

**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION**

**Application No.:** CB-2023-00651  
**Application Name:** Big Dreams Preschool  
**Control No./Name:** 2001-00039 (Big Dreams Preschool)  
**Applicant:** Big Dreams Preschool LLC  
**Owners:** Big Dreams Preschool LLC  
**Agent:** Land Research Management, Inc. - Kevin McGinley  
**Telephone No.:** (561) 686-2481  
**Project Manager:** Nancy J. Frontany Bou, Senior Site Planner

**Title:** a Class B Conditional Use **Request:** to allow a General Day Care on 1.01 acres

**APPLICATION SUMMARY:** The proposed is for the 1.00-acre Big Dreams Preschool LLC development. The site was last approved for a Day Care in 2001, however this approval was abandoned in 2021 in order to develop a Medical Office permitted by right use. The medical office use was never implemented.

The request would allow General Day Care with 96 children. The Preliminary Site Plan (PSP) indicates one 7,900 square feet (sq.ft) building and 6,350 sq.ft of outdoor play are with 25 parking spaces. Access to the site is from Quail Drive.

**SITE DATA:**

Location:	Southwest corner of Westgate Avenue and Quail Drive
Property Control Number(s)	00-42-43-25-00-000-1650
Future Land Use Designation:	High Residential (HR-18)
Zoning District:	General Commercial District (CG)
Total Acreage:	1.01 acres
Tier:	Urban/Suburban
Overlay District:	Westgate Belvedere Homes Community Redevelopment Area Overlay
Neighborhood Plan:	N/A
CCRT Area:	Westgate
Municipalities within 1 Mile	Haverhill, West Palm Beach
Future Annexation Area	West Palm Beach
Commission District:	District 7, Commissioner Mack Bernard

**RECOMMENDATION:** Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 through C-3.

**ACTION BY THE ZONING COMMISSION (ZC):** *Scheduled November 2, 2023*

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

**PROJECT HISTORY:**

Application No.	Request	Resolution	Approval Date
CB-2001-0039	A Class B Conditional Use to allow a General Day Care.	ZR-2001-0007	October 5, 2001
BA-2001-0083	A Variance to allow a reduction of the ROW Buffer along Quail Dr., to reduce the buffer width along western property line and install palms in western buffer instead of shade trees.	BOFA-2001-083	November 15, 2001
ZV-2020-2113	A Type 2 Variance to allow a reduction of minimum lot depth and required parking spaces.	ZR-2021-0021	August 5, 2021
ABN/ZV/Z-2020-1856	An Abandonment to abandon a Class B Conditional Use to allow a General Day Care.	ZR-2021-0021	August 5, 2021
	A Type 2 Variance to allow a reduction of the front and rear setback, the dumpster setback; and, the terminal landscape island width.	ZR-2021-0022	August 5, 2021
	An Official Zoning Map Amendment to allow a rezoning from the Residential High (RH) Zoning District to the General Commercial (CG) Zoning District.	R-2021-1166	August 26, 2021

---

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

When considering a Development Order application for a Rezoning to a PDD or a TDD, a Conditional Use, excluding Conditional Use requests for Density Bonus pursuant to Art. 5.G.1, Workforce Housing Program (WHF), or a Development Order Amendment, the BCC and ZC shall utilize the Standards a – h listed in Article 2.B.7.B, Standards. The Standards and Staff Analyses are indicated below. A Conditional Use, Rezoning to PDD or TDD, or Development Order Amendment that fails to meet any of these Standards shall be deemed adverse to the public interest and shall not be approved.

**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 is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

- *Relevant Comprehensive Plan Policies:* The subject site is located within the Westgate Belvedere Homes CRA Overlay (WCRAO) found in Sub-Objective 1.2.3 (FLUE, p. 18), and currently has the High Residential, 18 units per acre (HR-18) Future Land Use designation. The purpose of the sub-objective is to promote and encourage development and redevelopment consistent with the plan for the Westgate area. The request for a Day Care is classified as an Institutional use, and per FLUE Policy 2.2.8-a, is permitted within all Future Land Use designations.

