

RESOLUTION NO. ZR-2025-009

RESOLUTION APPROVING ZONING APPLICATION DOA-2025-00250
(CONTROL NO. 2001-00039)

a Development Order Amendment - Class B
Application of Big Dreams Preschool, LLC
By Land Research Management, Inc., Agent
(Big Dreams Preschool)

WHEREAS, the Zoning Commission, pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the ULDC have been satisfied;

WHEREAS, Zoning Application DOA-2025-00250 was presented to the Zoning Commission at a public hearing conducted on June 5, 2025;

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

WHEREAS, the Zoning Commission hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Development Order Amendment - Class B;

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

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

WHEREAS, this approval shall only become effective upon the adoption of a resolution approving Zoning Application DOA-2025-00250 by the Board of County Commissioners;

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING COMMISSION OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application DOA-2025-00250, the Application of Big Dreams Preschool, LLC, by Land Research Management, Inc., Agent, for a Development Order Amendment - Class B to modify the site plan, to reconfigure the parking, and to modify Conditions of Approval to increase the Day Care number of children on 1.01 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on June 5, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Caliendo moved for the approval of the Resolution.

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

James Williams, Chair	-Aye
Cheri Pavlik, Vice-Chair	-Absent
Christopher Kammerer	-Aye
Claudia Mendoza	-Aye
Sam Caliendo	-Aye
Lori Vinikoor	-Aye
Alison Thomas	-Aye
Angella Vann	-Aye
Susan Kennedy	-Aye

The Chair thereupon declared the resolution was duly passed and adopted on June 5, 2025.

This resolution was filed with the Palm Beach County Zoning Division on June 5, 2025.

This resolution shall only become effective upon the adoption of a resolution approving Zoning Application DOA-2025-00250 by the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 
COUNTY ATTORNEY

PALM BEACH COUNTY, FLORIDA
BY ITS ZONING COMMISSIONERS

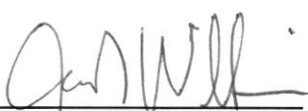
BY: 
CHAIR

EXHIBIT A

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST; THENCE SOUTH 1 DEGREE 33 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 1292.19 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WESTGATE AVENUE, AS SHOWN ON ROAD PLAT BOOK 2, PAGE 205, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND FURTHER AMENDED IN OFFICIAL RECORDS BOOK 9484, PAGE 622 OF SAID PUBLIC RECORDS; THENCE NORTH 88 DEGREES 51 MINUTES 13 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.57 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH WITH A CENTRAL ANGLE OF 12 DEGREES 54 MINUTES 49 SECONDS AND A RADIUS OF 2059.93 FEET; THENCE WEST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 464.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH WITH A CENTRAL ANGLE OF 2 DEGREES 38 MINUTES 24 SECONDS AND A RADIUS OF 2140.00 FEET; THENCE WEST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.61 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUAIL DRIVE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 10601, PAGE 858, OF SAID PUBLIC RECORDS, BEING THE POINT OF BEGINNING; THENCE SOUTH 48 DEGREES 48 MINUTES 03 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 38.48 FEET; THENCE SOUTH 1 DEGREE 31 MINUTES 32 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 124.93 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 60 DEGREES 01 MINUTES 23 SECONDS AND A RADIUS OF 150.00 FEET; THENCE SOUTH AND SOUTHWEST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE, TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 24 DEGREES 04 MINUTES 21 SECONDS AND A RADIUS OF 210.00 FEET; THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.23 FEET; THENCE NORTH 20 DEGREES 59 MINUTES 13 SECONDS WEST, A DISTANCE OF 65.28 FEET; THENCE NORTH 1 DEGREE 31 MINUTES 32 SECONDS EAST, A DISTANCE OF 228.67 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 96 DEGREES 14 MINUTES 02 SECONDS AND A RADIUS OF 25.00 FEET; THENCE NORTHWEST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.99 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF WESTGATE AVENUE AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2140.00 FEET, A CENTRAL ANGLE OF 4 DEGREES 25 MINUTES 08 SECONDS AND WHOSE RADIAL AT SAID POINT BEARS NORTH 4 DEGREES 42 MINUTES 30 SECONDS WEST; THENCE EAST ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 165.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY OF QUAIL DRIVE AS LAID OUT AND IN USE.

