



# City of Delray Beach

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

## Advisory Board Agenda Board of Adjustment

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Thursday, April 16, 2026

5:01 PM

City Commission Chambers or Watch on  
YouTube:

<https://www.youtube.com/@cityofdelraybeachfl/streams>

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### Regular Meeting

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF AGENDA

#### 4. MINUTES

##### A. July 17, 2025

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

##### B. September 4, 2025

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

##### C. October 16, 2025

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. 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

**Attachments:**      [972 Dogwood Drive - BOA Report](#)  
[972 Dogwood Drive - Survey](#)  
[972 Dogwood Drive - Site Plan](#)  
[972 Dogwood Drive - Rear Elevations](#)  
[972 Dogwood Drive - Before & After Photos](#)  
[972 Dogwood Drive - Adjacent Homes](#)

## 8. REPORTS AND COMMENTS

- A. 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.