

City of Delray Beach

*100 N.W. 1st Avenue
Delray Beach, FL 33444*



Minutes

Thursday, April 16, 2026

5:01 PM

Regular Meeting

City Commission Chambers or Watch on YouTube:
<https://www.youtube.com/@cityofdelraybeachfl/streams>

Board of Adjustment

1. CALL TO ORDER

The meeting was called to order by John DeLacio, Chair, at 5:01p.m.

2. ROLL CALL

A quorum was present.

Staff Present: Daniela Vega, Assistant City Attorney; Madison Lemmer (Brown), Development Permit Manager, Jennifer Buce, Planner; and Brittany Welter, Board Secretary.

Present: 6 - John DeLacio, Mark Ronald, Aura Ramirez, Suzanne Donohue, William Schloesser

and Brenda Cullinan

Absent: 1 - Michelle Wilson

3. APPROVAL OF AGENDA

Motion to approve the amended agenda of April 16, 2026, made by Mark Ronald and seconded by Brenda Cullinan.

Yes: 6 - DeLacio, Ronald, Ramirez, Donohue, Schloesser and Cullinan

Absent: 1 - Wilson

4. MINUTES

Motion to approve the minutes for July 17, 2025, September 4, 2025, and October 16, 2025 was made by Mark Ronald and seconded by Jessie Schloesser.

Yes: 6 - DeLacio, Ronald, Ramirez, Donohue, Schloesser and Cullinan

Absent: 1 - Wilson

A. July 17, 2025

B. September 4, 2025

C. October 16, 2025

5. SWEARING IN OF THE PUBLIC

John DeLacio read the quasi-judicial rules for the City of Delray Beach and Ms. Welter swore in all who wished to give testimony.

6. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

None.

7. PUBLIC HEARING ITEMS

- A. 972 Dogwood Drive (File #PZ-000434-2026-VAR-BOA): Consideration of a variance request from Land Development Regulation (LDR) Section 4.3.4(K), Development Standards Matrix - Residential zoning districts, to reduce the rear (south) setback to 5 feet, whereas a minimum of 25 feet is required, associated with the construction of a patio enclosure.
Address: 972 Dogwood Drive
PCN: 12-43-46-28-03-000-2460
Applicant/ Owner: John and Shawn Capone
Planner: Jennifer Buce

Jennifer Buce, Planner, entered file number 434-2026 into the record.

Exparte Communication

Jesse Schloesser - None

John DeLacio emailed questions to city staff regarding agenda.

Mark Ronald - None

Brenda Cullinan - None

Aura Ramirez - None

Suzanne Donohue - None

Applicant Presentation

John Capone presented the applicant request.

Staff Presentation

Jennifer Buce, Planner, gave an overview and analysis of the project.

Public Comments

Maureen Smith, 968 Dogwood Dr - commented that she was happy about the changes and inquired on the view the new structure would offer.

Rebuttal/Cross Examination

Mr. Capone explained that the overall height of the new structure is about a foot lower and the posts will be 12" x 12".

Board Comments

Ms. Donohue inquired about the placement of the new structure.

Mr. Ronald added the new structure would be an improvement.

Mr. DeLacio asked if the structure were open on 3 or 4 sides would the setback requirement change.

Ms. Buce clarified that no structures can be in the rear setback.
Ms. Cullinan inquired if the new structure was screened in.
The Board discussed the effects of hurricanes on different types of structures typically located in a backyard.

Motion to approve the Variance request for 972 Dogwood Dr 434-2026 from LDR Section 4.6.15(G)(1), to reduce the front setback from the minimum requirement of 25 feet to 10 feet associated with the construction of a swimming pool., by finding that the request is not consistent with the findings set forth in LDR Section 2.4.11(A)(5)(a-f) was made by Suzanne Donohue and seconded by Mark Ronald.

Yes: 6 - DeLacio, Ronald, Ramirez, Donohue, Schloesser and Cullinan

Absent: 1 - Wilson

8. REPORTS AND COMMENTS

A. Staff

Ms. Lemmer informed the board that the next meeting will be May 7, 2026.

B. Board Attorney

None.

C. Board Members

Mr. DeLacio inquired if the new board member will be appointed at the next meeting.
Ms. Lemmer replied that the City Commission will appoint them.

9. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 5:35 pm.

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The undersigned is the Secretary of the Board of Adjustment and the information provided herein is the Minutes of the meeting of said body for **April 16, 2026**, which were formally adopted and **APPROVED** by the Board on _____.

ATTEST:

CHAIR

BOARD SECRETARY

NOTE TO READER: If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Historic Preservation Board. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.