SAID LANDS SITUATE IN THE PALM BEACH COUNTY, FLORIDA AND CONTAINING 43,939 SQUARE FEET (1.009 ACRES) MORE OR LESS.

EXHIBIT B
VICINITY SKETCH

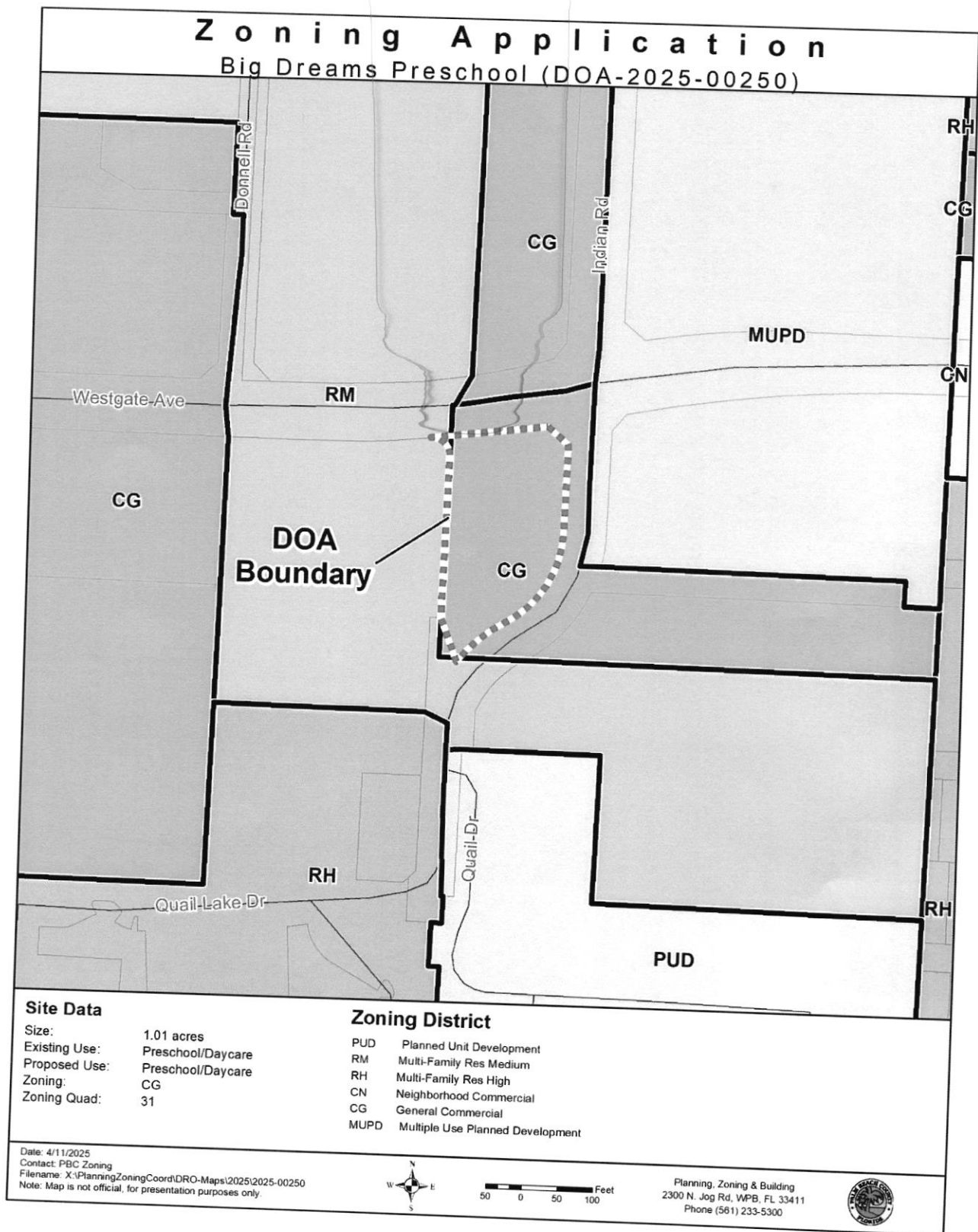


EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment - Class B concurrent

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution ZR-2023-30, Control No.2001-00039, which currently states:

The approved Preliminary Site Plan is dated October 2, 2023. 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 Zoning Commission.

Is hereby amended to read:

The approved Preliminary 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 Zoning Commission. (ONGOING: ZONING - Zoning)

2. All previous Conditions of Approval applicable to the subject property, as contained in Resolution ZR-2023-030 (Control 2001-00039), 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 Zoning Commission, unless expressly modified. (ONGOING: ZONING - Zoning)

ENGINEERING

1. Previous ENGINEERING Condition 1 of Resolution ZR-2023-30, Control No.2001-00039, which currently states:

No Building Permits for the site may be issued after December 31, 2026, 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.

Is hereby amended to read:

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

2. Previous ENGINEERING Condition 2 of Resolution ZR-2023-30, Control No.2001-00039, which currently states:

Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer.

Is hereby amended to read:

Prior to July 1, 2026, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (DATE: MONITORING - Engineering)

3. The gate shall stay open during business hours. (ONGOING: ENGINEERING - Engineering) (Previous ENGINEERING Condition 3 of Resolution ZR-2023-30, Control No.2001-00039)

4. The Property Owner shall improve the sight visibility for the existing driveway on Quail Drive, as approved by the County Engineer. Any and all costs associated with these improvements shall be paid for by the Property Owner.

a. Approval of the sight visibility shall be obtained prior to the issuance of the first building permit. (BLDGPMT: MONITORING - Engineering)

b. Installation shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPMT/CO: MONITORING - Engineering) (Previous ENGINEERING Condition 4 of Resolution ZR-2023-30, Control No.2001-00039)

LIGHTING

1. All outdoor lighting fixtures shall not exceed twenty (20) feet in height, measured from finished grade to highest point. (ONGOING: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 1 of Resolution ZR-2023-30, Control No.2001-00039)

2. All outdoor lighting shall be extinguished no later than 9:00pm., excluding security lighting only. (ONGOING: CODE ENF - Zoning) (Previous LIGHTING Condition 2 of Resolution ZR-2023-30, Control No.2001-00039)

USE LIMITATIONS - DAY CARE

1. Previous USE LIMITATIONS - DAY CARE Condition 1 of Resolution ZR-2023-30, Control No.2001-00039, which currently states:

The day care center shall be limited to a maximum capacity of 96 children (at any one time).

Is hereby amended to read:

The day care center shall be limited to a maximum capacity of 121 children (at any one time). (ONGOING: CODE ENF - Zoning)

2. Hour of operation for the daycare facility shall be limited from 6:30 a.m. to 7:00 p.m. Monday to Saturday. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS - DAY CARE Condition 2 of Resolution ZR-2023-30, Control No.2001-00039)

3. The outdoor play area shall not be used for activities after 6:00 p.m. or before 8:00 a.m. Monday to Saturday. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS - DAY CARE Condition 3 of Resolution ZR-2023-30, Control No.2001-00039)

4. Outdoor speakers or public address systems shall not be permitted on site. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS - DAY CARE Condition 4 of Resolution ZR-2023-30, Control No.2001-00039)

5. By January 1, 2026 or prior to the implementation of the increase in capacity from 96 to 121, whichever occurs first, the Applicant shall obtain the applicable building permits to confirm the existing facility meets the Building and Fire Codes. The increase in the number of children may require a change of occupancy to Group E. (BLDGPMT/DATE/ONGOING: BUILDING DIVISION - Zoning)

6. Prior to the issuance of a Building Permit, and implementation of the increase in capacity, the Property Owner shall provide the Zoning Division a copy of a new "Capacity Calculator Summary" from the Health Department which increases the capacity from 96 to 121. (BLDGPMT/ONGOING: ZONING – Zoning)

COMPLIANCE

1. In Granting this Approval, the Zoning Commission 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 Zoning Commission 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

Application No. DOA-2025-00250
Control No. 2001-00039
Project No. 05664-000

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