

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

MEETING DATE: June 26, 2025

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

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 were Anthea Gianniotis, Chair; James Bast, Missie Barletto, Steve Tobias, Jeri Pryor, Hassan Hadjimiri

Absent: Russ Mager, Samuel Metott, Cynthia Buisson

Staff Present Lynn Gelin, City Attorney; Jennifer Buce, Planner; Diane Miller, Board Secretary.

2. APPROVAL OF AGENDA

Motion to APPROVE the June 26, 2025, agenda, was made by Steve Tobias and seconded by Joseph Mazzeo.

MOTION CARRIED 7-0

3. MINUTES

Motion to APPROVE the Minutes for June 13, 2024, July 11, 2024, August 8, 2024, and September 12, 2024 was made by Missie Barletto and seconded by Steve Tobias.

MOTION CARRIED 7-0

4. CONSENT AGENDA

None.

5. NEW BUSINESS

5.A. 840 Denery Lane (2025-173-WAI-DSMG): Consideration of a request to reduce the front setback to 20 feet from the minimum requirement of 25 feet associated with redevelopment of the property.

Address: 840 Denery Lane

PCN: 12-43-46-09-12-000-0060

Applicant/ Owner: 840 Denery Lane LLC

Agent: Randall Stofft Architects, P.A.

Planner: Jennifer Buce, Planner

Staff Presentation

Jennifer Buce, Planner, presented through PowerPoint presentation.

Board Comments

Ms. Gianniotis noted that nearby homes are oriented more forward on their lots.

Mr. Tobias stated looking at satellite maps this is what's happening in the area.

Motion to approve was made by Missy Barletto and seconded by Joseph Mazzeo.

MOTION CARRIED 7-0

5. B. 212 Kings Lynn (2025-193-WAI-DSMG): Consideration of a request to reduce the side street setback to 10 feet from the minimum of 15 feet associated with the redevelopment of the property.

Address: 212 Kings Lynn

PCN: 12-43-46-08-06-000-0570

Applicant/ Owner: Elizabeth Aron

Agent: Gareth T. Dunn

Planner: Jennifer Buce; Planner

Staff Presentation

Jennifer Buce, Planner, presented through PowerPoint presentation.

Gareth Dunn, Architect, noted the design to stay the same.

Micheal and Elizabeth Aaron, homeowners, stated the front of the house has been reduced by 5 feet.

Board Comments

Ms. Gianniotis inquired if the existing house would be demolished and a new 2-story house would be built.

Mr. Dunn replied yes.

Ms. Barletto asked if the setback relief is only on Ellsberry.

Mr. Dunn replied yes.

Mr. Kaufman inquired about the dimensions on the plans.

Mr. Dunn explained the right side is 10' 3".

Motion to approve was made by Missy Barletto and seconded by Steve Tobias.

MOTION CARRIED 7-0

6. Other Business

None.

7. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 2:23PM.

Minutes of the June 26, 2025, Development Services Management Group

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 **June 26, 2025**, 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.