. This right of way shall then be conveyed to Palm Beach County Land Development Division by road right of way warranty deed. This right-of-way shall be minimum of 280 feet in storage length, twelve feet in width and a taper length of 50 feet or as approved by the County Engineer. This additional right of way shall be free of all encumbrances and encroachments and shall include "Corner Clips" where appropriate as determined by the County Engineer. Property owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Acquisition Section to ensure that the property is free of all encumbrances and encroachments. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 12 of Resolution R-2001-148, Control No.1996-00062)

13. The Property owner shall construct a right turn lane west approach on Linton Boulevard at the project's east entrance road.

a. This construction shall be concurrent with the paving and drainage improvements for Phase 2 for the site (more than 150,000 sq. ft. of building area). Any and all costs associated with the construction shall be paid by the property owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. [Note: COMPLETED]

b. Permits required by Palm Beach County for this construction shall be obtained prior to the issuance of Building Permit for Phase 2 for the site (more than 150,000 sq. ft. of building area). [Note: COMPLETED]

c. Construction shall be completed prior to the issuance of the Certificate of Occupancy for Phase 2 for the site (more than 150,000 sq. ft. of building area). [Note: COMPLETED] (Previous ENGINEERING Condition 13 of Resolution R-2001-148, Control No.1996-00062)

14. Pursuant to the Traffic Analysis dated September 4, 2025, the Buildout Date is December 31, 2032. No Building Permits for the site may be issued after December 31, 2032. 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)

15. The Property Owner shall i) extend left turn lane each approach on Linton Blvd at main signalized access to the maximum extent feasible ii) extend left turn lane each approach on Linton Blvd at 60th Ave S access to the maximum extent feasible iii) extend right turn lane west approach on Linton Blvd at 60th Ave S to 470 feet storage plus 50 feet taper iv) convert the south approach of the intersection of Linton Blvd and main signalized access to consist of 1 left turn lane and 1 left and right shared lane, all of the above as approved by the County Engineer v) reconstruct the driveway entrances on Linton Blvd to a minimum pavement return radii of 40 feet. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit related to the increase in student enrollment. (BLDGPM: MONITORING - Engineering)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for increased student enrollment. (BLDGPM/CO: MONITORING - Engineering)

16. Prior to the issuance of the building permit within Phase 2 or within ninety (90) days of a request by the County Engineer, whichever shall occur first, the Property Owner shall provide to Palm Beach County Right of Way Section of Roadway Production Division by warranty deed additional right of way for the construction of an extended right turn lane on Linton Blvd at the project's east entrance road. This right of way shall be extended a minimum of 190 feet in storage length, a minimum of twelve feet in width and a taper length of 50 feet, or as approved by the County Engineer. Additional width may be required to accommodate paved shoulders. The right of way shall continue across the project entrance. This additional right of way shall be free of all encumbrances and encroachments and shall include Corner Clips where appropriate, as determined by the County Engineer. Property Owner shall provide Palm Beach County with sufficient documentation acceptable to the Right of Way Section to ensure that the property is

free of all encumbrances and encroachments, including a topographic survey. The Property Owner must further warrant that the property being conveyed to Palm Beach County meets all appropriate and applicable environmental agency requirements. In the event of a determination of contamination which requires remediation or clean up on the property now owned by the Property Owner, the Property Owner agrees to hold the County harmless and shall be responsible for all costs of such clean up, including but not limited to, all applicable permit fees, engineering or other expert witness fees including attorney's fees as well as the actual cost of the clean up. The Property Owner shall not record the required right of way or related documents. After final acceptance of the location, legal sketches and dedication documents, Palm Beach County shall record all appropriate deeds and documents. (BLDG/PMT/ONGOING: MONITORING - Engineering)

17. The gate at the project entrance at 60th Avenue S. shall remain open only during student drop-off and pick-up. (ONGOING: ENGINEERING - Engineering)

## **HEALTH**

1. Architectural plans for the private school must be submitted to the Environmental Health Section, Palm Beach County Public Health Unit, in accordance with Chapter IOD-24FAC prior to issuance of a building permit. (ONGOING: HEALTH DEPARTMENT - Health Department) [Note: COMPLETED] (Previous HEALTH Condition 1 of Resolution R-2001-148, Control No.1996-00062)

2. Previous HEALTH Condition 2 of Resolution R-2001-148, Control No.1996-00062, which currently states:

The property owner shall provide a special care unit hurricane shelter allowing for a maximum of fifty (50) patients in a building adjacent to the proposed theater building. The building shall comply with the Red Cross Hurricane Evacuation Shelter Specifications and meet the Special Care Unit requirements as modeled by the existing South Florida Fairgrounds Special Care Unit Shelter. (Reference - Palm Beach County's Special Care Units Standard Operating Procedures, amended April 8,2000; and Article IV, Special Care Unit to Emergency Support Function ESF-78, of the Palm Beach County Comprehensive Emergency Management Plan) The proposed special care unit shall be open to the public at any time Palm Beach County Emergency Management, or the Red Cross determines that the facility should be available. (ONGOING: HEALTH DEPARTMENT - Health Department)

**Is hereby deleted.** [REASON: No Longer required]

3. Previous HEALTH Condition 3 of Resolution R-2001-148, Control No.1996-00062, which currently states:

Prior to or concurrent with the issuance of a building permit for the theater building, the property owner shall provide a special care unit (SCU) hurricane shelter within an adjacent building. Prior to issuance of a building permit for the special care unit (SCU) building, the Palm Beach County Health Department's Medical Director or designee must approve the SCU requirements and site plan for the proposed Special Care Unit. (ONGOING: HEALTH DEPARTMENT - Health Department)

**Is hereby deleted.** [REASON: No Longer Required]

## **LANDSCAPE – GENERAL**

1. All canopy trees required to be planted on site by this approval 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.
- d. Credit may be given for existing or relocated trees provided they meet current ULDC requirements. (DRO/ONGOING: ZONING - Zoning) (Previous Landscaping Standard Condition 1 of Resolution R-2001-148, Control No.1996-00062)

