

City of Delray Beach

100 NW 1st Avenue - Delray Beach, Florida 33444

Phone: (561) 243-7000

www.delraybeachfl.gov



Minutes - Final

Tuesday, October 21, 2025

5:00 PM

Regular Meeting at 5:00 PM

Delray Beach City Hall or Watch on YouTube:

<https://www.youtube.com/@cityofdelraybeachfl/streams>

City Commission

Mayor Thomas F. Carney, Jr.

Vice Mayor Rob Long

Deputy Vice Mayor Angela Burns

Commissioner Tom Markert

Commissioner Juli Casale

1. ROLL CALL

The October 21, 2025 Regular City Commission was called to order at 5:03 p.m. Alexis Givings, City Clerk, called the roll, and the following were present:

Terrence Moore, City Manager
Lynn Gelin, City Attorney
Alexis Givings, City Clerk

Present: 5 - Commissioner Tom Markert, Mayor Thomas F. Carney Jr., Deputy Vice Mayor Angela Burns, Commissioner Juli Casale, and Vice-Mayor Rob Long

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. AGENDA APPROVAL

3.A. Additions, Deletions, Substitutions

A motion was made by Commissioner Markert, seconded by Deputy Vice Mayor Burns, to approve the agenda.

all were in favor

4. PRESENTATIONS:

4.A. EXCELLENCE IN EDUCATION: PACESETTERS AWARD

Sponsors: City Manager Department

Attachments: [Agenda Cover Report](#)

Janai Bowens, Education and External Opportunities Manager, presented this award, which is a new initiative designed to recognize and celebrate students who display leadership, personal growth, and excellence while serving as examples for their peers and the community. She mentioned that this award was a proud collaboration with the City of Delray Beach's Police Department, which aligns with the core values of Professional, Accountable, Consistent, and Engaged (PACE), and aims to strengthen the youth of Delray Beach and local government, fostering trust and community leadership.

All of the students were called to take a photograph.

Mayor Carney congratulated the children for their hard work. He also thanked Chief Hunter and Ms. Bowens.

4.B. ALL-HAZARDS INCIDENT MANAGEMENT (AHIMT) PRESENTATION

Sponsors: Fire Rescue Department

Attachments: [Agenda Cover Report](#)
[Executive Summary Presentation](#)
[IMT PP Presentation](#)

Ronald Martin, Fire Chief, was joined by David Garcia, Assistant Fire Chief, to present this item.

David Garcia, Assistant Fire Chief, discussed the All-Hazards Incident Management Team, explaining its functions and responsibilities. He stated that this team is composed of specially trained professionals from across the region who manage a wide range of incidents, from natural disasters to special events. They are trained to national standards and are deployable statewide and countywide to assist with planning, logistics, finance, and administration. He emphasized that they coordinate both planned and unplanned events to ensure the safety of responders.

Assistant Fire Chief Garcia concluded by stating that the City of Delray Beach would be ready to assist the City's needs in the event of an emergency or natural disaster.

The Commission thanked them for their thorough work.

5. COMMENTS AND INQUIRIES ON AGENDA AND NON-AGENDA ITEMS FROM THE PUBLIC- IMMEDIATELY FOLLOWING PRESENTATIONS:

5.A. City Manager's response to inquiries and highlights

None.

5.B. From the Public

Kelly Roach, 1011 Seagate Drive, Delray Beach
Shared her observations from the recent City Commission meetings and provided suggestions for hosting entrepreneurial events to transform the City of Delray Beach into a hub of innovation and generate funds to address the City's \$25 million deficit.

Tracey Litt, 200 NE 2nd Avenue, Delray Beach
Proposed that the City establish a facility for events and conferences to generate revenue for the City.

Billy Roach, 33483
Discussed helping bridge the relationships between the City and the former leadership of Old School Square (OSS).

Suggested that the Commission govern the way that they campaign.

Mentioned that the beach pavilion was being reconstructed, because it wasn't properly built twelve years ago.

Maryellen Wazorko, 2320 Del Aire Blvd, Delray Beach

Discussed that her community has large potholes that the City began to fix, but then stopped.

Mentioned that the Lowson Blvd. area requires speed bumps due to congestion and noted that installation had begun but was then halted.

Mavis Benson, 800 Greensward Court, Delray Beach

Requested that the Commission reevaluate its proposed parking program to strike a balance that works for everyone.

Laura Simon, Executive Director of the Downtown Development Authority (DDA)

Discussed the economic impact that the new parking structure will have on the downtown area.

Discussed the DDA's comprehensive plans for the City's upcoming milestones and expressed the desire to collaborate with the City and Commission.

Marjorie Waldo, Arts Garage, Delray Beach

Spoke about the upcoming events that are scheduled at the Arts Garage.

Seeing no one else present, Mayor Carney closed public comment.

6. CONSENT AGENDA: City Manager Recommends Approval

A motion was made by Commissioner Casale, seconded by Deputy Vice Mayor Burns, to approve the consent agenda.

all were in favor

6.A. CITY COMMISSION MEETING MINUTES

Sponsors: City Clerk Department

Attachments: [Agenda Cover Report](#)
[September 15, 2025 Workshop Meeting Minutes - DRAFT.pdf](#)
[September 3, 2025 1st Budget Public Hearing & Regular Meeting Minutes - Revised - DRAFT.pdf](#)

The Minutes were approved.

6.B. Fiscal Year 2025 - 2026 Internal Audit Plan

Sponsors: Internal Audit

Attachments: [Agenda Cover Report](#)
[Audit Plan - Copy](#)

This Request was approved.

6.C. ACCEPTANCE OF A LANDSCAPE MAINTENANCE AGREEMENT FOR THE PROPERTY LOCATED AT 369 VENETIAN DRIVE (LOT 1).

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)
[Landscape Maintenance Agreement-369 Venetian Drive](#)
[Legal Review-369 Venetian Dr](#)

This Request was approved.

6.D. ACCEPTANCE OF A LANDSCAPE MAINTENANCE AGREEMENT FOR THE PROPERTY LOCATED AT 367 VENETIAN DRIVE (LOT 2).

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)
[Landscape Maintenance Agreement-367 Venetian Drive](#)
[Legal Review-367 Venetian Dr](#)

This Request was approved.

6.E. ACCEPTANCE OF A LANDSCAPE MAINTENANCE AGREEMENT FOR THE PROPERTY LOCATED AT 365 VENETIAN DRIVE (LOT 3).

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)
[Landscape Maintenance Agreement-365 Venetian Drive](#)
[Legal Review-365 Venetian Dr](#)

This Request was approved.

6.F. INTERLOCAL AGREEMENT BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF DELRAY BEACH FOR NEIGHBORHOOD PLANNING SERVICES ASSOCIATED WITH ACCESSORY DWELLING UNITS & INFILL HOUSING STUDY.

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)
[Exhibit A - Interlocal Agreement for ADU Study](#)
[Simple Legal Review ILA with CRA for ADU study](#)

This Request was approved.

6.G. ITEM(S) A1 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 246 NE 6TH AVE.

Sponsors: Public Works Department

Attachments: [Agenda Cover Report](#)
[A1a - Right of Way Deed - 246 NE 6th Ave - 246 Delray Management LLC](#)
[A1b - Legal Review Right of Way Deed - 246 NE 6th Avenue - 246 Delray Management LLC](#)

This Request was approved.

6.H. ITEM A1 - ACCEPTANCE OF A CITY STANDARD BILL OF SALE FOR WATER AND SEWER INFRASTRUCTURE CONSTRUCTED AT PROPERTY LOCATED AT 525 EAST ATLANTIC AVE, DELRAY BEACH, OWNED BY BOUGHTON HOTEL, INC.

Sponsors: Utilities Department

Attachments: [Agenda Cover Report](#)
[525 East Atlantic Ave-Bill of Sale Agreement revised](#)
[Legal Review Bill of Sale - 525 East Atlantic Ave - Boughton Hotel Inc](#)

This Request was approved.

6.I. ITEM A1 - ACCEPTANCE OF A WATER AND SEWER EASEMENT WITH THE ATLANTIC GROVE TOWNHOUSE ASSOCIATION, INC., FOR PROPERTY LOCATED AT 35 NW 4TH AVE, IN AN AREA LOCATED WITHIN THE ATLANTIC GROVE DEVELOPMENT (PHASE 2).

ITEM A2 - ACCEPTANCE OF CITY STANDARD BILL OF SALE FOR WATER AND SEWER INFRASTRUCTURE CONSTRUCTED AT THE PROPERTY LOCATED AT 35 NW 4TH AVE, IN AN AREA LOCATED WITHIN THE ATLANTIC GROVE DEVELOPMENT (PHASE 2), OWNED BY ATLANTIC GROVE PARTNERS, L.L.C.

Sponsors: Utilities Department

Attachments: [Agenda Cover Report](#)
[Water & Sewer Utility Easement Agreement 35 NW 4th Ave](#)
[Legal Review Water Sewer Utility Easement Agreement - 35 NW 4th Ave - Atlantic Grove Townhome Association](#)
[Bill of Sale 35 NW 4th Ave revised](#)
[Legal Review Bill of Sale - 35 NW 4th Ave - Atlantic Grove Partners](#)

This Request was approved.

6.J. REVIEW AND ADOPTION OF AMENDMENTS TO THE DELRAY BEACH CITY COMMISSION LOCAL RULES OF PROCEDURE AND QUASI-JUDICIAL RULES

Sponsors: City Attorney Department

Attachments: [Agenda Cover Report](#)
[Local Rules \(address not reqd for public comment\) final](#)

This Request was approved.

6.K. PROCLAMATIONS:

6.K.1. PROCLAMATION - OBSERVANCE OF VETERANS DAY

Sponsors: City Clerk Department

Attachments: [Agenda Cover Report](#)
[Proclamation - Observance of Veteran's Day - 2025](#)

This Proclamation was approved.

6.L. REVIEW OF APPEALABLE LAND DEVELOPMENT BOARD ACTIONS:

6.L.1. None

6.M. AWARD OF BIDS AND CONTRACTS:

6.M.1. APPROVAL OF RESOLUTION NO. 248-25 TO AWARD AN AGREEMENT WITH HBC ENGINEERING COMPANY FOR CONSTRUCTION ENGINEERING AND INSPECTION SERVICES FOR THE LINDELL BOULEVARD LOOP CONNECTION TO BRANT BRIDGE (BRANT BRIDGE LINDELL LOOP CONNECTOR) PROJECT PURSUANT TO RFQ NO. 2025-030 IN THE AMOUNT OF \$552,240.09

Sponsors: Public Works Department and Purchasing Department

Attachments: [Agenda Cover Report](#)[Agreement No. RFQ 2025-030 CEI Lindell Loop_HBC Engineering Company](#)[Ex A - RFQ 2025-030 CEI Lindell Loop - HBC Engineering Company](#)[Ex B - RFQ 2025-030 CEI Lindell Loop - HBC Engineering Company](#)[Legal Review Checklist RFQ 2025-030 CEI Lindell Loop - HBC Engineering Company](#)[Bid Submittal RFQ 2025-030](#)[Final Solicitation RFQ 2025-030](#)[Resolution 248-25 lg rev](#)

This Resolution was approved.

7. REGULAR AGENDA:

- 7.A.** RESOLUTION NO. 257-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AUTHORIZING THE ISSUANCE OF A SERIES OF BONDS IN THE INITIAL AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$33,000,000 AND DESIGNATED CITY OF DELRAY BEACH, FLORIDA, PUBLIC IMPROVEMENT REVENUE BONDS, SERIES 2025 (GOLF COURSE PROJECT) (THE "BONDS") TO FINANCE CERTAIN CAPITAL IMPROVEMENTS TO THE CITY OF DELRAY BEACH, FLORIDA'S MUNICIPAL GOLF COURSE, CLUBHOUSE AND RELATED FACILITIES, AS FURTHER DESCRIBED IN THIS RESOLUTION; AUTHORIZING THE PUBLIC SALE OF THE BONDS BY COMPETITIVE BID SUBJECT TO CERTAIN PARAMETERS SET FORTH IN THIS RESOLUTION; APPROVING THE FORMS OF AN OFFICIAL NOTICE OF SALE AND SUMMARY NOTICE OF SALE, AND AUTHORIZING THE PUBLICATION OF A SUMMARY THEREOF; APPROVING THE FORM AND ELECTRONIC DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT; AUTHORIZING THE EXECUTION AND ELECTRONIC DISTRIBUTION OF AN OFFICIAL STATEMENT; AUTHORIZING THE CHIEF FINANCIAL OFFICER, THE CITY MANAGER OR OTHER CITY OFFICIALS, OR THEIR DESIGNEES, TO MAKE CERTAIN DETERMINATIONS WITH RESPECT TO THE BONDS SUBJECT TO THE PARAMETERS SET FORTH IN THIS RESOLUTION; APPOINTING A PAYING AGENT AND REGISTRAR; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT AND REGISTRAR AGREEMENT; AUTHORIZING THE REGISTRATION OF THE BONDS UNDER A BOOK-ENTRY ONLY SYSTEM; PROVIDING FOR THE UNDERTAKING BY THE CITY REQUIRED BY RULE 15c2-12 OF THE SECURITIES AND EXCHANGE COMMISSION; PROVIDING FOR THE TERMS AND PAYMENT OF SUCH BONDS; PROVIDING FOR THE RIGHTS, SECURITY AND REMEDIES OF THE OWNERS THEREOF; MAKING CERTAIN COVENANTS AND AGREEMENTS IN

