



PALM BEACH COUNTY
ZONING APPLICATION STAFF REPORT

ZONING COMMISSION, JUNE 5, 2025

A. Application Summary

I. General

Application Name:	Sherbrooke Center, DOA/CA-2024-01285
Control Name:	Sherbrooke Center (1989-00063)
Applicant:	Lyons Retail, Inc. and Primrose Schools
Owner:	Lyons Retail, Inc.
Agent:	HSQ Group LLC - Jay Huebner
Project Manager:	Nancy Frontany Bou, Senior Site Planner

Title/Request: **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan to add square footage; to modify and add uses, and to modify Conditions of Approval on 8.89 acres **Title:** a Class A Conditional Use **Request:** to allow a General Daycare on 2.14 acres

Application Summary: The application is for the existing Sherbrooke Center development. The site was last reviewed by the Board of County Commissioners (BCC) on June 27, 2019, for an amendment of the Site Plan to modify uses, square footage, and Conditions of Approval. The property is partially developed with a retail store, and a bank, a self-storage use, and a Tire general maintenance use.

The request is for a Development order Amendment (DOA) and a Class A Conditional Use for a Day Care General. The application proposes to modify the site plan for a 2.15 acre vacant portion of the subject site to replace a 19,800 square foot (sq. ft.) approved, but unbuilt, general retail use with a 13,794 sq. ft. Day Care General use with 214 students.

The Preliminary Site Plan (PSP) indicates five buildings with commercial uses for a total of 158,973 sq. ft. In addition, the PSP indicates 185 parking spaces. Access to the MUPD is from Lantana Road and Lyons Road.

II. Site Data

Acres:	8.89 acres (2.14 acres for the day care)
Location:	Northeast corner of Lyons Road and Lantana Road
Parcel Control:	00-42-44-31-05-001-0010
Future Land Use:	Commercial High (CH)
Zoning District:	General Commercial District (CG)
Tier:	Urban/Suburban
Utility Service:	Palm Beach County Utility Department (PBCWUD)
Overlay/Study:	N/A
Neighborhood Plan:	N/A
CCRT Area:	N/A
Comm. District:	6, Vice Mayor Sara Baxter

III. Staff Assessment & Recommendation

ASSESSMENT: Staff has 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-1 and C-2

STAFF RECOMMENDATION: Staff recommends approval of the request, subject to the Conditions as indicated in Exhibit C-1 and C-2.

PUBLIC COMMENT SUMMARY: At the time of publication, Staff had received no contacts from the public regarding this application.

IV. Hearing History

ZONING COMMISSION: *Scheduled for June 5, 2025*

BCC HEARING: *Scheduled for June 18, 2025*

B. Data & Analysis

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

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Exhibit A-1 - Future Land Use Map

