



November 17, 2023

RE: Notice of a Proposed Zoning Application

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 500 feet of your property. The application summary is provided below and in the attachment.

Application:	Court Daycare, CA-2023-00369
Control:	Court Daycare, 2023-00019
Location:	South side of Hypoluxo Road, approximately 1000 feet east of S. Military Trail
ZC Hearing:	December 7, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	January 4, 2024 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The Zoning Commission (ZC) and Board of County Commissioners (BCC) will hold public hearings to consider the application identified above. The staff report will be available online five days prior to each hearing at the following website:

www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager below. Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Be advised that anyone choosing to appeal any action with respect to any matter discussed by tat the hearing will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact me at (561) 233-5206 or via VStark@pbcgov.org.

Sincerely,

Vincent Stark
Site Planner I

Attachments: *Application Summary and Map*

- C: Lisa Amara, Zoning Director
- Wendy N. Hernandez, Deputy Zoning Director
- Carlos Torres, AIA, Principal Site Planner
- Melissa Matos, Principal Site Planner

**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228

www.pbcgov.com/pzb



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"An Equal Opportunity
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Zoning Application Summary

Application:	Court Daycare, CA-2023-00369
Control:	Court Daycare, 2023-00019
Location:	South side of Hypoluxo Road, approximately 1000 feet east of S. Military Trail
BCC District:	District 2, Gregg K. Weiss
Title/Request:	a Class A Conditional Use to allow a General Day Care on 0.89 acres
Overall Acres:	0.89 acres

Summary: The proposed request is for the 0.89-acre Court Daycare development. The subject site has no prior Board of County Commissioners (BCC) approvals and is currently vacant.

The request would allow the development of a 109-child General Day Care. The Preliminary Site Plan (PSP) indicates one building with a total of 6,000 square feet (sq. ft.), 11 parking spaces, five Drop-off spaces, and 4,088 sq. ft. Outdoor Area. Access to the site is from Hypoluxo Road.

Location Map:

