

Legal Notice No. 39054

**PLEASE TAKE NOTICE** that the City of Lake Worth Beach's Planning and Zoning Board will conduct a virtual meeting with an in-person quorum per the Centers for Disease Control and Prevention Coronavirus Disease 2019 (Covid-19) Guidance at 7 North Dixie Highway, Lake Worth Beach on **September 1, 2021 at 6:00 pm** or soon thereafter to consider a Conditional Use Permit (**PZB Project # 21-005-00005**) for the property located at 701 North Dixie Highway, with a PCN of 38-43-44-21-15-212-0141.

The Conditional Use Permit request was submitted by Ragtops Motorcars to establish the use of a 'Special Interest Automobile Dealership' at the property located at 701 North Dixie Highway, within the Mixed-Use Dixie Highway zoning district. The request is to display and sell antique, classic and collectible vehicles indoors within the existing one-story commercial building that measures approximately 8,425 square feet.

The public can view the meeting via YouTube at <https://www.youtube.com/c/CityofLakeWorthBeach>. The **agenda and back-up materials** are available: <https://lakeworthbeachfl.gov/government/advisory-board-agendas-and-minutes/>

**Public comment** will be accommodated through the web portal: <https://lakeworthbeachfl.gov/virtual-meetings/>. If you are unable to access the web portal, please leave a message at 561-586-1687 or email [pzoning@lakeworthbeachfl.gov](mailto:pzoning@lakeworthbeachfl.gov). Written hard copy comments can be sent to the Department for Community Sustainability PZHP Division, 1900 2nd Avenue North, Lake Worth Beach, FL 33461 and must arrive before the hearing date to be included in the formal record. The public may view the meeting through the City's YouTube channel at <https://www.youtube.com/c/CityofLakeWorthBeach>.

**Affected parties**, as defined in Section 23.1-12 of the Lake Worth Beach Code of Ordinances, **who are interested in participation must notify the City of their status at least five (5) days before the hearing**. Failure to follow the process will be considered a waiver of the right to participate as affected party in the hearing, but does not preclude the party from making public comment. Affected parties shall submit the evidence they wish the City Commission to consider a minimum of one (1) full business day prior to the date of the meeting **Affected parties, whether individually or collectively and irrespective of the number of affected parties, shall have the right to request one (1) continuance** provided that the request is to: address neighborhood concerns or new evidence, hire legal counsel or a professional services consultant, or is unable to be represented at the hearing. **For additional information, please contact City staff at 561-586-1687 or [pzoning@lakeworthbeachfl.gov](mailto:pzoning@lakeworthbeachfl.gov).**

**If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings**, and that, for such purpose, he or she 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 to be based (FS 286.0105). **In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1687 or email [pzoning@lakeworthbeachfl.gov](mailto:pzoning@lakeworthbeachfl.gov) no later than five (5) days before the hearing if this assistance is required.**

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