



City of Delray Beach

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

Advisory Board Agenda Board of Adjustment

Thursday, January 16, 2025

5:01 PM

City Commission Chambers

Regular Meeting

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. MINUTES

A. January 18, 2024

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

B. February 1, 2024

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

C. March 7, 2024

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

D. April 4, 2024

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. PUBLIC HEARING ITEMS

- A. 412 SE 4th Avenue (File #2025-071): Consideration of a variance request from Land Development Regulations (LDR) Section 4.6.15(G)(1)(a), Swimming Pool, Whirlpools, and Spas: Yard Encroachment, to allow the construction of a new swimming pool within the front setback area at a setback of 15 feet, whereas a minimum of 25 feet is required.

Address: 412 SE 4th Avenue

PCN: 12-43-46-21-01-004-0071

Applicant/ Owner: Patricia Britton & Miguel Decosta; plager@yahoo.com

Agent: Place Planning and Design, Inc.; Corey Ogorman; corey@placepnd.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Attachments: [412 SE 4th Avenue - Board of Adjustment Report](#)

[412 SE 4th Avenue --Justification Statement](#)

[412 SE 4th Avenue - Survey](#)

[412 SE 4th Avenue - Pool Depiction](#)

[412 SE 4th Avenue - Site 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.