



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](http://www.pbcgov.com/pzb)

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Official Electronic Letterhead

February 1, 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.

<b>Application:</b>	<b>APEC, EAC-2022-01280</b>
<b>Control:</b>	APEC, 1988-00021
<b>Location:</b>	Northeast corner of S Congress Avenue and Summit Boulevard
<b>BCC Hearing:</b>	February 23, 2023 at 9:30 a.m. Governmental Center, 301 North Olive Ave., Chambers, 6th Floor West Palm Beach, Florida 33401

The 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](http://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 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) 233-5213 or via [CSisk@pbcgov.org](mailto:CSisk@pbcgov.org).

Sincerely,

Cody Sisk  
Senior Site Planner

**Attachments:** Application Summary and Map

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

## Zoning Application Summary

<b>Application:</b>	<b>APEC, EAC-2022-01280</b>
<b>Control:</b>	APEC, 1988-00021
<b>Location:</b>	Northeast corner of Congress Avenue and Summit Boulevard
<b>BCC District:</b>	District 3, Commissioner Michael A. Barnett
<b>Title/Request:</b>	a Development Order Amendment (Expedited Application Consideration (EAC)) to modify the property boundaries and delete land area on 2.74 acres
<b>Overall Acres:</b>	2.74 acres

**Summary:** Proposed is an amendment to the 2.74-acre APEC development. The site was last approved by Board of County Commissioners (BCC) on August 22, 2019 for the development of a Convenience Store with gas Sales and a Type 1 Restaurant with a Drive-through.

The proposed request will modify the Site Plan to adjust the east property line by 5.25' due to a discrepancy between the proposed plat and the Deed. This will result in a slight reduction in land area and shifting of the previously proposed structures and improvements. There are no additional modifications to the plan.

