



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

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## PUBLIC NOTICE

File No. 2019-034-REZ and 2020-088-FLUM

### RE: LAND USE MAP AMENDMENT AND REZONING FOR 14145 SOUTH MILITARY TRAIL

Pursuant to the Land Development Regulations of the City of Delray Beach, you are hereby notified that the Planning and Zoning Board, acting as the Local Planning Agency, will consider and make a recommendation to the City Commission regarding a City-initiated Land Use Map amendment and privately-initiated request to rezone a 0.99± acre parcel located at 14145 S. Military Trail on the southwest corner of S. Military Trail and Conklin Drive at a Public Hearing for the purpose of receiving public comments on **MONDAY, MARCH 16, 2020 at 6:00 PM**, (or as soon thereafter as may be heard) in the Commission Chambers at City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida. The property location is indicated on the attached map.

The existing and proposed Land Use Map designations and zoning districts are as follows:

Existing Land Use Map:	Transitional (TRN)
Proposed Land Use Map:	General Commercial (GC)
Existing Zoning District:	Special Activities District (SAD)
Proposed Zoning District:	General Commercial (GC)

The applicant intends to develop the vacant and undeveloped property with a 7,428 SF automotive parts and accessories store at that location; the site plan requires a separate approval by the Site Plan Review and Appearance Board (SPRAB). Following the Planning and Zoning Board Meeting, the City Commission will review the Land Use Map amendment and rezoning request at two separate hearings. A separate mail notice will be provided in advance of the 2<sup>nd</sup> City Commission adoption hearing (date to be determined). Additional information on this project can be found on the Development Services page at [www.delraybeachfl.gov](http://www.delraybeachfl.gov).

If you would like further information with regard to how this proposed action may affect your property, please contact Rebekah Dasari, Senior Planner, Development Services Department, City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida 33444; e-mail: [dasarir@mydelraybeach.com](mailto:dasarir@mydelraybeach.com), Phone: (561) 243-7040, Ext. 7044 between the hours of 8:00 A.M. and 5:00 P.M. on weekdays (excluding holidays).

All interested parties are invited to attend the public hearing and comment upon the proposed action or submit their comments in writing on or before the date of the hearing to the Development Services Department. Please be advised that if a person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this hearing, such person will need a record of the proceedings, and for this purpose such person 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. The City does not provide or prepare such record pursuant to F.S. 286.0105.

City of Delray Beach  
Planning and Zoning Department  
Date Posted: March 6, 2020

LOCATION MAP | 14145 S. MILITARY TRAIL