CONNECTION THEREWITH; PROVIDING FOR CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Finance Department

Attachments: [Agenda Cover Report](#)

[Bond Resolution - Delray Revenue Bonds Series 2025 \(Golf Course Project\) 9.30.25](#)

[Simple Legal Review Approval Bond Golf Course 9.30.25](#)

[Exhibit A - Summary Notice of Sale - Delray Rev Bonds \(Golf Course Project\)](#)

[Exhibit A- Official Notice of Sale - Delray Revenue Bonds \(Golf Course Project\)](#)

[Exhibit B - Preliminary Official Statement 2025 Revenue Bonds](#)

[Exhibit C - Paying Agent and Registrar Agreement - Delray Rev Bonds \(Golf Course Project\) 2025](#)

Lynn Gelin, City Attorney, entered Resolution No. 257-25 and Resolution No. 231-25 into the record, as they were related.

Mr. Moore stated that Jay Glover, with PFM Financial Advisors, Inc., the City's external financial advisor, was present, along with Steve Sanford, the City's Bond Counsel, who was available by telephone to discuss the most cost-effective ways to fund the City's renovation of the municipal golf course, clubhouse, and related facilities.

Mr. Glover provided a slide presentation outlining the timeline and summarizing the financing for the golf course. He mentioned that the City's current financial ratings were robust, and that several months prior, a representative from his firm had been present to discuss various means of helping to cover the debt service for the capital improvement project, which included the renovations of the Delray Beach Municipal Golf Course, clubhouse and related facilities. He mentioned that his firm conducted a rate study of 29 comparable golf courses to ensure that the revenues generated from a round of golf for both residents and non-residents would be sufficient to cover the debt service, including both interest and principal. He outlined the project's financing timeline and emphasized that the General Fund would not be used to subsidize the golf course renovations or ad valorem revenues.

Mr. Glover noted that, based on the Commission's approval, the City would enter a competitive bond sale through the marketplace the week of November 10, 2025, with pre-closing and closing activities scheduled for the week of November 24, 2025.

Commissioner Casale recognized that membership fees would

necessitate an evaluation to ensure fairness for all players.

Sam Metott, Parks and Recreation director, addressed Commissioner Casale's concerns regarding the rate structure for a round of golf. He explained that there is currently a permit holder rate for members who play mid-week and frequently, which helps offset costs for those who play less often. This group's rate would be locked in. Metott emphasized that they wanted to honor longtime members by securing their rate through 2037, with no additional members allowed to join that group. He also noted that this practice is typically an industry standard.

Commissioner Casale acknowledged that the Tennis Center does not have a similar policy and suggested that the Commission discuss the matter further.

A motion was made by Commissioner Casale, seconded by Deputy Vice Mayor Burns, to approve Resolution No. 257-25.

all were in favor

7.A.1.

APPROVE RESOLUTION NO. 231-25 APPROVING THE MAXIMUM RATE STRUCTURE FOR THE DELRAY BEACH MUNICIPAL GOLF COURSE, CLUBHOUSE AND RELATED FACILITIES AS PRESENTED BY PFM GROUP CONSULTING, LLC

Sponsors: Parks & Recreation Department

Attachments: [Agenda Cover Report](#)

[Reso 231-25 LRC lg 10-13-2025.docx](#)

[Res 231-25 Rate Structure for Golf Course lg rev.docx](#)

[Exhibit A.pdf](#)

A motion was made by Commissioner Casale, seconded by Commissioner Markert, to approve Resolution No. 231-25.

all were in favor

Mr. Metott expressed his gratitude to the Commission for their efforts in reaching their current position.

This Resolution was approved.

7.B.

RESOLUTION NO. 258-25 AMENDING THE FISCAL YEAR 2025-26 BUDGET ADOPTED BY RESOLUTION NO.198-25 ON SEPTEMBER 15, 2025.

Sponsors: Finance Department

Attachments: [Agenda Cover Report](#)
[Resolution 258-25 Budget Amendment FY 2026](#)
[Exhibit A 258-25](#)
[Exhibit A 258-25 backup for Legistar](#)
[Finance Memo - Budget Amendment - FY 25-26 CBA Ratification - signed](#)
[Simple Legal Review Approval budget amendment 258-25](#)

Ms. Gelin entered Resolution No. 258-25 into the record.

Henry Dachowitz, Chief Financial Officer, stated that this budget amendment was a result of the recently ratified Collective Bargaining Agreements and the restoration of funding for the Explorers Program. He stated that the Explorers Program had been erroneously cut from both the Fire and Police Department's budgets.

A motion was made by Commissioner Casale, seconded by Deputy Vice Mayor Burns, to approve Resolution No. 258-25.

all were in favor

7.C.

RESOLUTION NO. 01-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, PROVIDING FOR THE ABANDONMENT OF THE RIGHT OF PUBLIC ACCESS TO ESTUARY WAY, OLD PALM LANE, EASTVIEW AVENUE, AND OPEN SPACE TRACTS OS 3, OS 4, OS 5, OS 10, OS 12, AND OS 13 AS RECORDED ON THE PLAT OF OLD PALM GROVE IN PLAT BOOK 99, PAGES 63 THROUGH 67 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (QUASI-JUDICIAL)

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)
[PZB Staff Report, Old Palm Grove](#)
[Crime Statistics, 2020 to 2025](#)
[Resolution No. 01-25](#)
[Area to be Abandoned](#)
[Applicant Justification Statement](#)
[City Engineer's Recommendation](#)
[Survey](#)
[Original Plat of Old Palm Grove](#)
[Estuary Private Easement Agreement](#)
[Legal Review Res. No. 01-25 abandonment of public access Old Palm Grove](#)
[Old Palm Grove Ex Parte Communications 10.21.25](#)

Mayor Carney recused himself from this item and passed the gavel to Vice Mayor Long. He stated that he lives in the community affected by this item.

Additionally, Vice Mayor Long recused himself in accordance with Florida Statutes Section 286.012 due to a potential conflict of interest.

Vice Mayor Long passed the gavel to Deputy Vice Mayor Burns.

Deputy Vice Mayor Burns read the quasi-judicial rules into the record for this item.

Alexis Givings, City Clerk, swore in those individuals who wished to provide testimony on this item.

Ms. Gelin entered Resolution No. 212-25 into the record.

Deputy Vice Mayor Burns asked her colleagues to disclose any ex-parte communications for this item.

Deputy Vice Mayor Burns: Spoke with Ms. Andrea Keiser and Ms. Sharon L'Herrou and what was on the server.

Commissioner Casale: Spoke with the representative and what was on the server.

Commissioner Markert: None.

Ms. Gelin stated that the City had collected all the emails related to this item and had entered them in Legistar.

Anthea Gianniotis, Development Services Director, entered File No. 2023-168 into the record.

Andrea Keiser, Esq., was present on behalf of the homeowners who were seeking the Commission's approval for the abandonment of public access located in Old Palm Grove. She provided that this approval would allow residents to have shorter access to the park and a public right-of-way that leads to the beach. Ms. Keiser mentioned that there was a disagreement about the historical misinterpretation of why the burden was shifted from the dedicated access point into Old Palm Grove. She explained the impetus for this change, which included changes to the community and the surrounding area over the course of 20 plus years.

Ms. Keiser concluded by recognizing that there was already a dedicated bike path on Federal Highway and that Old Palm Grove was not listed in the City's Comprehensive Plan's bike and pedestrian paths, nor any other map, and that the safety, security, and welfare of the residents of Old Palm Grove serves a greater public purpose than a bike path. Additionally, she addressed some of the opposition letters submitted to the Commission regarding this application, urging them not to abandon a public right-of-way. However, Ms. Keiser stated that this request is not for a public right-of-way, but rather for public roads that shoulder the burden of having a public amendment liability.

Ms. Gianniotis provided a staff report on the history of this item. She stated that the Old Palm Grove Community was initially designed as a comprehensive, multi-project strategy to create and maintain bicycle and pedestrian access in the neighborhoods. She noted that the City reconfigured public rights-of-way to create Old Palm Grove, which played a crucial role in the implementation of the North Federal Highway Redevelopment Plan, adopted by the City Commission on March 16, 1999. She stated that the plan aimed to facilitate pedestrian movement and neighborhood connections, while also creating new public spaces. The abandonment request would serve as pedestrian movement and neighborhood connections, creating an enclave with no public access.

