Legislation Text

File #: 26-0950, **Version:** 1

TO: Mayor and Commissioners
FROM: Anthea Gianniotes, Development Services Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: August 18, 2026

..Title
RESOLUTION NO. 126-26: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING WAIVERS TO THE MINIMUM LOT SIZE REQUIREMENT FOR TWO NEW LOTS LOCATED AT 14 GEORGE BUSH BOULEVARD, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (QUASI-JUDICIAL)

..Body
Recommended Action:
..Recommendation
Review and consider Resolution No. 126-26, a request for waivers to Land Development Regulations (LDR) Section 4.3.4(K), Development Standards Matrix - Residential Zoning Districts, to allow a minimum lot size of 9,000 square feet in lieu of the required 9,500 square within the R-1-AA zoning district for the property located at 14 George Bush Boulevard.
..Body
Background:
The subject 0.41-acre property is located on the south side of George Bush Blvd between N. Swinton Avenue and NE 2nd Avenue and contains Lots 20 to 22, Block, 1 of the Del-Ida Park Plat. The property is zoned R-1-AA and is situated within the Del-Ida Park Historic District. The lot currently contains a 1948 contributing, single-family Ranch architectural style residence.

Pursuant to LDR Section 4.3.4(K), Development Standards Matrix - Residential Zoning Districts, the R-1-AA zoning district requires a minimum lot size of 9,000 square feet. The applicant is requesting waivers to allow two lots at a lot size of 9,500 square feet. The applicant's justification statement is attached.

LDR Section 4.3.1(D), Application of district regulations, states that "No yard or lot existing at the time of the passage of this chapter shall be reduced in area or dimensions below the minimum requirements set forth herein. Lots or yards created after October 1, 1990 shall meet the minimum requirements established by this chapter unless the City Commission declares at the time of approval of an associated development application that it is necessary and appropriate to create such a nonconformity".

In addition, the following findings must be made, prior to granting a waiver:

LDR Section 2.4.11(B)(5), Waiver: Findings
Prior to granting a waiver, the granting body shall make findings that granting of a waiver:
a. Shall not adversely affect the neighboring area;
b. Shall not significantly diminish the provision of public facilities;
c. Shall not create an unsafe situation; and
d. Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

The proposal involves Waivers for relief to allow reduced lot size/area for two new lots in order to facilitate the construction of two new single-family homes. The existing residence is situated on the subject 18,000 sq. ft. lot (150-feet wide by 120-feet deep). A Staff Report is attached with a full analysis.

On August 5, 2026, the Historic Preservation Board considered the request at a public hearing on August 5, 2026, and

voted 7 to 0 to recommend approval of the waivers to reduce the minimum lot size for two proposed lots.

Associated Minor Subdivision and Certificates of Appropriateness have been submitted to subdivide the property into two lots, demolish the existing contributing residence, and construct two new single-family residences. Those requests cannot move forward until waiver determinations have been made. Following demolition, the Minor Subdivision Plat will be administratively processed under the new state guidelines.

City Attorney Review:
Resolution No. 126-26 was approved to form and legal sufficiency.
Funding Source/Financial Impact:
Not applicable.

Timing of Request:
If approved, the other applications can be processed.