

City of Delray Beach

100 NW 1st Avenue - Delray Beach, Florida 33444

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www.delraybeachfl.gov



Minutes - Draft

Tuesday, July 8, 2025

5:00 PM

Regular Meeting at 5:00 PM

Delray Beach City Hall or Watch on YouTube:

<https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/s>
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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 July 8, 2025 Regular City Commission Meeting was called to order at 5:28 p.m. Alexis Givings, City Clerk, called the roll, and the following were present:

Terrence Moore, City Manager
Kelly Brandon, Assistant 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 Casale, seconded by Deputy Vice Mayor Burns, to approve the agenda.

all were in favor

4. PRESENTATIONS:

4.A. 2025 ALL-AMERICA CITY FINALIST RECOGNITION

Sponsors: City Manager Department

Vice Mayor Long acknowledged the dedicated team from City staff and community partners who attended the National Civic League's All-America City award event, and stated this year focused on the theme of "sustainability." He noted that the City was one of 20 finalists chosen from hundreds of applicants.

Mayor Carney congratulated everyone who participated in the event.

4.B. A PRESENTATION ON THE LIVE LOCAL ACT AND BRIEF REVIEW OF THE LIVE LOCAL PROJECT SUBMITTED FOR 2101 SOUTH CONGRESS AVENUE.

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)

Anthea Gianniotis, Development Services Director, provided an update on the changes to the Live Local Act that were determined during the latest legislative meeting. She stated that the most significant change pertained

to mixed-use developments, which occur when a municipality has less than 20% commercial or industrial land use. Live Local projects must include commercial or industrial use facilities. She noted that while administrative approval would be required; no boards or City Commission review would be necessary. She discussed the Alton Project located at 2101 South Congress Avenue, which was nearing approval and included 386 units (156 of which will be workforce housing), as well as 1,784 square feet of Industrial Use. She discussed the City's concerns with this project, primarily regarding the placement of residential ingress solely at the south access point; however, she mentioned that City staff is working with the applicant and the County to determine their requirements. She mentioned that anyone interested in tracking the Live Local Act can find updates on the City's website under Development Services.

Discussion ensued amongst the Commission regarding the Live Local Act, which everyone agreed fails to address the issues of homelessness and affordable housing in the City.

The Commission thanked Ms. Gianniotis for her presentation.

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

5.A.1. FINAL PHASE OF THE TIME AND ATTENDANCE IMPLEMENTATION

Sponsors: City Manager Department

Mr. Moore stated that although the City has been using the UKG time and attendance program since 2023, the Police and Fire Departments are still utilizing the Telestaff platform for their time and attendance needs. He noted that during the meeting on June 3rd, a request was made for an update on when the Police and Fire Departments will transition to the UKG time and attendance program.

Henry Dachowitz, Chief Financial Officer, provided an update regarding the calculation of time and attendance for the Police and Fire Departments stating that they were currently in the quality control phase, and were looking at the next few months until implementation.

Jay Stacy, Chief Technical Officer, explained that the delays were caused by issues migrating from the Telestaff system to the UKG cloud, which was compromised by a hack.

The Commission expressed their gratitude to Mr. Stacy for his exceptional work.

5.A.2. PROTOCOLS REGARDING FDOT PROJECT IMPLEMENTATION

Sponsors: City Manager Department

Mr. Moore stated that the City does not have authority over the Florida Department of Transportation's (FDOT) schedule for infrastructure improvements. However, the City makes every effort to coordinate with FDOT to keep the residents and stakeholders informed about any updates or inconveniences that may result from these enhancements.

5.B. From the Public

Michael Gormley, 656 1st Street, Delray Beach

Discussed cuts to the Police Department and the ramifications it could have on residents' safety.

Marusca Gatto, Downtown Development Authority

Provided an update on the current exhibits and events at the Cornell Art Museum. She mentioned that the number of visitors has doubled since last year.

Rett Talbot, 515 NW 12th Street, Delray Beach

Introduced himself and stated that he would like to be considered for a board appointment.

Melissa Meireles Milkman, 19 NE 17th Street, Delray Beach

Expressed her concern about having had 4 cars stolen from her driveway, in addition to several others taken from her neighbors' homes. She believed these crimes were due to a lack of police presence and felt unsafe in her community.

Kellie Ames, 602 NW 7th Avenue, Delray Beach

Expressed her feelings of insecurity regarding her family's safety, especially because she has young children and there is a lack of police presence due to cuts resulting in fewer officers.

Billy Roach, 1011 Seagate Blvd, Delray Beach

He expressed concern about the shortage of police officers, the quality of water, and the deteriorating state of bridges.

Lee Stern, 45 East Road, Delray Beach

Discussed his concern over the shortage of police officers who have left for more money.

Rich Lucas, 1109 Vista Delmar, Delray Beach

Discussed tax decreases.

Marjorie Waldo, Arts Garage

Requested the Commission to continue funding the Arts Garage and to include it in the budget they are finalizing.

Michelle Dadich, 23 SW 6th Street, Delray Beach

Introduced herself because she is interested in serving on a board.

