



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PUBLIC NOTICE

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

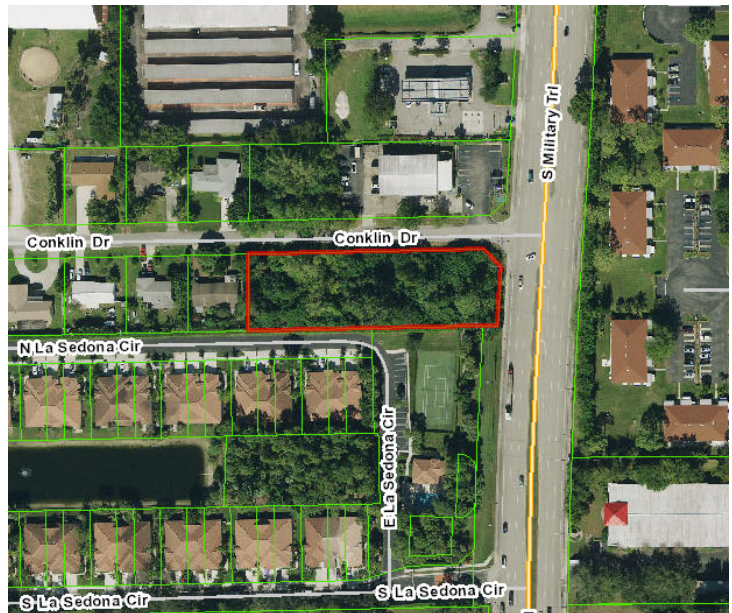
Pursuant to the Land Development Regulations of the City of Delray Beach, you are hereby notified that the City Commission will conduct a **VIRTUAL PUBLIC HEARING** on **TUESDAY, AUGUST 11, 2020 at 4:00 PM** to consider and make a recommendation to the City Commission regarding a City-initiated Land Use Map Amendment and privately-initiated request to rezone a 0.99± acre parcel located at 14145 South Military Trail on the southwest corner of South Military Trail and Conklin Drive (see map below).

The existing and proposed Land Use Map designations and zoning districts are as follows (see attached map):

Existing Land Use: Transitional (TRN)
Proposed Land Use: 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). This is the first reading of the ordinance; a mail notice will be provided in advance of the 2nd reading of the ordinance, which is the adoption hearing (date to be determined). Additional information on this project can be found on the Development Services page at www.delraybeachfl.gov.



Pursuant to Executive Order 20-69, during the COVID-19 State of Emergency, City Commission meetings may be held virtually. Members of the public wishing to view City Commission meetings should log into the City's website, <https://www.delraybeachfl.gov/i-want-to-watch/city-meetings>, where the meeting will be live-streamed for the public. The meeting agenda will be made available online prior to the meeting at: <https://delraybeach.legistar.com/Calendar.aspx>.

Due to the closure of City Hall, members of the public wishing to participate may do so by submitting their comments via voicemail. Any member of the public wishing to comment publicly on any matter, including public comment or public

hearing items, may submit their comments by dialing (561) 243 - 7555 and leaving a voicemail message that will be played during the City Commission meeting and made a part of the public record:

1. State your full name
2. State your address
3. Leave a comment no longer than 3 minutes.

Public comment on items that have been set for a formal public hearing shall only be made during the presentation of the item. After the City Commission has heard from both the applicant and the City, the City Commission will take a recess in order to afford the public an opportunity to comment on the specific agenda item. After the recess, comments from the public will be played into the record for the Commission's consideration.

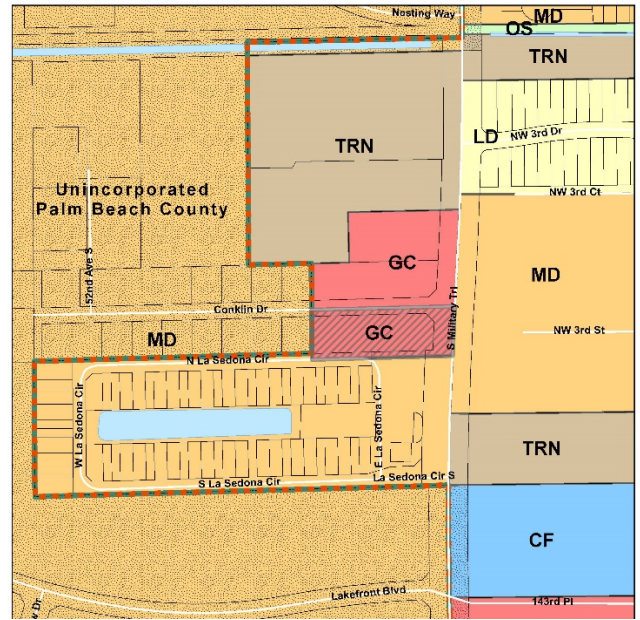
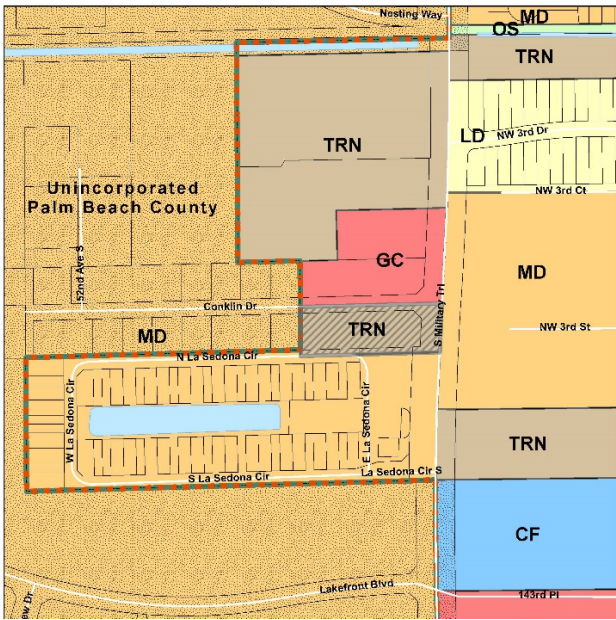
The request for Land Use Plan Amendment and rezoning approval may be inspected online at <https://www.delraybeachfl.gov/government/city-departments/city-clerk/public-notices>. If you would like further information as to how the subject request may affect your property, please contact Rebekah Dasari, Senior Planner, at 561.243.7040, Ext. 7044, via email at dasarir@mydelraybeach.com, or at the Development Services Department, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444.

