



June 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.

Application:	Chimu MUPD, ZV/W/ABN/DOA/CA-2021-02151
Control:	Chimu Shopping Center, 1994-00013
Location:	Northeast corner of Adonis Drive and Hypoluxo Road
ZC Hearing:	July 7, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411
BCC Hearing:	July 28, 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

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
Jeff Gagnon, AICP, 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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Official Electronic Letterhead

Zoning Application Summary

Application:	Chimu MUPD, ZV/W/ABN/DOA/CA-2021-02151
Control:	Chimu Shopping Center, 1994-00013
Location:	Northeast corner of Adonis Drive and Hypoluxo Road
BCC District:	District 2, Vice Mayor Gregg K. Weiss
Title/Request:	a Development Order Abandonment to abandon a Financial Institution with drive-through
Title/Request:	a Type 2 Variance to reduce the width of the foundation planting (Building B)
Title/Request:	a Type 2 Waiver to extend hours of operation for a Fitness Center use located within 250 feet of a Residential Future Land Use designation or use
Title:	a Development Order Amendment to modify the Site Plan and Conditions of Approval; to add uses and buildings; and, to delete square footage
Title/Request:	a Development Order Amendment to modify the Site Plan and delete square footage (Type 1 Restaurant with drive-through Building D)
Title/Request:	a Class A Conditional Use to allow a Type 1 Restaurant with drive-through
Title/Request:	a Class A Conditional Use to allow a Car Wash
Title/Request:	a Class A Conditional Use to allow a Fitness Center
Acreage:	8.69

Summary: The proposed requests are for the 8.69-acre Chimu development. The site was last approved by the Board of County Commissioners (BCC) on July 23, 2015 to allow extensions to the previously approved Commercial Shopping plaza with a mix of uses.

The request will modify the site plan in order to reconfigure the development to add and delete uses, square footage, and Conditions of Approval. The Preliminary Site Plan (PSP) indicates five commercial buildings with a total of 49,888 square feet (sq. ft.). These buildings include a mix of commercial uses, including the Conditions I Uses for the Type I Restaurants (two) with drive-through, Car Wash, and Fitness Center. The request also includes an abandonment of a previous approved Financial Institution, a variance to reduce the foundation planting width on the east and west sides of Building B (Car Wash), and a Waiver to extend the hours of operation earlier than 6 am and later than 11 pm. The plan indicates 281 parking spaces and access from Hypoluxo Road and Adonis Drive.

Location Map:

