

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

MEETING DATE: January 27, 2026

MEETING PLACE: City Hall 1st Floor Conference Room

CALL TO ORDER

The meeting was called to order by Anthea Gianniotis, Chair, at 2:06 PM.

1. ROLL CALL

A quorum was present.

Members present: Anthea Gianniotis, Chair; Steve Tobias, Vice Chair, Travis Franco, Missie Barletto, Hassan Hadjimiry, Samuel Metott, Cynthia Buisson, Hannes Schoeferie, and Jeri Pryor.

Absent: None

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

2. APPROVAL OF AGENDA

Anthea Gianniotis, Chair, requested the following changes to the agenda:

1. 3A the 4/10/2025 minutes are duplicate of 8/28/2025 minutes. The 4/10/2025 will be pulled and presented at the next meeting.
2. To pull 4C & 4D. 4C will be 6AA and 4D will be 6BB to have a discussion on St. Patrick's Day constructions closures.

Motion to APPROVE January 27, 2026, agenda as amended was made by Missie Barletto and seconded by Jeri Pryor.

MOTION CARRIED 9-0

3. MINUTES

Motion to APPROVE the Minutes for August 28, 2025, was made by Sam Metott and seconded by Missie Barletto.

MOTION CARRIED 9-0

4. CONSENT AGENDA

- A. Approval of the non-impact event known as “Multicultural Youth Arts Festival” to be held on March 6, 2026, at Old School Square Amphitheater, and to authorize the Special Events Manager to take all actions necessary to effectuate the special event permit.
- B. Approval of the non-impact event known as “The Delray Beach Home Tour” to be held on March 10, 2026, at The Lakeview Park, and to authorize the Special Events Manager to take all actions necessary to effectuate the special event permit.
- E Approval of the non-impact event known as “Mizfit Give – Ignite and Inspire” to be held on April 26, 2026, at the Old School Square, and to authorize the Special Events Manager to take all actions necessary to effectuate the special event permit.
- F. Approval of the non-impact event known as “3rd Annual Delray Concours Foundation Delray in White Holiday Dinner and Charity Toy Drive”, to be held on December 2, 2026, at the Old School Square Amphitheater, and to authorize the Special Events Manager to take all actions necessary to effectuate the special event permit.
- G. Approval of the non-impact event known as “Christmas Eve Celebration” to be held on December 24, 2026, at the Old School Square Amphitheater, 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 4A, 4B, 4E, 4F and 4G was made by Jeri Pryor and seconded by Missie Barletto.

MOTION CARRIED 9-0

6A.A (4C) Approval of the non-impact event known as “Avalon St. Patrick’s Day” to be held on March 14, 2026, at SE 1st Avenue between Atlantic Avenue and SE 1st Street, and to authorize the special events manager to take all actions necessary to effectuate the special event permit.

Anthea Gianniotis, Development Services Director, provided an update on road closures for the St. Patrick’s Day Parade, especially related to Avalon and the Federspiel Garage. With the construction next to the garage, the contractors are going to have road closures, that prevent parking at the garage during St. Patrick’s Day. This is not a reason not to approve Avalon, but she wanted everyone to be aware of these closures.

Laura Simon, Downtown Development Agency Director, stated she was in contact with the contractors, and they are aware of the parade and the road closures, and they are trying to finish their work that day so the roads could be opened.

Motion to APPROVE the road closures for the St. Patrick’s Day Parade for Avalon with condition that if the garage is closed and the City has to incur additional law enforcement cost for the alley, the cost will be incurred by Avalon with an approximate additional 4-5 hours, made by Sam Mettott and

seconded by Hannes Schoeferie.

MOTION CARRIED 9-0

6B.B (4.D) Approval of the non-impact event known as "2nd Avenue Bounce St. Patrick's Block Party" to be held on March 14, 2026, at SE 3rd Avenue between Atlantic Avenue and SE 1st Street, and to authorize the special events manager to take all actions necessary to effectuate the special event permit.

Ms. Gianniotis stated the block party did not work out as planned last year. The back-up states Public Works and Bounce have been working together for a more successful outcome this year.

Missie Barletto, Public Works Director, had questions about the after-action items and how they were resolved.

Allie Behrman, Special Events Manager, commented there was an issue of the road not being opened on time and some clean up issues. Bounce has recently submitted a cleanup plan and has hired outside help to remove everything from the street so it can be opened on time. They are also going to close the festival an hour earlier. Last year there was a problem that Parks Maintenance had to address the next morning and there were still tents left outside, and Bounce assured us they would have these tents stored inside.

Lynn Gelin, City Attorney, asked if there are these concerns, if the City has any policies in place to address these issues. Jeff Oris, Asst. City Manager, stated there is a policy that allows staff to send the request to the Commission for approval for future events.

Mr. Murphy, representing Bounce, stated Bounced has hired an outside company to assist with cleaning up the streets. Ms. Gelin read and spoke about the current policy in place with the City to the applicant.

Sam Metott, Parks Director, said one of the concerns was a staffing situation with the City.

Motion for **APPROVAL** of the Non-Impact Event known as "2nd Annual Bounce St. Patrick's Block Party" made by Hannes Schoeferie and seconded by Missie Barletto.

MOTION CARRIED 9-0

6. NEW BUSINESS

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 "Art & Jazz on the Avenue 2026" to be held on February 25, May 27 and July 22, 2026, in Downtown Delray Beach on E. Atlantic Avenue, Pineapple Grove, W. Atlantic Avenue Neighborhoods.

Ms. Behrman provided some background information on the event. The event has been held for 20 years. The location of each event is:

February 25, 2026, on W. Atlantic, from W. 3rd to W. 6th

May 27, 2026, beachside from Atlantic Seabreeze to A1A

July 22, 2026, Pineapple Grove, NE 2nd Ave. to NE 3rd Street.

This is an impact event because of the closing of Atlantic Avenue and will go to Commission for

approval.

MOTION to recommend an approval to the City Commission for an impact event known as “Art & Jazz on the Avenue 2026” made Hannes Schoeferie and seconded by Jeri Pryor.

Motion Carried 9-0

7. OLD BUSINESS

A. Determination of Setbacks: 814 SE 2nd Avenue

Follow-up of discussion item from December 11, 2025, DSMG Meeting

Anthea Gianniotis stated she spoke with Mr. Bennardo about his 50-foot-wide lot and the reduction by 3' to give alley ROW and where the setback is measured. He wanted to come back to the board regarding the side setback which he proposed to be 4.5'. There was discussion from the Development Services team that when a structure is not at least 5' from the side property line, other problems could arise. The board is allowed to adjust up to 5' maximum. Mr. Bennardo is requesting instead of the 4'.6", the board could allow 5.75' for a lot that is reduced to 47'. It is a tiny lot that requires dedications. Ms. Gianniotis stated she was inclined to approve the proposed setback because it is within parameters of less than 5'. She requested the support of the board to allow 5.25' setback from the north.

Ms. Barletto asked if we need to reverse our former vote. Ms. Gianniotis remarked that Mr. Bennardo came back asking for an interpretation of the type of setback it was.

Motion to approve that this board allows setbacks of 7.5' from the south of the property and 5.25' from the north made by Missie Barletto and seconded by Hannes Schoeferie.

MOTION CARRIED 9-0

ADJOURNED

There being no further business to come before the Board, the meeting was adjourned at 2:30 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 **January 27, 2026**, which were formally adopted and **APPROVED** by the Board on _____