



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



**FILE #2023-134**

**PUBLIC NOTICE: VARIANCES**

Pursuant to the Land Development Regulations (LDR) of the City of Delray Beach, you are hereby notified that the **CITY COMMISSION**, will conduct a **PUBLIC HEARING** on **TUESDAY, MARCH 5, 2024, at 5:00 PM** (or at any continuation of such meeting set by the board), to consider the following pursuant to Land Development Regulation (LDR) 4.3.4(K), and Land Development Regulation (LDR) 4.6.15(G)(1) received from 130 SE 1<sup>st</sup>, LLC, property owner of 19 SE 2<sup>nd</sup> Street, which is within the **Locally Designated Old School Square Historic District** (see table and map below);

<b>Downtown Delray Villas (Magnolia Place) - Lot 1</b>		
<b>LDR Section</b>	<b>Requirement</b>	<b>Variance Request</b>
<b>4.3.4 Lot Coverage (Maximum)</b>	40%	41.3%
<b>4.6.15 Swimming Pool Setback</b> Rear Unit - Side Street Setback (South)	10'	6'5"
<b>4.6.15 Swimming Pool Setback</b> Front Unit - Side Street Setback (South)	10'	6'5"
<b>4.6.15 Swimming Pool Setback</b> Front Unit - Front Yard Setback (East)	25'	9'10"

All interested parties are invited to attend the public hearing, any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may comment in-person during the presentation of the item in the City Commission Chambers at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444, or submit their comments in writing to the Development Services Department by e-mail to [pzmail@mydelraybeach.com](mailto:pzmail@mydelraybeach.com) or by regular mail at 100 NW 1st Avenue, Delray Beach, FL 33444. Members of the public can also view the meeting through the City's website at <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where it will be live-streamed.

If you would like further information as to how the subject request may affect your property, please contact Katherina Paliwoda, Planner, Historic Preservation, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444, via e-mail at [paliwodak@mydelraybeach.com](mailto:paliwodak@mydelraybeach.com), or phone at 561-243-7040, between the hours of 8:00 A.M. and 5:00 P.M. on weekdays (excluding holidays). The appellant may need a record of these proceedings and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The City does not provide or prepare such record pursuant to F.S. 286.0105.



City of Delray Beach  
 Development Services Department  
 Date Mailed: February 22, 2024



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**FILE #2023-136**

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<b>Downtown Delray Villas (Magnolia Place) - Lot 2</b>		
<b>LDR Section</b>	<b>Requirement</b>	<b>Variance Request</b>
<b>4.3.4 Lot Coverage (Maximum)</b>	40%	45.5%
<b>4.6.15 Swimming Pool Setback</b> Rear Unit - Side Interior Setback (North)	10'	5'
<b>4.6.15 Swimming Pool Setback</b> Front Unit - Side Interior (South)	10'	8'4"
<b>4.6.15 Swimming Pool Setback</b> Front Unit - Front Yard Setback (East)	25'	10'8"

All interested parties are invited to attend the public hearing, any member of the public wishing to comment publicly on any matter, including public comment or public hearing items, may comment in-person during the presentation of the item in the City Commission Chambers at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444, or submit their comments in writing to the Development Services Department by e-mail to [pzmail@mydelraybeach.com](mailto:pzmail@mydelraybeach.com) or by regular mail at 100 NW 1st Avenue, Delray Beach, FL 33444. Members of the public can also view the meeting through the City's website at <https://www.delraybeachfl.gov/i-want-to/watch/city-meetings>, where it will be live-streamed.



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**FILE #2023-133**

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<b>Downtown Delray Villas (Magnolia Place) - Lot 3</b>		
<b>LDR Section</b>	<b>Requirement</b>	<b>Variance Request</b>
<b>4.3.4 Lot Coverage (Maximum)</b>	40%	45.5%
<b>4.6.15 Swimming Pool Setback</b> Rear Unit - Side Interior Setback (North)	10'	5'4½"
<b>4.6.15 Swimming Pool Setback</b> Front Unit - Side Interior Setback (South)	10'	8'11"
<b>4.6.15 Swimming Pool Setback</b> Front Unit - Front Yard Setback (East)	25'	10'8"

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**FILE #2023-132**

**PUBLIC NOTICE: VARIANCES**

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<b>Downtown Delray Villas (Magnolia Place) - Lot 4</b>		
<b>LDR Section</b>	<b>Requirement</b>	<b>Variance Request</b>
<b>4.3.4 Lot Coverage (Maximum)</b>	40%	45.5%
<b>4.6.15 Swimming Pool Setback</b> Rear Unit - Side Interior Setback (North)	10'	5'
<b>4.6.15 Swimming Pool Setback</b> Front Unit - Side Interior (South)	10'	8'4"
<b>4.6.15 Swimming Pool Setback</b> Front Unit - Front Yard Setback (East)	25'	10'8"

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**FILE #2023-135**

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<b>Downtown Delray Villas (Magnolia Place) - Lot 5</b>		
<b>LDR Section</b>	<b>Requirement</b>	<b>Variance Request</b>
<b>4.3.4 Lot Coverage (Maximum)</b>	40%	45.5%
<b>4.6.15 Swimming Pool Setback</b> Rear Unit - Side Interior Setback (North)	10'	5'4½"
<b>4.6.15 Swimming Pool Setback</b> Front Unit - Side Interior Setback (South)	10'	8'11"
<b>4.6.15 Swimming Pool Setback</b> Front Unit - Front Yard Setback (East)	25'	10'8"

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