



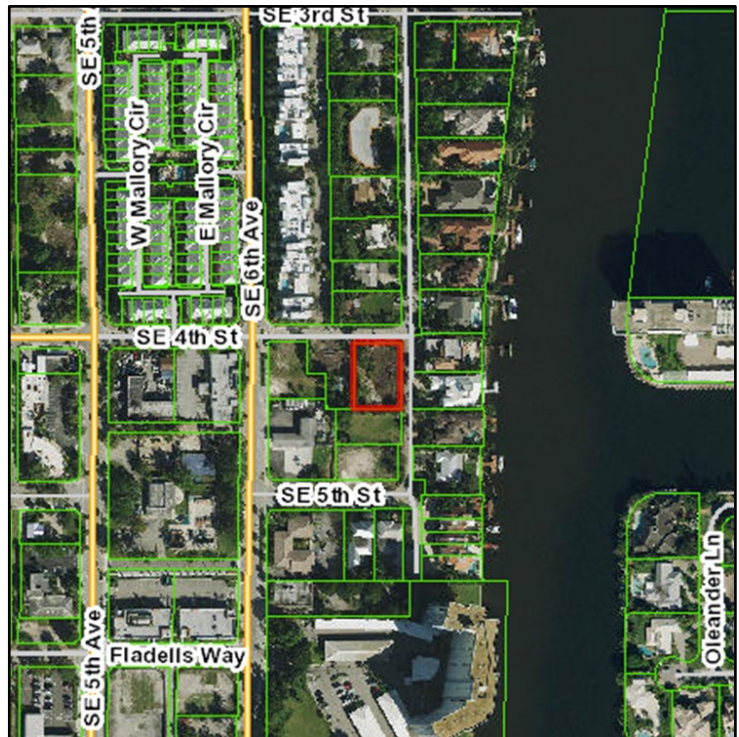
DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PUBLIC NOTICE

RE: Variance request for the property located at 618 SE 4th Street.

Pursuant to Section 2.4.2(B)(1)(f) of the Land Development Regulations (LDR) 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 **618 SE 4th Street** (see map below). Pursuant to LDR Section 4.3.4(K), a minimum front setback of 30 feet and a minimum side-street setback of 15 feet are required for properties within the R-1-AA (Single-family Residential) zoning district. The request is to reduce the required front setback by 10 feet, thereby establishing a 20 foot front setback, and to reduce the required side-street setback by 5 feet, thereby establishing a 10 foot side-street setback. The property owner, **Mizner Dev 618 LLC**, is seeking the variance request for the new construction of a single family residence. The property measures approximately 0.31 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, Board of Adjustment 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.

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 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 Board's consideration.

The proposed variance request may be reviewed 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, 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.

LEGEND

- A/C = AIR CONDITIONER
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C = CALCULATED
 - CH = CHORD
 - CL = CENTERLINE
 - C/S = CONCRETE SLAB
 - CONC. = CONCRETE
 - D.E. = DRAINAGE EASEMENT
 - Δ = DELTA (CENTRAL ANGLE)
 - EL., ELEV. = ELEVATION
 - F.F. = FINISHED FLOOR
 - F.I.P. = FOUND IRON PIPE
 - F.I.R. = FOUND IRON ROD
 - L = ARC LENGTH
 - L.B. = LICENSED SURVEY BUSINESS
 - LS = LICENSED SURVEYOR
 - M = MEASURED
 - NO I.D. = NO IDENTIFICATION
 - N/A = NOT APPLICABLE
 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
 - NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
 - ATIMA = AS THEIR INTEREST MAY APPEAR
- P = PLAT
 - P.B.C. = PALM BEACH COUNTY
 - P.B. = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - P.K. = PARKER KALON COMPANY
 - D = DEED
 - 0.00'x = SPOT ELEVATION
 - P.R.C. = POINT OF REVERSE CURVATURE
 - PG. = PAGE
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - U.E. = UTILITY EASEMENT
 - C.L.F. = CHAINLINK FENCE
 - EM = ELECTRIC METER
 - S.I.R.C. = SET IRON ROD AND CAP

CERTIFIED TO:
COLLIN BUILDERS

SYMBOL

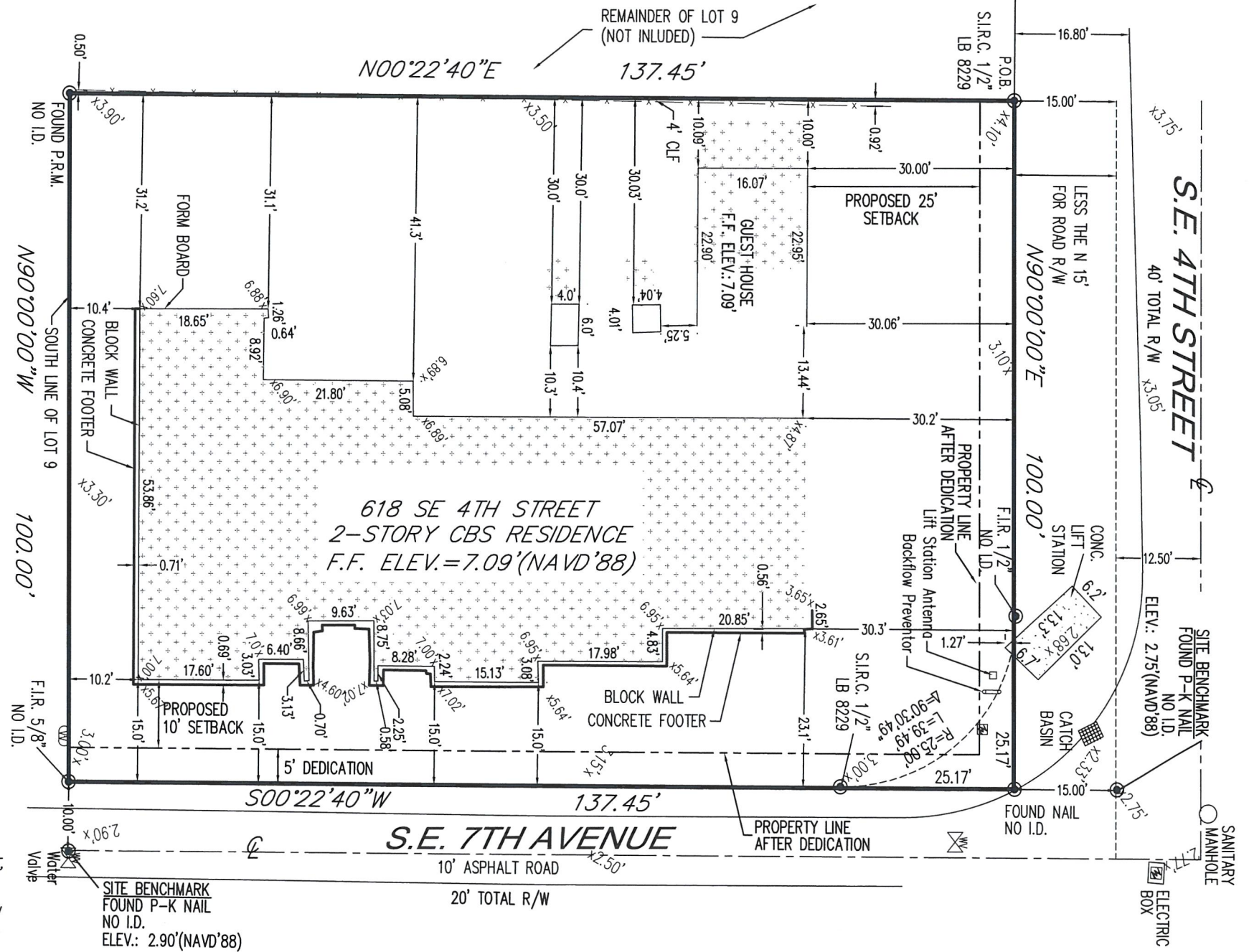
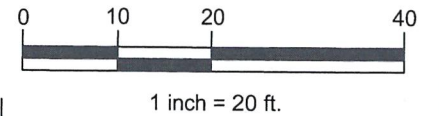
- CATCH BASIN
- WATER METER
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- CABLE BOX
- ELECTRIC BOX
- TELEPHONE BOX
- WATER VALVE
- OVERHEAD WIRE LINE (OHW)
- CHAIN LINK FENCE (C.L.F)
- WOOD FENCE (W.F)
- METAL FENCE (M.F)
- PLASTIC FENCE (P.F)
- WIRE FENCE (W.F)

SURVEY NOTES:
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:

A PART OF LOT 9, BLOCK 1 OF OSCEOLA PARK, DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 9, TWENTY FEET WEST OF THE SOUTHERLY EXTENSION OF THE CENTER LINE OF SOUTHEAST SEVENTH AVENUE, AS SHOWN ON PLAT OF BLANK- NICHOLS SUBDIVISION, RECORDED IN PLAT BOOK 13, PAGE 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY, PARALLEL TO THE WEST LINE OF SAID LOT 9 152.45 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 9, 100 FEET; THENCE, NORTHERLY, PARALLEL TO THE WEST LINE OF SAID LOT 9, 152.45 FEET TO THE NORTH LINE OF SAID LOT 9, THENCE EASTERLY ALONG THE NORTH LINE OF LOT 9, 100.00 FEET TO THE POINT OF BEGINNING, LESS THE NORTH FIFTEEN (15') FEET FOR ROAD-OF-WAY.

EXHIBIT FOR VARIANCE REQUEST



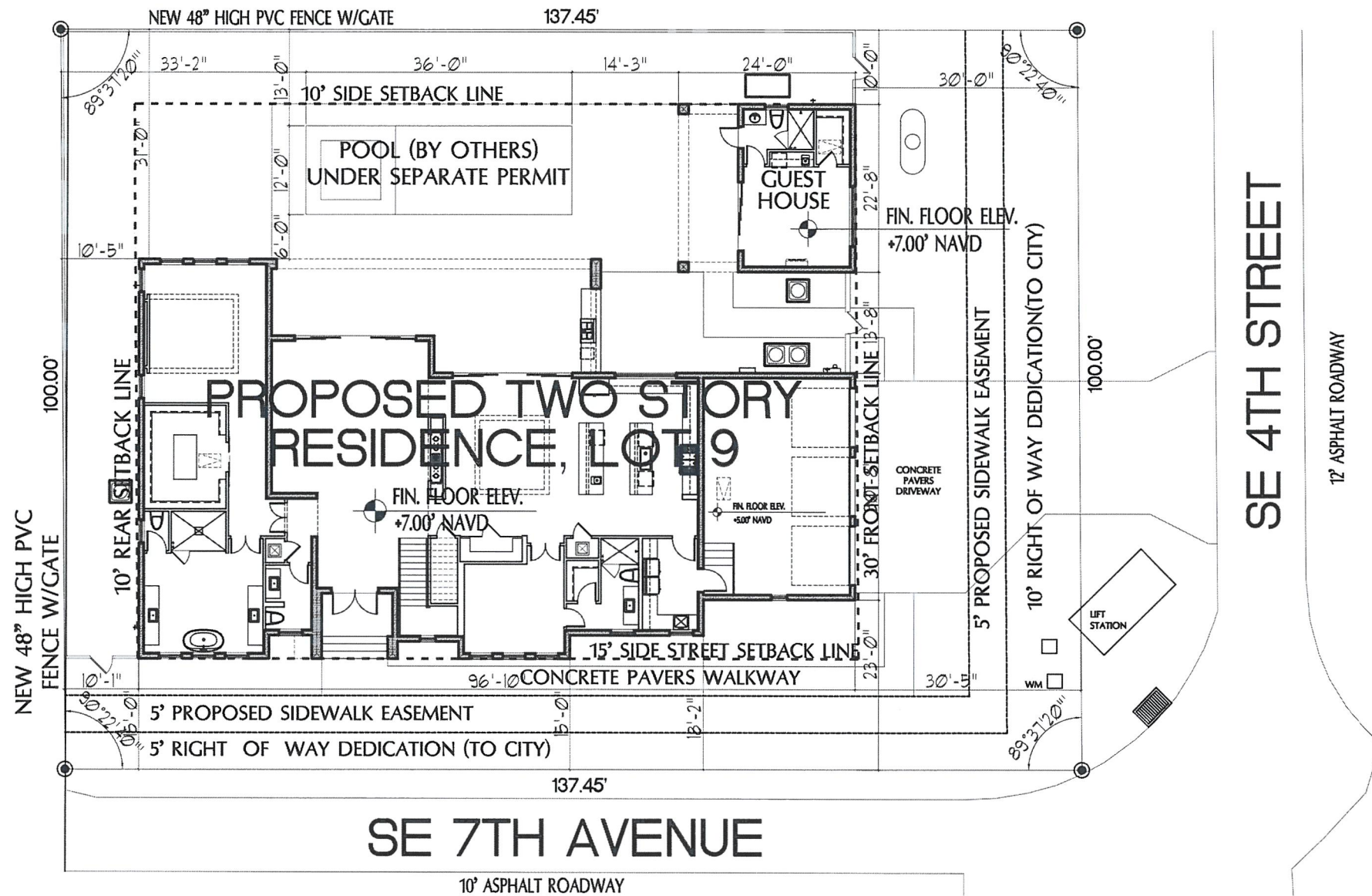
BENCHMARK OF ORIGIN: PALM BEACH COUNTY BENCHMARK "17.163 SRD"
ELEVATION: 15.617'(NAVD'88)

