

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

**MEETING DATE:** December 11, 2025

**MEETING PLACE:** City Hall, 1<sup>st</sup> Floor Conference Room

**CALL TO ORDER**

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

**1. ROLL CALL**

A quorum was present.

Members present: Anthea Gianniotos, Chair; Travis Franco, Missie Barletto, Hassan Hadjimiry, Samuel Metott, Cynthia Buisson, Hannes Schoeferie, Madison Brown and Jeri Pryor.

Absent: Steve Tobias, Vice Chair.

Staff Present: Daniela Vega, Assistant City Attorney; Jeff Oris, Asst. City Manager; Ron Martin, Fire Chief; Charlie Lanstrom, Planner, Jennifer Buce, Planner and Diane Miller, Board Secretary

**2. APPROVAL OF AGENDA**

Motion to APPROVE the December 11, 2025, agenda, was made by Missie Barletto and seconded by Samuel Metott.

MOTION CARRIED 8-0

**3. MINUTES**

Motion to APPROVE the Minutes for May 22, 2025, June 26, 2025, and July 24, 2025, and October 23, 2025, was made by Hannes Schoeferie and seconded by Cynthia Buisson.

MOTION CARRIED 8-0

**4. CONSENT AGENDA**

**4.A** Approval of the non-impact event know as "St. Vincent Ferrer Festival" to be held on January 30-February 1, 2026, at the St. Vincent Ferrer Field and Parking Lot, and to authorize the Special Events Manager to take all actions necessary to effectuate the special event permit.

**4.B** Approval of the non-impact event know as "Palm Beach Reggae Music and Arts Festival" to be held on March 21-March 22, 2026, at the Old School Square, and to authorize the Special Events Manager to take all actions necessary to effectuate the special event permit.

4.C Approval of the non-impact event know as "Cruiser Palooza" to be held on May 16, 2026, at the Old School Square; and 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 Sam Metott and seconded by Missie Barletto.

**MOTION CARRIED 8-0**

## **5. OLD BUSINESS**

None.

## **6. NEW BUSINESS**

**6.A.** Recommendation of the Development Services Management Group of the City of Delray Beach, Florida, to the City Commission for an impact event know as "5<sup>th</sup> Annual Delray Beach Concours D'Elegance 2026" to be held on April 17-19, 2026 at the Old School Square Amphitheater, park and front lawn and on NE 2<sup>nd</sup> Ave & NE 1<sup>st</sup> Ave.

Allie Behrman, Special Events Manager, spoke that this is a revised application that has gone back to SETAC regarding amended items which were approved based on new information.

Mr. Metott asked for clarification of things that were removed and was there still a parade and Ms. Behrman said there was not.

Anthea Gianniotis inquired if there were other questions regarding alcohol and food. Ms. Behrman responded that Dada Restaurant was going to be selling finger food out of the concession along with the alcohol.

Also, they have asked for a waiver from the six-foot fence required but as per PD, the six-foot fence will continue around the perimeter, except at the entrance. A waiver has been requested for a four-foot barricade just at the entrances.

Another concern is that there is a Saturday afternoon picnic that has been changed to a Saturday evening cocktail party which was discussed at SETAC and approved.

Ms. Gianniotis noted that this is a recommendation that will go on to the City Commission for final approval.

Missie Barletto asked if the four-foot barrier needed to be included with the vote. Ms. Behrman said that would be a separate vote after it comes back from the City Managers office.

Ms. Behman said that would be a separate vote, after it comes back from the City Managers office.

**Motion** to recommend **APPROVAL** to the City Commission for an impact event know as

5<sup>th</sup> Annual Delray Beach Concours D'Elegance 2026 made by Sam Metott and seconded by Missie Barletto.

**MOTION CARRIED 8-0**

Allie Behrman, Special Events Manager, addressed the board regarding applicants that have been reaching out to departments directly for requests. Ms. Behrman asked that when this might happen if you would defer the applicants back to my office.

**6.B** 137 Coconut Road (PZ-000266-2025): Consideration of a request to reduce the front setback from the minimum requirement of 30 feet to 25 feet associated with redevelopment of the property.

Address: 137 Coconut Road

PCN: 12-43-46-04-13-001-0030

Applicant/ Owner: Todd Wilson

Agent: Todd Wilson

Planner: Charlie Landstrom, Planner

Charlie Landstrom, Planner, entered the file into the record and presented the project.

Applicant/Owner: Todd Wilson, 137 Coconut Road, Delray Beach

**Board Comments**

Ms. Gianniotis clarified that the request is to reduce the front setback in exchange for the ROW. Ms. Gianniotis asked a question from the picture presented, if the red line this where the setback be located if the request was granted. If the relief was granted, the setback would stay at the existing location.

**MOTION to APPROVE** consideration to reduce the front setback from the minimum requirement of 30 feet to 25 feet made by Jeri Pryor and second by Hassan Schoeferie.

