



# City of Delray Beach

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

## Advisory Board Agenda Board of Adjustment

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Thursday, May 1, 2025

5:01 PM

City Commission Chambers

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### Regular Meeting

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF AGENDA

#### 4. MINUTES

A. None.

#### 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. 612 SE 3rd Avenue (2025-070-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 rear setback to eight feet, whereas a minimum of 10 feet is required, associated with the construction of a new swimming pool
- Address:** 612 SE 3rd Avenue  
**PCN:** 12-43-46-21-01-007-0240  
**Applicant/ Owner:** Garrett Bender  
**Agent:** Michael Weiner, mweiner@ssclawfirm.com  
**Planner:** Jennifer Buce, buce@mydelraybeach.com

**Attachments:**      [612 SE 3rd Ave - BOA Report](#)  
[612 SE 3rd Avenue - Survey](#)  
[612 SE 3rd Avenue - Pool Details](#)  
[612 SE 3rd Avenue - Partial Site Plan](#)  
[612 SE 3rd Avenue - Site Photos](#)  
[612 SE 3rd Avenue - Justification statement](#)

## 8. REPORTS AND COMMENTS

- A. 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.