



October 16, 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 300 of your property. The application summary is provided below and in the attachment.

Application:	7-Eleven Inc 40459, DOA-2022-01140
Control:	Holloway Property, 2002-00032
Location:	Southeast corner of North Jog Road and Wallis Road
ZC Hearing:	November 2, 2023 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	November 29, 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

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 project manager Jordan Jafar, Senior Site Planner at (561) 233-5210 or via AJafar@pbcgov.org.

Sincerely,


Jordan Jafar
Senior Site Planner

Attachments: Application Summary and Map

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



**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

*"An Equal Opportunity
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Official Electronic Letterhead

Zoning Application Summary

Application:	7-Eleven, Inc. 40459, DOA-2022-01140
Control:	Holloway Property, 2002-00032
Location:	Northeast corner of North Jog Road and Southern Boulevard/SR-80 interchange
BCC District:	District 2, Mayor Gregg K. Weiss
Title/Request:	a Development Order Amendment to modify the Site Plan to add pumps, and, to modify and delete Conditions of Approval on 4.62 acres
Overall Acres:	4.62 acres

Summary: The proposed request is for the 4.62-acre 7-Eleven, Inc. 40456 development. The site was last approved by the Board of County Commissioners (BCC) on October 22, 2015.

The request will modify the Site Plan by adding six (6) additional pumps and parking space for commercial vehicles. The Preliminary Site Plan (PSP) indicates (existing) one building with a total of 4,998 square feet for the Convenience Store and Car Wash, and a total of eight (8) pumps and sixteen (16) fueling positions (+ two new pumps for the fueling of Commercial Vehicles). In addition the Plan indicates 23 standard parking spaces and four proposed commercial vehicle parking spaces. Access is from North Jog Road and Wallis Road.