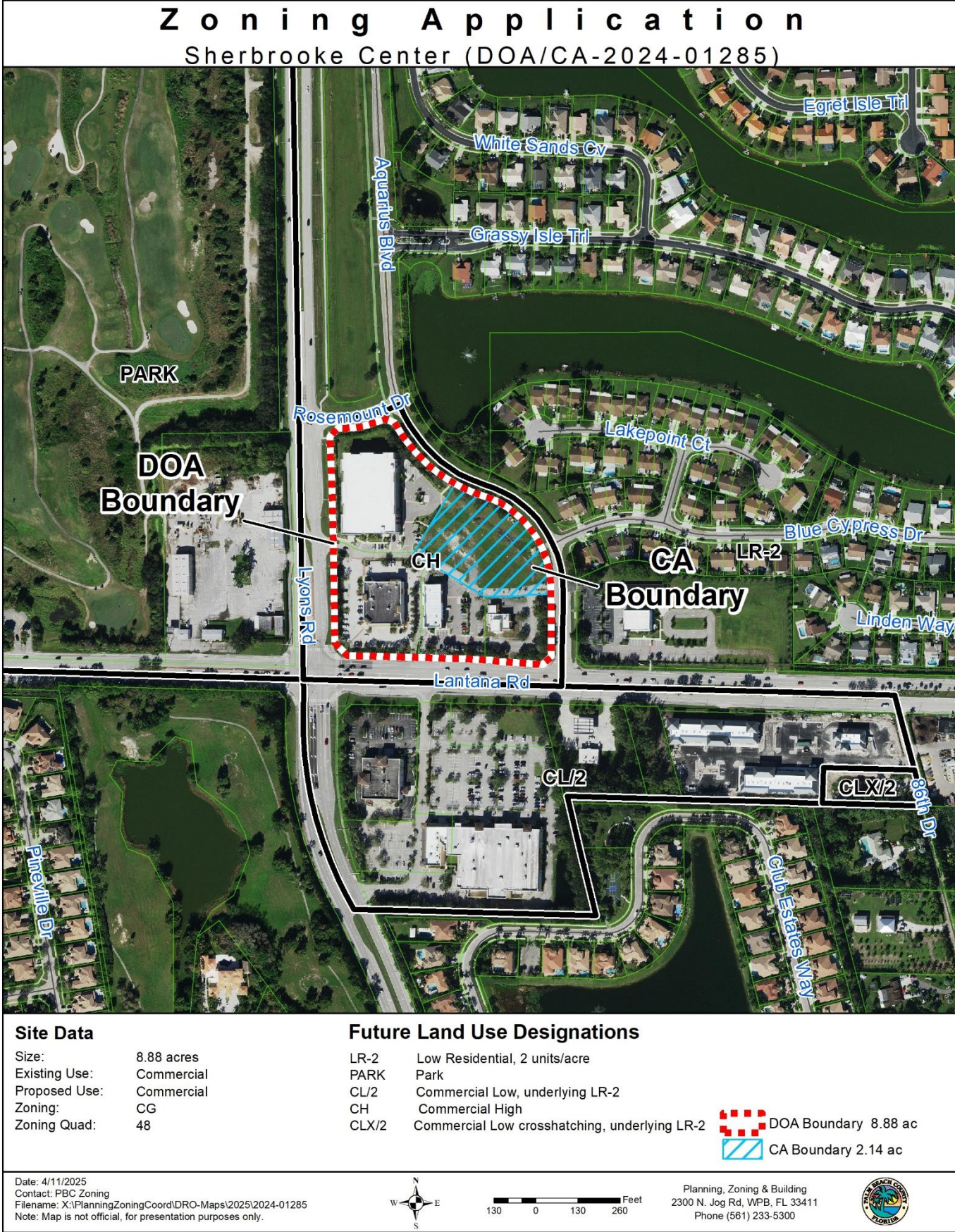


Exhibit A-2 - Zoning Map

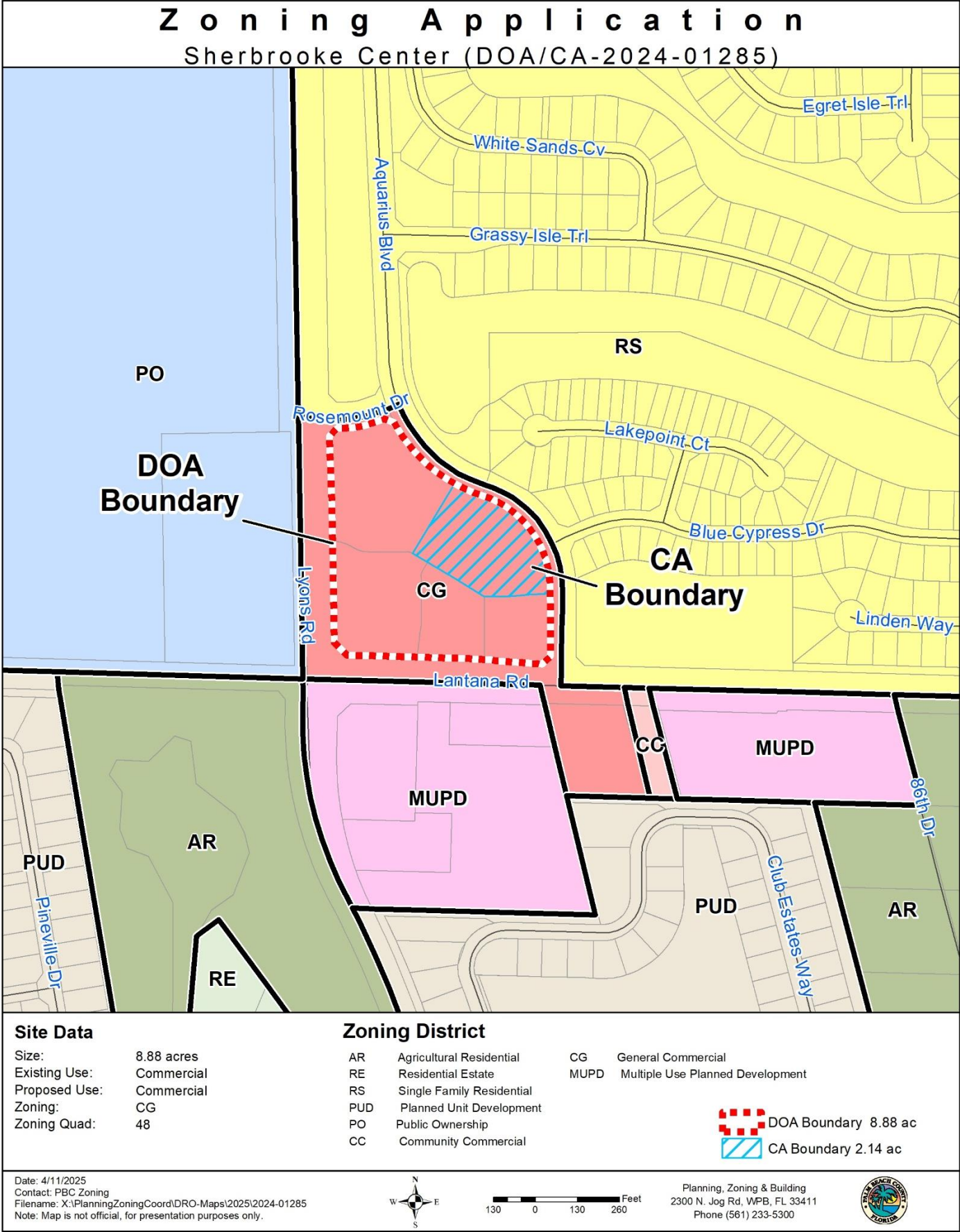


Exhibit B - Standards Analysis & Findings

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.

The analysis below is for both the Amendment to the overall MUPD to modify the Site Plan to add square footage, to modify and add uses, and to modify Conditions of Approval on 8.88 acres and for the allowance of a Class A Conditional Use to allow a General Daycare on a vacant outparcel located 2.14 acres of the MUPD.

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.*

○ *Consistency with the Comprehensive Plan:* The proposed use and amendment to the development are consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

○ *Consistency of Future Land Use designation with Zoning District (Non-Residential):* Per Future Land Use Element Table 2.2-f.1: Non-Residential Future Land Use-Zoning Consistency, the future land use designation of CH is consistent with the existing MUPD Zoning District.

○ *Prior Land Use Amendments:* The site has been the subject of previous Land Use amendments. Sherbrooke Center, SCA 2012-008, was adopted with conditions via ORD. 2012-031, which amended the land use from CL-2 to CH with the following conditions:

1. Development of the subject site shall be limited to a maximum of 123,920 square feet of commercial retail development or equivalent traffic generating uses.

The request to modify the overall Site Plan to add square footage, to modify and add uses on 8.89 acres would be consistent with the recent Land Use Amendment approval and condition. The conditional use request for a general daycare and reduction in retail square footage will not exceed the ordinance condition as identified by the Traffic Division, and the amendment condition will be carried forward in the Zoning process as it was approved by the BCC.

○ *Intensity:* The request for a total of 158,797 total sq. ft., which equates to a FAR of approximately 0.41 (158,797 / 387,211 sq. ft. or 8.89 acres = 0.41). The maximum Floor Area Ratio (FAR) of 0.85 is allowed for the subject future land use designation in the Urban Suburban Tier (387,211 sq. ft. or 8.89 acres x 0.85 maximum FAR = 329,129.35 sq. ft. maximum).

○ *Planning Conditions:* Conditions from Ord. 2012-31 were applied to the subject site limit square footage to a maximum of 123,920 sq. ft. of commercial retail development or equivalent traffic generating uses.

○ *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The site is not located within any neighborhood plans, overlays or plan study areas as identified in the Comprehensive Plan.

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).

○ *Property Development Regulations:* The site is an approved Multiple Use Planned Development (MUPD) Zoning district, and is subject to the property development regulations of Art 3, Table 3.D.1.A, Property Development Regulations. The property still in compliance with Code requirements for minimum lot dimensions of three acre size, 200 ft. of width and frontage, and 200 ft. of depth, as the site is 8.88 acre lot, as depicted in Exhibit E.1 Preliminary Site Plan. Frontage is from Lantana Road, with access from both Lantana Road and Lyons Road, continuing to meet the requirements for the Planned Development District.

○ *Use criteria (General Daycare)* – The existing approval is for 164,979 sq. ft., and the proposed application will reduce square footage to 158,797 sq. ft. (-6,182). This request includes the reconfiguration of a previously approved but not built Building B which was for a 19,800 sq. ft. General Retail use and replace with a General Daycare 13,625 sq. ft..

This site has a prior approval for a General Daycare back in 1991. Subsequently, a DOA was presented to the Board in 2006 in which the Applicant intended to remove the Daycare use. An abandonment of the

use was not presented, however the removal of the use and deletion of all associated Conditions of Approval was part of the Staff Report presented to the Board of County Commissioners, thus the request for a new Class A Conditional use for a General Daycare is being proposed with this application.

The Preliminary Site Plan indicates a total of 214 children within the proposed 13,625 sq. ft. Building B along with a total of 11,455 sq. ft. of play-ground area and 11 drop-off parking spaces and is in compliance with the requirements of Article 4.B.4.7 in regards to lot size and floor area. Health Department Staff has indicated no issues with the proposed play-ground area. The proposed Daycare is within 250 feet of residential and will be restricted to the hours of operation as contained in Art. 5 of the ULDC.

Staff has analyzed the proposal and has determined that the project is in compliance with all the standards for General Day Care as listed on Article 4.B.4.C.7. including Site Requirements, Outdoor Activity Area for Child Care and required Drop Off spaces and Access.

- *Architectural:* The development, is required to comply with the Architectural Guidelines pursuant to Article 5.C, Design Standards. Elevations are required to be consistent in Architectural Character. No Architectural elevations have been provided at this time. The Applicant requested that the elevations be submitted at time of Building Permit. The development has four existing buildings of varying sizes. The buildings are all consistent in design with a general design that consists of stucco concrete buildings with flat roofs and barrel tile roof line accents. The proposed structure shall be consistent with the existing architecture.

- *Parking:* The Applicant had the option to use either the parking requirements under Article 3.E.1.C.h.2)a) PDD Performance Standards Parking Non-Residential Uses or to use the requirements from Article 6 Table 6.B.1.B for Minimum Parking and Loading Requirements. The Applicant chose the ratio parking under Article 3. The ULDC allows a range of parking from 4 spaces per 1,000 sq. ft. to 6 spaces per 1,000 sq. ft. for an MUPD. The required parking for the overall development based on 158,797 sq. ft. is 146 spaces. The Preliminary Site Plan indicates 184 parking spaces including existing/proposed spaces provided for the entire MUPD the proposed number of spaces comply with the Code requirement. In addition, the required 11 drop-off parking spaces for the proposed General Daycare are provided as well.

- *Landscape/Buffering:* There are no proposed modifications to the existing perimeter buffers. The development includes the following perimeter buffering:

- North and east property line indicates a 15 foot Right of Way Landscape Buffer Easement (O.R.B. P.B. 110 PG. 1218) with a 5 foot utility easement overlap along Aquarius Blvd.
- South property line indicates a 25 foot Right of Way Buffer with a 5 foot utility easement overlap.
- West property line depicts a 20 foot Right of Way Buffer.

The existing perimeter landscape buffers will not need to be modified with this request, other than to replace any dead and missing landscape material, if applicable. The site plan indicates the foundation plantings around the new proposed building, as well as the required landscape islands in the areas of improvements to parking. Removal of existing vegetation will require permits from Zoning and review for replacement.

- *Signage:* The Applicant is proposing wall mounted signs for the new proposed building in accordance with Article 8 of the ULDC. No ground-mounted signs are being proposed with this application, as they were prohibited in the prior applications along Rosemount Drive and/or Aquarius Boulevard. The Applicant did not request that the condition be revised and thus is carried forward.

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 prior approval of the existing MUPD addressed compatibility and general consistency of the development with surrounding uses. However, the proposed DOA and proposed Daycare use will allow for development of land that has been vacant for a number of years. The purpose of this use is to serve the existing residential communities providing an additional institutional use to the area that may service the families living in proximity. In order to minimize the impact that the Day Care operation may have upon the residential property to the northeast. Staff has incorporated Conditions of Approval under use limitations in regards to maximum student capacity and outdoor speakers.

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 proposed building is a one story building with a smaller footprint compared to the previously approved retail building. This reduction in building has been replaced with landscape area. In addition, the play-ground area has been designed to be located to the back of the building, facing the interior of the overall site in order to protect the adjacent residential community. Staff has also incorporated Conditions of Approval under use limitations in order to minimize the impact that the Day Care operation may have upon the residential property to the northeast. Staff has incorporated Conditions of Approval under use limitations in regards to maximum student capacity, hours of operations and outdoor speakers.

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.*

- *Vegetation Protection:* The subject site has been previously developed. The application request does not impact native vegetation.
- *Wellfield Protection Zone:* This property is not located within Wellfield Protection Zone.
- *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.
- *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 subject site is already been develop as Commercial MUPD. The proposed amendment and Daycare use will support the existing MUPD. The modification to the overall development and uses, and the inclusion of new Conditional Use within the development is a logical development pattern for the area. This use will serve the residents of the immediate existing community to the northeast. The changes proposed will not alter the general development pattern of this area and maintain consistency with the commercial uses as approved. Therefore, the proposed amendment will result in a logical, orderly, and timely development pattern.

