

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

MEETING DATE: April 24, 2025

MEETING PLACE: City Hall 1st Floor Conference Room
100 NW 1st Street, Delray Beach, FL 33444.

1. CALL TO ORDER

The meeting was called to order by Anthea Gianniotis, Chair, at 2:01 PM.

2. ROLL CALL

A quorum was present.

Members present were Anthea Gianniotis, Chair, Steve Tobias, Vice Chair; Russ Mager, Cynthia Buisson, Hassan Hadjimiry, Missie Barletto, Samuel Metott, Joseph Mazzeo.

Absent: Jeri Pryor

Staff Present: Lynn Gelin, City Attorney and Brittany Welter, Board Secretary

3. APPROVAL OF AGENDA

Motion to APPROVE the April 24, 2025, agenda, was made by Sam Metott and seconded by Joseph Mazzeo.

MOTION CARRIED 8-0

4. MINUTES

None

5. CONSENT AGENDA

None

6. NEW BUSINESS

A. 402 Palm Trail (2025-154): Consideration to reduce the front setback requirement from a minimum of 30 feet to 25 feet.

Applicant: Jeffrey Costello-JC Planning Solutions

Planner: Rolland Bogacz, Planner

Applicant Presentation

Jeffrey Costello, JC Planning Solutions presented through PowerPoint presentation.

Board Comments

Ms. Buisson asked a question that clarified that 409 Palm Trail had recently been approved relief of a 5' setback.

Ms. Gianniotis is pleased with the ROW and that the neighborhood will look uniform.

Brian Grossberg (Representative for Homeowner) states his name for the record.

Mr. Costello confirms the previous home on the same lot had 25' setback.

Motion to approve was made by Missy Barletto and seconded by Russ Mager.

MOTION CARRIED 8-0

7. Board Comments

Ms. Gianniotis commented that relief sometimes does not track through from approval to submission, department will be on the lookout and EPL should help going forward.

8. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 2:15PM.

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 **April 24, 2025**, which were formally adopted and APPROVED by the Board on **November 13, 2025**.

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.