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

- a. Palm heights: twelve (12) feet clear trunk or grey wood, whichever is greater;
- b. Clusters: staggered heights twelve (12) to eighteen (18) feet; and
- c. Pruning: minimum six (6) fronds, no clipped or spiked cuts.
- d. Credit may be given for existing or relocated palms provided they meet current ULDC requirements. (DRO/ONGOING: ZONING - Zoning) (Previous Landscaping Standard Condition 2 of Resolution R-2001-148, Control No.1996-00062)

## **LANDSCAPING PERIMETER – NORTH PROPERTY LINE**

1. Landscaping and buffering along the north property line shall be upgraded to include:
  - a. A minimum thirteen (13) foot wide landscape buffer strip; (BOFA970006)
  - b. A continuous two (2) foot high berm;
  - c. One (1) canopy tree planted every twenty (20) feet on center; and
  - d. One (1) palm for each twenty (20) linear feet, with a maximum spacing of sixty (60) feet on center. A group of three or more palm trees may supersede 25% of the requirement for a canopy tree in that location;
  - e. Thirty (30) inch high shrub or hedge material, spaced no more than twenty four (24) inches on center at installation, to be planted on top of berm and maintained at a minimum height of thirty-six (36) inches; and,
  - f. A six (6) foot high vinyl coated chain link security fence shall be installed around the entire perimeter of the property, with openings for pedestrian and vehicular access. (DRO/ONGOING: ZONING - Zoning) (Previous LANDSCAPING ALONG THE NORTH PROPERTY LINE Condition 1 of Resolution R-2001-148, Control No.1996-00062)

## **LANDSCAPING PERIMETER – SOUTH, EAST AND WEST PROPERTY LINES**

1. Previous LANDSCAPING ALONG THE EAST, SOUTH, AND WEST PROPERTY LINES Condition 1 of Resolution R-2001-148, Control No.1996-00062, which currently states:

Landscaping and buffering along the south, east and west property lines shall be upgraded to include:

- a. A minimum twenty-five (25) foot wide landscape buffer strip;
- b. A continuous three (3) foot high berm measured from top of curb
- c. One (1) canopy tree planted every twenty (20) feet on center. Laurel Oak, Mahogany, Loquat or acceptable species to the Development Review Committee (DRC), shall be utilized along the southern perimeter double row of trees to provide a full canopy at maturity so as to decrease glare from adjacent athletic field lights; and
- d. Thirty (30) inch high shrub or hedge material, spaced no more than twenty-four (24) inches on center at installation, to be planted on top of berm and maintained at a minimum height of thirty-six (36) inches.
- e. A six (6) foot high vinyl coated chain link security fence shall be installed around the entire perimeter of the property.

### **Is hereby amended to read:**

Landscaping and buffering along the south, east and west property lines shall be upgraded to include:

- a. A minimum twenty-five (25) foot wide landscape buffer strip; with the exception of the portion of 14.3 feet of Maintenance Building L to the west, where a (20) foot landscape buffer will be provided, including removal of any concrete around the building within the buffer area;
- b. A continuous three (3) foot high berm;
- c. One (1) canopy tree planted every twenty (20) feet on center. Laurel Oak, Mahogany, Loquat or acceptable species to the Development Review Officer (DRO), shall be utilized along the southern perimeter double row of trees to provide a full canopy at maturity so as to decrease glare from adjacent athletic field lights; and
- d. Thirty (30) inch high shrub or hedge material, spaced no more than twenty four (24) inches on center at installation, to be planted on top of berm and maintained at a minimum height of thirty-six (36) inches.
- e. A six (6) foot high vinyl coated chain link security fence shall be installed around the entire perimeter of the property. (DRO/ONGOING: ZONING - Zoning)

## **LIGHTING**

1. All outdoor lighting used to illuminate the subject property and identification signs, excluding athletic fields only, shall be of low intensity, shielded and directed down and away from adjacent properties and streets. (ONGOING: ZONING - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2001-148, Control No.1996-00062)

2. All outdoor lighting fixtures, excluding athletic fields only, shall not exceed twenty five (25) feet in height, measured from finished grade to highest point. (ONGOING: ZONING - Zoning) (Previous LIGHTING Condition 2 of Resolution R-2001-148, Control No.1996-00062)

3. All outdoor lighting shall be extinguished no later than 10:00 p.m., excluding security lighting only. (ONGOING: ZONING - Zoning) (Previous LIGHTING Condition 3 of Resolution R-2001-148, Control No.1996-00062)

4. 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: ZONING - Zoning) (Previous LIGHTING Condition 4 of Resolution R-2001-148, Control No.1996-00062)

5. All athletic field lighting shall be located a minimum of fifty (50) feet from the north, east and west property lines and a minimum of three hundred (300) feet from the south property line. (ONGOING: ZONING - Zoning) (Previous LIGHTING Condition 5 of Resolution R-2001-148, Control No.1996-00062)

### **MASS TRANSIT**

1. Prior to final certification of the master plan or site plan by the Development Review Committee, whichever occurs first, the petitioner shall amend the plan to indicate bus access, shelters and/or a bus stop(s) on or adjacent to the subject property. Bus access, shelters and/or bus stops shall be located and constructed by the petitioner in a manner acceptable to the Palm Beach County School Board, Palm Tran, and County Engineer. The petitioner shall dedicate additional right-of-way to accommodate this requirement for bus bays and/or bus shelters, if requested by the County Engineer. Mass transit access, if required, shall include, at a minimum, a covered shelter, continuous paved pedestrian and bicycle access from the subject property or use, and a bicycle rack. (DRO: PALM-TRAN - Palm-Tran) (Previous MASS TRANSIT Condition 1 of Resolution R-2001-148, Control No.1996-00062)

### **SIGNS**

1. Freestanding point of purchase sign fronting on Linton Boulevard shall be limited as follows:

- Maximum sign height, measured from finished grade to highest point - ten (10) feet;
- Maximum sign face area per side - 100 sq. ft.;
- Maximum number of signs -one (1); and
- Style - monument style only. (BLDGPM: ZONING – Zoning) (Previous SIGNS Condition 1 of Resolution R-2001-148, Control No.1996-00062)

### **USE LIMITATIONS**

1. Previous USE LIMITATIONS Condition 1 of Resolution R-2001-148, Control No.1996-00062, which currently states:

The school, camp and day care facility shall operate during the hours of 7:00 a.m. to 10:00 p.m. Monday thru Friday. All outdoor activities for the school, camp and day care may operate during the hours of 8:00 a.m. to 8:30 p.m. on Saturday. All indoor activities for the school, camp and day care may operate during the hours of 8:00 a.m. to 10:00 p.m. on Saturday. All extracurricular and recreational activities may operate from 8:00 a.m. to 6:00 p.m. on Sunday.

#### **Is hereby amended to read:**

The school and Day camp shall operate during the hours of 7:00 a.m. to 10:00 p.m. Monday thru Friday. All outdoor activities for the school and day camp may operate during the hours of 8:00 a.m. to 8:30 p.m. on Saturday. All indoor activities for the school and day camp may operate during the hours of 8:00 a.m. to 10:00 p.m. on Saturday. All extracurricular and recreational activities may operate from 8:00 a.m. to 6:00 p.m. on Sunday. (ONGOING: CODE ENF - Zoning)

2. Previous USE LIMITATIONS Condition 2 of Resolution R-2001-148, Control No.1996-00062, which currently states:

The combined school, camp and general day care, shall have no more than 1,639 students/campers on site at any time.

#### **Is hereby amended to read:**

The school shall have no more than 2,500 students at any time and day camp shall have no more than 1,555 campers on site at any time. The combined school and day camp shall have no more than 2,500 students/campers on site at any time. (ONGOING: CODE ENF - Zoning)

3. All outdoor recreation areas, football fields and accessory structures shall be setback a minimum of fifty (50) feet from the east and south property lines. (ONGOING: CODE ENF - 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:

- 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 - Monitoring)

**DISCLOSURE**

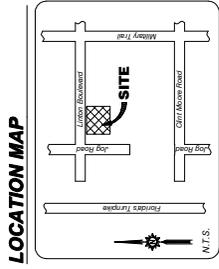
1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.

## Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
Z/CA-1996-00062	<b>Title:</b> Official Zoning Map Amendment <b>Request:</b> Rezone AR to RS	R-1997-00003	Approved	12/02/1996
	<b>Title:</b> Class A Conditional Use <b>Request:</b> CA Private School & Day care/ 980 children	R-1997-00004	Approved With Conditions	12/02/1996
Z/DOA-1996-00062 (A)	<b>Title:</b> Official Zoning Map Amendment <b>Request:</b> Rezoning from Agricultural Residential (AR) to the Residential Single Family (RS) zoning district	R-1997-01568	Approved	09/25/1997
	<b>Title:</b> Development Order Amendment <b>Request:</b> Add land area (+13.57 acres); add building square footage (+70,000 sq ft); redesign site plan; request for additional access on Linton Blvd and modify Conditions B.1 (number of daycare children) and K.2 (maximum children on site)	R-1997-01569	Approved	09/25/1997
Z/DOA-1996-00062 (B)	<b>Title:</b> Official Zoning Map Amendment <b>Request:</b> Rezone AR to RS	R-2001-00150	Approved	01/25/2001
	<b>Title:</b> Development Order Amendment <b>Request:</b> Add land area, add students and reconfigure site plan	R-2001-00148	Approved	01/25/2001

## Exhibit E-1 - Preliminary Site Plan

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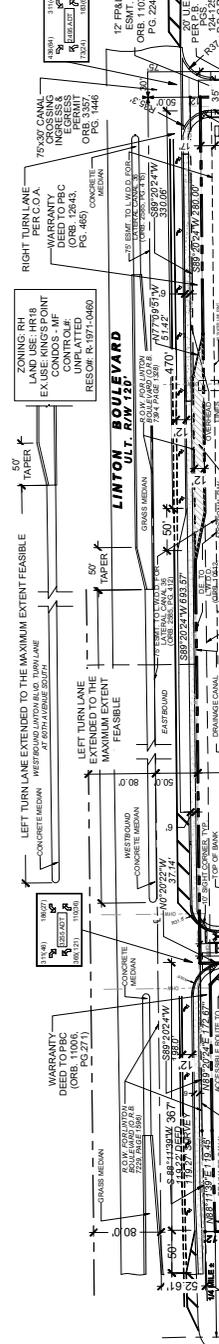


### VARIANCE CHART

Variance or Waiver No.	ULDC Reference Article/Section	Required	Provided	Approval Date/Resolution No.
V.1	6.4.D.85.c. letter/separator/buffer	25'	13'	5 of a 970067 July 17, 1997

1. THE PROPERTY OWNER SHALL PROVIDE THE BUILDING DIVISION WITH A COPY OF THE BOARD OF ADJUSTMENT RESULTS LETTER AND A COPY OF THE SITE PLAN PRESENTED TO THE BOARD OF ADJUSTMENT IN CONJUNCTION WITH THE BUILDING PERMIT APPLICATION (BLOG PERMIT BLDG).

2. THE APPLICANT SHALL MAINTAIN ALL REQUIRED PLANTINGS IN THE BUFFER ALONG LINTON BOULEVARD AND LINTON AVENUE AND SHALL MAINTAIN THE SAME THROUGHOUT THE LIFE OF THE PROJECT. A TIME EXTENSION FOR THE DEVELOPER (SCHEDULED OPERATIONS) SHALL NOT BE REQUIRED SINCE A BUILDING PERMIT IS NOT REQUIRED FOR THIS VARIANCE REQUEST (ZONING).



