

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information.

A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side.

www.pbc.gov/pzb/notices

Hearing Agendas and Reports are available one week in advance here:

<https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: **Military Belvedere Shopping Center - Mavis Tire, DOA-2025-01903**

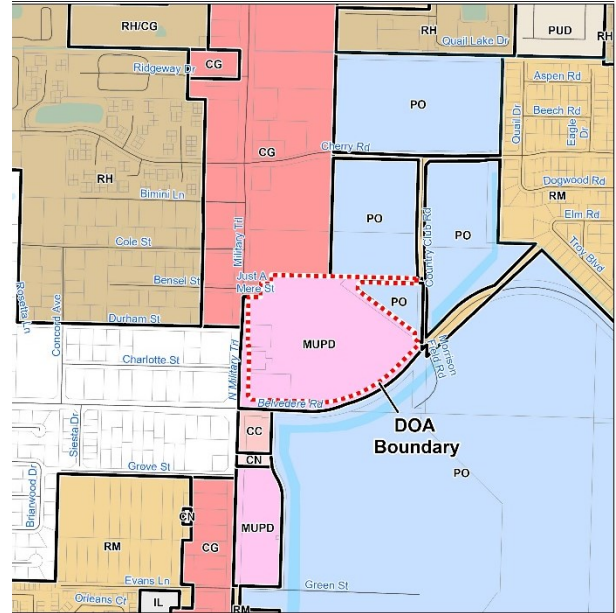
Location: Northeast corner of Military Trail and Belvedere Road

Zoning Commission Hearing: **August 6, 2026** at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411

Board of County Commissioners Hearing: **August 27, 2026** at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401

Zoning Staff Contact: Joyce Lawrence, Senior Site Planner I
(561) 233-5217 or JRLAWREN@pbc.gov

Notice Date: July 16, 2026



Zoning Application Summary

Application:	Military Belvedere Shopping Center - Mavis Tire, DOA-2025-01903
Control:	Military Belvedere Shopping Center, 1992-00023
Location:	Northeast corner of Military Trail and Belvedere Road
District:	Commission District 2
Title/Request:	Title: a Development Order Amendment Request: to modify the overall MUPD Site Plan to add square footage, modify uses and site elements, and amend Conditions of Approval on 22.4 acres

Summary:

The application is for the Military Belvedere Shopping Center - Mavis Tires & Brakes. The subject site is part of the Multiple Use Planned Development (MUPD) that was approved by the Board of County Commissioners (BCC) in April 1993, and most recently seen by the BCC for a Development Order Amendment in 2021. The site is built with Retail Sales, Convenience Store with Retail Gas and Fuel Sales, and a Car Wash.

This request is for a Development Order Amendment to modify the overall MUPD Site Plan to add square footage, modify uses and site elements, and amend Conditions of Approval. The outparcel on Military Trail that is specifically being modified is currently approved for a 2,560 sq. ft. Car Wash which is unbuilt. This application proposes to replace the Car Wash approval with a 6,944 sq. ft. Light Repair and Maintenance use with eight (8) service bays which will be approved administratively by the Development Review Officer.

The Preliminary Site Plan (PSP) indicates three buildings with a total of 200,655 sq. ft. and 924 parking spaces. The site has existing access points on Military Trail (3) and Belvedere Road (4) that will remain unchanged.