



September 15, 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 feet of your property. The application summary is provided below and in the attachment.

<b>Application:</b>	<b>Dunkin Donuts at Oriole Plaza, DOA/CA-2022-00117</b>
<b>Control:</b>	Villages of Oriole Plaza, 1973-00039
<b>Location:</b>	North side of Atlantic Avenue, approximately 795 feet east of Hagen Ranch Road
<b>ZC Hearing:</b>	October 6, 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>	October 27, 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:

[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 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 Timothy Haynes, Senior Site Planner at (561) 233-5222 or THaynes@pbcgov.org.

Sincerely,

Wendy N. Hernández  
Deputy Zoning Director

**Attachments:** Application Summary and Map

C: Lisa Amara, Zoning Director  
Carlos Torres, AIA, Principal Site Planner  
Timothy Haynes, 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



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Gregg K. Weiss, Vice Mayor

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Verdenia C. Baker

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## Zoning Application Summary

<b>Application:</b>	<b>Dunkin Donuts at Oriole Plaza, DOA/CA-2022-00117</b>
<b>Control:</b>	Villages of Oriole Plaza, 1973-00039
<b>Location:</b>	North side of Atlantic Avenue, approximately 795 feet east of Hagen Ranch Road
<b>BCC District:</b>	District 5, Commisioner Maria Sachs
<b>Title/Request:</b>	a Development Order Amendment to reconfigure the Site Plan; to add and delete use; delete square footage; and, modify Conditions of Approval on 25.46 acres
<b>Title/Request:</b>	a Class A Conditional Use to allow a Type 1 Restaurant with Drive-through on 0.83 acres outparcel B
<b>Acres:</b>	25.46 acres (overall MUPD) 0.83 acre (outparcel B affected area)

**Summary:** The proposed requests are for a Development Order Amendment for the 23.46-acre Oriole Plaza Development, and more specifically, Outparcel B (0.83-acres). The Site was last approved by the Board of County Commissioners (BCC) on August 27, 2020.

The request will modify the Site Plan and Conditions of Approval in order to add a Type 1 Restaurant with drive-through and delete the existing Type 2 Restaurant. The Preliminary Site Plan (PSP) indicates a total of 278,528 square feet (sq. ft.) for the MUPD with 864 parking spaces. Access is from Atlantic Avenue, Hagen Ranch Road, and Oriole Boulevard.