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. The proposed modification of the site by adding a Daycare Center is expected to generate 437 additional net daily trips, 83 additional net AM peak trips, and 84 additional net PM peak hour trips. Overall, the proposed site is expected to generate 1,171 net daily trips, 133 net AM peak hour trips, and 187 net PM peak hour trips. The build out of the project is assumed to be by 2029.

The traffic impacts of the proposed modification will meet the County Traffic Performance Standards without requiring any roadway improvements. All the existing driveways will continue to serve the site. All required turn lanes at the driveways already exist.

ADJACENT ROADWAY LEVEL OF SERVICE (PM PEAK)

Traffic volumes are in vehicles per hour

Segment: Lantana Rd from Lyons Rd to Hagen Ranch Rd

Existing count: Eastbound=1372, Westbound=1186

Background growth: Eastbound=291, Westbound=235

Project Trips: Eastbound=20, Westbound=18

Total Traffic: Eastbound=1683, Westbound=1439

Present laneage: 2 in each direction

Assured laneage: 2 in each direction

LOS "D" capacity: 1960

Projected level of service: LOS D or better in both directions

MASS TRANSIT:

Palm Tran Review Staff were provided this application for review, and have no comments. There are no bus stops within ½ mile of the subject property. The closest bus routes are approximately 1.75 miles to the north on Lake Worth Road and 2.5 miles to the east at the intersection of Jog Road and Lantana Road.

LAND DEVELOPMENT:

The Department of Engineering and Public Works Land Development Division review Staff were provided this application for review. They provided comments throughout the review of this application and requested modification have been incorporated by the Applicant. The Property Owner will construct onsite drainage facilities, including dry detention swales and exfiltration trench to accommodate the impervious area being added by this application.

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 condition of approval to release any easements in conflict with proposed buildings.

DRAINAGE DISTRICT:

The overall development is located within the bounds of the Lake Worth Drainage District and the South Florida Water Management District. Per the Drainage Statement (Exhibit E-6), *"the project site has already been permitted thru South Florida Water Management District permit number 50-00152-S-03 for the entire Sherbrooke Center site which contains 8.89 acres. The site has an existing drainage outfall into the lakes of Sherbrooke Phase 9 plat (PB. 65 / PG 146). The Lakes of Sherbrooke are part of LWDD C-16 drainage basin connecting to L-14 Canal. The drainage system for the entire site is approximately 80 percent complete. Part of the Sherbrooke Center has already been developed and the drainage system for those parcels is complete to include the outfall and control structure located at the Northeast corner of the site."*

WATER AND WASTEWATER PROVIDER:

The subject site is within the water and wastewater service boundaries of the Palm Beach County Water Utilities Department (PBCWUD). PBCWUD Review Staff were provided this application for review. During the review they provided comments that were addressed by the Applicant. As stated in the PBCWUD letter (Exhibit E-7), service is available for both water and wastewater and that 5.80 ERCs for Potable Water and 5.80 ERCs for Wastewater have been reserved for this development.

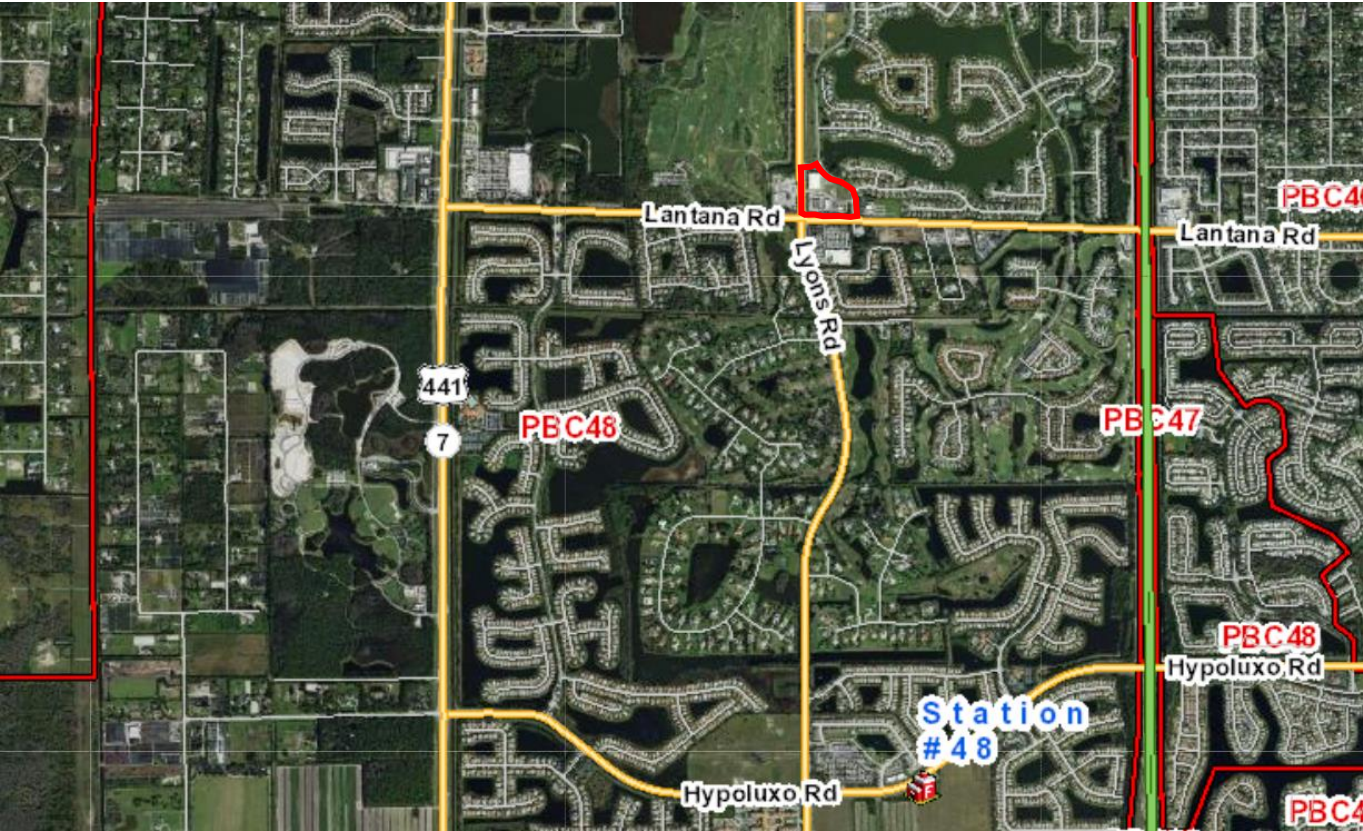
Prior to issuance of a building permit, the Applicant must connect to water and wastewater service, and is subject to the permitting approval process of PBCWUD

PALM BEACH COUNTY HEALTH DEPARTMENT:

Health Department Review Staff were provided this application for review, and have no comments. For the Staff Report analysis they stated that the Florida Department of Health has no objections to this project. In their letter dated November 19, 2024, they stated that the floor plan they received is sufficient area to accommodate 214 children and various ages. (Exhibit E-8) Prior to the issuance of a building permit the Applicant will need to get the appropriate permits from the Health Department and submit a copy of the signed Capacity Calculator Summary to the Zoning Division.

FIRE RESCUE:

Fire Rescue Review Staff were provided this application for review, and have no comments. The subject site is located within the service boundary of Palm Beach County Fire Rescue Station 48.