Laura Simon, Executive Director of the Downtown Development Authority
Congratulated everyone for Delray Beach being selected as a finalist in the All-America City competition. She emphasized the importance of the City's ongoing commitment to supporting arts and culture funding, as it brings tourists to the area and promotes economic growth.

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

6. CONSENT AGENDA: City Manager Recommends Approval

A motion was made by Commissioner Casale, seconded by Deputy Vice Mayor Long, to approve the Consent Agenda.

all were in favor

6.A. CITY COMMISSION MEETING MINUTES

Sponsors: City Clerk Department

Attachments: [Agenda Cover Report](#)

[June 3, 2025 Regular Meeting Minutes - DRAFT](#)

[June 10, 2025 Budget Workshop Meeting Minutes - DRAFT](#)

[June 17, 2025 Workshop Meeting Minutes - DRAFT](#)

The Minutes were approved.

6.B. RESOLUTION 123-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING AN IMPACT EVENT KNOWN AS THE 14TH ANNUAL WITCHES OF DELRAY CHARITY BIKE RIDE TO BE HELD OCTOBER 25, 2025; AUTHORIZING THE CLOSURE OF ATLANTIC AVENUE AND SWINTON AVENUE AS MORE SPECIFICALLY DESCRIBED HEREIN; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Sponsors: City Manager Department

Attachments: [Agenda Cover Report](#)
[Impact Event Resolution 123-25](#)
[Resolution No. 123-25 LR](#)
[2025 Witches Ride App & IRS](#)
[Final Route](#)

This Resolution was approved.

6.C. ACCEPTANCE OF A RIGHT OF WAY DEDICATION ALONG THE SOUTH SIDE OF THE PARCEL KNOWN AS 1180 SW 10TH STREET.

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)
[Right of Way - 1180 SW 10th St - GCG Real Estate Holdings LLC](#)
[Legal Review Right of Way Deed - 1180 SW 10th St - GCG Real Estate Holdings LLC](#)

This Request was approved.

6.D.

ITEM(S) A1 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 342 NW 7TH AVE.

ITEM(S) A2 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 344 NW 7TH AVE.

ITEM(S) A3 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 424 PALM TRL.

ITEM(S) A4 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 450 N. SWINTON AVE.

ITEM(S) A5 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 1223 SEASPRAY AVE.

ITEM(S) A6 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 402 PALM TRL.

ITEM(S) B1 - ACCEPTANCE OF AN ACCESS EASEMENT AGREEMENT BY 1035 BERMUDA GARDENS RD.

ITEM(S) B2 - ACCEPTANCE OF A GENERAL UTILITIES EASEMENT AGREEMENT BY 1035 BERMUDA GARDENS RD.

Sponsors: Public Works Department

Attachments: [Agenda Cover Report](#)[A1a - Right of Way - 342 NW 7th Ave - Progress 21st Century LLC](#)[A1b - Legal Review Right of Way - 342 NW 7th Ave - Progress 21st Century LLC](#)[A2a - Right of Way - 344 NW 7th Ave - Progress 21 Century LLC](#)[A2b - Legal Review Right of Way - 344 NW 7th Ave - Progress 21st Century LLC](#)[A3a - Right of Way - 424 Palm Trl - Jay and Nancy Arnold](#)[A3b - Legal Review Right of Way Deed - 424 Palm Trail - Jay and Nancy Arnold](#)[A4a - Right of Way - 1223 Seaspray Ave - Don Lia](#)[A4b - Legal Review Right of Way Deed - 1223 Seaspray Ave - Don Lia](#)[A5a -Right of Way - 450 N Swinton Ave - Guerrieri](#)[A5b - Legal Review Right of Way Deed - 450 N Swinton Ave - Jody and Frank Guerrieri v2](#)[A6a - Right of Way - 402 Palm Trail - 402 Palm Trail LLC](#)[A6b - Legal Review Right of Way Deed - 402 Palm Trail - 402 Palm Trail LLC](#)[B1a - Access Easement Agreement - 1035 Bermuda Gardens Road - 1035 Bermuda Gardens LLC](#)[B1b - Legal Review Access Easement Agreement - 1035 Bermuda Gardens Road - 1035 Bermuda Gardens LLC](#)[B2a - General Utilities Easement Agreement - 1035 Bermuda Gardens Road - 1035 Bermuda Gardens LLC](#)[B2b - Legal Review General Utilities Easement Agreement - 1035 Bermuda Gardens Road - 1035 Bermuda Gardens LLC](#)

This Request was approved.

6.E.

