

**MINUTES**  
**DEVELOPMENT SERVICES MANAGEMENT GROUP**  
**CITY OF DELRAY BEACH**

**MEETING DATE:** October 23, 2025

**MEETING PLACE:** City Hall 1<sup>st</sup> Floor Conference Room  
100 NW 1<sup>st</sup> Street, Delray Beach, FL 33444.

**CALL TO ORDER**

The meeting was called to order by Anthea Giannotes, Chair, at 2:00 PM.

**1. ROLL CALL**

A quorum was present.

**Members present** were Anthea Giannotes, Chair, Steve Tobias, Vice Chair, Juan Guevares, Samuel Metott, Missie Barletto, Jeri Pryor, Cynthia Buisson, Joseph Mazzeo, Hannes Schoeferie

**Absent:** Hassan Hadjimiry

**Staff Present** Lynn Gelin, City Attorney, Allison Behrman, Special Event Manager and Diane Miller, Board Secretary

**2. APPROVAL OF AGENDA**

**Pull 4B to make it 6AA**

**Motion** to AMEND October 23, 2025, agenda, made by Missy Barletto and seconded by Joseph Mazzeo.

**MOTION CARRIED 9-0**

**3. MINUTES**

None

**4. CONSENT AGENDA**

**4.A** Approval of the non-impact event known as the “6<sup>th</sup> Annual Starboard Foundation & United We rock toy Drive” to be held on December 5, 2025, at the Old School Square Amphitheater; to authorize the special events manager to take all actions necessary to effectuate the special event permit.

**Motion** for APPROVAL of the consent agenda was made by Missy Barletto and seconded by Sam Metott.

**MOTION CARRIED 9-0**

## **5. OLD BUSINESS**

None.

## **6. NEW BUSINESS**

**6.A.A.** Approval of the Non-Impact event known as "AC Delray Rush Cup" to be held on January 10-11, 2026, at the Seacrest Soccer Complex and Hilltopper Stadium, and to authorize the special events manager to take all actions necessary to effectuate the special event permit.

### **Staff Presentation**

Allison Behrman, made a presentation.

### **Board Comments**

Anthea Gianniotas asked will there be some first aid available for the athletes. Mr. Hindhaugh said that there will be training available to assess any problems and be able to send the players back onto the field.

**Motion** to recommend APPROVAL of the AC Delray Rush Cup made by Sam Metott and seconded by Hannes Schoeferie.

**MOTION CARRIED 9-0**

**6.A.** 17th Annual Savor the Avenue: Recommendation of the Development Services Management Group of the City of Delray Beach, Florida, to the City Commission for an impact event known as "17<sup>th</sup> Annual Savor the Avenue" to be held on March 23, 2026, on East Atlantic Avenue between Swinton Avenue and NE/SE 5<sup>th</sup> Avenue.

### **Staff Presentation**

Allison Behrman presented event saying that the "17<sup>th</sup> Annual Savor the Avenue" will be held on March 23, 2026, on East Atlantic Avenue. Same event for the past 16 years and Laura Simon is here if you have any questions.

### **Board Comments**

Anthea Gianniotas asked if there was a rain date planned for the event. Ms. Simon commented that the past years have been fine, so they have not put an additional day in place.

**Motion** to recommend APPROVAL of the 17<sup>th</sup> Annual Savor the Avenue made by Hannes Schoeferie and seconded by Joseph Mazzeo.

**MOTION CARRIED 9-0**

**6.B. 25 Oak Alley (PZ-000197-2025):** Consideration of a request to reduce the front setback from the minimum requirement of 25 feet to 23 feet associated with the new construction of a single-family residence for workforce housing through the Eagle's Nest Program at Atlantic High School.

Address: 325 Oak Alley  
PCN: 12-43-46-16-01-032-0220  
Property Owner: City of Delray Beach  
Agent: Gary Eliopoulos  
Planner: Alessio Macphearson, Planner in Training

**Applicant:**

Jake Eliopoulos, GE Architect, 1045 E. Atlantic Avenue presented his project.

**Staff Presentation**

Alessio Macphearson, Planner in Training presented through a power point presentation.

**Board Comments**

Anthea Gianniotas remarked that the property has to give 2' to Oak Alley to bring the ROW up to standard and they are asking to adjust the set back with the same amount and this is in this board power.

Missy Barletto remarked that this is a 16' alley and the egress and ingress will be off of this 15' alley, so does fire have any issues. Asst. Chief Mazzeo said that he feels there are no problems.

**Motion** to recommend APPROVAL of consideration for a request to reduce the front setback from the minimum requirement of 25 feet to 23 feet associated with the new construction of a single-family residence for workforce housing through the Eagle's Nest Program at Atlantic High School was made by Sam Metott and seconded by Joseph Mazzeo.

**MOTION CARRIED 9-0**

**7. BOARD COMMENTS**

Anthea Gianniotas suggested that we draft a letter of approval for Eagles Nest similar to a Board Order for Ms. Gianniotas signature.

Ms. Gianniotas also mentioned that we regularly grant these adjustments of setbacks with and exchange for ROW. Consideration of moving this to her purview and this would streamline things a little better.

**8. ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 2:18pm PM.

The undersigned is the Board Clerk of the Development Services Management Group, and the information provided herein is the Minutes of the meeting of said body **October 23, 2025**, which were formally adopted and APPROVED by the Board on

ATTEST:



Andrea Goss  
\_\_\_\_\_  
CHAIR



Janet K. Hiner  
\_\_\_\_\_  
BOARD SECRETARY

**NOTE TO READER:** If the Minutes you have received are not completed as indicated above, then this means that these are not the official Minutes of the Development Services Management Group. They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.