William Bennett, Assistant City Attorney, was present and called Tim Hernandez, AICP, with New Urban Communities, to the lectern to provide testimony regarding this matter. He stated that he was the planner, developer, and part-owner of the Old Palm Grove Project and answered questions posed by Mr. Bennett.

Mr. Hernandez mentioned that the development of this site relied significantly on public rights-of-way, as well as waivers and variances. He stated that the abandonment was an integral part of the Old Palm Grove community's design. He noted that the community was created to be a beautiful, integral part of the community, keeping people out of harm's way from Federal Highway traffic.

Michelle Hoyland, Principal Planner, explained that the City, the Community Redevelopment Agency (CRA), and various stakeholders collaborated closely to develop the site plan. The aim was to create safe pedestrian connections by guiding them through neighborhoods to the east for beach access, while reducing their exposure to Federal Highway. She emphasized that this community is one of several in which a private right-of-way allows public access.

Mr. Bennett had exhausted all his witnesses.

Ms. Gianniotis commented that the City Engineer recommended denying this request, stating that if this item were approved, it would disregard the Always Delray Comprehensive Plan and the North Federal Highway Development Plan by restricting public access to the bicycle and pedestrian routes in Old Palm Grove and La Hacienda Gardens Park.

Deputy Vice Mayor Burns opened the floor to anyone who wished to provide public comment on this item.

Anna Zukowski, 1631 Old Palm Lane, Delray Beach
Expressed her displeasure over having public access roads/streets in her community and the liability they pose to its homeowners.

Charles Springfield, 812 Eastview Avenue, Delray Beach
Discussed the issues of having private sidewalks that allow the public to come through and do whatever they wish to.

Todd Harvey, 1071 Kokomo Key Lane, Delray Beach
Requested that community access be preserved, as residents rely on it for safe navigation.

Robin Keller, 717 South Lake Avenue, Delray Beach
Stated that she and her family enjoy the open access for biking and walking, and would like to see it continue, and requested that the Commission deny the request.

Evan Wdlitz, 1639 Old Palm Lane, Delray Beach
Stated that staff reports on this item were over 25 years old and should not be used to determine whether to keep this access open.

Angela Chiara, 786 Estuary Way, Delray Beach
Expressed her concern that this was a liability issue and that the residents of Old Palm Grove should not bear this burden. She mentioned that there was an alternative route.

Christine Jarjura, 1604 Old Palm Grove

Discussed the risk of burglary in the community since her house was burglarized, and mentioned that pedestrians prefer walking in the community rather than in their own neighborhoods.

Maisie Vanhoggie, 1045 Kokomo Key Lane, Delray Beach

Stated that she enjoys the access path to ride her bike to Church.

Evelyn Koutsouras, 837 Kokomo Key Lane, Delray Beach

Expressed her desire to continue to allow Kokomo Key residents access through Old Palm Grove.

Lane Carlee, 734 South Lake Drive, Delray Beach

Requested that the Commission follow the recommendations made in 2012 by the City's engineer and vote no.

Seth Gordon, 932 Kokomo Key Lane, Delray Beach

Discussed the dangers of biking on Federal Highway and requested that it be maintained as public land, as was initially intended.

Sharon L'Herrou, 830 Kokomo Key Lane, Delray Beach

Urged the Commission to support the City Engineer's recommendation and not to give up the public access.

John Mc Avoy, 1018 Kokomo Key Lane, Delray Beach

Stated that he has biked and walked through the Estuary neighborhood for 14 years and has never seen a problem. He would like to see both communities unified and be good neighbors.

Deborah Cianciotta, 820 East View Avenue, Delray Beach

Discussed the liability concerns related to granting access to the Estuary community and holding its residents accountable for damages and repairs caused by individuals from other neighborhoods.

John Malodey, 1636 Old Palm Lane, Delray Beach

Stated that the sidewalks and streets in the Estuary are private, and its residents are responsible for their maintenance and liable for any injuries or vandalism.

Clare Wheatley, 829 East View Avenue, Delray Beach

Requested that the Commission abandon public access through Old Palm Grove due to legal liability concerns for residents and not make it a public amenity.