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 the action taken on this request is appealed, the appellant may need to ensure that a verbatim record includes the testimony and evidence upon which the appeal is to be based. The City does not provide nor prepare such record pursuant to F.S. 286.0105.

Proposed Land Use Map Amendment & Rezoning 14145 South Military Trail

Existing Land Use Designation

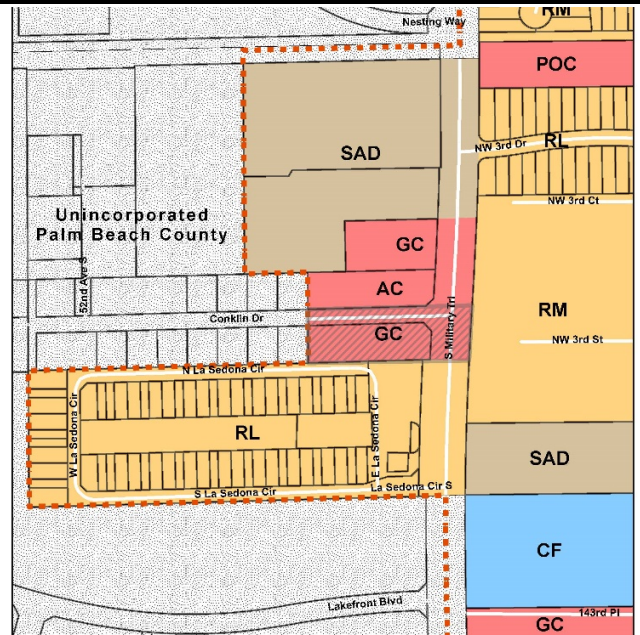
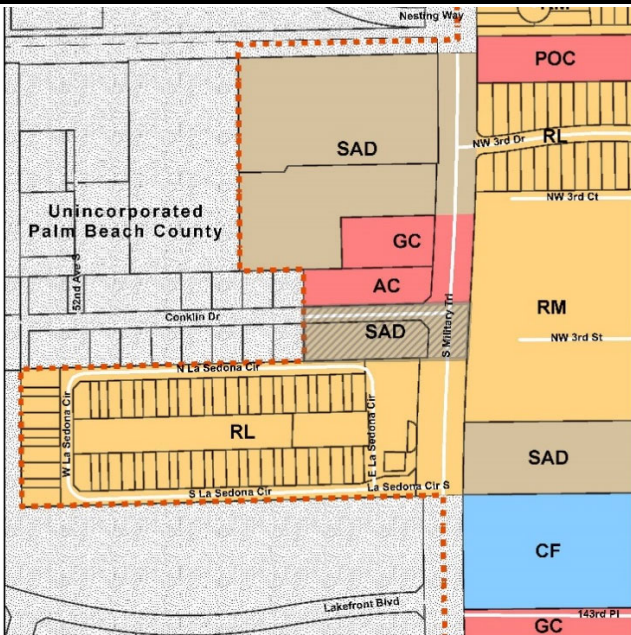
Proposed Land Use Designation



KEY:
 TRN - TRANSITIONAL
 GC - GENERAL COMMERCIAL
 MD - MEDIUM DENSITY, 5-12 UNITS PER ACRE
 LD - LOW DENSITY, 0-5 UNITS PER ACRE
 CF - COMMUNITY FACILITIES
 OS - OPEN SPACE
 Subject Parcel | 14145 S. Military Trail
 Municipal City Limits
 Planning Area
 Future Annexation Areas

Existing Zoning

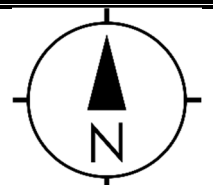
Proposed Zoning



KEY:
 GC - GENERAL COMMERCIAL
 POC - PLANNED OFFICE CENTER
 AC - AUTOMOTIVE COMMERCIAL
 RM - MULTIPLE FAMILY RESIDENTIAL (MEDIUM DENSITY)
 RL - MULTIPLE FAMILY RESIDENTIAL (LOW DENSITY)
 SAD - SPECIAL ACTIVITIES DISTRICT
 CF - COMMUNITY FACILITIES
 Municipal City Limits
 Subject Parcel | 14145 S. Military Trail
 Future Annexation Areas



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Date: June 5, 2020