APPROVAL OF RESOLUTION NO. 125-25 APPROVING SERVICE AUTHORIZATION WITH BAXTER & WOODMAN, INC. CONSULTING SERVICES FOR GEORGE BUSH BOULEVARD PURSUANT TO AGREEMENT NO. RFQ 2017-038 IN THE AMOUNT OF \$98,311.27

Sponsors: Public Works Department and Purchasing Department

Attachments: [Agenda Cover Report](#)
[Res 125-25 SA for George Bush Blvd](#)
[Ex A - Res 125-25 SA for George Bush Blvd](#)
[Legal Review Res 125-25 SA for George Bush Blvd](#)
[RFQ 2017-048 Extension #1 Baxter & Woodman - 8.31.2024](#)
[Amendment No. 4 - Baxter & Woodman, Inc. \(RFQ 2017-048\)](#)
[Amendment No. 3 - Baxter & Woodman, Inc. \(RFQ 2017-048\)](#)
[RFQ 2017-048 Renewal #1 Baxter & Woodman - 8.31.2022](#)
[Amendment No. 2 - Baxter & Woodman, Inc. \(RFQ 2017-048\)](#)
[Amendment No. 1 - Baxter & Woodman, Inc. \(RFQ 2017-048\)](#)
[Agreement No. RFQ 2017-048 with Baxter & Woodman, Inc DBA Mathews Consulting](#)

This Resolution was approved.

6.F. RESOLUTION NO. 126-25 BEACH RENOURISHMENT PROGRAM

Sponsors: Public Works Department

Attachments: [Agenda Cover Report](#)
[Resolution No. 126-25 - Support for Beach Coastal Management Programs](#)
[Simple Legal Review Approval 126-25 Local Funding Share Coastal Management](#)

This Resolution was approved.

6.G. RIGHT OF ENTRY AGREEMENT BETWEEN THE CITY OF DELRAY BEACH AND THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE)

Sponsors: Public Works Department

Attachments: [Agenda Cover Report](#)
[USACE Model ROE-Construction \(DB Modified\)](#)
[Simple Legal Review Approval Right of Entry Army Corps of Engineers](#)

This Request was approved.

6.H. REQUEST APPROVAL FOR ADDITIONAL SPENDING ON SOLE SOURCE NO. SS2024-035 WITH THERMO FISHER SCIENTIFIC, AND THERMO ELECTRON NORTH AMERICA, LLC., (WHICH IS PART OF THERMO FISHER SCIENTIFIC), FOR CONTINUOUS SERVICE WARRANTY ON EXISTING LAB EQUIPMENT, COMPONENT PARTS AND OPERATIONAL SUPPLIES (\$50,000 RESPECTIVELY), AND TO PURCHASE A NEW ICAP PRO TRACE ELEMENTAL LAB

INSTRUMENT (\$107,600 RESPECTIVELY), IN A TOTAL ADDITIONAL SPEND AMOUNT OF \$157,600, AND FOR AN OVERALL REVISED CONTRACT VALUE OF \$217,600.

Sponsors: Utilities Department

Attachments: [Agenda Cover Report](#)
[24-0904_Thermo Fisher Scientific_Sole Source Approval Memo Request - signed](#)
[City of Delray Beach-CPQ-00758789-Rev 1.03](#)

This Request was approved.

6.I. ITEM A1 - ACCEPTANCE OF A WATER AND SEWER UTILITY EASEMENT FOR 125 GEILLIS PATH, FOR COMMON AREAS OWNED BY PULTE HOME COMPANY, LLC., OF THE ENCLAVE AT SHERWOOD DEVELOPMENT.

ITEM A2 - ACCEPTANCE OF CITY STANDARD BILL OF SALE FOR IMPROVEMENT FOR WATER AND SEWER INFRASTRUCTURE CONSTRUCTED BY THE DEVELOPER, PULTE HOME COMPANY, LLC., OF THE ENCLAVE AT SHERWOOD DEVELOPMENT.

Sponsors: Utilities Department

Attachments: [Agenda Cover Report](#)
[Legal Review Water and Sewer Utility Easement Agreement - Pulte Home Company - Enclave at Sherwood](#)
[Water & Sewer Utility Easement Agreement Enclave at Sherwood](#)
[Sketch Hydrant Easement Tract F Enclave at Sherwood](#)
[Sketch Water & Sewer Easement Tract F Enclave at Sherwood](#)
[Sketch Water Main Tract 0S1, 0S2, 0S5 & W2 Enclave at Sherwood](#)
[Sketch Water Sewer Easement Tract R and Open Space 1 Enclave at Sherwood](#)
[Legal Review Bill of Sale - Water and Sewer Utilities - Pulte - Enclave at Sherwood](#)
[Bill of Sale - Water and Sewer Utilities - Pulte - Enclave at Sherwood](#)

This Request was approved.

6.J. PROCLAMATIONS:

6.J.1. PROCLAMATION: PARKS AND RECREATION MONTH

Sponsors: Parks & Recreation Department

Attachments: [Agenda Cover Report](#)
[Proclamation - Parks & Recreation Month 2025](#)

This Proclamation was approved.

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

6.K.1. REPORT OF APPEALABLE DEVELOPMENT APPLICATION ACTIONS FROM JUNE 9, 2025 THROUGH JUNE 27, 2025.

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)
[PAAB \(06-24\) 360 NE 4th Street](#)
[Admin Approval - Roka Hola](#)

This Request was approved.

6.L. AWARD OF BIDS AND CONTRACTS:

6.L.1. APPROVAL OF RESOLUTION NO. 106-25 TO AWARD AN AGREEMENT WITH ENVIRODESIGN ASSOCIATES, INC. PURSUANT TO A BID WAIVER FOR DETAILED SITE ASSESSMENT SERVICES DUE TO SOIL CONTAMINATION FOR A TOTAL OF \$625,000.00

Sponsors: Public Works Department and Purchasing Department

Attachments: [Agenda Cover Report](#)
[Res No. 106-25](#)
[Exhibit A Reso. No. 106-25](#)
[BW2025-004 Professional Environmental Services rev. kwb.](#)
[Legal Review Checklist EnviroDesign Associates](#)

This Resolution was approved.

6.L.2. APPROVAL OF RESOLUTION NO. 112-25, TO AWARD AN AGREEMENT WITH UNITED RENTALS FOR RENTAL OF MISCELLANEOUS EQUIPMENT ON AN AS-NEEDED BASIS, UTILIZING SOURCEWELL, A STATE OF MINNESOTA LOCAL GOVERNMENT AGENCY AND SERVICE COOPERATIVE REQUEST FOR PROPOSAL (RFP) NO. 040924-URI, IN A TOTAL CONTRACT VALUE NOT TO EXCEED \$840,000.

Sponsors: Utilities Department

Attachments: [Agenda Cover Report](#)
[Res 112-25 - United Rentals - Sourcewell Piggyback](#)
[MSA Rental Equipment, Products, and Services - Sourcewell Piggyback - P2025-024 United Rentals](#)
[Legal Review Checklist MSA Rental Equipment, Products, and Services - Sourcewell Piggyback - P2025-024 United Rentals](#)
[United Rentals Contract 040924](#)
[RFP and Addendums-Rental Equipment 040924](#)

This Resolution was approved.

- 6.L.3.** APPROVAL OF RESOLUTION NO. 118-25 TO AWARD AN AGREEMENT WITH DELRAY INTRACOASTAL CRUISES, LLC DBA DELRAY YACHT CRUISES IN ACCORDANCE WITH A BID WAIVER FOR USE OF THE CITY DOCK FOR A TERM OF THREE YEARS WITH TWO-ONE YEAR RENEWAL OPTIONS FOR A TOTAL REVENUE IN THE AMOUNT OF \$600,000.00

Sponsors: Parks & Recreation Department

Attachments: [Agenda Cover Report](#)
[Res No. 118-25.docx](#)
[LR_BW 2025-005.pdf](#)
[BW 2025 005 Yacht DV Final version.docx](#)
[Exhibit A](#)
[Exhibit B.pdf](#)

This Resolution was approved.

7. REGULAR AGENDA:

- 7.A.** RESOLUTION NO. 128-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A LEVEL 4 SITE PLAN, ARCHITECTURAL ELEVATIONS, AND LANDSCAPE PLAN AND APPROVING A WAIVER TO SECTION 4.6.16(H)(3)(a) OF THE LAND DEVELOPMENT REGULATIONS TO REDUCE THE REQUIRED FIVE-FOOT LANDSCAPE STRIP BETWEEN OFF-STREET PARKING OR OTHER VEHICULAR USE AREAS AND ADJACENT PUBLIC RIGHTS-OF-WAY TO A RANGE BETWEEN ZERO FEET AND FOUR FEET, FOUR INCHES FOR THE PROJECT KNOWN AS THE MAXWELL, LOCATED AT 306 NE 2ND STREET, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (QUASI JUDICIAL)

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)[Res 128-25 - The Maxwell - 306 NE 2nd St](#)[PZB Staff Report - The Maxwell - 306 NE 2nd St](#)[Survey - The Maxwell - 306 NE 2nd St](#)[Site Plan & Architectural Plan - The Maxwell - 306 NE 2nd St](#)[Engineering Plan - The Maxwell - 306 NE 2nd St](#)[Landscape Plan - The Maxwell - 306 NE 2nd St](#)[MOT Plan - The Maxwell - 306 NE 2nd St](#)[Landscape Strip Justification - The Maxwell - 306 NE 2nd St](#)[Loading Demand Justification - The Maxwell - 306 NE 2nd St](#)[TPS Letter - The Maxwell - 306 NE 2nd St](#)[SCAD Letter - The Maxwell - 306 NE 2nd St](#)[Legal Review Res 128-25 - The Maxwell - 306 NE 2nd St](#)[Form - Searches for Ex Parte Communications on the City's Server - Maxwell](#)

Mayor Carney read the quasi-judicial rules into the record for Item Nos. 7.A. and 7.B.

Ms. Givings swore in those individuals who wished to provide testimony on Items 7.A. and 7.B.

Mayor Carney passed the gavel to Vice Mayor Long due to a possible conflict of interest regarding this agenda Item, and left the dais.

Vice Mayor Long asked his colleagues to disclose any ex parte communications for this item.

Commissioner Casale: Whatever was on the server and spoke some time ago, but not recently.

Deputy Vice Mayor Burns: Whatever was on the server.

Commissioner Markert: Whatever was on the server.

