



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## PUBLIC NOTICE

**RE: Variance request for the property located at 617 SE 5th Street.**

Pursuant to Section 2.4.2(B)(1)(f) of the Land Development Regulations of the City of Delray Beach, you are hereby notified that the Board of Adjustment of the City of Delray Beach, Florida, will conduct a **VIRTUAL PUBLIC HEARING** on **Thursday, June 4, 2020 at 5:01 pm** to consider a variance request for the property located at **617 SE 5th Street** (see map below). Pursuant to LDR Section 4.3.4(K), a minimum front setback of 30 feet is required for properties located within the R-1-AA (Single-family Residential) zoning district. The request is to reduce the required front setback from 30 feet to 25 feet. The property owner, **Mizner Development Beachway LLC**, is seeking the variance request in association with the new construction of a single-family residence. The property measures a total of 0.2236 acres. NOTE: This request was previously noticed for a meeting to occur on the meeting agenda of March 19, 2020, which was subsequently canceled.

Pursuant to Executive Order 20-69, during the COVID-19 State of Emergency, City Commission meetings may be held virtually. Members of the public wishing to view Board of Adjustment 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. The meeting agenda will be made available online prior to the meeting at: <https://delraybeach.legistar.com/Calendar.aspx>.

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 by dialing (561) 243 - 7554 and leaving a voicemail message that will be played during the Board of Adjustment 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.



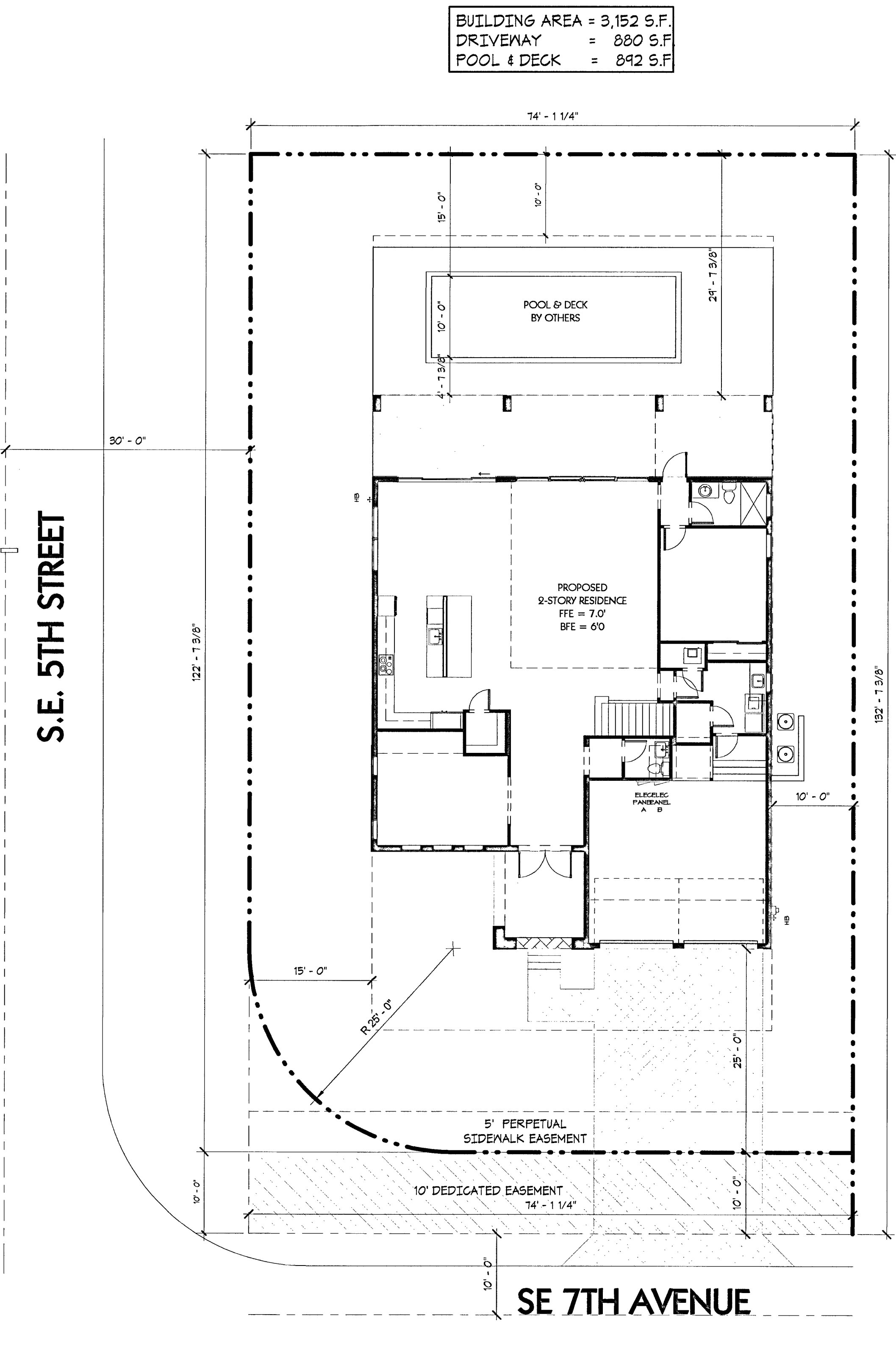
Public comment on items that have been set for a formal public hearing shall only be made during the presentation of the item. After the Board of Adjustment has heard from both the applicant and the City, the BOA will take a recess in order to afford the public an opportunity to comment on the specific agenda item. After the recess, comments from the public will be played into the record for the board's consideration.

