

July 14, 2022

**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 of your property. The application summary is provided below and in the attachment.

<b>Application:</b>	<b>Borluv Commercial - 6950 S. Congress Avenue, DOA-2022-00391</b>
<b>Control:</b>	Eckerd Drugs, 1997-00027
<b>Location:</b>	Northeast corner of Hypoluxo Road and South Congress Avenue
<b>ZC Hearing:</b>	August 4, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	August 25, 2022 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:

<https://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

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 Imene Haddad, Senior Site Planner at (561) 233-5036 or [ihaddad@pbcgov.com](mailto:ihaddad@pbcgov.com)

Sincerely,

Wendy N Hernández  
Deputy Zoning Director

**Attachments:** Application Summary and Map

- C: Lisa Amara, Zoning Director
- Lorenzo Aghemo, Principal Site Planner
- Carlos Torres, Senior Site Planner
- Imene Haddad, AICP, Senior 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](http://www.pbcgov.com/pzb)



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## Zoning Application Summary

<b>Application:</b>	Borluv Commercial - 6950 S. Congress Avenue, DOA-2022-00391
<b>Control:</b>	Eckerd Drugs, 1997-00027
<b>Location:</b>	Northeast corner of Hypoluxo Road and South Congress Avenue
<b>BCC District:</b>	2
<b>Title/Request:</b>	a Development Order Amendment to modify and delete Conditions of Approval
<b>Overall Acres:</b>	1.92

**Summary:** Proposed is an amendment to a previously approved Development Order for the 1.92 Borluv development. The site was last reviewed by the Board of County Commissioners on May 25, 2000.

The request is to modify and delete Conditions of Approval that restricts the use to only retail (drugstore), that were approved as part of a Conditional Overlay Zone when the property was rezoned from Residential Single Family (RS) to Community Commercial (CC) Zoning District. It is the Applicant's intent to redevelop the site in order to accommodate other uses that permitted within the CC District.

**Location Map:**