Vice Mayor Long: Whatever was on the server and spoke some time ago, but not recently.

Ms. Brandon entered Resolution No. 128-25 into the record (after the applicant began his presentation).

Ms. Gianniotis entered File No. 2023-196 into the record.

Jon Kinsman with the VAP Group provided a presentation on the site plan

for the Maxwell project.

Peggy Fitzgerald, architect for the proposed Maxwell project, discussed the Elevated Art Deco Design for this mixed-use development. She highlighted that the site design features a spacious civic area that engages the corner of NE 2nd Street and NE 4th Avenue, which connects to a covered arcade. The arcade provides covered sidewalk spaces next to the retail stores on the ground floor. The residential component of the design offers different-sized condominiums. Ms. Fitzgerald noted that after gaining staff approval for this project, they made some revisions based on feedback they received. She concluded by stating that the design would elevate the neighborhood and the Central Business District.

Mr. Kinsman discussed the applicant's request to operate the site without a designated off-street loading space. They proposed using the Railroad Street for strictly controlled loading and unloading during specified times. Additionally, he mentioned that they were seeking the Commission's approval for a reduction in the required 5-foot landscape buffer along the west side of the parking lot. He provided the summary of approvals to date:

August 17, 2023 - The Development Services Management group (DSMG) approved the right-of-way (ROW) reduction.

July 10, 2024 - The Downtown Development Authority (DDA) recommended approval of the project.

October 1, 2024 - The City Commission approved the Art Deco style, streetscape reduction waiver, front setback waiver, and civic space waiver.

June 16, 2025 - Planning and Zoning Board recommended approval of the landscape strip reduction and no off-street loading requests.

Ms. Gianniotis presented a staff report for this item, which included an aerial view of the site plan. She stated that the project met all the provisions of the code. She noted that Resolution No. 177-24 had been approved for the streetscape reduction, and Resolution No. 179-24 was approved for the Civic Open Space.

Vice Mayor Long opened the floor to anyone who wished to speak on this item.

Carta Van Voris, representing the VAP Group

Noted that the railway alley is currently used only by garbage trucks and for the moving in and out of the Ocean City Lofts. She mentioned that the landscape buffer waiver would run alongside the railroad tracks.

Seeing no one else present, Vice Mayor Long closed public comments.

A discussion ensued amongst the Commission regarding the physical limitations of the alley and loading area, and a consensus was reached that these were manageable issues.

A motion was made by Commissioner Casale, seconded by Deputy Vice Mayor Burns, that this Resolution be approved. The motion carried by the following vote:

Yes: 4 - Commissioner Markert, Deputy Vice Mayor Burns, Commissioner Casale, and Vice-Mayor Long

Recused: 1 - Mayor Carney Jr.

7.B.

RESOLUTION NO. 132-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A REQUEST TO UTILIZE THE ART DECO ARCHITECTURAL STYLE FOR THE PROPERTY LOCATED AT 398 NE 6TH AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (QUASI-JUDICIAL)

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)

[Res 132-25 Architectural Style - 398 NE 6th Ave](#)

[PZB Staff Report - 398 NE 6th Ave](#)

[Architecture Plans - 398 NE 6th Ave](#)

[Architecture Style Narrative - 398 NE 6th Ave](#)

[Delray Beach CBD Architectural Design Guidelines](#)

[Legal Review Res 132-25 Architectural Style - 398 NE 6th Ave](#)

[Ex Parte Email Search Form - 398 NE 6th Ave](#)

Mayor Carney returned to the dais.

Mayor Carney asked his colleagues to disclose any ex parte communications for this item.

Ms. Brandon entered Resolution No. 132-25 into the record.

Commissioner Casale: Whatever was on the server.

Deputy Vice Mayor Burns: Whatever was on the server.

Commissioner Markert: Whatever was on the server.

Vice Mayor Long: Whatever was on the server.

Mayor Carney: Whatever was on the server.

Ms. Gianniotos entered File No. 2025-082 into the record. She stated that the only action the Commission needed to vote on was whether to approve the Art Deco architectural style for the project at 398 NE 6th Street. This approval was necessary before they could finalize their site plan and proceed with the process.

Bradley Miller, Registered Agent from Urban Design Studio, was present on behalf of the applicant. He introduced Rick Gonzales and Aleli de la Vega from REG Architectural Firm, who presented the project.

Ms. de la Vega stated that the intent of this mixed-use project located in the Central Core Subdistrict is to blend modern functionality with Art Deco design principles. She provided a site plan, noting that it was a four-story structure, with the ground floor comprising a corner lobby that had access to 1,000 feet of retail space and 20 parking spaces, all enclosed within the site. She also mentioned that the upper floor will consist of eight condominium units, which will range in size from 1,500 to 2,000 square feet. Additionally, she noted that the rooftop terrace will offer a pool and a variety of amenities.

Ms. Gianniotos stated that working with this firm was very professional, as they know and adhere to the guidelines. She noted that the building successfully exhibits many of the defining characteristics of the Art Deco architectural style and that staff had no issues with this project.

