

## NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

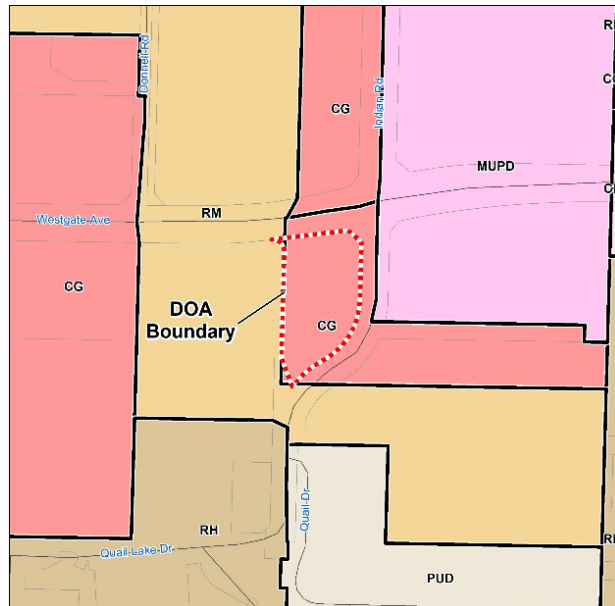
A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

[www.pbc.gov/pzb/notices](http://www.pbc.gov/pzb/notices)

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

**Application:** Big Dreams Preschool, DOA-2025-00250  
**Location:** Southwest corner of Westgate Avenue and Quail Drive  
**Zoning Commission Hearing:** June 5, 2025 at 9:00 a.m.  
2300 North Jog Road, Vista Center, VC-1W-47,  
West Palm Beach, Florida 33411  
**Board of County Commissioners Hearing:** June 18, 2025 at 9:30 a.m.  
301 North Olive Avenue  
Governmental Center, Chambers 6th Floor  
West Palm Beach, Florida 33401  
**Zoning Staff Contact:** Nancy Frontany Bou, Senior Site Planner  
(561) 233-5584 or NFrontanyBou@pbc.gov  
**Notice Date:** May 13, 2025



### Zoning Application Summary

<b>Application:</b>	Big Dreams Preschool, DOA-2025-00250
<b>Control:</b>	Big Dreams Preschool, 2001-00039
<b>Location:</b>	Southwest corner of Westgate Avenue and Quail Drive
<b>District:</b>	Commission District 7
<b>Title/Request:</b>	<b>Title:</b> a Development Order Amendment – Conditional Overlay Zone <b>Request:</b> to modify Conditions of Approval for a previous rezoning on 1.01 acres (R-2021-1166) <b>Title:</b> a Development Order Amendment - Class B <b>Request:</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

#### Summary:

The application is for the Big Dreams Preschool LLC. The site was last approved by the Zoning Commission for a Class B Conditional Use for a Daycare in May 2023.

The application proposes to modify a condition of approval to allow up to 121 children as well as modify conflicting conditions contained within the Conditional Overlay Zone. The site currently has a condition of approval that limits the number of children to 96, and Engineering Conditions that have restrictions on Traffic Performance Standards. No additional square footage is proposed by this request.

The site is currently built with the structures indicated on the Preliminary Site Plan (PSP) which indicates one 7,900 square feet (sq.ft) building and 6,350 sq.ft of outdoor play area with 25 parking spaces. Access to the site is from Quail Drive.