



CITY OF DELRAY BEACH
DEPARTMENT OF DEVELOPMENT SERVICES
100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



TO: DEVELOPMENT SERVICES MANAGEMENT GROUP (DSMG)

FROM: Alessio Macpherson, Planner in Training

DATE: October 16, 2025

REQUEST: Consideration of a request to reduce the front setback from the minimum 25 feet to 23 feet associated with the redevelopment of the property located at **325 Oak Alley**.

PROPERTY INFORMATION

PCN: 12-43-46-16-01-032-0220

Zoning:
Single-family Residential (R-1-A)

Existing use:
Vacant lot.

Proposed Use:
Single-Family Residence. (New Construction)



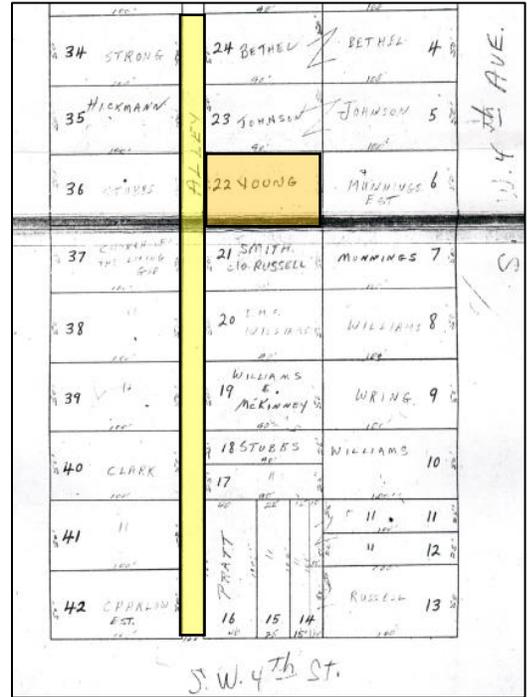
BACKGROUND: The request is associated with the redevelopment of a vacant lot and the construction of a one-story, 2,046 sqft single-family residence by the Eagle’s Nest Program. The subject property consists of Lot 22, Block 32, Town of Linton, recorded in 1896. During development of the NW and SW neighborhoods, it was not uncommon for one family to own the entire block and slowly sell property to family members. As a result, the configuration of the lot lines were developed as smaller lots not meeting the R-1-A zoning district development standards. While lot 22 is a Lot of Record, there are many existing non-conformities to the development standards for the R-1-A zoning district including lot size, depth and frontage.

R-1-A zoning district requires a minimum lot size of 60 feet by 100 feet and a lot size of 7,500 square feet. The vacant lot measures 49.80 feet in width and 90.02 feet in length, totaling 4,491 square feet.

The required setbacks for R-1-A are 7.5 feet for the side interior, 10 feet for the rear, and 25 feet for the front. However, pursuant to **LDR Section 4.1.4(D) Use of Lots of Record**, *Within the R-1-A, RL and RM zoning districts, lots of record having at least 40 feet of frontage may be used for Workforce Housing.* The property meets the requirements for workforce housing and is being constructed as a collaboration through the Eagles’s Nest Program at Atlantic High School, the CRA, and the City of Delray Beach.

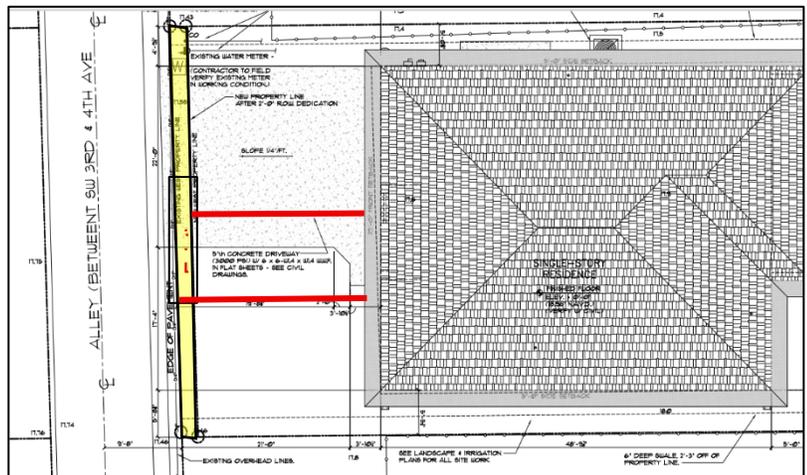
Additionally, Oak Alley serves as the only means of ingress and egress for the property, making this a unique case in which an alley functions as the primary access route.