Mitch Katz, 1618 West Classical Blvd, Delray Beach

Emphasized that it was unfair for the Estuary residents to bear the burden of liability for injuries to non-residents of their community.

Brad Wheatley, 829 East View Avenue, Delray Beach

Stated that the Estuary was a private association, but is unfairly exposed to public liability due to non-residents biking, walking, and engaging in other activities within the community.

Kyle Deluca, 1612 Old Palm Lane, Delray Beach

Suggested that there were alternative bike trails other than through the Estuary.

Jeff Casey, 1623 Old Palm Lane, Delray Beach

Discussed the liability issues associated with this matter.

Stacey Dowdell, 801 Delmar Way, Delray Beach

Stated that she enjoyed the interconnectivity with her neighbors and being able to walk to her church.

Seeing no one else present, and time expiring for public comment, Deputy Vice Mayor Burns closed the public comment period.

Deputy Vice Mayor Burns opened the floor to cross-examination and rebuttal.

Ms. Keiser cross-examined Ms. Gianniotis, Mr. Hernandez, and Ms. Hoyland on this matter and provided her rebuttal to the Commission on the rights of public access and safety.

Ms. Gianniotis provided a rebuttal on behalf of the City.

The Commission engaged in a discussion on this matter and expressed its gratitude to all the residents who provided public comments on this item, and acknowledged that the City could not accept liability for streets located in a community with public access. They also emphasized the importance of maintaining an open access road for emergency vehicles.

A motion was made by Commissioner Casale, seconded by Commissioner Markert, to deny Resolution No. 01-25. The motion carried by the following vote:

Yes: 3 - Deputy Vice Mayor Burns, Commissioner Casale, and Commissioner Markert

Mayor Carney and Vice Mayor Long returned to the dais, and Deputy Vice Mayor Burns passed the gavel back to Mayor Carney.

This Resolution was denied.

- 7.D.** RESOLUTION 212-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO ACCEPT A ONE-TIME PAYMENT OF \$160,000 IN LIEU OF PROVIDING ONE ON-SITE WORKFORCE HOUSING UNIT FOR THE PROJECT KNOWN AS ATLANTIC GROVE; RELEASING THE WORKFORCE HOUSING COVENANT FROM 63 NW 4TH AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)
[Atlantic Grove Request Letter](#)
[Res. No. 212-25 Atlantic Grove Workforce Housing Payment](#)
[ORB 35124 328 - Designation of Lot 65 as WFH Unit](#)
[Workforce Housing Covenant highlighted](#)
[Res. No. 212-25 Legal Review](#)

Ms. Gelin entered Resolution No. 212-25 into the record.

Ms. Gianniotis stated that Tim Hernandez, the developer for this project, was present to discuss this request, which was to approve a one-time in-line payment of \$160,000 to the City instead of providing a workforce housing unit on-site.

Mr. Hernandez discussed the strict guidelines that families must meet to qualify for a workforce housing home.

Ms. Gianniotis noted that the Land Development Regulations permit a buyout amount of \$160,000 for each Workforce Housing Unit.

The Commission engaged in a discussion on this item, which would allow Mr. Tim Hernandez to sell the unit at market rate if the Commission approved this resolution.

A motion was made by Commissioner Casale, seconded by Vice Mayor Long, to approve Resolution No. 212-25.

all were in favor

- 7.E.** NOMINATION FOR APPOINTMENT TO THE POLICE ADVISORY BOARD. BASED ON THE ROTATION SYSTEM, NOMINATIONS FOR APPOINTMENT FOR THREE (3) REGULAR MEMBERS TO SERVE A TERM ENDING JULY 31, 2027, WILL BE MADE BY MAYOR CARNEY (SEAT #5), COMMISSIONER MARKERT (SEAT #1) AND VICE-MAYOR LONG (SEAT #2).

Sponsors: City Clerk Department

Attachments: [Agenda Cover Report](#)

[Exhibit A](#)

[Board Member List](#)

[Police Advisory Board Attendance 2025](#)

[Alper, Gregg](#)

[Badet, Founa](#)

[Chanin, Nancy](#)

[Charles, Ricardo](#)

[Delehanty, Terrence](#)

[Dormil, Wilkens](#)

[Gitu, Michele](#)

[Lewis, Robert](#)

[Moss, Steven](#)

A motion was made by Mayor Carney, seconded by Commissioner Casale, to nominate Robert Lewis.

all were in favor

A motion was made by Commissioner Market, seconded by Commissioner Casale, to nominate Michelle Gitu.

all were in favor

A motion was made by Vice Mayor Long, seconded by Commissioner Casale, to nominate Nancy Chanin.

all were in favor

8. PUBLIC HEARINGS/SECOND READINGS:

8.A. None

9. FIRST READINGS:

9.A None

10. COMMENTS AND INQUIRIES ON NON-AGENDA ITEMS:

A. City Manager

None.