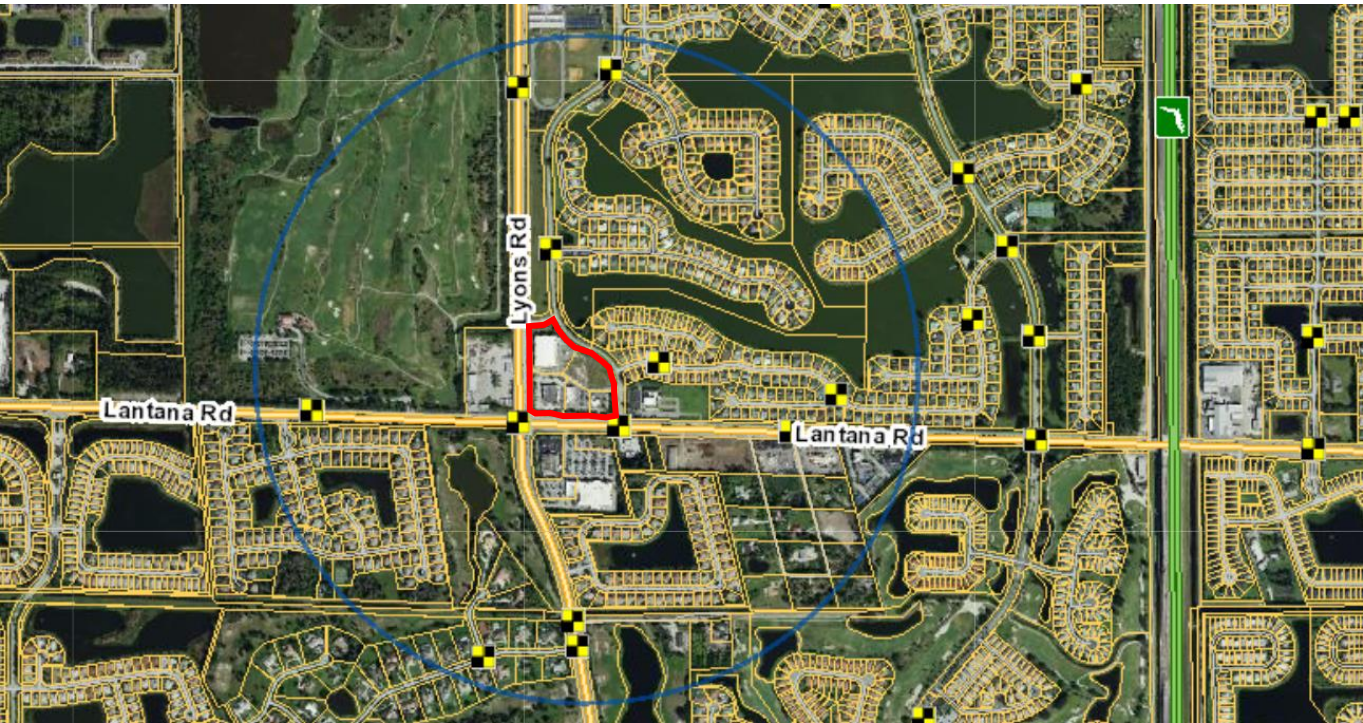


PARKS AND RECREATION:

The Parks and Recreation Department review Staff were provided this application for review, and have no comments. This is a non-residential application and the requirements for the Parks and Recreation Department ULDC requirements do not apply.

SCHOOL IMPACTS:

The PBC School District review Staff were provided this application for review, and have no comments. There are nine bus stops within a half mile of the MUPD and the Daycare.



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 current economic environment dictates a need for Day Care for this local community. The new residential communities currently under construction on Lyons road will significantly benefit and meet the needs of the current surrounding residential community.”*

Exhibit C-1 - Conditions of Approval

Development Order Amendment – Overall MUPD – 8.89 acres

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2019-906, Control No.1989-00063, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-98-1815, Petition DOA89-63B, have been consolidated as contained herein. The applicant shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the ULDC and the Board of County Commissioners, unless expressly modified.

Is hereby amended to read:

All previous conditions of approval applicable to the subject property, as contained in Resolution R-2019-0906, Petition DOA-2018-01562, have been consolidated as contained herein. The applicant shall comply with all previous conditions of approval and deadlines previously established by Article 2.E of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2019-906, Control No.1989-00063, which currently states:

Development of the site is limited to the site design as approved by the Board of County Commissioners. The approved site plan is dated April 8, 2019. 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:

Development of the site is limited to the site design as approved by the Board of County Commissioners. The approved site plan is dated April 9, 2025. All modifications must be approved by the Board of County Commissioners unless the proposed changes are required to meet conditions of approval or are in accordance with the ULDC. (ONGOING: ZONING - Zoning)

3. Prior to final approval by the Development Review Officer, the site plan shall be revised to indicate all the existing drainage and utility easements. The site plan shall also indicate the easements to be retained or abandoned. All easements which conflict with the location of a proposed structure or landscape buffer shall be abandoned prior to the issuance of a building permit. (BLDGPMT: BUILDING DIVISION - Zoning) [Note: COMPLETED] (Previous ALL PETITIONS Condition 3 of Resolution R-2019-906, Control No.1989-00063)

ARCHITECTURAL REVIEW

1. Elevations shall be designed to be consistent with Article 5.C of the ULDC. Development shall be consistent with the previously approved architectural elevations, the DRO approved site plan, all applicable conditions of approval, and all ULDC requirements. (BLDGPMT/DRO/ONGOING: ARCHITECTURAL REVIEW - Zoning) (Previous ARCHITECTURAL REVIEW Condition 1 of Resolution R-2019-906, Control No.1989-00063)

BUILDING AND SITE DESIGN

1. The maximum height of all buildings shall be thirty-six (36) feet. All heights shall be measured from finished grade to the highest point of the building, including air conditioning, mechanical equipment, satellite dishes and architectural features. (BLDGPMT/ONGOING: ZONING - Zoning) (Previous BUILDING AND SITE DESIGN Condition 1 of Resolution R-2019-906, Control No.1989-00063)

2. Prior to final approval by the Development Review Officer (DRO), the design and location of each trellis and bench shall be:

- a. subject to review and approval by the Architectural Review Section; and,
- b. reflected on the regulating plan. (DRO: ARCHITECTURAL REVIEW - Zoning) [Note: COMPLETED] (Previous BUILDING AND SITE DESIGN Condition 5 of Resolution R-2019-906, Control No.1989-00063)

ENGINEERING

- 1. Prior to Site Plan approval the property owner shall convey or verify conveyance of right of way for:
 - a. Lyons Road, 64 feet from centerline
 - b. Lantana Road, 71.5 feet from centerline

c. The construction of a right turn lane, east approach on Lantana Road at the project's entrance road. This right-of-way shall be a minimum of 280 feet in storage length, twelve feet in width and a taper length of 50 feet.

All free encumbrances and encroachments. Developer 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. Right-of-Way conveyances shall also include "Safe Sight Corners" where appropriate at intersections as determined by the County Engineer. (DRO: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 1 of Resolution R-2019-906, Control No.1989-00063)

2. The Property owner shall construct:

a. at the project's entrance and Lyons Road a left turn lane, north approach and a right turn lane, south approach;

b. at the project's entrance and Aquarius Boulevard a left turn lane, south approach;

c. the northern most road adjacent to this site shall be constructed as a 3 lane section [May be deleted as the new Site Plan no longer has access onto Rosemont Drive.]

All concurrent with on-site paving and drainage improvements. 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-2019-906, Control No.1989-00063)

3. a. The property owner shall fund the construction plans to Palm Beach County for the four-laning of Lyons Road from Lantana Road, north to a point 150 feet north of the projects entrance road onto Lyons Road, subject to approval by the County Engineer. Funding for these construction plans shall be completed prior to July 1, 1996, in the amount approved by the County Engineer. (DATE: MONITORING - Eng)

b. The property owners shall fund the cost of the construction for the four laning of Lyons Road from Lantana Road, north to a point 150 feet north of the projects entrance road onto Lyons Road. Funding for this construction shall be completed prior to October 1, 1998, in the amount approved by the County Engineer. (DATE: MONITORING - Eng)

c. If the building permits for the shopping center are requested prior to the four laning of Lyons Road, the property owner shall be required to construct turn lanes onto Lyons Road subject to the approval of the County Engineer. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2019-906, Control No.1989-00063)

4. a. No building permits shall be issued for the project until construction has commenced for the 4 laning of SR7 from Lantana Road to Lake Worth Road. (BLDG PERMIT:MONITORING - Eng)

b. No more than 21,212 square feet of general retail or the traffic equivalent of 2,121 trips per day shall be issued until Lake Worth Road is widened from the Florida Turnpike to State Road 7. (BLDGPMT: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2019-906, Control No.1989-00063)

5. The Developer shall install signalization if warranted as determined by the County Engineer at Lyons Road and Lantana Road. Should signalization not be warranted after 12 months of the final Certificate of Occupancy this property owner shall be relieved from this condition. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2019-906, Control No.1989-00063)

6. LANDSCAPE WITHIN MEDIAN OF COUNTY MAINTAINED ROAD

a. Prior to issuance of a building permit, the property owner shall apply to the Land Development Division, Permit Section, of the Palm Beach County Engineering and Public Works Department for a permit to landscape the adjacent median of Lyons Road and Lantana Road rights-of-way and shall comply with all permit requirements, including but not limited to indemnifying Palm Beach County. When permitted by the Land Development Division of the 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 landscaping installation and maintenance requirements shall be subject to the standards as 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. (BUILDING PERMIT: MONITORING - Eng)

b. All required median landscaping, including an irrigation system if required, shall be installed at the property owners expense. All existing landscape material shall also be the perpetual maintenance obligation of the property owner its successors, heirs or assignees or duly established Property Owner's

Association and/or Homeowners'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. The maintenance responsibility of any existing trees within the median shall also become the responsibility of this property owner. All landscape material shall be installed prior to February 1, 2000. (DATE:MONITORING -Eng)

c. Declaration of Covenants and Restriction Documents shall be established or amended as required evidencing this obligation, prior to the issuance of the first building permit. (BLDGPMT:MONITORING-Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 6 of Resolution R-2019-906, Control No.1989-00063)

7. The property owner for the Sherbrooke Center Shopping Center shall fund 10% of the total cost required to secure a drainage easement or an alternative system in order to provide legal positive outfall or a retention/detention system for a maximum of 1900 linear feet along Lantana Road and 1900 linear feet along Lyons Road. These costs shall include, but not be limited to, cost of drainage easement, legal fees, drainage structures and pipes, as are typically required. Funding shall be complete within 60 days notice to the property owner. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 7 of Resolution R-2019-906, Control No.1989-00063)