Mayor Carney opened the floor to anyone who wished to speak on this item. Seeing no one present, Mayor Carney closed public comments.

There was no cross-examination or rebuttal from either side.

A discussion ensued amongst the Commission regarding the Art Deco style of the building, and everyone was in favor of moving the project forward.

Mayor Carney expressed his desire to streamline projects that comply with the City's architectural guidelines, ensuring that applicants do not need to appear before the Commission multiple times.

Ms. Gianniotos mentioned that she was working on a way to streamline the process of having applicants appear before the Commission to approve a design style that was already deemed acceptable in the City.

A motion was made by Commissioner Casale, seconded by Commissioner Markert, that this Resolution be approved. The motion carried by the following vote:

Yes: 5 - Commissioner Markert, Mayor Carney Jr., Deputy Vice Mayor Burns, Commissioner Casale, and Vice-Mayor Long

7.C. RESOLUTION NO. 129-25 AMENDING THE FISCAL YEAR 2024-25 BUDGET ADOPTED BY RESOLUTION NO.175-24 ON SEPTEMBER 16, 2024.

Sponsors: Finance Department

Attachments: [Agenda Cover Report](#)

[Exhibit A - Resolution 129-25 Budget Amendment 07.08.25](#)

[FINAL-Consolidated](#)

[Resolution 129-25 Budget Amendment FY 2025](#)

[Simple Legal Review Approval Budget Amendment 129-25](#)

Mr. Dachowitz, the Chief Financial Officer, stated that 2 different departments were requesting budget transfers, which would amend the 2024-25 adopted budget as per Resolution No. 175-24, on September 15, 2024. He provided a summary of the budget changes that staff were requesting.

There were no comments from the Commission.

A motion was made by Commissioner Casale, seconded by Deputy Vice Mayor Burns, to approve Resolution No. 129-25.

all were in favor

7.D. CONSIDERATIONS REGARDING IMPLEMENTATION OF THE PARKING AND CURBSIDE MANAGEMENT MASTER PLAN

Sponsors: Development Services Department and Public Works Department

Attachments: [Agenda Cover Report](#)

[Delray Beach Parking and Curbside Management Plan](#)

Missie Barletto, Public Works Director, and Ms. Gianniotis provided the Commission with a comprehensive overview of the proposed parking system.

Ms. Barletto reported that the City had already implemented most of the outlined goals, except for the coordinated valet app. She discussed the performance-based parking program, which aims to guide people to price-based, tiered parking locations. The goal of this program is to increase downtown parking utilization from the current 55 percent to 85

percent. Additionally, she mentioned that this presentation focused on parking located west of the Intracoastal.

Ms. Barletto shared an analysis of the current parking program and those in nearby municipalities. She discussed a performance-based parking system that aims at increasing parking turnover to support the success of the downtown merchants. She mentioned that this plan includes adjusting the parking times and rates.

Ms. Barletto then presented the concept of a centralized valet parking model. She stated that there were currently 5 valet parking stations on Atlantic Avenue. The holder of the license agreement, which is an adjacent restaurant owner, pays \$189.09/ month for each public parking space they have reserved for the valet queue; the City receives nothing. She mentioned that parking studies over the years have recommended moving valet queues from Atlantic Avenue onto side streets. The results of traffic modeling associated with the Swinton/Atlantic Avenue Intersection Improvement Project indicate that this project would help address congestion issues and that the current model is not conducive to working with valet operators to achieve compliance. This system would also involve communicating with the valet through an app to arrange the client's preferred pick-up time and location. She suggested that staff follow the parking model used by Coral Gables, as it's the only city in South Florida that utilizes a Centralized Valet Parking Program. She proposed engaging in a single Request for Proposal (RFP) to operate the entire parking program, with one central drop-off and 3-4 satellite stands for pickup. She mentioned that this model would include additional revenue from leasing city-owned lots for vehicle storage. She noted the possibility of store operators leasing lots for their employees.

Ms. Barletto stated that the Parking and Curbside Management Master Plan recommends establishing a Parking Benefits District, which would provide several benefits and support the City's operations by taking an active management approach. She stated that the Downtown Development Authority was in favor of establishing a Parking Benefits District, and it would become an element of the City's overall Transportation and Mobility Plan.

Ms. Gianniotis discussed the Development Services aspect of this plan. She stated that the Parking Management Advisory Board has become obsolete due to the inability to establish a quorum, and decisions are now made directly before the Commission.

Ms. Barletto mentioned designating a pilot program for an employee parking lot on the 4th and 5th floor levels of the Old School Square parking

garage. Lastly, she concluded the presentation by stating that staff needed direction from the Commission on how to proceed with the information presented.

A discussion ensued amongst the Commission regarding the presentation and how the elements of this program would ultimately address the City's parking issues.

Ms. Barletto stated that this program would utilize the in-lieu fees the City collects from businesses, which would be used to maintain and repair the parking areas, thereby alleviating some of the burden on the general fund.

Ms. Gianniotis asked for a consensus on charging for the electric vehicle spaces. There was a consensus to charge for the electric charging spaces.

