



# City of Delray Beach

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

## Advisory Board Agenda Board of Adjustment

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Thursday, February 6, 2025

5:01 PM

City Commission Chambers

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### 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).

#### 8. PUBLIC HEARING ITEMS

- A. 1220 Crestwood Drive (2024-251): Consideration from Land Development Regulations (LDR) Section 4.3.4(K), Development Standards Matrix - Residential Zoning Districts for an addition; to reduce the west side-interior setback to 10.10', whereas a minimum of 12 feet is required, to reduce the east side-interior setback to 10.20', whereas a minimum of 12 feet is required, to reduce the front setback to 28 feet, whereas 35 feet is required.

Address: 1220 Crestwood Drive

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

Applicant/ Owner: Denise M and Galan G Daukas

Agent: Thomas M. Stanley, Esq. - MacMillan & 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 \(Current and Proposed\)](#)  
[1220 Crestwood Drive - Variance Request Letter](#)  
[1220 Crestwood Drive - Variance Justification Statement](#)  
[1220 Crestwood Drive - Combined photos](#)  
[1220 Crestwood Drive - Proposed Floor Plan](#)  
[1220 Crestwood Drive - Proposed Elevations](#)

- B. 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, 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: Staff Report](#)  
[230 NE 7th Avenue: Applicant Request Letter](#)  
[230 NE 7th Avenue: Survey](#)  
[230 NE 7th Avenue: Photo](#)

## 10. REPORTS AND COMMENTS

A. City Staff

B. Board Attorney

## C. Board Members

**11. 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.