



March 12, 2024

**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>Costco at Boca Congress Center , DOA-2023-01160</b>
<b>Control:</b>	Boca Congress Ctr. (Apples & Oranges), 1995-00063
<b>Location:</b>	East side of Congress Avenue, approximately 0.25 miles north of Clint Moore Road
<b>ZC Hearing:</b>	April 4, 2024 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
<b>BCC Hearing:</b>	April 25, 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:

<https://discover.pbcgov.org/pzb/Pages/Public-Hearing-Notices.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 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) 233-5566 or LDAmato@pbcgov.org.

Sincerely,

Larry D'Amato  
Site Planner II

**Attachments:** Application Summary and Map

- C: Lisa Amara, Zoning Director
- Wendy N. Hernandez, Deputy Zoning Director
- Carlos Torres, AIA, Principal Site Planner
- Beth Schrantz, Agent

**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**

Maria Sachs, Mayor

Maria G. Marino, Vice Mayor

Gregg K. Weiss

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

**County Administrator**

Verdenia C. Baker

"An Equal Opportunity  
Affirmative Action Employer"

**ZONING APPLICATION SUMMARY**

<b>Application:</b>	<b>Costco at Boca Congress Center , DOA-2023-01160</b>
<b>Control:</b>	Boca Congress Ctr. (Apples & Oranges), 1995-00063
<b>Location:</b>	East side of Congress Avenue, approximately 0.25 miles north of Clint Moore Road
<b>BCC District:</b>	District 4 Commissioner Marci Woodward
<b>Title/Request:</b>	a Development Order Amendment to modify the overall MUPD to add fueling positions for a Retail Gas and Fuel use, and to modify Conditions of Approval on 27.77 acres
<b>Title/Request:</b>	a Development Order Amendment to modify the Site Plan to add fueling positions for the Class A Retail Gas and Fuel use, and to modify Conditions of Approval on 27.77 acres
<b>Overall Acres:</b>	22.77 acres

**Summary:** Proposed is an amendment to the Boca Congress Center MUPD. The 27.77-acre MUPD was approved by the Board of County Commissioners (BCC) in 1995 and modified to add Retail Gas and Fuel (fka an Auto Service Station) in 2010. The site has had additional amendments from the BCC in 2011 and 2016 modifying Conditions of Approval, square footage, pumps and circulation.

The subject requests will modify the MUPD and the Retail Gas and Fuel use in order to provide an additional (4) pumps / eight (8) fueling positions for a total of fourteen (14) pumps / twenty-eight (28) fueling positions, along with changes to associated Conditions of Approval. No modifications are proposed to the General Retail (Costco) building/use. The Preliminary Site Plan (PSP) indicates two buildings for the General Retail Use and one building with a canopy over the 14 pumps/28 fueling positions. The total square footage is 144,140 square feet (sq. ft.) for the General retail buildings and 112 sq. ft. building for the Retail Gas and Fuel use. The plan indicates a total of 700 parking spaces with access from Congress Avenue.

**Location map:**

