



August 15, 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>BrandX Pointe, DOA-2023-00658</b>
<b>Control:</b>	Lake Point, 2005-00370
<b>Location:</b>	South East corner of Congress Avenue and Donnelly Drive
<b>ZC Hearing:</b>	September 7, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	September 28, 2023 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](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 at 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 project manager Vincent Stark, Site Planner I at (561) 233-5206 or via [VStark@pbcgov.org](mailto: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, Principal 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](http://www.pbcgov.com/pzb)

**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

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Affirmative Action Employer"*

Official Electronic Letterhead

Zoning Application Summary	
<b>Application:</b>	<b>BrandX Pointe , DOA-2023-00658</b>
<b>Control:</b>	Lake Point, 2005-00370
<b>Location:</b>	South East corner of Congress Avenue and Donnelly Drive
<b>BCC District:</b>	District 2, Mayor Gregg K. Weiss
<b>Title/Request:</b>	a Development Order Amendment to delete the Conditions of Approval and remove the Conditional Overlay Zone (COZ)
<b>Title/Request:</b>	a Release of Restrictive Covenant to allow the Release of the Restrictive Covenant on 4.08 acres
<b>Overall Acres:</b>	4.08 Acres
<p><b>Summary:</b> The proposed requests are for the 4.08-acre BrandX Pointe Development. The site was last approved by the Board of County Commissioner (BCC) on June 22, 2006 for an Official Zoning Map Amendment with a Conditional Overlay Zone (COZ). The Development Order has not been implemented and the site is currently vacant.</p> <p>The requests would delete the Conditions of Approval and remove the Conditional Overlay Zone (COZ) associated with R-2006-1197.</p>	

Location:

