



City of Delray Beach

100 N.W. 1st Avenue
Delray Beach, FL 33444

Advisory Board Agenda Board of Adjustment

Thursday, July 17, 2025

5:01 PM

City Commission Chambers

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

January 16, 2025

Attachments: [Minutes \(DRAFT\)](#)

March 6, 2025

Attachments: [Minutes \(DRAFT\)](#)

May 1, 2025

Attachments: [Minutes \(DRAFT\)](#)

5. SWEARING IN OF THE PUBLIC

6. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

7. QUASI-JUDICIAL HEARING ITEMS

- A. 1916 & 1920 Spanish Trail (File #2025-150-VAR-BOA):** Consideration of a variance request from Land Development Regulation (LDR) Section 4.6.15(G)(1)(a), Swimming Pool, Whirlpools, and Spas: Yard Encroachment, to reduce the front setback from the minimum requirement of 25 feet to 10 feet associated with the construction of a swimming pool for each unit in the duplex.

Address: 1916 Spanish Trail and 1920 Spanish Trail

PCN: 12-43-46-28-01-000-0961 & 12-43-46-28-01-000-0962

Applicant/ Owner: Alex J. Lewis & Francesca Lewis

Agent: Abrams Law Firm; C/O Ryan Abrams,

Planner: Jennifer Buce, Planner

Attachments: [1916 & 1920 Spanish Trail - BOA Report](#)
 [1916 & 1920 Spanish Trail - Justification](#)
 [1916 & 1920 Spanish Trail - Project Narrative](#)
 [1916 & 1920 Spanish Trail - Site and Landscape Plans](#)
 [1916 & 1920 Spanish Trail - Survey](#)
 [1916 & 1920 Spanish Trail - Property Photos](#)

8. REPORTS AND COMMENTS

- A. City Staff
- B. Board Attorney
- C. Board Members

9. ADJOURN

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.