LDR Section 5.3.1(A), Right-of-way Dimensions and Dedication required. *Right-of-way dimensions and dedications, whether public or private, shall be consistent with Table MBL-1 "Street Network and Classification and Improvements" of the Mobility Element, providing for coordinated rights-of-way dedications with the Florida Department of Transportation and Palm Beach County. Furthermore, LDR Section 5.3.1(A)(3), when development is adjacent to an existing or planned street, the development shall be responsible for providing one-half of the ultimate right-of-way or such portion of the ultimate right-of-way which is yet undedicated and which is on that development's side of the ultimate right-of-way center line. In situations where there are unusual topographic features, greater or lesser dedications may be required.* Table MBL-1 specifies 20 feet as the required ultimate right-of-way width for alleys, which is classified as a Local Road. The platted right-of-way width of the alley is 16.4 feet, thereby requiring a dedication of two feet (half the balance of the width) on both rights of way of the alley.



REQUEST:

Pursuant to **LDR Section 4.3.4(K), Development Standards Matrix.** The front setback requirement for the R-1-A Zoning District is 25 feet. The request is to reduce the front setback along Oak Alley from the required 25 feet to 23 feet associated with the redevelopment of the property and is consistent with the amount of right of way required to be dedicated along Oak Alley.



STAFF REVIEW:

Oak Alley consists of vacant lots, two newly constructed residential structures, and original residential structures ranging from 1945 to 1975. The configuration of the lots along Oak Alley contains portions of lots and two through lots that were created by combing two lots into one. Oak Alley serves as the only means of access for five lots with the potential of two more if the unified lots are preserved back to their original configuration. Many of the lots on Block 32 do not meet the development standards of the R-1-A zoning district.

The graphic to the right provides an overview of the existing conditions along Oak Alley. The redevelopment of homes will be more consistent with the streetscape by not only providing the two-foot alley dedication, but the consistency of the 25-foot required front setback. The request for the two-foot front setback relief will be in line with 337 and 341 Oak Alley.

Pursuant to **LDR Section 2.1.2(B)**, *the Development Services Management Group (DSMG) has the authority to grant administrative relief to adjustments to setback requirements for detached single-family and duplex structures resulting from right-of-way dedications, equal to the amount of the dedication, but no more than five feet.*



FINDINGS

LDR Section 2.4.11(D)(5), Findings, *Prior to granting administrative relief, the administrative official or body shall find:*

- (a) *That the relief sought is consistent with the specific authorization provided for in these regulations;*
- (b) *That the intent of the affected regulation is preserved;*
- (c) *That the action will not be detrimental to the public health, safety, or welfare; and,*
- (d) *The relief is consistent with the established character of the surrounding neighborhood.*

In consideration of the required findings for such requests, the subject property will continue to establish the character of Oak Alley by providing the two-foot alley dedication. The intent of the front setback is to provide a minimum dimension that will allow for reasonable development of the land given the minimum lot size requirements. The undersized non-conforming lot of record is impacted by the two-foot dedication reducing an already non-conforming depth of the lot even further. The request for the reduction of the required front setback from R-1-A from 25 feet to 23 feet will not impact the surrounding neighborhood but help establish a more consistent streetscape along Oak Alley. By providing two-foot dedication, it will promote safer vehicular and pedestrian traffic.

APPLICANT JUSTIFICATION

The applicant's request is provided as an attachment.

REVIEW PROCESS

If the request is approved and no other relief is requested, the property owner may proceed with the submittal of a building permit application illustrating a front setback of 23 feet along Oak Alley.

If the request is denied, the plans must reflect both the minimum required front setback of 25 feet or an appeal can be requested in accordance with LDR Article 2.5, Appeals. Appeals of the Development Services Management Group (DSMG) are considered by the City Commission for final determination.