

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

**MEETING DATE:** July 23, 2026

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

**CALL TO ORDER**

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

**1. ROLL CALL**

A quorum was present.

**Members present:** Anthea Gianniotis, Chair, Steve Tobias, Vice Chair, Chief Martin, Juan Guevarez, Jeri Pryor, Amy Hanson, Cynthia Buisson, and Mat Saraceni.

**Absent:** Hassan Hadjimiry, Missy Barletto, Samuel Metott, Hannes Schoeferie.

**Staff Present:** Lynn Gelin, City Attorney; Allie Behrman, Special Events Manager, Jeff Oris, Asst. City Manager Patrick Figurella, City Engineer and Diane Miller, Board Secretary

**2. APPROVAL OF AGENDA**

**Motion** to APPROVE July 23, 2026, agenda made by Cynthia Buisson and seconded by Amy Hanson.

**MOTION CARRIED 8-0**

**3. MINUTES**

None

**4. CONSENT AGENDA**

None

**5. OLD BUSINESS**

None

## 6. NEW BUSINESS

### A. Coco Market 2027

Recommendation of the Development Services Management Group of the City of Delray Beach, Florida, to the City Commission for an impact event known as “Coco Market 2027” to be held on the first Sunday of every month in 2027, at the Old School Square Amphitheater.

Allie Behrman, Special Events Manager, gave an overview of the event to say the hours were from 9-3pm and 9-2pm in the summer and no pets were allowed.

#### Board Comments

Jeri Pryor, Director of Neighborhood Services asked the applicant to confirm there would be no vendors with animals. Corey Heyman, Applicant and Founder of Coco Market, confirmed that vendors have named the City on the insurance and to insure they would not be bringing animals. Ms. Heyman said they would not allow animals and had increased their signage.

Attorney Gelin brought to the attention of the board that animals were not included in the application that was submitted.

Ms. Behrman remarked that she receives the vendor information a week and a half in advance and uploads the information to a file and sends it to Risk Management to review and approve. Ms. Heyman said she cross-checks all of the vendors and knows them personally. She also confirms that the City and DDA are listed on the insurance.

Ms. Gianniotis clarified that the applicant is only responsible for the vendors and that Code Enforcement and PD will have their role regarding the attendees with dogs. Ms. Heyman said her staff also supervises the grounds and move attendees away if any violations have occurred.

**Motion** to recommend APPROVAL to the City Commission for an impact event known as “Coco Market” made by Cynthia Buisson and seconded by Amy Hanson.

**MOTION CARRIED 8-0**

### B. Annual Witches of Delray Beach Charity Bike Ride:

Recommendation of the Development Services Management Group of the City of Delray Beach, Florida, to the City Commission for an impact event known as “Annual Witches of Delray Beach Charity Bike Ride” to be held on October 24, 2026, in downtown Delray Beach, beginning at City Hall going North to 3<sup>rd</sup> Street then East to Swinton and making a right on to Swinton to Atlantic Avenue. Going East on Atlantic Avenue to the Colony Hotel. They will turn around at the Colony Hotel and go back West to 2<sup>nd</sup> Avenue, go North on 2<sup>nd</sup> Avenue to 3<sup>rd</sup> Street, turn around at the roundabout back South to end at Old School Square.

Allie Behrman, Special Events Manager, explained that this year's route is the same as last year, but since it has not been the same for two years, it will have to go before the City Commission.

### **Board Comments**

Ms. Buisson inquired about the scavenger hunt. Ms. Behrman commented that this is going to be separated from the main event.

**Motion** to recommend APPROVAL to the City Commission for an impact event known as "Annual Witches of Delray Beach Charity Bike Ride" was made by Cynthia Buisson and seconded by Mat Saraceni.

**MOTION CARRIED 8-0**

- C. Recommendation of the Development Services Management Group of the City of Delray Beach to the City Engineer for the consideration of a 25' radius right-of-way width reduction for the intersection of West Atlantic Avenue and NW 18<sup>th</sup> Avenue.