### SQUARE FOOTAGE PHASING BREAKDOWN

Building	Phase 1 Existing SF	Phase 2 SF	Phase 3 SF	Phase 4 SF
A Administration East	4,730			
B Administration West	11,936			
C Elementary North	11,936			
D Elementary South	11,936			
E Security/Maintenance	7,070			
F Security/Maintenance Pad	1,652			
G Blair House	1,225			
H Tennis/Outdoor Club Bldg	480			
I Phase Box	240			
J Ding Out	240			
K Ding Out	1,200			
L Storage/Maintenance Shop - West	19,011			
M Gym	8,535			
N High School East - North	6,562			
O Locker Room	7,122			
P High School East - South	9,250			
Q High School North Center	8,535			
R High School West - North	11,260			
T High School West - North	2,524			
U Fine Art	25,071			
V 3 S. Elm Visual/Media Classroom	25,071			
Y Administration South - West	14,400			
Z Theater	4,000			
AA High School Classroom	11,960			
AB Field House	14,000			
AC Field House	14,000			
AD Field House/Phases Box	192			
AE Guard House	90			
AF Elementary School Classroom	4,514			
AG Administration Building	2,885			
AH Administration Building	10,400			
AI Phasing Total	188,834 SF	14,974 SF	48,000 SF	28,400 SF
Phasing Subtotal	203,808 SF	25,808 SF	280,288 SF	272,102 SF
Total Square Footage	203,808 SF	25,808 SF	280,288 SF	272,102 SF

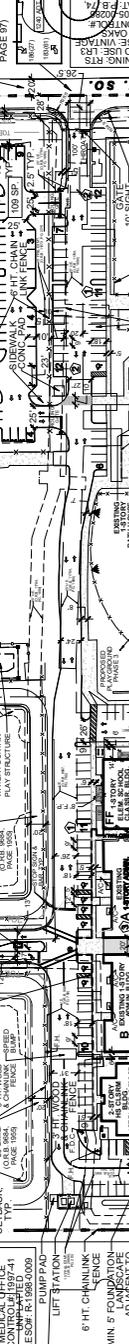
### SITE DATA

APPLICATION NAME: AMERICAN HERITAGE SCHOOL  
 CONTROL NUMBER: 19040002  
 APPLICATION NUMBER: DDA-2025-00739  
 LAST ESCA APPROVAL DATE: 12/7/00  
 BOARD OF APPEALS ITEM#: 9700067  
 URBAN/SUBURBAN: URBAN  
 ZONING DISTRICT: MRS  
 P.O.N.: 00-42-4827-00-000-1010  
 EXISTING USE: PRIVATE SCHOOL  
 GROSS FLOOR AREA: 410.22 AC. (1,752,059 S.F.)  
 GROSS SQUARE FOOTAGE BREAKDOWN CHART: 280,288 S.F.  
 PAR: 18%  
 BUILDING COVERAGE: 17.4%  
 (INCLUDES CANOPIES, DUG OUTS & COVERED WALKWAYS FOR WEATHER PROTECTION ONLY - 247,30 S.F.)

STUDENTS: 2,800  
 SCHOOL YEAR: 2020-2021  
 SUMMER CAMP CAMPERS: 1,555  
 PARKING REQUIRED: 898 SP \*\*  
 EMPLOYEES (864): 384 SP  
 AT 1 SP PER EMPLOYEE  
 VISITORS (2400/90): 50 SP  
 1174 A SP PER 50 STUDENTS  
 AT 1 SP PER 5.5 (1174 & 91 SP)  
 127H GRADERS: 333 SP  
 STAIRS: 40 SP  
 120 SEATS AT 1 SP PER 3 SEATS  
 THEATER: 40 SP  
 \*\*PARKING REQUIRED PER SHARED PARKING ANALYSIS = 625 SP  
 PARKING PROVIDED: 525 SP  
 ACCESSIBLE PARKING REQUIRED: 7 SP  
 ACCESSIBLE PARKING PROVIDED: 12 SP  
 LOADING REQUIRED: 1 SP  
 LOADING PROVIDED: 1 SP  
 BUILDING HEIGHT: 60' MAX. 3-STORY  
 TAZ: 477

### CONCURRENCY APPROVAL

ELEMENTARY & SECONDARY SCHOOL 280,288 S.F.  
 2,500 STUDENTS



### NOTES

1) BASE INFORMATION FOR A PORTION OF THIS PROJECT WAS OBTAINED FROM A THIS ASSOCIATES, INC. AND DATED 8/11/08 AND REVISED 3/7/25.

2) ALL BUILDINGS ARE ONE STORY. MAX. 39' HT UNLESS NOTED. ALL BUILDINGS OVER 39' HT ARE SUBJECT TO A VARIANCE APPROVAL PER CONDITION 9.2.

3) LIGHTS WILL BE PROVIDED AND INSTALLED PER SPECIFICATIONS AND PER CONDITION OF APPROVAL.

4) ALL BUILDINGS SHALL BE FIRE BRICKED UNLESS OTHERWISE NOTED.

5) MAXIMUM 5' LANDSCAPE BUFFER OVERLAP INTO BASEMENTS.

6) NO STRUCTURES ARE PERMITTED WITHIN UTILITY CORRIDORS OR DRAINAGE EASEMENTS.

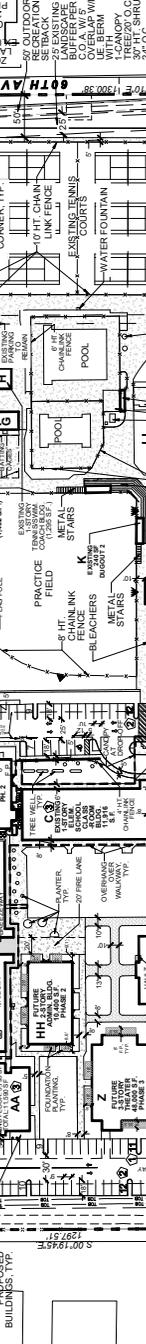
7) ALL BUILDINGS EXISTING OTHER THAN AS CONCRETE BLOCK STRUCTURE DRAINAGE EASEMENT FIRE HYDRANT FIRE DEPARTMENT CONNECTION FOUNDATION PLANTING LAKE WORTH DRAINAGE DISTRICT OVERHEAD WIRES RIGHT OF RECORD BOOK TOP OF BANK BOTTOM OF BANK PRESERVED TREE IN AFFECTED AREA TO BE CONCRETE PAD OR SIDEWALK

8) GATE AT 60R AVE. SOUTH ONLY OPEN DURING STUDENT DROP-OFF & PICK-UP.

9) ONE WAY AISLES SHALL BE MARKED WITH PAVEMENT ARROWS EVERY 150' INTERVALS, TYP.

10) ALL PARKING IS EXISTING OTHER THAN AS LABELED PROPOSED PARKING.

11) GATE AT 60R AVE. SOUTH ONLY OPEN DURING STUDENT DROP-OFF & PICK-UP.



### PROPERTY DEVELOPMENT REGULATIONS

Zoning District or Pod	Min. Lot Dimensions	Size	Width	Frontage	Depth	Density/GFA	Fld. Cover	Front	Side	Rear	Setbacks/Separation
RS - Class A Conditional Use		6,000 S.F.	65'	65'	75'	N/A	45% (Medium & High Density)	25'	7.5'	15'	15'
Required		1,752,050 S.F.	1,341.82'	1,341.82'	1,309.10'	280,288 S.F.	0.16	20.9'	20.9'	N/A	53.3'
Provided											

### NON-CONFORMING CHART

No.	ULDC Reference Article/Section	Required	Provided	Extent of Non-Conformity	Vesting Development Order (DO) Date
1	ART. 7.C.4.A.1.a	10 SPACES	11 SPACES	+1 SPACE	1/25/2001
2	ART. 7.C.4.A.1.a	10 SPACES	12 SPACES	+2 SPACES	1/25/2001
3	Table 7.C.3.B	8 ft. front and sides at 40% of foundation plantings	Foundation plantings as depicted for existing Buildings A, A.A, B, C, D, N, O, P, Q, R, S, T, U, V, X		1/25/2001

### REVISIONS

Date: Feb. 19, 2025  
 Project No.: 09-018-004  
 Designed By: HLC  
 Drawn By: HLC  
 Checked By: JB

### PBC Zoning Stamp:

SEE SHEETS PSP-2 TO PSP-5 FOR ENLARGEMENTS & EASEMENTS.

### AMERICAN HERITAGE SCHOOL

## Preliminary Site Plan

Palm Beach County, Florida

DATE: FEB. 19, 2025  
 PROJECT NO.: 09-018-004  
 DESIGNED BY: HLC  
 DRAWN BY: HLC  
 CHECKED BY: JB

REVISIONS:  
 02/25/25: JONAS SAMBITA  
 02/25/25: JONAS SAMBITA  
 02/25/25: JONAS SAMBITA

SCALE: 1" = 80'-0"

LEGEND:  
 APPROVAL OF APPROVAL  
 CONCRETE BLOCK STRUCTURE  
 DRAINAGE EASEMENT  
 FIRE DEPARTMENT CONNECTION  
 FIRE HYDRANT  
 FOUNDATION PLANTING  
 LAKE WORTH DRAINAGE DISTRICT  
 OVERHEAD WIRES  
 RIGHT OF RECORD BOOK  
 TOP OF BANK  
 BOTTOM OF BANK  
 PRESERVED TREE IN AFFECTED AREA TO BE CONCRETE PAD OR SIDEWALK

CONCURRENCY APPROVAL  
 ELEMENTARY & SECONDARY SCHOOL 280,288 S.F.  
 2,500 STUDENTS

NOTES:  
 1) BASE INFORMATION FOR A PORTION OF THIS PROJECT WAS OBTAINED FROM A THIS ASSOCIATES, INC. AND DATED 8/11/08 AND REVISED 3/7/25.  
 2) ALL BUILDINGS ARE ONE STORY. MAX. 39' HT UNLESS NOTED. ALL BUILDINGS OVER 39' HT ARE SUBJECT TO A VARIANCE APPROVAL PER CONDITION 9.2.  
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 5) MAXIMUM 5' LANDSCAPE BUFFER OVERLAP INTO BASEMENTS.  
 6) NO STRUCTURES ARE PERMITTED WITHIN UTILITY CORRIDORS OR DRAINAGE EASEMENTS.  
 7) ALL BUILDINGS EXISTING OTHER THAN AS CONCRETE BLOCK STRUCTURE DRAINAGE EASEMENT FIRE HYDRANT FIRE DEPARTMENT CONNECTION FOUNDATION PLANTING LAKE WORTH DRAINAGE DISTRICT OVERHEAD WIRES RIGHT OF RECORD BOOK TOP OF BANK BOTTOM OF BANK PRESERVED TREE IN AFFECTED AREA TO BE CONCRETE PAD OR SIDEWALK

## Exhibit E-2 - Preliminary Regulating Plan

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## Exhibit E-3 – Previously Approved Site Plan

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## Exhibit E-5 – Disclosure of Ownership

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**DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY**

*[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]*

**TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Douglas R. Laurie, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the  individual or  President *[position - e.g., president, partner, trustee]* of American Heritage School of Boca Delray, Inc. *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
  
2. Affiant's address is: 6200 Linton Boulevard  
Delray Beach, Florida 33484
  
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
  
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
  
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
  
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

*[Handwritten Signature]*

Douglas R. Laurie, President, Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

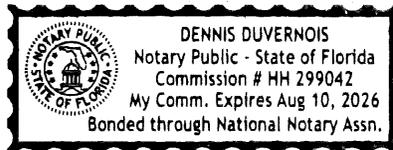
STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of May, 2025 by Douglas R. Laurie (name of person acknowledging). He is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did not take an oath (circle correct response).