B. City Attorney

Stated that the noise ordinance was finished, and requested to put it on the November 18, 2025 workshop agenda. She mentioned that she would meet with the Downtown Development Authority, since this would involve the nightclub district.

C. City Commission

Commissioner Casale:

Mentioned that Do Good Delray had many more fun events to attend.

Provided reminders about the Run with the Chief Event on Saturday at Catherine Strong Park, and the tour of SouthTech School on Friday at 1:00 p.m.

Mentioned Roy Simon's birthday, and requested Mr. Moore to develop a plan for how the City could honor him. Mr. Moore suggested putting this item on an upcoming agenda.

Requested that Mr. Moore address the inaccurate public comment regarding the response time for a 911 call. Mr. Moore stated that he would address the comment at the November 4th meeting.

Expressed her opposition to the parking program and noted that she was receiving numerous emails about it. Additionally, she mentioned that City partners were also receiving emails regarding the issue.

Requested an update from Mr. Moore on the pottery studio.

Discussed a previous discussion about requiring a supermajority vote to terminate the City Manager, and she clarified that, for the record, she was not in favor of having a supermajority on the upcoming ballot.

Commissioner Markert:

Suggested reviewing the parking program due to the numerous emails he received about it.

Mentioned that Fire Station 113's event was a hit.

Deputy Vice Mayor Burns:

Requested an update on the parking program and mentioned that she was receiving numerous emails concerning it.

Requested a special recognition for Saint Paul African Methodist Episcopal Church who will be celebrating their 128th year anniversary.

There was a consensus to grant the special recognition.

Mentioned the Pacesetters Program (spotlight on education) was a lovely addition to the Commission meetings.

Vice Mayor Long:

Discussed the conversation previously had at a prior Commission meeting about requiring a supermajority to terminate the City Manager. Mayor Carney stated that he would be clearer in the future when there was a consensus among the Commission regarding an item.

Suggested expanding the services offered by the City's Freebie Ride Service. Ms. Gelin mentioned that the contract with Freebie was recently renewed. She stated that she would investigate the suggestion to expand the scope of services and consider the possibility of utilizing another municipality's contract with Freebie. Additionally, she would review the termination and extension provisions of the contract and provide an update to the Commission via email.

Requested an update on the road resurfacing projects. Mr. Moore stated that he would provide an update on the road repairs after he speaks with Missie Barletto, Public Works Director.

Mayor Carney:

Stated that he had also received emails about the parking fees. He mentioned that this was a pilot program and the City needs to monetize its assets.

Requested a consensus to obtain a proposal to see if it was feasible to reintroduce croquet and lawn bowling in the City. There was consensus.

Suggested including the supermajority item as a discussion topic on the agenda for November 4th.

Mr. Moore outlined the topics for discussion that would be included on future agendas:

- Parking Issues/Data Analytics - November 18th.
- Croquet and Lawn Bowling Considerations - December 1st
- Saint Paul's Special Recognition - November 4th
- Roy Simon Considerations - November 18th

Commissioner Casale acknowledged the controversy surrounding Item No. 7.C. and recommended reviewing and updating the North Federal Highway Plan. She proposed hiring a professional to assess this area, as it contains numerous vacant parcels, before the City proceeds with

development.

Ms. Gianniotis recommended engaging in a mobility plan study.

There was consensus to proceed with the study, and Mr. Moore stated that he would investigate the financial aspects of the study.

11. ADJOURNMENT

There being no further business to discuss, Mayor Carney adjourned the meeting at 9:26 p.m.

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers.


City Clerk

ATTEST:


Mayor

The undersigned is the City Clerk of the City of Delray Beach, Florida, and the information provided herein is the Minutes of the October 21, 2025 Regular Meeting held on October 21, 2025, which minutes were formally approved and adopted by the City Commission on December 8, 2025.


City Clerk

NOTE TO READER:

If the Minutes you have received are not completed as indicated above, this means they are not the official Minutes of the City Commission. They will become the official Minutes only after review and approval which may involve some amendments, additions or deletions as set forth above.