



City of Delray Beach

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

Advisory Board Agenda Board of Adjustment

Thursday, March 6, 2025

5:01 PM

City Commission Chambers

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. June 6, 2024

Attachments: [Minutes \(DRAFT\)](#)

B. July 18, 2024

Attachments: [Minutes \(DRAFT\)](#)

C. November 7, 2024

Attachments: [Minutes \(DRAFT\)](#)

5. SWEARING IN OF THE PUBLIC

6. COMMENTS FROM THE PUBLIC

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

7. PUBLIC HEARING ITEMS

- A.** 230 NE 7th Avenue (2024-061): Consideration of two variance requests from Land Development Regulations (LDR) Section 4.3.4(K), Development Standards Matrix - Residential Zoning Districts, to reduce both the north and south side-interior setbacks to nine feet, one inch, whereas a minimum of 15 feet is required, associated with the redevelopment of the property to accommodate a two-story duplex.

Address: 230 NE 7th Avenue

PCN: 12-43-46-16-01-114-0142

Property Owner: Step Brothers, LLC

Authorized Agent: Christina Bilenki, Miskel Backman, LLP;

cbilenki@miskelbackman.com

Planner: Rolland Bogacz, Planner; bogaczr@mydelraybeach.com

Attachments: [230 NE 7th Avenue: BOA Report](#)
[230 NE 7th Avenue: Applicant Request Letter](#)
[230 NE 7th Avenue: Survey](#)
[230 NE 7th Avenue: Photo](#)

- B.** 1220 Crestwood Drive (2024-251-VAR-BOA): Consideration of three variances from Land Development Regulations (LDR) Section 4.3.4(K), Development Standards Matrix-Residential Zoning Districts associated with additions to the existing single-family residence, as follows; reduce the front (north) setback from the minimum requirement of 35 feet to 20 feet, reduce the side-interior (west) setback from the minimum requirement of 12 feet to 10 feet 2.6 inches, reduce the side-interior (east) setback from the minimum requirement of 12 feet to 10 feet 1 inch.

Address: 1220 Crestwood Drive

PCN: 12-43-46-09-35-000-0040

Applicant/ Owner: Denise M and Galan G Daukas; gdaukas@bfinvest.com

Agent: Thomas M. Stanley, Esq. MacMillian & Stanley, PLLC,

tom@macmillanstanley.com

Planner: Jennifer Buce, buce@mydelraybeach.com

Attachments: [1220 Crestwood Drive - BOA Report](#)
[1220 Crestwood Drive - Survey](#)
[1220 Crestwood Drive - Site Plan](#)
[1220 Crestwood Drive- Variance Request Letter](#)
[1220 Crestwood Drive Variance Justification Statement](#)
[1220 Crestwood Dr. & Adjacent Properties - Aerial Picture](#)

- C. 612 SE 3rd Avenue (2025-070-VAR-BOA): Consideration of a variance request from Land Development Regulation (LDR) Section 4.6.15(G)(1)(a), Swimming Pool, Whirlpools, and Spas: Yard Encroachment, to reduce the rear setback to eight feet, whereas a minimum of 10 feet is required, associated with the construction of a new swimming pool.

Address: 612 SE 3rd Avenue

PCN: 12-43-46-21-01-007-0240

Applicant/ Owner: Garrett Bender; gmb@raslg.com

Agent: Corey OGorman; corey@placepnd.com

Planner: Jennifer Buce, buce@mydelraybeach.com

Attachments: [612 SE 3rd Avenue - BOA Report](#)
[612 SE 3rd Avenue - survey](#)
[612 SE 3rd Avenue - Pool Variance Drawing 2](#)
[612 SE 3rd Avenue - Justification statement](#)
[612 SE 3rd Avenue - Site Photos](#)

8. REPORTS AND COMMENTS

- A. City Staff
- B. Board Attorney
- C. Board Members

9. ADJOURN

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.