Dennis Duvernois  
(Name - type, stamp or print clearly)

*[Handwritten Signature]*  
(Signature)

My Commission Expires on: 8/10/26



LEGAL DESCRIPTION:

THE EAST HALF (E.1/2) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 50 FEET THEREOF FOR ROAD RIGHT OF WAY. AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE S.0°22'10"E., ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'10"E., ALONG SAID EAST LINE OF SAID SECTION 27, A DISTANCE OF 12.00 FEET TO A POINT ON A LINE 62.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27; THENCE S.89°20'24"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 280.00 FEET; THENCE N.77°09'51"W., A DISTANCE OF 51.42 FEET TO A POINT ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF LINTON BOULEVARD; THENCE N.89°20'24"E. ALONG SAID PARALLEL LINE AND SOUTH RIGHT OF WAY LINE, A DISTANCE OF 330.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE WEST HALF (W.1/2) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 50 FEET THEREOF FOR ROAD RIGHT OF WAY AND LESS THE ROAD RIGHT OF WAY FOR LINTON BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 7229, PAGE 1596 AND OFFICIAL RECORD BOOK 11006, PAGE 271 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TOGETHER WITH:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 20.00 FEET OF THE PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "B", AS ESTABLISHED BY THAT CERTAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2087, PAGE 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BY THAT CERTAIN APPURTENANT CANAL CROSSING INGRESS AND EGRESS PERMIT RECORDED IN OFFICIAL RECORDS BOOK 3357, PAGE 1446, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING & BEING WITHIN THE CITY OF DELRAY, PALM BEACH COUNTY, FLORIDA CONTAINING 40.22 ACRES (1,752,050 SQUARE FEET) MORE OR LESS.

**EXHIBIT "B"**

**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

<b>Name</b>	<b>Address</b>
Douglas R. Laurie, President	6200 Linton Blvd. Delray Beach, FL 33484

Ownership: 44.283 %

Leslie M.L. Wood, V.P.	6200 Linton Blvd. Delray Beach, FL 33484
------------------------	--

Ownership: 43.283 %

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation

AMERICAN HERITAGE SCHOOL OF BOCA DELRAY, INC.

### Filing Information

<b>Document Number</b>	P99000001838
<b>FEI/EIN Number</b>	65-0885509
<b>Date Filed</b>	01/07/1999
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	11/19/2001

### Principal Address

6200 LINTON BLVD  
DELRAY BEACH, FL 33484

Changed: 05/22/2000

### Mailing Address

12200 W BROWARD BLVD  
PLANTATION, FL 33325

Changed: 11/19/2001

### Registered Agent Name & Address

CARROLL, JENNIFER  
201 EAST LAS OLAS BLVD  
SUITE 1700  
FORT LAUDERDALE, FL 33301

Name Changed: 04/02/2024

Address Changed: 04/19/2023

### Officer/Director Detail

#### **Name & Address**

Title CEO

LAURIE, WILLIAM R  
12200 W BROWARD BLVD  
PLANTATION, FL 33325

Title President

LAURIE, DOUGLAS R  
12200 W BROWARD BLVD  
PLANTATION, FL 33325

Title VP

Wood, Leslie  
12200 W BROWARD BLVD  
PLANTATION, FL 33325

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	04/19/2023
2024	04/02/2024
2025	04/22/2025

**Document Images**

<a href="#">04/22/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/14/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/21/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/10/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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[11/19/2001 -- ANNUAL REPORT](#)

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[05/22/2000 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[09/28/1999 -- Merger](#)

[View image in PDF format](#)

[01/07/1999 -- Domestic Profit](#)

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## Exhibit E-7 – Parking Statement

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May 16, 2025  
Revised July 24, 2025

Mr. William Laurie, President  
American Heritage School  
12200 W. Broward Boulevard  
Plantation, Florida 33325

**Re: American Heritage School - #PTC25-006  
Parking Statement**

Dear Mr. Laurie:

The purpose of this letter is to present a shared parking analysis for the expansion of the existing private school (K-12) from 1,491 to 2,500 students at the American Heritage School site on Linton Boulevard. This modification will include the elimination of the approved 148 Daycare students.

**Shared Parking Analysis**

The County parking code requirements for the school, stadium and theater are shown below:

Land Use	Intensity	Palm Beach County Parking Code Requirement	Required Parking Spaces
School	384 Employees 2,500 Students 500 11 <sup>th</sup> & 12 <sup>th</sup> Graders	1 space per employee	384
		1 visitor space per 50 students	50
		1 space per 5.5 11 <sup>th</sup> & 12 <sup>th</sup> graders	91
		<b>Total</b>	<b>525</b>
Stadium	1,000 Seats	1 space per 3 Seats	<b>333</b>
Theater	120 Seats	1 space per 3 Seats	<b>40</b>
<b>TOTAL</b>			<b>898</b>

The parking demand for the school, stadium and theater occur at different times and days. The Urban Land Institute (ULI), Shared Parking, 3<sup>rd</sup> Edition was reviewed. The ULI report does include hourly percentages for both the weekday and weekend and visitor and employee ratios for the arena and theater uses, but these relate to non-school oriented venues. Therefore, a shared parking analysis was completed based on the operations of the site rather than ULI ratios. The school is open Monday through Friday from 7:00 AM to 6:00 PM. The Upper School has drop-off between 7:00 AM and 7:45 AM and pick up between 3:30 PM and 6:00 PM. The lower school has drop off between 8:00 AM and 8:30 AM and pick up between 2:50 PM and 3:00 PM. The stadium activity typically occurs on Friday nights, while the theater operation varies throughout the week and some weekends. Limited theater seating events were estimated at 50%. To provide a conservative analysis, the stadium was shown as operational on the weekends for special events.

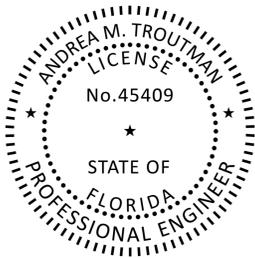
Mr. Laurie  
Re: American Heritage School  
July 24, 2025  
Page 2

**Attachment 1** provides the shared parking analysis for this site based on the operational data described above. This shared parking analysis shows that the peak demand for the site is **525** parking spaces.

A review of additional sporting events was undertaken as requested by Palm Beach County. The football games in the stadium are the biggest draw. Other athletic events, such as tennis, lacrosse, or soccer, do not have the draw of a football game with generally only parental support at these events. These other sports also have different schedules from the football games as provided in the **Appendix**. Based on the schedules and estimated attendance at other sporting events, the football games represent the maximum impact and this maximum impact has been addressed in this parking statement.

Please contact me by phone or at [atroutman@pindertroutman.com](mailto:atroutman@pindertroutman.com) if you need any additional information or have any questions.