Staff has determined that the existing CG Zoning, that was previously approved for a medical office(R-2021-1166), is consistent with the HR-18 residential future land use based on the application of FLUE Policy 1.2.3-c, which provides a redevelopment incentive within the WCRAO, permitting an increase of 20% of the commercial acreage through the rezoning process to a Commercial zoning district without a FLUA amendment. The County adopted the Commercial future land use designation, for many of the parcels within the WCRAO, in 1989. Approximately 403.41 acres were commercial on the 1989 FLUA (20% is 80.68 acres). As of April 2021 when the medical office was approved, no sites had utilized Policy 1.2.3-c. Therefore, up to 80.68 acres of residential or industrial zoning were available to be rezoned to commercial without a corresponding commercial future land use designation. Staff had previously determined that the medical office was eligible to use this incentive. Therefore, the HR-18 future land use designation is consistent with the existing CG zoning district.

- *Intensity:* The request does not seek to change the previously approved 7,900 sq. ft., which equates to a FAR of approximately 0.18 (7,900/ 43,939 sq. ft. or 1.009 acres = 0.179). The maximum Floor Area Ratio (FAR) of 0.45 is allowed for the subject future land use designation in the Urban Suburban Tier (43,939 sq. ft. or 1.009 acres x .45 maximum FAR = 19,772.5 sq. ft. maximum).

- *Special Overlay District/ Neighborhood Plan/Planning Study Area:* The request is located within the Urban Redevelopment Area (URA) and the Westgate Community Redevelopment Area (WCRA). The WCRA issued a letter July 21, 2023 with a recommendation of approval for the request (Exhibit G). The WCRA letter provides no further conditions or comments.

**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.*

- *Prior Variances:* The site has previous approvals for variances for the subject site. The five-foot Incompatibility Buffer along the west property line was approved under Variance BA-2001-083 and will remain unchanged. A 20-foot Utility Easement overlaps this 5 foot landscape buffer 100% which is also indicated on the previously approved Site Plan, see Figure 4. The R-O-W buffer on the eastern property line also received approval for a five- foot reduction as approved under Resolution BA-2001-083.

- *Property Development Regulations:* The subject site is developed with a 7,900 sq.ft. building and is located within the Urban Highway (UH) Sub-area and is regulated by Table 3.B.14.F – WCRAO Non-Residential and Mixed Use Sub-area PDRs and Table 3.D.1.A Property Development Regulations. The site is located on a corner lot, fronting both Westgate Avenue and Quail Drive. The proposed development meets the minimum frontage and access required for the General Commercial Zoning District within the UH Sub-area of the WCRAO along with the required building height. In addition, the property also meets Code requirements for minimum lot dimensions of 1-acre size, 100 ft. of width and frontage, as the site is a 1.01 acre lot and has 228.67 ft. of width and frontage. The site received a variance approval for the lot depth, under Resolution R-2021-011 to allow 165 ft. of depth where 200 ft. is required. The building does meet the side setbacks. The site has approved variances to reduce the front and rear building setback under Resolution ZR-2021-0022 approved on August 5, 2021, however, site currently meets the required

front setback per the Urban Highway (UH) PDRs of Table 3.B.14.F – WCRAO Non-Residential and Mixed Use Sub-area PDRs.

- **Overlays:** The subject site is located within the Urban Redevelopment Area (URA) and the Westgate Community Redevelopment Area (WCRA). The WCRA issued a letter July 21, 2023 with a recommendation of approval for the Class B Conditional Use. The WCRA letter provides no further conditions or comments.

- **Uses:** The General Day Care was previously approved on October 5, 2001 and later abandoned and the site rezoned with the intention to develop a permitted by right Medical Office use; however, it was never implemented. The Building is currently vacant. The use, as proposed, is an allowable use in the CG Zoning District as well as in the WCRA Overlay, subject to a Class B Conditional Use approval, as the site is less than two acres per Art. 3.B.14.D.2.b. The Preliminary Site Plan indicates a total of 96 children for the within the existing 7,900 sq. ft. building, along with a total of 6,350 sq. ft. of outdoor play area and five drop-off parking spaces. Health Department Staff has indicated no issues with the proposed play-ground area. In order to minimize the impact that the Day Care operation may have upon the Multi Family Residential property to the west Staff have incorporated Conditions of Approval under use limitations in regards to Maximum student capacity, Hours of operations, Hours of use for the play area and Outdoor speakers.

The proposal is in compliance with the required Property Development Regulations for setbacks, lot size, as stated on Table 3.D.1.A Property Development Regulations. In addition Staff has analyzed the proposal and has determined that the project is in compliance of 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.

