



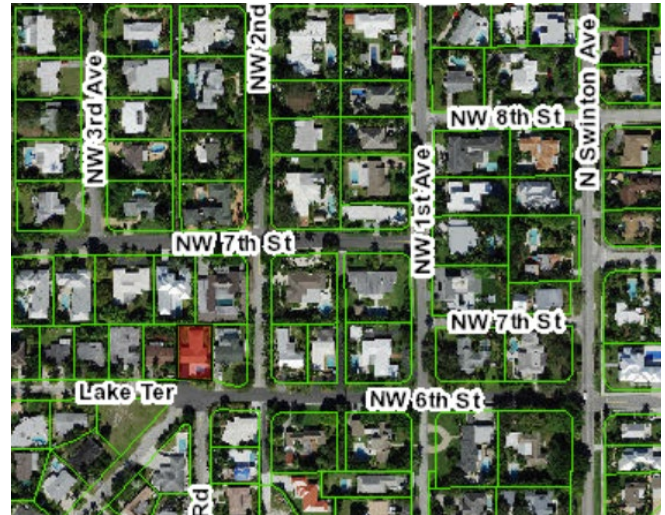
DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PUBLIC NOTICE

RE: Variance requests for the property located at 209 Lake Terrace.

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, December 3, 2020 at 5:01 pm** to consider variance requests for the property located at **300 Sandpiper Lane** (see map below). Pursuant to LDR Section 4.6.9(C)(2)(a) states that “two spaces per dwelling unit are required for single-family detached residences in Single-Family (R-1) zoned districts. Required parking spaces shall not be located in the front setback or side street setback areas. For lots that are less than 60 feet wide and do not have alley access, one parking space may be located in either the front setback area or the side street setback area, provided that no more than 50 percent of the front and side street setback area may be improved for parking purposes.” As the subject property is 50.23 feet wide, one parking space is permitted to be within the front setback area. The Variance request is from LDR Section 4.6.9(C)(2)(a), to allow for 1 additional permanent parking space, for a total of 2 permanent parking spaces, to be located within the front setback area of a single-family residential property. The property measures approximately 0.18 acres.



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 Elizabeth Eassa, AICP, Senior Planner, at (561) 243-7325, or via email at EassaE@mydelraybeach.com, at the Development Services Department, City Hall, 100 NW 1st Avenue, Delray Beach, Florida 33444.

All interested parties are invited to leave recorded comments 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.