Sincerely,



Digitally signed by  
Andrea M Troutman  
Date: 2025.07.24  
11:02:55 -04'00'

Andrea M. Troutman, P.E.  
President

Attachments

**Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409**

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 7/24/25 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**Attachment 1  
American Heritage School  
Shared Parking Analysis**

Land Use Parking Requirement (1)	Upper School (500 Students)						Lower School (2000 Students)						Stadium		Theater		Total
	Employees		Visitors		11th & 12th Grade		Employees		Visitors		Stadium		Theater				
	% Util. (2)	Spaces Needed	% Util. (2)	Spaces Needed	% Util. (2)	Spaces Needed	% Util. (2)	Spaces Needed	% Util. (2)	Spaces Needed	% Util. (2)	Spaces Needed	% Util. (2)	Spaces Needed			
<b>MONDAY, TUESDAY, WEDNESDAY, THURSDAY</b>																	
Day - 6:30 AM to 8:00 AM	100%	77	100%	10	100%	91	100%	307	50%	20	0%	0	0%	0	0%	0	505
Day - 8:00 AM to 3:00 PM	100%	77	100%	10	100%	91	100%	307	100%	40	0%	0	0%	0	0%	0	525
Day - 3:00 PM to 6:30 PM	100%	77	75%	8	75%	68	75%	230	50%	20	0%	0	25%	10	25%	10	413
Evening - 6:30 PM to Midnight	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	100%	40	100%	40	40
<b>FRIDAY</b>																	
Day - 6:30 AM to 8:00 AM	100%	77	100%	10	100%	91	100%	307	50%	20	0%	0	0%	0	0%	0	505
Day - 8:00 AM to 3:00 PM	100%	77	100%	10	100%	91	100%	307	100%	40	0%	0	0%	0	0%	0	525
Day - 3:00 PM to 6:30 PM	100%	77	75%	8	75%	68	75%	230	50%	20	25%	83	25%	10	25%	10	496
Evening - 6:30 PM to 9:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	100%	333	100%	40	100%	40	373
Evening - 9:00 PM to Midnight	0%	0	0%	0	0%	0	0%	0	0%	0	50%	167	50%	20	50%	20	187
<b>SATURDAY, SUNDAY</b>																	
Day - 6:30 AM to 8:00 AM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0
Day - 8:00 AM to 3:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	25%	83	25%	83	25%	83	83
Day - 3:00 PM to 6:30 PM	0%	0	0%	0	0%	0	0%	0	0%	0	50%	167	50%	10	25%	10	177
Evening - 6:30 PM to 9:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	100%	333	100%	20	50%	20	353
Evening - 9:00 PM to Midnight	0%	0	0%	0	0%	0	0%	0	0%	0	50%	167	50%	20	50%	20	187

(1) Per Palm Beach County requirements. For the schools, the employee spaces were split proportionately with the number of students.

(2) Per operations of the site.

# **APPENDIX**

# Sports Home Events

- All traffic for sporting home events enters from Linton Blvd. through the EAST gate and parks in the NE parking lot.
- All spectators park in the NE parking lot regardless of the location of the game (gym, baseball/softball stadiums, gymnasium, turf)
- Traffic patterns for entering games occur between 5:00-7:00 PM, depending on the sport.
- Traffic leaving sporting events occurs between 6:00-10:00 PM, depending on the sport.
- Daily practices conclude for high school between 6-7:00. Students take the activity bus, or are self-drivers. Car pick up occurs on the south end of campus near the 600 building or the back of the gymnasium.

<b>FALL</b>	<b>Season timeline: August- October</b>			
	Approx. # Home games Per level, each season	Days of the week, most games may fall on	Approx. # of spectators	Approx. start times of games
Football	V: 6 JV: 3 JH: 3	V: Friday JV: M/T/or W JH: T or W	V: 300 JV: 50 JH: 50 *Varsity playoffs first week in Nov. crowds may increase to 400	V: 7:00 JV: 6:00 JH: 4:30
Volleyball	V: 7 JV: 5 JH: 4	V: M/W JV: M/W JH: M/W	V: 40-50 JV: 40-50 JH: 40-50	V: 7:00 JV: 6:00 JH: 5:00
Swim JH	Boys and Girls : 3	T/W or Th	5-10	4:30
Golf	Boys and Girls None/Off-campus only	None	None	
Cross Country	Boys and Girls None/Off-campus only	None	None	
<b>WINTER</b>	<b>Season timeline: October- February</b>			
Soccer Girls	V: 4 JV: 3 JH: 5	V: T or Th JV: T or Th JH: M or W	V: 50 JV: 50 JH: 30	V: 7:00 JV: 6:00 JH: 4:30

			*Varsity playoff game crowd may increase to 150 (Beginning of February)	
Soccer Boys	V: 5 JV: 4 JH: 7	V: T/Th JV:T/Th JH: M or W	V: 50 JV: 50 JH: 30 *Varsity playoff game crowd may increase to 150 (Beginning of February)	V: 7:00 JV: 6:00 JH: 4:30
Basketball Girls	V: 8 JH: 3	V: M/W/F JH: M or W	V: 40-50 JH: 30-40	V: 6:00 JH: 4:30
Basketball Boys	V: 8 JV: 8 JH: 5	V: M/ W/F JV: M/W/F JH: M or W	V: 40-50 JV:40-50 JH: 30-40	V: 7:00 JV:6:00 JH: 4:30
Weightlifting (G)	None/Off-campus only	None	None	
<b>SPRING</b>	<b>Season timeline: February- May (ends first week in May)</b>			
Lacrosse Girls	V: 8	V: M/Th/F	V: 50 *Varsity playoff game crowd may increase to 150 (last weeks in April/first week of May)	V: 7:00
Lacrosse Boys	V: 7 JH: 3	V: T/Th JH: M/W	V: 50 JH:	V: 6:00 JH: 4:30
Baseball	V: 10 JV: 6 JH: 2	V: T/Th/Sat. JV: Sat. JH: M/W	V: 50-60 JV: 30 JH: 30	V: 7:00 PM JV: 10:00/12:00 AM JH: 4:30
Softball V	V: 5	V: T/Th	V: 30-40	V: 6:00
Tennis B & G	V: 12 JH: 4	V: T/Th JH: M/W	V: 10-20 JH: 10-15	V: 3:30 JH: 4:00
Swim B & G	V: 3	V: M/W	5-10	V: 4:00

