



# 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 4, 2021

5:01 PM

Virtual Meeting

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### Regular Meeting

Pursuant to Executive Order 20-69, during the COVID-19 State of Emergency, Advisory Board meetings may be held virtually. Members of the public wishing to view Advisory Board meetings should log into the City's website, <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where the meeting will be live-streamed for the public.

Due to the closure of City Hall, members of the public wishing to participate may do so by submitting their comments via voicemail. Any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may submit their comments for the Board of Adjustment meeting by dialing (561) 243 - 7554 and leaving a voicemail message that will be played during the Board meeting and made a part of the public record:

1. State your full name
2. State your address
3. Leave a comment no longer than 3 minutes.

Comments and Inquiries on Non-Agenda and Agenda Items (Excluding Quasi- Judicial Hearing and Public Hearing Items) from the Public: Public comments will be accepted until 3:00 p.m. on the day of the meeting.

Quasi-Judicial and Public Hearing Items: Public comment on quasi-judicial items and items that have been set for a formal public hearing shall only be made during the presentation of the item. After the Advisory Board has heard from the applicant and the City, the Advisory Board will take a recess in order to afford the public an opportunity to comment on the specific agenda item. After the recess, comments from the public will be played into the record for the Advisory Board's consideration.

General Rules: All public comments must be addressed to the Advisory Board as a body and not to individual Board members or staff. Personal verbal attacks upon Board members and/or staff will not be tolerated. Members of the public shall refrain from making comments that are impertinent, obscene, personally insulting, defamatory, or slanderous remarks. If any member of the public requires additional information about making public comments, please contact:

Scott Pape, Principal Planner  
City of Delray Beach, Development services Department

100 NW 1st Avenue, Delray Beach, Florida 33444  
boaagendacomments@mydelraybeach.com

## 1. Call to Order

## 2. Roll Call

## 3. Approval of Agenda

## 4. Approval of Minutes

### A. 12-03-20 BOA Minutes - Draft

Attachments: [Minutes 12-3-2020 DRAFT](#)

## 5. Public Comments on Agenda & Non-Agenda Agenda Items

## 6. Variance

### A. 1114 North Vista Del Mar Drive (2021-042): Consideration of variance requests from Land Development Regulation (LDR) Section 4.3.4 (K) and LDR Section 4.6.15(G)(1) to allow additions to a single-family dwelling unit to encroach 5'4" on the east side and 5' on the west side into the required 10 foot side setback area.

Address: 1114 North Vista Del Mar Drive

PCN: 12-43-46-16-18-000-0311

Agent: Gary P. Eliopoulos, gary@eliarch.com

Planner: Elizabeth Eassa, AICP, EassaE@mydelraybeach.com

Attachments: [BOA Staff Report](#)  
[Site Plan](#)  
[Photos](#)  
[Survey](#)  
[Applicant Justification \(East Setback\)](#)  
[Applicant Justification \(West Setback\)](#)

## 7. Presentations

### A Board Training

## 8. Other Business

### A. Staff Comments

### B. Comments by Board Attorney

## 9. Adjournment

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 City Manager at (561) 243-7015 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 of Adjustment 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.