8. The Developer shall design the drainage system such that drainage from those areas which may contain hazardous or undesirable waste shall be separate from stormwater runoff from the remainder of the site. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 8 of Resolution R-2019-906, Control No.1989-00063)

9. Previous ENGINEERING Condition 9 of Resolution R-2019-906, Control No.1989-00063, which currently states:

In order to comply with the mandatory Traffic Performance Standards, the Property Owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2020, or as amended. 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)

Is hereby deleted. [REASON: Replaced by a reformatted condition]

10. No Building Permits for the site may be issued after December 31, 2029. 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)

11. Prior to the issuance of the first building permit, the Property Owner shall abandon or release, and relocate if necessary, any and all easements shown in conflict with the existing or proposed structures. (BLDGPMT: MONITORING - Engineering)

ZONING - LANDSCAPING-LANDSCAPING ALONG THE NORTH AND EAST PROPERTY LINES (ABBUTTING ROSEMOUNT DRIVE AND AQUARIUS BOULEVA

1. In addition to code requirements, the landscape buffers along the north and east property lines shall be upgraded to include:

- a. a continuous two (2) foot high berm; and,
 - b. a minimum of one (1) palm or pine tree for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters.
- (BLDGPMT/ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 1 of Resolution R-2019-906, Control No.1989-00063)

ZONING - LANDSCAPING-LANDSCAPING ALONG SOUTH AND WEST PROPERTY LINE (ABUTTING LANTANA ROAD AND LYONS ROAD)

2. In addition to code requirements, the landscape buffers along the south and west property lines shall be upgraded to include:

- a. a two (2) to three (3) foot high undulating berm with an average height of two and one-half (2.5) feet; and
- b. one (1) palm or pine tree for each twenty (20) linear feet of the property line with a maximum spacing of sixty (60) feet between clusters. (BLDGPMT/ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 2 of Resolution R-2019-906, Control No.1989-00063)

ZONING - LANDSCAPING-INTERIOR

3. In addition to code requirements, foundation plantings or grade level planters shall be provided along the north facade of Building C and the east (rear) facade of Building B to consist of the following:

- a. the minimum width of the required landscape areas shall be five (5) feet;
- b. the length of the required landscaped areas shall be no less than forty percent (40%) of the total length of the applicable facades; and,
- c. landscape areas shall be planted with a minimum of one (1) tree or palm for every twenty (20) linear feet of the applicable building facades and appropriate ground cover. (BLDGPM/ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 3 of Resolution R-2019-906, Control No.1989-00063)

4. Special planting treatment shall be provided within a median at each access point from Lantana Road and Aquarius Boulevard. Planting shall consist of the following:

- a. a minimum of three (3) palm that is acceptable to the Landscape Section;
- b. a continuous row of medium shrub or hedge between all palms within the median, where applicable; and,
- c. appropriate ground cover. (BLDGPM/ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 4 of Resolution R-2019-906, Control No.1989-00063)

5. A divider median shall be provided between each adjacent drive-thru lane of any building or use as follows:

- a. a minimum width of five (5) feet excluding curb. This median shall extend a minimum distance of five (5) feet beyond the boundaries of the overhead canopy;
- b. the extensions of these median beyond the overhead canopy shall be planted with a palm having a minimum grey wood height of ten (10) feet and appropriate ground cover; and,
- c. the remaining portions of this median lying beneath the overhead canopy shall be surfaced with brick, precast paver block, or other decorative paving surface. (BLDGPM/ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 5 of Resolution R-2019-906, Control No.1989-00063)

ZONING - LANDSCAPING

6. A minimum of fifty (50) percent of all trees to be planted in the landscape buffers shall meet the following minimum standards at installation:

- a. tree height: Fourteen (14) feet;
- b. trunk diameter: three and one-half (3.5) inches measured at four and one-half (4.5) feet above grade;
- c. canopy diameter: Seven (7) feet diameter shall be determined by the average canopy radius measured at three (3) points from the trunk to the outermost branch tip. Each radius shall measure a minimum of three and one-half (3.5) feet in length; and,
- d. credit may be given for existing or relocated trees provided they meet ULDC requirements. (BLDGPM/ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 6 of Resolution R-2019-906, Control No.1989-00063)

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

- a. palm heights: twelve (12) feet clear trunk;
- b. clusters: staggered heights twelve (12) to eighteen (18) feet; and,
- c. credit may be given for existing or relocated palms provided they meet current ULDC requirements. (BLDGPM/ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 7 of Resolution R-2019-906, Control No.1989-00063)

8. A group of three or more palm or pine trees may not supersede the requirement for a canopy tree in that location. (BLDGPM/ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 8 of Resolution R-2019-906, Control No.1989-00063)

9. Field adjustment of berm, plant material, and wall locations may be permitted to provide pedestrian sidewalks/bike paths and to accommodate transverse utility or drainage easements crossings and existing vegetation. (BLDGPM/ONGOING: ZONING - Zoning) (Previous ZONING - LANDSCAPING Condition 9 of Resolution R-2019-906, Control No.1989-00063)

10. Prior to the issuance of a building permit, the property owner shall submit a Landscape Plan to the Landscape Section for review and approval. The Plan(s) shall be prepared in compliance with the conditions of approval as contained herein. (BLDGPM: ZONING - Zoning) [Note: COMPLETED] (Previous ZONING - LANDSCAPING Condition 10 of Resolution R-2019-906, Control No.1989-00063)

LIGHTING

1. All outdoor lighting fixtures shall not exceed twenty five (25) feet in height, measured from finished grade to highest point. (ONGOING: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2019-906, Control No.1989-00063)

2. All outdoor lighting shall be extinguished no later than 11:30 p.m., excluding security lighting only. (ONGOING: CODE ENF - Code Enforcement) (Previous LIGHTING Condition 2 of Resolution R-2019-906, Control No.1989-00063)

MASS TRANSIT

1. The location of an easement for a Bus Stop Boarding and Alighting Area, subject to the approval of Palm Tran shall be shown on the Master Plan and/or site plan prior to final approval of the Development Review Officer (DRO). The purpose of this easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (DRO: DEVELOPMENT REVIEW OFFICER - Palm-Tran)
2. Prior to Plat Recordation or issuance of the first Building Permit, whichever shall first occur, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to, a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran. (PLAT: ENGINEERING - Palm-Tran)
3. The location of a Bus Bay and/or Bulb Out at a Bus Stop Boarding and Alighting Area, subject to the approval of Palm Tran shall be shown on the Master Plan and/or site plan prior to final approval of the Development Review Officer (DRO). This in conjunction with a Bus Stop Boarding and Alighting Area easement is for the future construction of mass transit infrastructure in a manner acceptable to Palm Tran. (DRO: DEVELOPMENT REVIEW OFFICER - Palm-Tran)

PLANNING

1. Prior to final approval by the Development Review Officer (DRO), the plan shall include all pedestrian pathways generally consistent with the certified site plan. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 1 of Resolution R-2019-906, Control No.1989-00063)
2. Per SCA 2012-008, Ord. 2012-031: Development of the subject site shall be limited to a maximum of 123,920 square feet of commercial retail development or equivalent traffic generation uses. (ONGOING: PLANNING - Planning) (Previous PLANNING Condition 2 of Resolution R-2019-906, Control No.1989-00063)

SIGNS

1. Freestanding point of purchase signs fronting on Lantana Road shall be limited as follows:
- a. maximum sign height, measured from finished grade to highest point - ten (10) feet;
 - b. maximum sign face area per side - 100 square feet;
 - c. maximum number of signs - one (1);
 - d. style - monument style only;
 - e. location - within fifty (50) feet of the access point measured from edge of pavement;
 - f. Signs shall be limited to identification of project name, address, and tenant names only. (ONGOING: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 1 of Resolution R-2019-906, Control No.1989-00063)
2. No off-premise signs or relocated billboards shall be permitted on the site, excluding the residential project identification sign (Lakes of Sherbrooke of Lakes of Lantana) along Aquarius Boulevard. (ONGOING: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 2 of Resolution R-2019-906, Control No.1989-00063)
3. Freestanding point of purchase signs fronting on Lyons Road shall be limited as follows:
- a. maximum sign height, measured from finished grade to highest point - ten (10) feet;
 - b. maximum sign face area per side - eighty (80) square feet;
 - c. maximum number of signs - one (1);
 - d. style - monument style only;
 - e. location - within fifty (50) feet of the access point measured from edge of pavement; and,
 - f. signs shall be limited to identification of project name, address, and tenant names only. (ONGOING: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 3 of Resolution R-2019-906, Control No.1989-00063)
4. Freestanding point of purchase signs fronting on Rosemount Drive and/or Aquarius Boulevard shall be prohibited. (ONGOING: BUILDING DIVISION - Zoning) (Previous SIGNS Condition 4 of Resolution R-2019-906, Control No.1989-00063)
5. Previous SIGNS Condition 5 of Resolution R-2019-906, Control No.1989-00063, which currently states: Wall signs shall be prohibited as follows, unless required by law:
- a. north and east (rear) facades of building B; and,
 - b. east facades of building C.

Is hereby amended to read:

Wall signs shall be prohibited, unless required by law, on the east façade of Building C: (BDLPMT/ONGOING: BUILDING DIVISION - Zoning)

USE LIMITATIONS

1. Outdoor retail business activities shall not be allowed on the property, excluding deliveries and drive-thru activities only. (ONGOING: CODE ENF - Zoning) (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 1 of Resolution R-2019-906, Control No.1989-00063)
2. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on site, except within designated loading and delivery areas. (Previous Condition R.4 of Resolution R-98-1815, Petition DOA89-63(B)) (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 2 of Resolution R-2019-906, Control No.1989-00063)
3. The storage of rental trucks/trailers or outside vendors shall not be permitted on the property. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 3 of Resolution R-2019-906, Control No.1989-00063)
4. Construction traffic shall be prohibited from utilizing Aquarius Boulevard to access the site. (ONGOING: CODE ENF - Zoning) (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 4 of Resolution R-2019-906, Control No.1989-00063)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)
2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:
 - a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
 - b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
 - c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
 - d. Referral to Code Enforcement; and/or
 - e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

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

Exhibit C-2 Conditions of Approval

Class A Conditional Use – General Daycare - 2.14 acres

ALL PETITIONS

1. The approved Site Plan is dated April 9, 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)

USE LIMITATIONS - DAY CARE

1. The day care center shall be limited to a maximum capacity of 214 children (at any one time). (ONGOING: CODE ENF - Zoning)

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

3. Prior to the issuance of a Building Permit, the Property Owner shall provide the Zoning Division a copy of the signed "Capacity Calculator Summary" from the Health Department which describes the capacity for the daycare consistent with the BCC approval. (BLDGPM: ZONING – Zoning)

COMPLIANCE

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

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

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

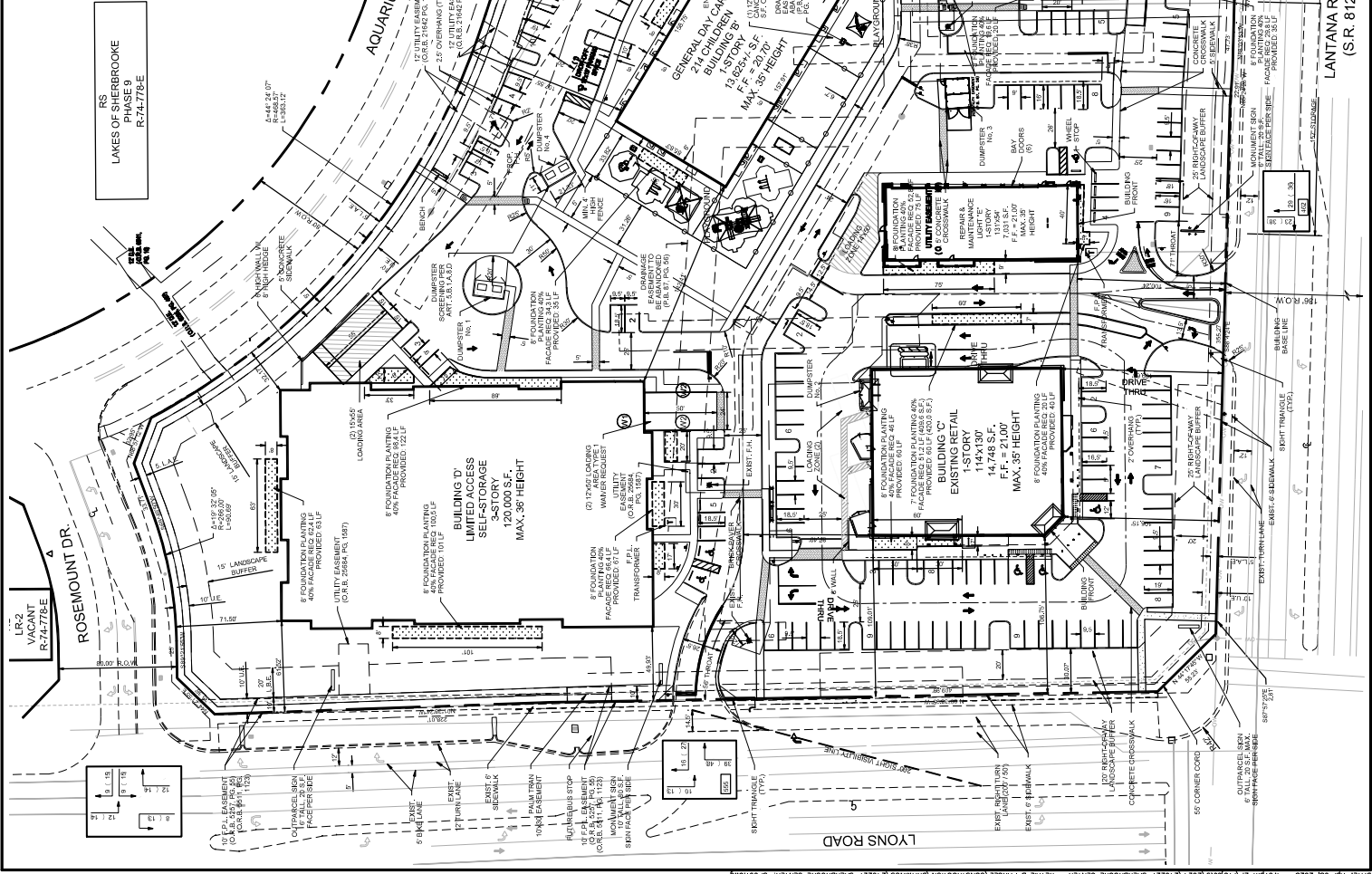
DISCLOSURE

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

Exhibit D - Project History

Application No.	Title & Request	Resolution	Decision	Approval Date
Z/SE-1989-00063	Title: Official Zoning Map Amendment Request: PCD/LSCSC with Auto Service Station & Car Wash	R-1992-01557	Adopted	07/27/1989
Z/SE-1989-00063	Title: Official Zoning Map Amendment Request: PCD/LSCSC with Auto Service Station & Car Wash	R-1990-00060	Adopted	07/27/1989
Z/SE-1989-00063	Title: Special Exception Request: PCD/LSCSC with Auto Service Station & Car Wash	R-1990-00061	Adopted	07/27/1989
Z/SE-1989-00063	Title: Special Exception Request: PCD/LSCSC with Auto Service Station & Car Wash	R-1992-01558	Adopted	07/27/1989
SE-1989-00063	Title: Special Exception Request: AMEND SP(PCD) for Day Care (100) & Incres Bldg Sf	R-1991-01073	Adopted	08/20/1991
DOA-1989-00063	Title: Development Order Amendment Request: DOA to reconfigure the Site Plan and to reduce square footage (-23,000)	R-1998-01815	Adopted	09/24/1998
DOA-2005-01121	Title: Development Order Amendment. Request: To reconfigure the site plan and add square footage.	R-2006-00144	Adopted with Conditions	01/26/2006
ZV-2009-01486	Title: a Type II Zoning Variance Request: to allow a wall sign not facing a street and to allow a wall sign facing a residential zoning district to exceed the maximum allowed square footage.	ZR-2009-00023	Adopted with Conditions	06/04/2009
SCA-2012-00008	Title: Sherbrooke Center, Small Scale Land Use Amendment Request: To change the Future Land Use Designation from Commercial Low with an underlying Low Residential 2 units per acre (CL/2) to Commercial High (CH)	2012-00031	Adopted	11/21/2012
DOA-2018-01562	Title: Development Order Amendment Request: to reconfigure the Site Plan; add square footage; and, modify uses and Conditions of Approval (Architectural Review and Landscaping).	R-2019-00906	Adopted with Conditions	06/27/2019

Exhibit E-1 - Preliminary Site Plan



PLANNER/CIVIL ENGINEER
HSD GROUP, LLC
1000 W. BARN ROAD
SUITE 105
BOCA RATON, FLORIDA 33431
561-556-0021

ARCHITECT
CCE GROUP, INC.
1550 NEW BARN ROAD - SUITE 105
BOCA RATON, FLORIDA 33431
TEL: 561-556-0021

ARCHITECT
RKAA ARCHITECTS
2325 EAST THOMAS ROAD
SUITE 105
TEL: 561-556-0021

SURVEYOR
HSD GROUP, LLC
1000 W. BARN ROAD
SUITE 105
BOCA RATON, FLORIDA 33431
561-556-0021

RS
LAKES OF SHERBROOKE
PHASE 9
R-74/78-E

TYPE 1 WAIVER				
WAIVER	URL CODE SECTION	REQUIRED	PROPOSED	WAIVER
W1	6.8.1.H.1	45' MINIMUM WIDTH FOR 18' LOADING ZONE FOR BUILDING D'	45' MINIMUM WIDTH FOR 18' LOADING ZONE FOR BUILDING D'	3' WIDTH REDUCTION FOR 18' LOADING ZONE FOR BUILDING D'
W2	6.8.1.H.2	55' MINIMUM WIDTH FOR 18' LOADING ZONE FOR BUILDING D'	50' MINIMUM LENGTH FOR 2' LOADING ZONES FOR BUILDING D'	5' LENGTH REDUCTION FOR 2' LOADING ZONES FOR BUILDING D'

