



City of Delray Beach

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

Advisory Board Agenda Board of Adjustment

Thursday, April 1, 2021

5:01 PM

Virtual Meeting

Pursuant to the Home Rule powers of the City (s. 2(b), Art. VIII of the Florida Constitution and Chapter 166, Florida Statutes), Chapter 252, Florida Statutes (Emergency Management), any and all other applicable statutes, the City Charter and Chapter 95 of the City's Code of Ordinances, the City Commission and Advisory Boards of the City of Delray Beach shall conduct business at and through virtual meetings utilizing Communications Media Technology (CMT) in accordance with the rules of procedures promulgated by the City, during the COVID-19 public health emergency declared pursuant to Resolution No. 70-20, as extended. 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.

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 by dialing (561) 243-7554 and leaving a voicemail message that will be played during the City Commission 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 up to 1 hour before the start of the meeting on the meeting date.

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 Board has heard from both the applicant and the City, the Board will take a recess 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 Board's consideration.

General Rules: All public comments must be addressed to the 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
pape@mydelraybeach.com

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

A. 03-04-2021 BOA Minutes - Draft

Attachments: [Minutes 03-04-2021 - Draft](#)

5. Public Comments on Agenda & Non-Agenda Items

6. Quasi-Judicial Items

A. 25 NW 8th Street (2021-101): Consideration of a variance request from Land Development Regulation (LDR) Section 4.3.4(K) to reduce the front setback from 30 feet to 23 feet and the side street setback from 15 feet to 8.5 feet.

PCN: 12-43-46-08-21-010-0040

Applicant/Agent: Eric Collin, Collin Builders; eric@collinbuilders.com

Planner: Rachel Falcone, Planner; FalconeR@mydelraybeach.com

Attachments: [25 NW 8th Street - Staff Report](#)

[25 NW 8th Street - Justification Statement](#)

[25 NW 8th Street - Survey](#)

[25 NW 8th Street - Plans](#)

B. 1221 Laing Street: (2021-078): The requested variances are to certain requirements of "Section I - District Regulations and Incentives" of the Beach Property Owners Design Manual related to setbacks and maximum lot coverage. Pursuant to Section 4.4.3 of the Land Development Regulations (LDR) which establishes the requirements for Single Family Residential (R-1) Districts; LDR Section 4.4.3(F)(1) provides additional development standards for properties subject to the adopted Beach Property Owners Design Manual.

Address: 1221 Laing Street

PCN: 12-43-46-16-A8-004-0080

Agent: Gary P. Eliopoulos, (561) 276-6011; gary@eliarch.com

Planner: Jennifer Buce, (561) 243-7138; buce@mydelraybeach.com

- Attachments:**
- [BOA Staff Report](#)
 - [original plat from 1899](#)
 - [Survey 20-32 1221 LAING ST_revised](#)
 - [Existing Open Area](#)
 - [Proposed Open Area](#)
 - [Existing ground floor setbacks](#)
 - [Proposed ground floor setback](#)
 - [Existing second floor setback](#)
 - [Proposed second floor second floor](#)
 - [Proposed third floor setback](#)
 - [01_06_21 Garage-carriage house Justification stmt - 2 variances](#)
 - [01_06_21 Garage-carriage house Rear setback Justification ltr](#)
 - [01_06_21 Garage-carriage house Side int setback Justification ltr](#)
 - [01_06_21 Ground floor Front setback Justification ltr](#)
 - [01_06_21 Ground floor Justification stmt - 3 variances](#)
 - [01_06_21 Ground floor Side int setback Justification ltr](#)
 - [01_06_21 Ground floor Side street setback Justification ltr](#)
 - [01_07_21 Beach overlay guidelines Justification ltr](#)
 - [01_07_21 Beach overlay guidelines Justification stmt - 1 variance](#)

7. Other Business

- A. Comments by Staff
- B. Comments by Board Attorney
- C. Comments by Board Members

8. 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.