**MOTION CARRIED 9-0**

Moving 6D in front of 6C

**6.D Sidewalk Café Configuration & Furniture Type**

**Staff Presentation**

Ms. Gianniotis, Development Services Director, presented the request regarding using a certain type of sidewalk café furniture. It is not a waiver, but determination if the furniture is acceptable in the proposed arrangement. DSMG is allowed to modify streetscape standards in the Central Business District. Ms. Gianniotis explained the different positions and arrangements where the furniture can be located. The code requires chairs parallel to the pedestrian clear zone. To understand, sidewalk café is intended for dining only. Bounce proposes couches and chairs.

Missie Barletto asked what exactly are we voting on today. Ms. Gianniotis said that the applicant is requesting instead of table and chairs, that the furniture in the images shown be an acceptable sidewalk café furnishing.

**6C Appeal of Land Development Regulations interpretation by the Development Services Director regarding 814 SE 2<sup>nd</sup> Avenue.**

Anthea Gianniotis, Development Services Director, is passing the gavel to Lynn Gelin, City Attorney, as Ms. Gianniotis will be presenting this item for the LDR interpretation.

**Applicant**

Cristofer Bennardo presented the request on behalf of the petitioner for the project. The applicant has asked for a zoning interpretation on a setback requirement. Mr. Bennardo and Ms. Gianniotis respectively disagree. The property at issue is 814 SE 2nd Avenue in the Osceola District. The lot is 50' as it is only 47' with the dedication. A 16' unimproved alleyway runs north and south. The main issue is the alleyway that is to the north and is a 14' unimproved alleyway. Also to be clear, this alleyway only exists because of a dedication on a May 2, 1913 plat.

The lot only had 50' width and frontage at the time. The code requirement was a 3' dedication on the south and a 3' dedication on the north. The board denied the ROW deduction, but granted a 3' side setback.

The client has submitted building permits, The client received a response from the Jennifer Buce, Planner, saying that the side street setback should be treated like a rear, so a 10' setback is required. The client formally requested a zoning opinion and a 10' setback should apply. It is our position that a unimproved alley does not designate the same traffic and it is not a street.

Anthea Gianniotis, Development Services Director, presented interpretation of the appeal. She discussed that a legal difference between whether the little strip of land between the house and the alley is technically public ROW versus part of the yard. A 3' dedication was given to the alley, and the applicant's position is they gave that dedication, and had a 7.5' setback before, so now have a 4.5' setback, which is problematic for a detached single family home. While this is not currently a functional alley, all the alleys were platted in the 20's, and this is unusual as alley's are a secondary means of egress.

She stated the request is an appeal of the Director's interpretation of the code regarding setbacks. If a 7.5' setback was applied, then with the 3' dedication, the house would sit at 4.5' from the property line.

**Board Discussion**

Missie Barletto asked about the existing alley width. Ms. Gianniotis said that it was 14' plus the 3' dedication, the other 3' will come from the side. Ms. Barletto commented that in a lot of other places there are 16' alleys. and that is what has been paved, ownership line to ownership line. Another comment was that current use does not trump future intention.

Mr. Bennardo commented that the property owner gave 3' and their position is that he relied upon our interpretation of the rule and respectfully disagree. He stated the rule it is either 15' or 7.5' and are acknowledging that it is not possible.

Madison Brown commented that her concern was regarding the Florida Building Code and walls with facades have a requirement for separation of the equipment and the property line.

Even if the interpretation was updated to allow for a 7.5' setback and go to 4.5', Florida Building Code has a 5' requirement. That is the concern of having the equipment on that wall abutting that alley so close to the alley.

Jeri Pryor stated a similar situation where a fence was built on a dedicated alley, trees were planted, and the owners have to take it down. The referenced alley is a thoroughfare for emergency vehicles and because of this same problem, it was brought to code enforcement. Someone was trying to develop on the property and was prevented from building because of the setback problems. This is the same scenario and she would not support this request.

Hannes Schoeferie wanted to clarify that we are speaking about the fence, but for the fence to the wall of the house and that would be 4.5'.

Missie Barletto asked the applicant, if the mechanical on the side of the house could be moved to the rear of the house to satisfy the Florida Building Code. Mr. Bennardo commented that there would be a setback problem. Ms. Barletto agreed that the internal lot has a 7.5' setback.

**MOTION to DENY** the interpretation of both the applicant and the City as the Comp Plan states that the allies as side streets and that would be as local streets made by Missie Barletto and seconded by Jeri Pryor with discussion

**MOTION** to uphold the Development Services original finding of 10' setback made by Missie Barletto and second by Hassan Hadjimiry.

**Motion Carried 7-1**

**Dissenting Hannes Schoeferie**

## **ADJOURNED**

There being no further business to come before the Board, the meeting was adjourned at 3:30 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 December 11, 2025, which were formally adopted and **APPROVED** by the board on

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