### **Applicant Presentation**

Paul Engle, Land Surveyor, 2 NW 18<sup>th</sup> Avenue, Mr. Engle explained the reason for the requests are the encumbrances the billboard company has on the property.

### **Staff Presentation**

Patrick Figurella, City Engineer, stated that it was a small, new building with parking under the billboard. Ms. Gianniotis asked if the billboard would remain and Mr. Figurella remarked that the parking will be under the billboard.

Ms. Buisson noted the amount of area in the ROW is sufficient for their needs.

Mr. Figurella stated other properties with constraints have used an access easement.

Ms. Gianniotis asked about the utility square on the ground in the ROW. Mr. Figurella replied it is a communication box in the ROW.

**MOTION** to recommend APPROVAL to the City Engineer for consideration of a 25' radius right-of-way width reduction for the intersection of West Atlantic Avenue and NW 18<sup>th</sup> Avenue was made by Cynthia Buisson and seconded by Jeri Pryor with the following direction:

City Engineer to approve.

Send a letter of conversion to DSMG.

A plat finalization.

Copy of permit.

**MOTION CARRIED 8-0**

- D. Recommendation of the Development Services Management Group of the City of Delray Beach regarding the request for maintenance of traffic approval and work time outside of approval construction hours for the project located at 777 East Atlantic Avenue, known as Atlantic Crossing.

### **Application Presentation**

Michael Haycock and Jeff Stevens from Urban 5 represented Atlantic Crossing.

### **Board Comments**

Patrick Figurella requested to stage three concrete pours for Atlantic Crossing from 4 am to 12 pm.

The board raised concern about starting at 4 am and disturbing the residents, and the potential of blocking the residents' access both out and to their homes. The routes that the trucks will be using will impact on other residents and businesses.

Mr. Tobias asked if stopping at noon included cleaning up. Mr. Haycock stated the timeframe included cleaning up the site.

Chief Martin asked about safety SOPs for prioritizing emergency vehicles, and the clearance availability.

There was board discussion about using the on-street parallel parking spaces on the north side of 1<sup>st</sup> to ensure adequate clearance. This requires execution of parking space agreement, including recouping lost revenue.

Ms. Hanson raised the issue of conflicts with Delray Yacht Cruise and suggested closing the road on Monday or Tuesdays as this would be the least disruptive time and that coordinating with parks prior to the closures is important.

Ms. Pryor asked about sanitation trucks and service, and how that would be accommodated. Mr. Haycock stated their flaggers would make sure the trucks could get through.

The board asked questions about the trucks queuing and their routes.

Ms. Gianniotis and Ms. Pryor emphasized the need for significant public outreach for the residents on NE 1<sup>st</sup> Street, including door hangers and mailers, to determine the least impacting schedule.

Mr. Figurella asked about the ability to stage on top of the initial pour, but Mr. Stevens stated the boom range would not reach.

Ms. Gianniotis questioned why they could not stage on NE 7<sup>th</sup> Avenue instead of 1<sup>st</sup> Avenue. Mr. Stevens stated the boom clearance and truck turnarounds were issues. Mr. Figurella asked how many days it took between each pour and Mr. Stevens responded it would be 10 days.

Ms. Gianniotis asked if there were any prior noise violations or violations for working outside of hours. Mr. Tobias and Mr. Testa indicated there have been no prior noise violations.

City Attorney Gelin stated the City Manager will need to approve the temporary noise permit.

**MOTION** to approve the MOT with the conditions that a Temporary Noise Permit is submitted with 7 days, to revise the MOT truck plan to incorporate the input by the board, provide parking use agreements, submit a written emergency flagger plan for emergency vehicles, arrange a public outreach to include door hangers, mailers, and a VMS board and coordination with the parks department is provided.

**MOTION CARRIED 7-1**

Dissenting Jeri Pryor

## **7. Other Business**

None

## **8. ADJOURNED**

There being no further business to come before the board, the meeting was adjourned at 3:20 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 **July 23, 2026**, which were formally adopted and APPROVED by the Board on

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**ATTEST**

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**CHAIR**

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**Board Secretary**