The Commission thanked Ms. Barletto and Ms. Gianniotis for their hard work on this matter.

There was consensus to move forward with the proposed parking plan and tiered rate structure as outlined.

Mr. Moore instructed the staff to proceed with the plan presented.

7.E.

NOMINATION FOR AN APPOINTMENT TO THE DOWNTOWN DEVELOPMENT AUTHORITY BOARD. BASED ON THE ROTATION SYSTEM, THE NOMINATION FOR AN APPOINTMENT FOR ONE (1) TAX QUALIFIED MEMBER TO SERVE AN UNEXPIRED TERM ENDING JULY 1, 2026, WILL BE MADE BY DEPUTY VICE-MAYOR BURNS (SEAT #4).

Sponsors: City Clerk Department

Attachments: [Agenda Cover Report](#)
[Exhibit A](#)
[DDA Board Member List](#)
[DDA 2025 Attendance](#)
[Alper, Gregg](#)
[Amani, Sandra](#)
[Arnold, Andrew](#)
[Blumenfeld, James](#)
[Chard, James](#)
[Cohen, Steven](#)
[Dadich, Michelle](#)
[Fredericks, Carol](#)
[Kiser, Mereida](#)
[O'Keeffe, Sean](#)
[Ramirez, Aura](#)
[Rose, Daniel](#)
[Walden, George](#)
[Wiggins, Page](#)

Deputy Vice Mayor Burns deferred her appointment until July 15, 2025.

7.F.

NOMINATION FOR AN APPOINTMENT TO THE GREEN IMPLEMENTATION ADVANCEMENT BOARD. BASED ON THE ROTATION SYSTEM, THE NOMINATION FOR AN APPOINTMENT FOR THREE (3) BOARDS MEMBERS, ONE (1) TO SERVE AN UNEXPIRED TERM ENDING JULY 31, 2026 AND TWO (2) TO SERVE TERMS 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](#)
[GIAB Board Member List](#)
[GIAB 2025 Attendance](#)
[Ardillo, Vinnie](#)
[Edwards, John](#)
[Tartaro, Rosanna](#)
[Toms, Catherine](#)
[Wieland, John](#)
[Zengage, Maxwell](#)

A motion was made by Mayor Carney, seconded by Commissioner Casale, to nominate Vinny Ardillo.

all were in favor

A motion was made by Commissioner Markert, seconded by Deputy Vice Mayor Burns, to nominate Maxwell Zengage.

all were in favor

A motion was made by Vice Mayor Long, seconded by Deputy Vice Mayor Burns, to nominate Catherine Toms.

all were in favor

7.G.

NOMINATION FOR AN APPOINTMENT TO THE DELRAY BEACH HOUSING AUTHORITY. BASED ON THE ROTATION, THE NOMINATION FOR AN APPOINTMENT OF ONE(1) REGULAR MEMBER TO SERVE A FOUR (4) YEAR TERM ENDING JULY 1, 2029, WILL BE MADE BY VICE-MAYOR LONG (SEAT #2). THE NOMINATION FOR AN APPOINTMENT OF ONE(1) REGULAR MEMBER TO SERVE AN UNEXPIRED TERM ENDING OCTOBER 27, 2027, WILL BE MADE BY COMMISSIONER CASALE (SEAT #3).

Sponsors: City Clerk Department

Attachments: [Agenda Cover Report](#)

[Exhibit A](#)

[Delray Beach Housing Authority Board Member List](#)

[Board Attendance 2025 DBHA](#)

[Delehanty, Terrence](#)

[Krieg, Ezra](#)

[Stamper, Christina](#)

[Wright, Suzanne](#)

A motion was made by Vice Mayor Long, seconded by Commissioner Casale, to nominate Ezra Krieg.

all were in favor

Commissioner Casale deferred her appointment until July 15, 2025.

8. PUBLIC HEARINGS/SECOND READINGS:

8.A.

ORDINANCE NO. 11-25: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH CODE OF ORDINANCES CHAPTER 4, "ZONING REGULATIONS," ARTICLE 4.4, "BASE ZONING DISTRICT," SECTION 4.4.9, "GENERAL

