

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

**MEETING DATE:** December 12, 2024

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

**1. CALL TO ORDER**

The meeting was called to order by Anthea Gianniotis at 2:30pm.

**2. ROLL CALL**

A quorum was present.

**Members present:** Cynthia Buisson, Hassan Hadjimiry, Missie Barletto, Sammie Walthour, Sam Metott, Travis Franco, Steve Tobias, Anthea Gianniotis

**Absent:** Russ Mager

**Staff Present:** Lynn Gelin, City Attorney; Allison Behrman, Special Events Manager; Jennifer Buce, Planner; Kristen Palmer, Board Secretary.

**3. APPROVAL OF AGENDA**

**Motion** was made by Missie Barletto and seconded by Sam Metott that this December 12<sup>th</sup>, 2024, and all were in favor.

**4. CONSENT AGENDA**

**A.** Approval of the Non-Impact Event Known as “Multicultural Youth Arts Festival” to be held on February 21, 2025, at Old School Square Amphitheater; and to authorize the special events manager to take all actions necessary to effectuate the special event permit.

**Motion** for the consent agenda was made by Sam Metott and seconded by Steve Tobias and all were in favor.

## **5. OLD BUSINESS**

**A. 1221 Laing Street (2025-003):** Consideration of a reduction to the right-of-way width for Sandpiper Lane to maintain the existing, 30-foot plated width, whereas a width of 40 feet is required. NOTE: This item was previously considered at the November 14, 2024, meeting; the item was tabled.

Address: 1221 Laing Street PCN: 12-43-46-16-A8-004-0080

Applicant/Owner: Max and Rebecca Weinberg

Agent: Gary P. Eliopoulos, [Gary@eliarch.com](mailto:Gary@eliarch.com)

Planner: Jennifer Buce, [buce@mydelraybeach.com](mailto:buce@mydelraybeach.com)

Jennifer Buce, Planner, presented through a Power Point presentation.

### **Board Comments**

Ms. Gianniotis reiterated some of the information discussed in the last meeting, and since the last meeting it was discovered that reclaimed water lines are in the right of way and a hold harmless was not necessary. The Board discussed the needs for road width.

**Motion** to approve the consideration of a reduction to the right-of-way width for Sandpiper Lane to maintain the existing, 30-foot plated width, whereas a width of 40 feet is required. Missie Barletto motioned to approve, and Cynthia Buisson seconded the motion. The request was approved.

## **6. NEW BUSINESS**

### **A.63rd Delray Affair:**

Recommendation of The Development Services Management Group of the City of Delray Beach, Florida, to the City Commission for an Impact Event known as "63rd Delray Affair" to be held on April 4-6, 2025, in Downtown Delray Beach Central Business District. Atlantic Avenue from NW 2nd Avenue to NE 6th Avenue; Swinton Ave from NE 1st Street to Atlantic and one block North and South of Atlantic.

### **Applicant**

Nancy Stewart Francett, 227 S. Swinton Ave,  
Stephanie Immelman, Delray Beach Chamber of Commerce.

### **Board Comments**

Ms. Barletto said she does not have any questions, because they are just adding an additional block, nothing else is changing with the event.

Chief Franco said that it has already been reviewed by fire and the access is not a concern.

Ms. Barletto asked if it went to CTAC and if it was approved.

Ms. Gelin, the City Attorney, asked if the City police had any concerns.

Ms. Behrman replied that it was approved. She also said that the police were fine with the event.

The applicant was aware that it would take a couple of extra people, and it was added to the cost.

**Motion** to approve the recommendation of The Development Services Management Group of the City of Delray Beach, Florida, to the City Commission for an Impact Event known as "63rd Delray Affair" to be held on April 4-6, 2025, in Downtown Delray Beach Central Business District. Atlantic Avenue from NW 2nd Avenue to NE 6th Avenue; Swinton Ave from NE 1st Street to Atlantic and one block North and South of Atlantic was made by Sam Metott, and seconded Missie Barletto and all were in favor.

**B. 1221 Laing Street (2025-068):** Consideration of a reduction to the radius to 10 feet whereas 25 feet is required at the intersection of Sandpiper Lane and Laing Street.

Address: 1221 Laing Street

PCN: 12-43-46-16-A8-004-0080

Applicant/Owner: Max and Rebecca Weinberg

Agent: Gary P. Eliopoulos, AIA, NCARB; Gary@eliarch.com

Planner: Jennifer Buce; buce@mydelraybeach.com

Jennifer Buce, Planner, presented through a Power Point presentation.

### **Board Comments**

Comments were discussed during 5A of the agenda.

**Motion** to approve the consideration of a reduction to the radius to 10 feet whereas 25 feet is required at the intersection of Sandpiper Lane and Laing Street was made by Sam Metott and seconded by Missie Barletto. The request was approved and all were in favor.

**C. 220 Palm Trail (2025-040):** Consideration of relief to the front setback requirement from 30 feet to 25 feet for the property located at 220 Palm Trail.

Address: 220 Palm Trail

PCN: 12-43-46-16-09-000-0041

Applicant/Owner: Richard D. Holt, Jr.

Agent: John Lindgren; jlindgren@gunster.com

Planner: Jennifer Buce, buce@mydelraybeach.com

Jack Rice, Law Firm of Gunster Yoakley and joined by John Lindgren, planner for Gunster Yoakley.

Jennifer Buce, Planner, presented through a Power Point presentation.

### **Board Comments**

Mr. Tobias asked if 10 feet is the minimum rear setback.

Ms. Gianniotis said the current house has a 30 feet rear set back.

Mr. Tobias noted we are keeping the character in the front.

Ms. Gianniotis reminded; we are only talking about the front.

Mr. Tobias commented that 2023-24 the applicant had to give that dedication.

**The motion** to approve the consideration of relief to the front setback requirement from 30 feet to 25 feet for the property located at 220 Palm Trail was motioned by Cynthia Buisson and seconded by Sammie Walthour and all were in favor.

### **7. Other Business**

Missie Barletto said that Cynthia Buisson will be sitting in for the City Engineer moving forward so Patrick Figurella will be able to provide testimony and technical assistance.

### **8. ADJOURN**

There being no further business to come before the board, the meeting was adjourned at 3:09pm.

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 on December 12, 2024, which were formally adopted and APPROVED by the Board on

\_\_\_\_\_.

**ATTEST:**

---

**CHAIR**

---

**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.