



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

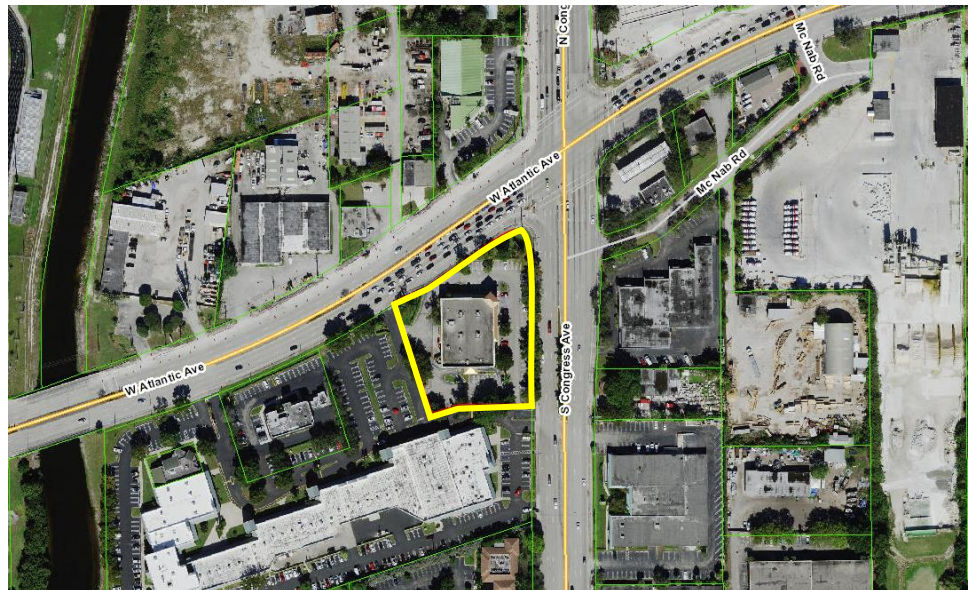
## PUBLIC NOTICE

**RE: CONDITIONAL USE REQUEST FOR 10 S. CONGRESS AVENUE, Resolution No. 06-21**

Pursuant to Section 2.4.2 (B)(1)(e) of the Land Development Regulations of the City of Delray Beach, Florida, you are hereby notified of a Conditional Use request for new convenience store and gas station (RaceTrac) located at 10 S. Congress Avenue (see map below). This public notice is being provided to you as your property is located within a five-hundred (500') feet of the subject area (highlighted on the map below).

The Planning and Zoning Board, acting as the Local Planning Agency, will conduct a **VIRTUAL PUBLIC HEARING** on **MONDAY, February 22, 2021, AT 6:00 PM** (or as soon thereafter as may be heard), for the purpose of receiving public comment and to consider and make a recommendation to the City Commission regarding the Conditional Use request.

The applicant proposes to demolish the existing Walgreens drug store and build a 5,411 +/- square foot RaceTrac convenience store and gas station. The site plan review and action will be held at a separate meeting before the Site Plan Review and Appearance Board (SPRAB) at a date to be determined.



Following the Planning and Zoning Board hearing, the City Commission will review the Conditional Use request for a final decision at a later date to be determined. Additional information on the RaceTrac convenience store and gas station can be found on the "Development Project" page under the Development Services Department at [www.delraybeachfl.gov](http://www.delraybeachfl.gov).

Pursuant to Executive Order 20-69, during the COVID-19 State of Emergency, Planning and Zoning Board meetings may be held virtually. Members of the public wishing to view Planning and Zoning Board 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 <http://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) 243-7556 and leaving a voicemail message that will be played during the Planning and Zoning Board 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 Planning and Zoning Board has heard from both the applicant and the City, the Board 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 Board's consideration.

The conditional use notice can be found online at <https://www.delraybeachfl.gov/government/city-departments/city-clerk/public-notices>. If you would like further information with regard to how this proposed action may affect your property, or if you would like to review the plans for this request, please contact Kent Walia, Senior Planner, Development Services Department located at 100 NW 1st Avenue, Delray Beach, Florida 33444, e-mail [waliak@mydelraybeach.com](mailto:waliak@mydelraybeach.com), or by phone at 561-243-7365, between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday, 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 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 a record pursuant to F.S. 286.0105.

City of Delray Beach  
Planning and Zoning Department  
Date Posted: February 12, 2021