The proposed variance may be inspected online at <https://www.delraybeachfl.gov/government/city-departments/city-clerk/public-notices>. If you would like further information as to how the subject request may affect your property, please contact Amy Alvarez, Principal Planner, at 561.243.7284, or via email at [alvarez@mydelraybeach.com](mailto:alvarez@mydelraybeach.com), at the Development Services Department, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444.

All interested parties are invited to attend the public hearing and comment upon the proposed action or submit their comments in writing on or before the date of the hearing to the Development Services Department. Please be advised that if the action taken on this request is appealed, the appellant may need to ensure that a verbatim record includes the testimony and evidence upon which the appeal is to be based. The City does not provide nor prepare such record pursuant to F.S. 286.0105. Pursuant to 2.2.4(D)(8) All decisions of the Board of Adjustment are final. Any person or persons, or any Board, Taxpayer, Department, Board, or Bureau of the City may aggrieve any decision of the Board of Adjustment and may seek review of such decision in the Circuit Court of Palm Beach County.

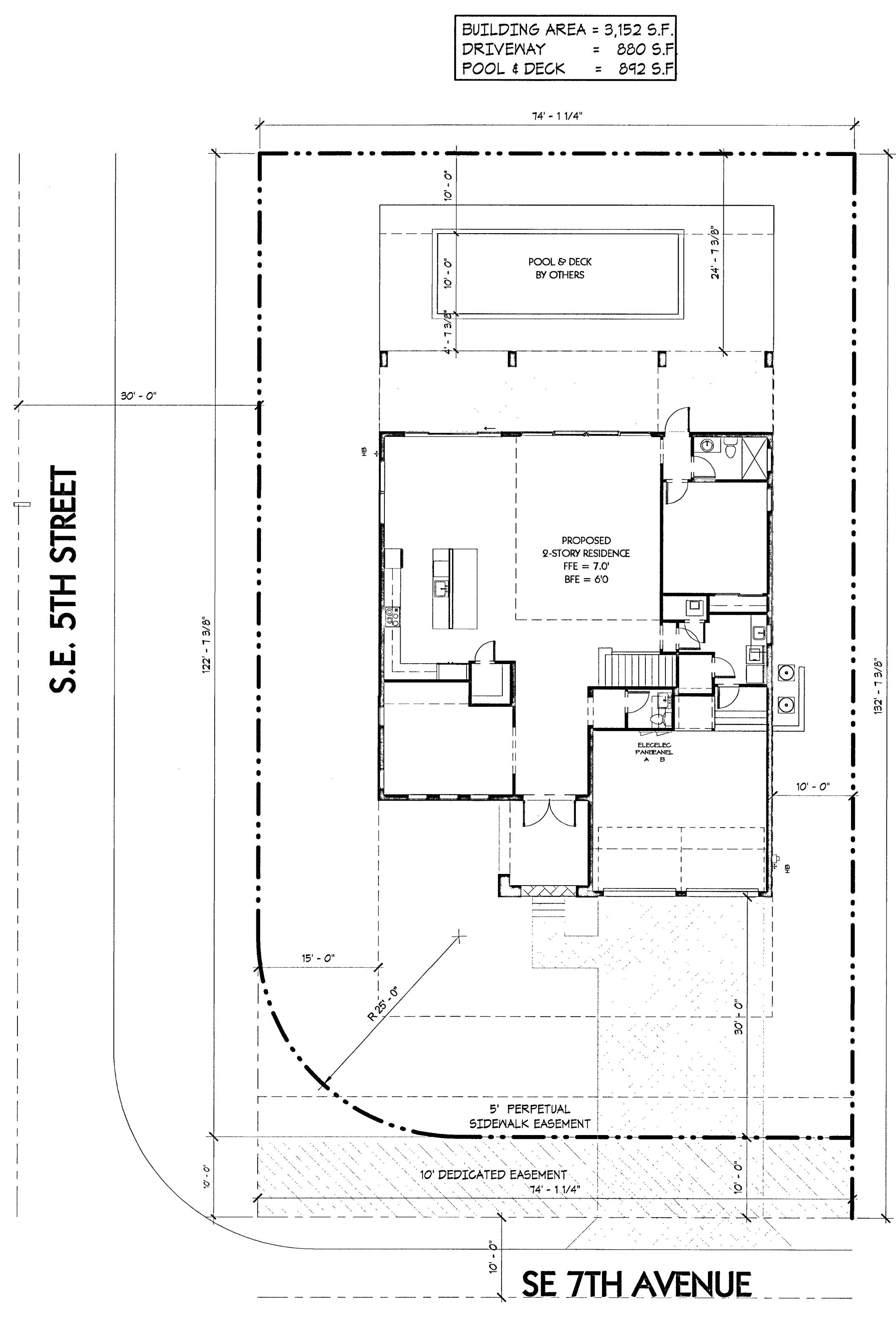
City of Delray Beach  
Development Services Department  
Date Mailed: May 22, 2020

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BUILDING AREA = 3,152 S.F.  
 DRIVEWAY = 880 S.F.  
 POOL & DECK = 892 S.F.

② SITE PLAN PROPOSED  
 1" = 10'-0"



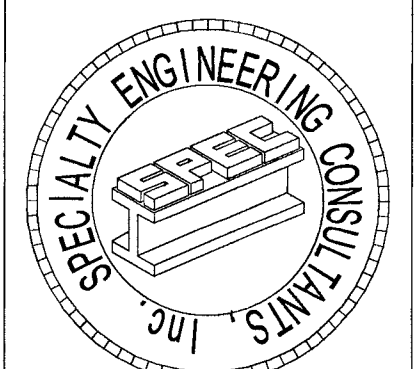
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① SITE PLAN REQUIRED  
 1" = 10'-0"

**SITE PLAN**

PROJECT INFORMATION  
 617 NE 5TH AVE  
 DELRAY BEACH, FLORIDA

CLIENT INFORMATION  
 MIA REAL HOLDING  
 5301 N FEDERAL HWY SUITE 105  
 BOCA RATON, FLORIDA



SPECIALTY ENGINEERING CONSULTANTS, Inc  
 1599 SW 30th AVE.  
 SUITE #20  
 BOYNTON BEACH, FL 33426  
 DADE - BROWARD - PALM BEACH  
 FL CA #009217  
 561 - 752 - 5440 OFFICE  
 561 - 752 - 5542 FAX

FILE NAME:  
 SCALE:  
 DATE: 01/21/20  
 RVD. BY: Checker  
 DRWN. BY: Author

REVISION SCHEDULE		
NO	DATE	Description

SEAL  
 GARY McDOUGLE, PE FL #56214  
 SHEET #

**SP-1**