PROPERTY DEVELOPMENT REGULATIONS

ZONING	LOT DIMENSIONS	SETBACKS
UR-1	SIZE: 100' x 100'	FRONT: 10'
UR-2	SIZE: 100' x 100'	FRONT: 10'
UR-3	SIZE: 100' x 100'	FRONT: 10'
UR-4	SIZE: 100' x 100'	FRONT: 10'
UR-5	SIZE: 100' x 100'	FRONT: 10'
UR-6	SIZE: 100' x 100'	FRONT: 10'
UR-7	SIZE: 100' x 100'	FRONT: 10'
UR-8	SIZE: 100' x 100'	FRONT: 10'
UR-9	SIZE: 100' x 100'	FRONT: 10'
UR-10	SIZE: 100' x 100'	FRONT: 10'
UR-11	SIZE: 100' x 100'	FRONT: 10'
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UR-96	SIZE: 100' x 100'	FRONT: 10'
UR-97	SIZE: 100' x 100'	FRONT: 10'
UR-98	SIZE: 100' x 100'	FRONT: 10'
UR-99	SIZE: 100' x 100'	FRONT: 10'
UR-100	SIZE: 100' x 100'	FRONT: 10'

PLANNING SITE PLAN

SHERBROOKE CENTER

PRELIMINARY SITE PLAN

ENGINEERS - PLANNERS - SURVEYORS
HSD GROUP, LLC
1000 W. BARN ROAD
SUITE 105
BOCA RATON, FLORIDA 33431
561-556-0021

DATE: 11/24
DESIGNED BY: JH
DRAWN BY: JH
CHECKED BY: JH

PROJECT: 24-0221
SHEET: PSP-1

SITE DATA

PROPOSED NAMES: SHERBROOKE CENTER
TER: SHERBROOKE CENTER
EXISTING LAND USE DESIGNATION: COMMERCIAL
SECTION, TOWNSHIP, RANGE: 31S32, 4AS, 42E
EXISTING AND PROPOSED USE: COMMERCIAL
CONTROL NUMBER: 1996-003
TRAFFIC ANALYSIS (ONE STORY): 1025
LAST ZONING APPROVAL DATE: 06/27/19

CONCURRENCY TABLE

USE	SOFT F.T.C. / LOTS
GENERAL MERCHANDISE (ONE STORY)	120,000 S.F.
REPAIR & MAINTENANCE (ONE STORY)	120,000 S.F.
FINANCIAL INSTITUTION (ONE STORY)	3,393 S.F.
DAY CARE GENERAL (ONE STORY)	13,629 S.F.

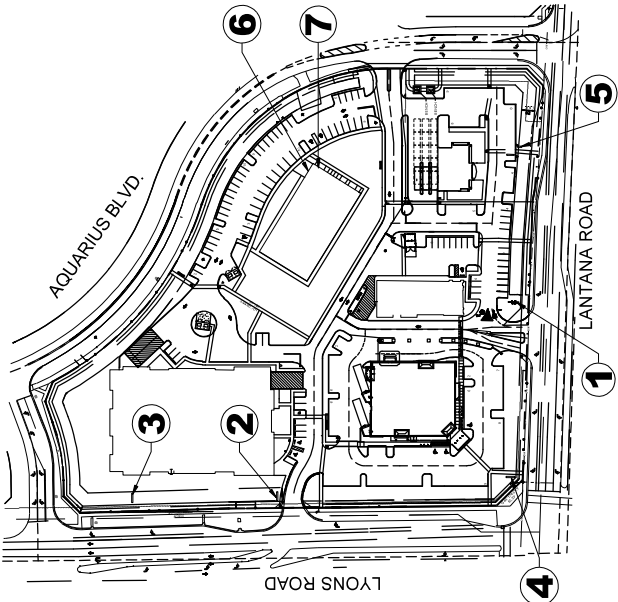
TOTAL ACREAGE: 397,211 S.F. 9.09 AC
TOTAL BUILDING AREA: 177,000 S.F. 4.04 AC
TOTAL PARKING AREA: 130,344 S.F. 3.00 AC
LANDSCAPE BUFFER COMMON AREA: 0.8 F. 0 AC
TOTAL LOT AREA: 177,000 S.F. 4.04 AC
TOTAL LOT AREA: 130,344 S.F. 3.00 AC
TOTAL LOT AREA: 177,000 S.F. 4.04 AC
TOTAL LOT AREA: 130,344 S.F. 3.00 AC

LOCATION MAP

LAKE WORTH ROAD
LYONS ROAD
STATE ROAD 7
LANTANA ROAD
HYDOLUX ROAD

Exhibit E-2 - Preliminary Regulating Plan

Exhibit E-3 - Preliminary Master Sign Plan



SIGN LOCATION MAP

N.T.S.

sign

BUILDING WALL SIGN DETAIL

MINIMUM WALL SIGN PER TENANT SPACE 24 SQ. FT.
MINIMUM HORIZONTAL AND VERTICAL SEPARATION 3 FT.
MAXIMUM PROJECTION FROM SURFACE OF BUILDING 24 INCHES
MINIMUM HORIZONTAL SEPARATION BETWEEN SIGN AND WALL EDGE 6 INCHES
SUBJECT TO CHANGE PER TABLE & G.1.A ARTICLE 8

U.S. TIER					
ULDC REQUIREMENTS PER TABLE E.G.I., A WALL SIGN STANDARDS	SIGN I.D.	PROPOSED SIGN DIMENSIONS SEPARATION BETWEEN SIGNS	MIN. HORIZONTAL SEPARATION (FEET)	8IDE (STREET)	REAR
Min. Sign Area (W x H) of the Wall to which the sign is attached) 10 s.f. along any one side of the building subject to the following: 10 s.f. for each adjacent wall 10 s.f. for each corner 10 s.f. for each end wall	G	25 s.f.			
Min. Sign Area (W x H) of the Wall to which the sign is attached) 10 s.f. along any one side of the building subject to the following: 10 s.f. for each adjacent wall 10 s.f. for each corner 10 s.f. for each end wall	C	12.25 s.f.			
Min. Wall Sign per Percent space between signs		24 s.f.	24 s.f.	24 s.f.	
Min. Horizontal and Vertical separation between signs		3'	N/A	N/A	
Min. Projection from surface of building facade		24"	24"	24"	
Min. Vertical separation between sign and roofline		6'	6'	6'	
Min. Vertical separation between sign and roofline		6'	6'	6'	

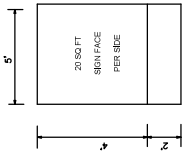
BUILDING - MOUNTED WALL SIGN STANDARDS

SITE DATA

CONTROL #: 1989-063
APPLICATION #: DOA/CA-2024-01285
NAME: SHERBROOKE CENTER



EXISTING MONUMENT SIGN #5

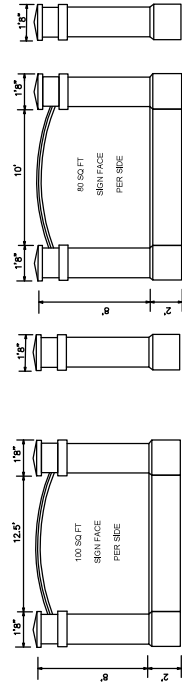


**TYPICAL MONUMENT SIGN DETAIL
(OUTPARCEL SIGN) #1, #3, #5**

SIGN DESIGN PER ARTICLE 8

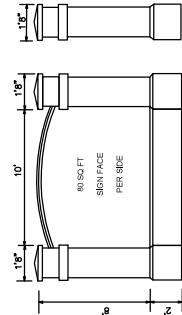


EXISTING MONUMENT SIGN #4



TYPICAL MONUMENT
SIGN DETAIL (LANTANA ROAD)

TANDING SIGN #4



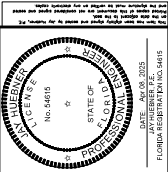
TYPICAL MONUMENT
SIGN DETAIL (LYONS ROAD)

TANDING SIGN #2

SHERBROOKE CENTER

PRELIMINARY MASTER SIGN PLAN

DATE:	11/24
DESIGNED BY:	JH
DRAWN BY:	HG
CHECKED BY:	JH



Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

Exhibit E-4 - Previously Approved Site Plan

Exhibit E-5 - Disclosure

DISCLOSURE OF OWNERSHIP INTERESTS – APPLICANT

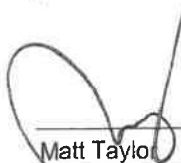
[TO BE COMPLETED AND EXECUTED ONLY WHEN THE APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY]

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 Matt Taylor, 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 [x] President [position—e.g., president, partner, trustee] of Primrose Schools [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership], (hereinafter, "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is: 3200 Windy Hill Road, SE, Suite 1200 E
Atlanta, GA 30339
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 Applicant. 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 Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant 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.



