



**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING
 NOTICE OF PUBLIC HEARING
 Control No. 1973-00039
 ZONING APPLICATION ZV/DOA/CA/W-2019-01438
 (McDonald's L/C #009-2659 Atlantic and Hagen)**

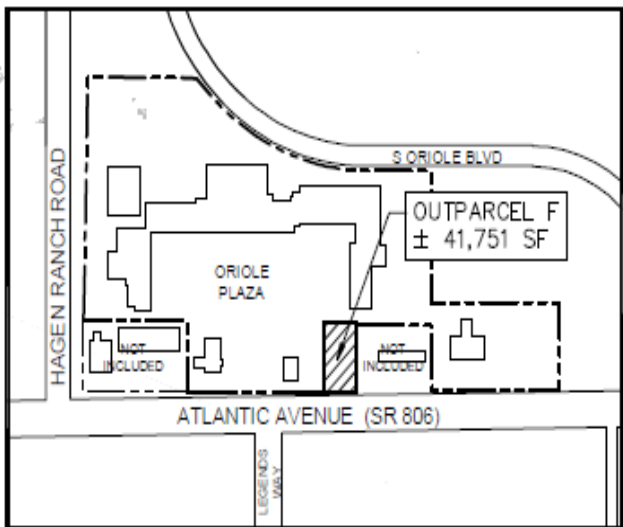
This is a courtesy notice of a proposed zoning action within 500 feet of property that you own or within one mile of a municipal boundary or future annexation area. You are encouraged to attend these public hearings and/or complete and return the attached Citizen Response Form, should you have any concerns regarding this matter. If you have any questions or would like further information please contact **Carrie Rechenmacher, Senior Site Planner**, at **(561) 233-5209**. Approximately three days prior to the scheduled hearing, the Staff Report with the Site Plan may be viewed online by selecting the hearing/hearing date listed below at <http://discover.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings.aspx>.

<p>Zoning Commission: June 4, 2020 at 9:00 a.m. Vista Center Complex 2300 North Jog Road, Room VC-1W-47 Ken Rogers Hearing Room West Palm Beach, Florida</p>	<p>Board of County Commissioners: June 25, 2020 at 9:30 a.m. Governmental Center 301 North Olive Avenue County Commission Chambers, 6th Floor West Palm Beach, Florida</p>
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GENERAL LOCATION: Northeast corner of Atlantic Avenue and Hagen Ranch Road.

TITLE: a Type 2 Variance **REQUEST:** to reduce the width of a Divider Median. **TITLE:** a Development Order Amendment **REQUEST:** to reconfigure the Site Plan, to add a use, building and square footage. **TITLE:** a Class A Conditional Use **REQUEST:** to allow a Type 1 Restaurant with a Drive-through. **TITLE:** a Type 2 Waiver **REQUEST:** to allow 24 Hour Operations for a Non-Residential Use located within 250 feet of a parcel of land with a Residential Future Land Use designation or Use.

APPLICATION SUMMARY: Proposed is a Type 2 Zoning Variance, a Development Order Amendment (DOA), a Class A Conditional Use (CA), and a Type 2 Waiver, for the Oriole Plaza Multiple Use Planned Development (MUPD). The 25.46-acre development was originally approved by the Board of County Commissioners (BCC) on June 28, 1973, to rezone from the General Commercial (CG) and Residential High (RH) Zoning District to the CG Zoning District, with a Special Exception (SE) to allow for a Planned Commercial Development (PCD), which is now reviewed as a MUPD. The most recent BCC approval was on November 30, 2017 for a DOA and CA for a 103,453 square foot (sq. ft.) Limited and Multi-Access Self Service Storage Facility. The overall site currently supports 274,156 sq. ft. of Retail, Restaurant, Financial Institution, Funeral Home, Self Service Storage, and other commercial uses.



The Applicant is proposing to redevelop an existing parking lot, located within an approximately one-acre outparcel (F) adjacent to Atlantic Avenue, with a 4,455 sq. ft. Type 1 Restaurant with a Drive-through and 67 seats. The Applicant is also requesting a Type 2 Variance to allow a landscape Divider Median on the north side of the Drive-through to be five feet in width, instead of 10 ft., and a Type 2 Waiver to allow a 24 hour operation within 250 feet of a parcel of land with a Residential Zoning District (across Atlantic Avenue).

The Preliminary Site Plan indicates a total of 278,611 sq. ft. (+4,455 sq. ft.), 878 parking spaces, with no changes to existing access from Hagen Ranch Road (2), South Oriole Blvd. (1) and West Atlantic Avenue (2). This application was reviewed for compliance with Unified Land Development Code (ULDC) Ordinance 2003-067, Supplement 26.

RETURN TO:
Planning, Zoning and Building Department
PALM BEACH COUNTY ZONING DIVISION
Attn: Carrie Rechenmacher
2300 N. Jog Road, 2nd Floor
West Palm Beach, FL 33411

Approve _____ Oppose _____

(Control No.1973-00039) Application No. ZV/DOA/CAW-2019-01438 (McDonald's L/C #009-2659 Atlantic and Hagen)

DATE: _____

NAME: _____

PHONE: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

RECOMMENDATIONS AND POSTPONEMENTS: The Board may accept, reject or modify staff recommendations and take such other appropriate and lawful action including continuing said public hearings.

CONDUCT OF HEARINGS: Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Any communication that commissioners have outside of the public hearing must be fully disclosed at the hearing. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Public comment is encouraged and all relevant information should be presented to the Board so a fair and appropriate decision can be made. Tapes are limited to three (3) minutes in length and are to be submitted to the Zoning Division one week prior to the meeting date for review. All tapes/information submitted for the public record will not be returned. Auxiliary aids or services will be provided upon request with at least seven (7) days notice. Please contact the Zoning Division at 233-5041.

GROUP REPRESENTATIVES: Any person representing a group or organization must provide written authorization to speak on behalf of that group. The representative shall inform Staff prior to the hearing of their intent to speak on behalf of a group and provide staff the name of that group.

<input type="checkbox"/> I will have a representative at the <input type="checkbox"/> Zoning Commission Hearing and/or <input type="checkbox"/> Board of County Commissioners hearing. My representative's name, address, and phone number are: NAME: _____ PHONE: _____ ADDRESS: _____ CITY/STATE/ZIP: _____
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APPEALS: If a person decides to appeal any final decision made by the Board of County Commissioners or Zoning Commission, with respect to any matter considered at such hearing, they will need to provide their own court reporter to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence on which the appeal is to be based.