- **Parking:** Per Table 6.B.1.B – Minimum Parking and Loading Requirements of the ULDC, 19 parking spaces are required for a day care use. However, the Applicant is providing 25 standard parking spaces from which five are required drop-off spaces, as indicated on the preliminary site plan, see Figure 3.

- **Landscape/Buffering:** The PSP indicates an existing 15 ft. R-O-W buffer along Westgate Avenue, in accordance with ULDC Table. 7.C.2.A., with a five-foot Utility Easement overlap. In addition, there is a 15-foot R-O-W buffer provided on the northern half along Quail Drive on the eastern property line that transition to a 10-foot R-O-W buffer on the southern portion on the same side in accordance with an approval for a five-foot buffer reduction that allowed the 10-foot wide buffer. A five-foot Incompatibility Buffer is provided along the western property line as approved under BA-2001-083 variance approval. Staff has analyzed the buffers and determined to be compliance. The existing five feet foundation planting was approved as part of the prior Development Order for the site under an older Unified Land Development Code (ULDC) supplement.

- **Signs:** There is no proposed signage associated with this application, however there is an existing four-foot high sign with 20 sq. ft. of sign face area on site approved by Building Permit B-2033-002450-0000.

**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 subject site is within the commercial corridor along Westgate Avenue and is compatible with the surrounding uses. To the north of the site exist a parcel with a Commercial High FLU designation and a CG district which currently supports two separate general office buildings (Indian Road Office Commercial, Control No. 2003-00047). Directly southeast of the site is a lake which serves as a drainage retention area (Palm Beach County Drainage Retention Lake

To the east of the site there is a commercial building within Multiple Use Planned Development (MUPD) Zoning District with and a Commercial High with an Underlying (CH/18) FLU designation, supporting a commercial building (Urbanek Properties, Control No. 2001-00030). West of subject site is a multifamily residential structure within the RM zoning district.

It is important to note that the surrounding area contains a commercial FLU with underlying residential. The majority of the properties within the corridor have utilizes the commercial FLU designation to work in conjunction with the neighboring residential uses. The surrounding zoning designations of the areas consist primarily of CG, CN, or MUPD which will remain consistent and compatible with the proposed Day Care use.

- 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.*

There are no proposed design changes to the site, therefore there are no adverse impact as the proposed Day Care use has been in place on the site, with no changes to the site in the past 20 years. The proposed Day Care benefits the adjacent lands as the recent demand and need for child care in this area has been increasing significantly.

- 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 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 use or amendment will result in a logical, orderly and timely development pattern.*

The development patterns along the Westgate Avenue corridor where the subject property is located are a mix of high-density residential and commercial development. The proposed Daycare use is deemed consistent with development patterns with the surrounding areas.

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

**ENGINEERING COMMENTS:**

The proposed Day Care Center is expected to generate 196 net daily trips, 37 net AM peak trips, and 38 net PM peak hour trips. The build out of the project is assumed to be by 2026.

This project is located within the Westgate Transportation Concurrency Exception Area, and therefore, exempt from meeting Transportation concurrency. This project was previously approved for the same use.

**DRAINAGE DISTRICT:**

The subject development is located within the boundaries of the Lake Worth Drainage District. The Applicant's Engineer states (Exhibit E), "...*The existing site consists of a single building consisting of approximately 7,900 s.f. in size. The site includes associated paved parking and pervious open green space area. No site improvements are proposed for the existing building, paving or drainage system. Interior buildings improvements are proposed.*

*Onsite stormwater management for this project is accomplished with a combination of interconnected culvert pipes and drainage inlets that connect to an existing drainage system within Quail Drive, providing Legal Positive Outfall for the site. The drainage system was previously approved by Palm Beach County with the development of the previous Opportunity, Inc, Day Care. There are no off-site inflows to the site. The site is situated in the South Florida Water Management District (SFWMD) C-51 Basin, Sub-basin 25B, with a 100-year flood stage of 14.2 NGVD; the finish floor elevation of the existing building exceeds this requirement. The site is located in Flood Zone X as determined by the FIRM panel 12099C0578F.*

*The Property Owner recognizes that any additional site development of the existing property must be in accordance with applicable regulatory requirements in place at the time of submission including, but not limited to, Palm Beach County, NPDES, and SFWMD including C-51 East Basin compensating storage requirements.*

Prior to the issuance of any building permits, the Applicant must obtain applicable permits and approvals from the District.

**WATER AND WASTEWATER PROVIDER:**

The water and wastewater provider is Palm Beach County Water Utilities Department (PBC WUD) (Exhibit F). Their letter indicates that the subject site is currently serviced. Any modifications to capacity shall obtain the appropriate permits and approvals from PBC WUD.

PALM BEACH COUNTY HEALTH DEPARTMENT:  
This project has met the requirements of the Florida Department of Health.

SCHOOL IMPACTS:  
The School Board has no comment regarding this non-residential application.

PARKS AND RECREATION:  
Non-residential project therefore, Park and Recreation ULDC requirements do not apply.

FIRE PROTECTION:  
Staff has reviewed this application and have no comment. The subject site is located within the service boundaries of PBC Fire Rescue station #24.



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

As Applicant has stated in the Justification Statement, Opportunity, Inc. (a not-for-profit day care center) operated a day care center on the premises for many years and subsequently moved to a larger facility across Westgate Avenue. The Day Care use was abandoned in 2021 and a Medical office use was proposed and approved but never implemented. The site was placed back in the market and purchased by Big Dreams Preschool LLC which seeks the approval to re-establish the Day Care use based on the need for child care market in the area, implementing the use within the existing site layout.

**CONCLUSION:** Staff has evaluated the standards listed under Article 2.B and determined that there is a balance between the need for change and the potential impacts generated by Big Dreams Preschool for an Class B Conditional Use. Therefore, Staff is recommending approval subject to Conditions of Approval as indicated in Exhibit C.

## CONDITIONS OF APPROVAL

### EXHIBIT C

#### Class B Conditional Use

##### ALL PETITIONS

1. 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 Zoning Commission. (ONGOING: ZONING - Zoning)

##### ENGINEERING

1. 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. (DATE: MONITORING - Engineering)

2. 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. (BLDGPM: MONITORING - Engineering)

3. The gate shall stay open during business hours. (ONGOING: ENGINEERING - Engineering)

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. (BLDGPM: MONITORING - Engineering)

b. Installation shall be completed prior to the issuance of the first Certificate of Occupancy. (BLDGPM/CO: MONITORING - Engineering)

##### 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)

2. All outdoor lighting shall be extinguished no later than 9:00pm., excluding security lighting only. (ONGOING: CODE ENF - Zoning)

##### USE LIMITATIONS - DAY CARE

1. The day care center shall be limited to a maximum capacity of 96 children (at any one time). (ONGOING: CODE ENF - Zoning)

2. Hour of operation for the Day Care facility shall be limited from 6:30 a.m. to 7:00 p.m. Monday to Saturday. (ONGOING: CODE ENF - Zoning)

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)

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

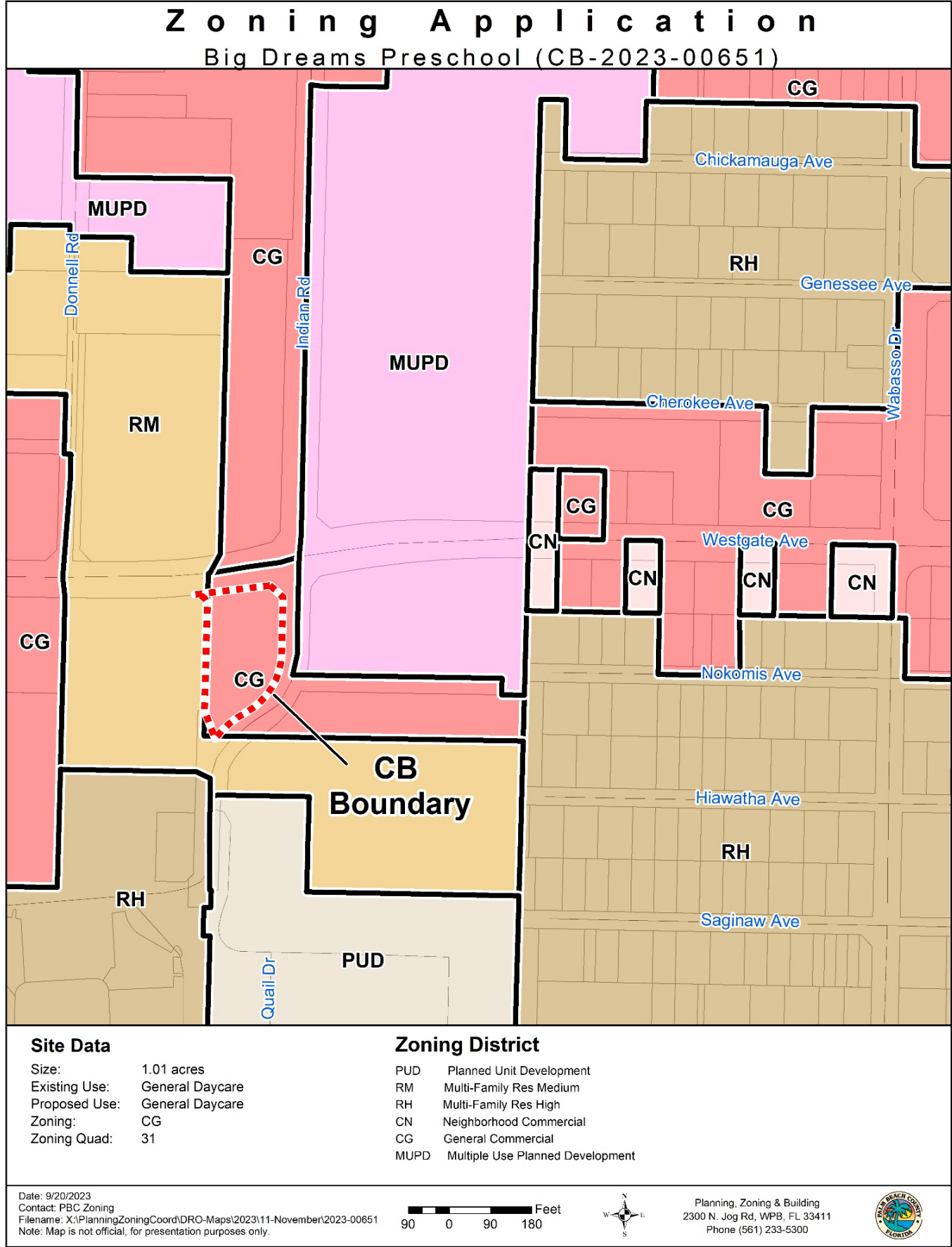


Figure 1 - Land Use Map





Figure 2 - Zoning Map



[illegible]

Zoning Commission  
Application No. CB-2023-000651



Exhibit D – Disclosure of Ownership

PALM BEACH COUNTY - ZONING DIVISION

FORM # 9

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 Yordan Carrazana, 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 ☒ AMBR [position - e.g., president, partner, trustee] of Big Dreams Preschool, LLC [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: 256 Davis Road, Palm Springs, FL 33461
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.

Yordan Carrazana, 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 10 day of 05, 2023 by \_\_\_\_\_ (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).

Brian Valdes  
(Name - type, stamp or print clearly)

[Signature]  
(Signature)

My Commission Expires on: \_\_\_\_\_



C. Brian Valdes  
Comm.: HH 161622  
Expires: Aug. 5, 2025  
Notary Public - State of Florida

EXHIBIT "A"

PROPERTY

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"

#### 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

Name	Address
Reina J. Valdes	5% owner
256 Davis rd	Palm Springs FL 33461

Exhibit E – Drainage Statement dated August 3, 2023



May 9, 2023  
Rev. August 3, 2023

Re: **Drainage Statement for Big Dreams Preschool**  
1713 Quail Drive  
West Palm Beach, Florida  
PCN: 0042432500001650  
**LDi Project No. 23-009**

This drainage statement is prepared for Big Dreams Preschool site located at 1713 Quail Drive West Palm Beach, Florida, which consists of approximately 1.01 acres of existing Daycare use. The existing site consists of a single building consisting of approximately 7,900 s.f. in size. The site includes associated paved parking and pervious open green space area. No site improvements are proposed for the existing building, paving or drainage system. Interior buildings improvements are proposed. Onsite stormwater management for this project is accomplished with a combination of interconnected culvert pipes and drainage inlets that connect to an existing drainage system within Quail Drive, providing Legal Positive Outfall for the site. The drainage system was previously approved by Palm Beach County with the development of the previous Opportunity, Inc., Daycare. There are no off-site inflows to the site. The site is situated in the South Florida Water Management District (SFWMD) C-51 Basin, Sub-basin 25B, with a 100-year flood stage of 14.2 NGVD; the finish floor elevation of the existing building exceeds this requirement. The site is located in Flood Zone X as determined by the FIRM panel 12099C0578F. The property owner recognizes that any additional site development of the existing property must be in accordance with applicable regulatory requirements in place at the time of submission including, but not limited to, Palm Beach County, NPDES, and SFWMD including C-51 East Basin compensating storage requirements.