SHEET 1 OF 1

TITLE: EXHIBIT FOR VARIANCE REQUEST		SCALE: 1" = 20'		NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN ACCORDANCE WITH THE FLORIDA ADMINISTRATIVE CODE. JOHN E. KUCHAR, Surveyor and Mapper, License No. 0711 Survey LLC, ou, email: john.kuhar@baselinelandsurvey.com Date: 9/27/19	<p>BASELINE LAND SURVEY LLC 1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 LB-8229 JOB NO.: 19-08-015</p>
COMMUNITY PANEL# 125102 0979 F	FLOOD ZONE: AE	BASE FLOOD EL.: 6.0'(NAVD'88)	DRAWN BY: SG CHECKED BY: J.K.			
DATE OF FIRM: 10/5/2017		BASIS OF BEARING: S R/W LINE OF SE 4TH STREET, SAID LINE HAVING AN ASSUMED BEARING OF N90°00'00"E				
PROPERTY ADDRESS: 618 SE 4TH STREET, DELRAY BEACHM FLORIDA 33483						

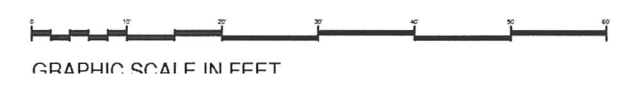
REMAINDER OF LOT 9

LOT 10



SITE PLAN

SCALE 1"=10'



MIA REAL HOLDINGS, LLC
CUSTOM RESIDENCE
 618 SE 4TH ST, DELRAY BEACH, FLORIDA 33483

PROJECT NO: 18.106.01
 PROJECT NAME: DHL
 DRAWN BY: DK



DIANNE HERRON LANG, AIA
 ARCHITECTURE AND PLANNING

SUBMITTAL DATES:
 PERMIT SET: 02.22.2019
 REV. 1: 05.20.2019
 REV. 2: 06.13.2019

REVISION DATE:

SHEET:
SP-01