Matt Taylor, 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 13th day of August, 2024 by
Matt Taylor (name of person acknowledging). He/she is personally
known to me or has produced FL DL (type of identification) as
identification and did/did not take an oath (circle correct response).

BethAnn Shay
(Name - type, stamp or print clearly)

BethAnn Shay
(Signature)

My Commission Expires on: 10/8/2027



EXHIBIT "A"

PROPERTY

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A" OF SHERBROOKE CENTER REPLAT NO. 3, M.U.P.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGES 86 THROUGH AND INCLUDING 88, OF THE PUBLIC RECORDS OF RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID REPLAT FORMERLY KNOWN AS FOLLOWS:

TRACTS A, B, C AND D OF SHERBROOKE CENTER REPLAT M.U.P.D., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGES 56 THROUGH AND INCLUDING 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF TRACT E, OF SHERBROOKE CENTER REPLAT M.U.P.D. VACATED BY THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 20812, PAGE 176, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE ABOVE THE FOLLOWING LANDS CONVEYED BY:

SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22679, PAGE 547;
SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 30705, PAGE 209;
SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 33298, PAGE 670 AND
SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 32614, PAGE 16, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTE: PROVIDE THE COMPANY WITH A PROPER LEGAL DESCRIPTION AND/OR A SURVEY PREPARED BY A LICENSED FLORIDA REGISTERED LAND SURVEYOR AND CERTIFIED TO THE COMPANY FOR ITS REVIEW. THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS, AND TO AMEND THE LEGAL DESCRIPTION OF THE LAND DESCRIBED IN SCHEDULE A, UPON REVIEW OF THE DESCRIPTION FURNISHED BY SAID SURVEYOR.

PARCEL 2: EASEMENT

NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY, AND MORE PARTICULARLY DESCRIBED IN THE RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 18245, PAGE 752, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3: EASEMENT

NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY, AND MORE PARTICULARLY DESCRIBED IN THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT BETWEEN LYONS RETAIL, INC. AND COMMERCE BANK, N.A. RECORDED IN OFFICIAL RECORDS BOOK 21040, PAGE 1137, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 30705, PAGE 214; CORRECTED FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 30828, PAGE 1309; AND SECOND AMENDMENT TO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 31580, PAGE 1132, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.]

EXHIBIT “B”

DISCLOSURE OF OWNERSHIP INTERESTS IN APPLICANT

Affiant must identify all entities and individuals owning five percent or more ownership interest in Applicant’s corporation, partnership or other principal, if any. Affiant must identify individual owners. For example, if Affiant is the 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.

Name	Address

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 Samuel Susi, 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 [x] President of Lyons Retail, Inc. [position - e.g., president, partner, trustee] of Lyons Retail, 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: 7806 Charney Ln
Boca Raton, FL 33496
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.




Samual Susi, 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 [X] online notarization, this 7th day of August, 2024 by Samuel Susi (name of person acknowledging). He/she is personally known to me or has produced (type of identification) as identification and did/did not take an oath (circle correct response).

 ERIN WEST-DAVIDSON
Notary Public
State of Florida
Commission # 11405207
Expires 5/31/2027


(Signature)

My Commission Expires on: 5/31/2027

EXHIBIT "A"**PROPERTY****LEGAL DESCRIPTION:**

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PARCEL 2: EASEMENT

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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.

Name

Address

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Exhibit E-6 - Drainage Statement



HSQ GROUP, LLC.
Engineers • Planners • Surveyors
1001 Yamato Road, Suite 105
Boca Raton, FL 33431
(561) 392-0221 Phone • (561) 392-6458 Fax

November 20, 2024

Palm Beach County Land Development
2300 Jog Road
West Palm Beach, FL

RE: Sherbrooke Center – Drainage Statement
HSQ Project Number : **1804-47**
Palm Beach County application # : DOA/CA-2024-01285
Location : NE Corner of Lantana Road and Lyons Road

To whom it may concern,

This 8.89 acre project site is located within the Sherbrooke Center site which is in the unincorporated area of Palm Beach, Florida (Section 31, Township, 44 South, Range 42 East). The project site is bounded on the north by Rosemount Drive, to the east by Aquarius Blvd, to the west by Lyons Road and to the south by Lantana Road.

Legal Positive Outfall:

The project site has already been permitted thru South Florida Water Management District permit number 50-00152-S-03 for the entire Sherbrooke Center site which contains 8.89 acres. The site has an existing drainage outfall into the lakes of Sherbrooke Phase 9 plat (PB. 65 / PG 146). The Lakes of Sherbrooke are part of LWDD C-16 drainage basin connecting to L-14 Canal. The drainage system for the entire site is approximately 80 percent complete. Part of the Sherbrooke Center has already been developed and the drainage system for those parcels is complete to include the outfall and control structure located at the Northeast corner of the site.

Background:

The existing property has already been site planned and developed in phases over the years. Four parcels have been constructed to include Dollar Store, tire store, self storage and TC Bank facilities. The drainage systems for those four parcels are part of the overall system and the bulk of the overall Sherbrooke Center project has already been constructed. The last parcel will modify the existing drainage system to accommodate the final layout.

Note: The existing drainage system for the site includes a control structure with concrete weir which has been inspected and is intact and operating as intended. Existing concrete weir elevation has been maintained at 18.05 NGVD and additional storage has been provided via exfiltration trench (5.04 ac-in) to meet water quality requirements. Construction and control structure details are provided on the paving and drainage details plan PDD-2.

FEMA Flood Zone Data:

The project site is located within flood zone “B” per interpolation of the Flood Insurance Rate Map, panel 120192-0170-A and latest revision February 1, 979. Flood zone “B” is defined as that area between the 100-year flood elevation and the 500-year flood elevation; or certain areas subject to 100-year flooding with average depths less that one foot or where the contributing drainage area is less than one square mile or areas protected by levees from base flood.

Proposed Development:

The proposed development will consist of commercial uses to include retail, self-storage, day care etc. An existing site plan approved by Palm Beach County as control number 1989-063 which indicates the type of buildings and parking configuration currently approved. The drainage system constructed and permitted will serve the proposed development. Modifications to the existing drainage system will be necessary to route the water to the outfall and provide necessary water quality through exfiltration trench system for the proposed improvements. The drainage design meets Palm Beach County drainage requirements.

Permit Criteria:

The proposed system will be designed to meet SFWMD, LWDD and Palm Beach County regulations and will provide a positive outfall with the allowable discharge criteria. The property has existing permits through LWDD and SFWMD. Those permits will be modified for the final parcel development.

Permitted vs Proposed Stages

Routing calculations and excerpts of SFWMD Permit 50-001-152-S are included as part of this report. The following are the proposed stages for finish floor, road and berm design in addition to the stages previously permitted.

Stages	SFWMD Permit 50-00152-S (NGVD)	Proposed (NGVD)
Min. Finished Floor	20.5 (100 Year 3 Day)	21.70 (100 Year 3 Day)
Min. Road Design	19 (3 Year 1 Day)	18.97 (5 Year 1 Day)
Min. Berm Design	N/A	19.19 (25 year 3 Day)

Please do not hesitate to contact our office if you have any questions or require additional information.

Sincerely,
HSQ GROUP, LLC.



Jay Huebner, P.E.,
Florida Registration Number 54615

This item has been digitally signed and sealed by Jay Huebner, P.E. on 8-13-24. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Exhibit E-7 - Utility Letter



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: **January 23, 2025**

Control # 00256

Re: PZ&B Application #: DOA/CA 2024-01285
Project Name – Sherbrooke Center Primrose Daycare

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:

Service Type	Capacity (in ERCs)
Potable Water	5.80
Wastewater	5.80
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:

00-42-44-31-05-001-0010

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: [Signature]
Director of Finance & Administration

Date: 23-Jan-25

Exhibit E-8 – Health Department Letter

Mission:

To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.



Ron DeSantis
Governor

Joseph A. Ladapo, MD, PhD
State Surgeon General

Vision: To be the **Healthiest State** in the Nation

Date: November 19, 2024

Marissa Stadler
ADA Architects, Inc.
17710 Detroit Ave.
Lakewood, OH 44107

Dear: Marissa,

The Florida Department of Health in Palm Beach County has reviewed the proposed site plan and floor plan for the PSFC at 5115 Aquarius, Lake Worth, FL., and has determined that there is sufficient area to accommodate 214 children of various ages.

Although an email is usually acceptable for sufficiency, please submit this letter to the Palm Beach County Zoning Department.

Sincerely,

Kenny Wilson

Kenny Wilson
Environmental Manager
Florida Department of Health
Palm Beach County

Florida Department of Health, Palm Beach County
Office of the Director
800 Clematis Street – Suite 5-539
West Palm Beach, FL 33401
PHONE: 561/671-4005 • FAX: 561/837-5194
FloridaHealth.gov / palmbeach.floridahealth.gov



Accredited Health Department
Public Health Accreditation Board

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