Volleyball Boys V	V: 6	V: T/Th	20-40	V: 5:00
Weightlifting	None/Off-campus only	None	None	

## Exhibit E-8 – Drainage Statement

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May 15, 2025  
Job No. 25-092  
Revised 06/20/2025

### DRAINAGE STATEMENT

American Heritage School  
Palm Beach County, Florida

#### SITE DATA

The subject parcel is located on the south side of Linton Boulevard just east of Jog Road (6220 Linton Boulevard), in Palm Beach County, Florida, and contains 40.22 Acres. The property is currently developed with a private school facility. The Property Control Number for the subject parcel is 00-42-46-27-00-000-1010.

A Development Order Amendment (D.O.A.) is requested for proposed modifications to the approved Site Plan. The request includes replacement of an existing 1-story classroom (2,876 S.F.) with a proposed 2-story administration building (10,400 S.F.). The modifications will also include the reconfiguration of a future 3-story theatre (48,000 S.F.) and a 2-story field house (14,000 S.F.) as well as a reconfiguration of an existing parking lot and an increase in enrollment to 2500 students. For additional information regarding the proposed layout, please refer to the Site Plan prepared by Urban Design Studio.

#### SITE DRAINAGE

This site is located within the boundaries of the South Florida Water Management District C-15 Drainage Basin. The Lake Worth Drainage District Canal No. L-36 is located along the northern boundary of the property. As stated above, the property is currently developed with a private school facility and has existing approved South Florida Water Management District Environmental Resource Permits (Permit Numbers: 50-110136-P and 50-11476-P).

Legal positive outfall is existing via a piped connection to the Lake Worth Drainage District L-36 Canal. Runoff from the existing development is collected via paved/grass swales, drainage inlets and storm sewer and directed to existing wet detention ponds. This property has an existing Lake Worth Drainage District Permit, (Permit Number 97-3120D.01).

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407

561.478.7848 | [simmonsandwhite.com](http://simmonsandwhite.com) | Certificate of Authorization Number 3452

**SITE DRAINAGE (CONTINUED)**

Most of the proposed improvements will be constructed over existing impervious and/or building area with minimal additional impervious area. The proposed 3-story theater will be constructed over existing pervious area thereby creating additional impervious area. Runoff from the additional impervious area will be collected via new/relocated storm inlets and/or swales and conveyed via a piped connection to the existing stormwater management system. Additional exfiltration trench to account for additional impervious area will be incorporated to address any additional water quality and storm attenuation requirements and to meet South Florida Water Management District and Lake Worth Drainage District criteria.

Required permits/approvals shall include the following:

- Palm Beach County Engineering Department On-Site Drainage Approval
- South Florida Water Management District Environmental Resource Permit Modification
- Lake Worth Drainage District – Drainage Permit (if required)

<p>Jesse J. Parrish, IV, Professional Engineer, State of Florida, License No. 85433</p> <p>This item has been digitally signed and sealed by Jesse J. Parrish, IV, P.E., on 06/20/2025.</p> <p>Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>	<p>Digitally signed by Jesse J Parrish IV Date: 2025.06.20 13:00:16-04'00'</p>
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## Exhibit E-9 – Utility Letter

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**Water Utilities Department  
Engineering**

8100 Forest Hill Blvd

West Palm Beach, FL 33413

(561) 493-6000

Fax: (561) 493-6085

www.pbcwater.com

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**Palm Beach County  
Board of County  
Commissioners**

Maria G. Marino, Mayor

Sara Baxter, Vice Mayor

Greg K. Weiss

Joel G. Flores

Marci Woodward

Maria Sachs

Bobby Powell Jr.

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employee"*

May 27, 2025

Urban Design Studio  
610 Clematis Street, Suite CU-02  
West Palm Beach, FL 33401

Re: Service Availability - American Heritage School  
6220 Linton Blvd.  
PCN 00-42-46-27-00-000-1010

To Whom It May Concern,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water and wastewater service provider for the referenced property. Potable water and sanitary sewer services are currently being provided to the American Heritage School property and can continue to serve the existing development. PBCWUD has the capacity to provide the level of service required for the proposed building additions HH (10,400 sq. ft. – Admin Building) and FF (4,514 sq. ft. – Elementary School Classroom), and to accommodate an increased student enrollment from 1,419 to 2,500 students.

The nearest points of connection to potable water are a 10" water main approximately 45' north of Building FF and a 6" water main approximately 45' west of Building HH. The nearest points of connection to sanitary sewer are an 8" gravity main approximately 30' north of Building FF and an 8" gravity main approximately 30' west of Building HH. Increased potable water demand and/or fire flow requirements for the proposed development may require upsizing the existing potable water main(s) on site. The public lift station will need to be evaluated to verify capacity to accept the increased flows.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. The addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please do not hesitate to contact me at (561) 493-6030.

Sincerely,

A handwritten signature in blue ink that reads "Katherine Caricchio".

Katherine Caricchio, P.E.  
Senior Professional Engineer

## Exhibit E-8 – Concurrency Reservation Letter

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Letter for  
Concurrency Reservation

To: Zoning Division  
PBC Planning, Zoning, & Building Department

From: Ebony M. Foreman, Director  
Finance and Administration  
PBC Water Utilities Department

Date: July 23, 2025

Control # 00281

Re: PZ&B Application #: DOA-2025-00739  
Project Name – American Heritage School

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

<u>Service Type</u>	<u>Capacity (in ERCs)</u>
Potable Water	<b>10.40</b>
Wastewater	<b>10.40</b>
Reclaimed Water	N/A

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x 3/4 inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

**00-42-46-27-00-000-1010**

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department’s facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: *Ebony Foreman*  
Director of Finance & Administration

Date: *29 July 25*