Digital Signature of Ronald W. Last  
DN: CN=Ronald W. Last,  
OU=A01410000017431760E000019752,  
O=Unaffiliated, C=US  
Date: 2023.08.03 12:25:00-04'00'

Ronald W. Last, P.E.  
FL Reg. No. 38707  
EB# 9889

THIS STATEMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY RONALD W. LAST, P.E., ON 8/3/2023.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

1860 Old Okeechobee Road, Suite 504 • West Palm Beach, FL 33409 • Phone: 561-615-6567 • Fax: 561-683-0872  
[www.lastdevenport.com](http://www.lastdevenport.com)



Exhibit F – Water and Waste Water Letter dated October 3, 2023



**Water Utilities Department  
Engineering**

8100 Forest Hill Blvd.  
West Palm Beach, FL 33413  
(561) 493-6000  
Fax: (561) 493-6085  
www.pbcwater.com



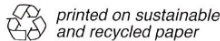
**Palm Beach County  
Board of County  
Commissioners**

Gregg K. Weiss, Mayor  
Maria Sachs, Vice Mayor  
  
Maria G. Marino  
Michael A. Barnett  
Marci Woodward  
  
Sara Baxter  
Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*



October 3, 2023

Last Devenport, Inc.  
1860 Old Okeechobee Road Suite 504  
West Palm Beach, Fl. 33409

Re: Service Availability  
Big Dreams Preschool  
1713 Quail Drive

Dear Ron,

This is to confirm that Palm Beach County Water Utilities Department (PBCWUD) is the potable water and wastewater service provider for the referenced property and potable water and sanitary sewer is currently being provided to this property.

If you should have any questions, please do not hesitate to contact this office at (561) 493-6116.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E.  
Project Manager

Exhibit G – WCRAO Recommendation Letter dated May 9, 2023



July 21, 2023

Kevin McGinley  
Land Research Management, Inc.  
2240 Palm Beach Lakes Blvd. #103  
West Palm Beach, FL 33409

**RE:           WCRA RECOMMENDATION** (revised TCEA-Traffic Div.)  
**PROJECT:   BIG DREAMS PRESCHOOL – DAY CARE USE (CB-2023-00651)**  
1713 Quail Drive

Dear Mr. McGinley;

Please be advised that this letter is prepared to address the requirements of Article 3.B.14.D.1 of the Unified Land Development Code (ULDC), as amended.

The application requests the following approvals:

- 1. Class B Conditional Use approval to allow a General Day Care use;
- 2. Any variances or waivers required to bring the site into compliance with current ULDC and/or WCRAO standards;
- 3. Final DRO Site Plan approval; and,
- 4. 196 net daily trips; 37 net am peak hour, and 38 net pm peak hour trips, to be allocated from the WCRA Transportation Concurrency Exception Area (TCEA) pool. The TCEA trip pool has a current balance available of 1,972 daily trips and 442 pm peak trips. The subject application reduces the TCEA trip pool balance by 196 net daily trips to 1,776 daily trips, and by 38 net pm peak trips to 404 pm peak trips. The TCEA pool balance remains within the threshold established by Policy 1.2-r of the Comprehensive Plan Transportation Element.

The Westgate CRA reviewed a preliminary site plan, justification by your office, along with other supporting documents, including drainage and traffic statements. The site was previously approved for and operated as a day care facility. The subject application, which seeks to reestablish the use, does not contradict the Westgate CRA Community Redevelopment Plan, as amended, or the intent of the WCRAO UH Sub-area.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Denise Pennell, FRA-RA  
Senior Planner/Project Manager  
Westgate CRA, Palm Beach County  
[dpennell@pbcgov.org](mailto:dpennell@pbcgov.org)  
561-640-8181x105

1280 N. Congress Avenue, Suite 215  
West Palm Beach, Florida 33409  
561-640-8181  
[westgatecra.org](http://westgatecra.org)