COMMERCIAL (GC) DISTRICT,” SUBSECTION (B), “PRINCIPAL USES AND STRUCTURES PERMITTED,” TO ADD VETERINARY CLINICS AS A PRINCIPAL USE; AMENDING SUBSECTION (D), “CONDITIONAL USES AND STRUCTURES ALLOWED,” TO REMOVE VETERINARY CLINICS AS A CONDITIONAL USE; AMENDING SUBSECTION (G), “SUPPLEMENTAL USE REGULATIONS,” TO ADD VETERINARY CLINICS AS A PRINCIPAL USE IN THE FOUR CORNERS OVERLAY DISTRICT; AMENDING SECTION 4.4.11, “NEIGHBORHOOD COMMERCIAL (NC) DISTRICT,” SUBSECTION (B), “PRINCIPAL USES AND STRUCTURES PERMITTED,” TO ADD VETERINARY CLINICS AS A PRINCIPAL USE; AMENDING SUBSECTION (D), “CONDITIONAL USES AND STRUCTURES ALLOWED,” TO REMOVE VETERINARY CLINICS AS A CONDITIONAL USE; AMENDING SECTION 4.4.12, “PLANNED COMMERCIAL (PC) DISTRICT,” SUBSECTION (B), “PRINCIPAL USES AND STRUCTURES PERMITTED,” TO ADD VETERINARY CLINICS AS A PRINCIPAL USE; AMENDING SECTION 4.4.13, “CENTRAL BUSINESS (CBD) DISTRICT,” SUBSECTION (C), “ALLOWABLE USES,” TABLE 4.4.13(A), “ALLOWABLE USES AND STRUCTURES IN THE CBD SUB-DISTRICTS,” TO CLASSIFY VETERINARY CLINICS AS A PRINCIPAL USE INSTEAD OF A CONDITIONAL USE; AMENDING SECTION 4.4.16, “PROFESSIONAL AND OFFICE (POD) DISTRICT,” SUBSECTION (B), “PRINCIPAL USES AND STRUCTURES PERMITTED,” TO ADD VETERINARY CLINICS AS A PRINCIPAL USE; AMENDING SUBSECTION (D), “CONDITIONAL USES AND STRUCTURES ALLOWED,” TO REMOVE VETERINARY CLINICS AS A CONDITIONAL USE; AND BY AMENDING SECTION 4.4.29, “MIXED RESIDENTIAL, OFFICE AND COMMERCIAL (MROC) DISTRICT,” SUBSECTION (B), “PRINCIPAL USES AND STRUCTURES PERMITTED,” TO ADD VETERINARY CLINICS AS A PRINCIPAL USE; AMENDING SUBSECTION (E), “CONDITIONAL USES AND STRUCTURES ALLOWED,” TO REMOVE VETERINARY CLINICS AS A CONDITIONAL USE; PROVIDING A CONFLICTS CLAUSE; A SEVERABILITY CLAUSE; AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES. (SECOND READING/PUBLIC HEARING)

Sponsors: Development Services Department

Attachments: [Agenda Cover Report](#)
[PZB Staff Report](#)
[Ordinance No. 11-25, Veterinary Clinics](#)
[Zoning Districts That Allow Veterinary Clinics](#)
[Legal Review, Ordinance No. 11-25](#)
[Business Impact Estimate \(BIE\) Form, Ordinance No. 11-25](#)
[Proof of Legal Advertisement, Ordinance No. 11-25](#)

Kelly Brandon entered Ordinance No. 11-25 into the record.

Ms. Gianniotis stated that this was a City-initiated amendment to change them from conditional uses to permitted uses in the districts where they are allowed.

She noted that the Planning and Zoning Board unanimously approved this request during their February meeting.

Mayor Carney opened the floor to anyone who wished to speak on this item.

Seeing no one present, Mayor Carney closed public comments.

There was no discussion from the Commission.

A motion was made by Commissioner Casale, seconded by Vice Mayor Long, to approve Ordinance No. 11-25.

all were in favor

9. FIRST READINGS:

9.A. None

10. COMMENTS AND INQUIRIES ON NON-AGENDA ITEMS:

A. City Manager

None.

B. City Attorney

None.

C. City Commission

Vice Mayor Rob Long:

Recognized Parks and Recreation for the July 4th fireworks celebration.

Discussed some unfortunate events that happened after the fireworks celebration ended.

Mentioned that the police department was currently short 22 officers and discussed the conclusions reached by the Special Magistrate regarding the dispute between the Police Department and the City over salary and pension policies. He urged the Commission to approve the requests made by the Police Benevolent Association, which included extending the DROP (Deferred Retirement Option Plan) program from

5 to 8 years, and making officers' salaries more competitive.

Commissioner Casale:

Thanked the Assistant City Attorney for attending the meeting.

Commended Alexis Givings, City Clerk, for her excellent work in making the City a better place.

Thanked Darcy Mendez and the entire team from IT.

Deputy Vice Mayor Burns:

Commended the Parks and Recreation Department for a great July 4th event.

Suggested creating a committee to focus on reopening Old School Square, noting its potential as a revenue source for the City.

Commissioner Markert:

Discussed the numerous projects that the Commission was working on.

Mayor Carney:

Reminded everyone about the upcoming education meeting and to start selecting who they would like to see on the Vision 2035 Steering Committee.

Acknowledged that the American Legion is part of the City, but noted its deep roots within the Set Community.

Mentioned that the City did a great job organizing the July 4th celebration.

Requested to see the final report on the accident that occurred on Atlantic Avenue. Mr. Moore commented that he would provide the information to the Commission at the August 12th Meeting after he completes his meeting with the Chief of Police.

Mayor Carney stated that the City must address the policy regarding when a police officer can turn their phone off.

Suggested that they start planning for next July 4th, as it will mark the 250th anniversary of the country.

Stated that at the July 15th meeting, he will discuss best practices for retaining police officers, noting that Delray Beach was not the only municipality losing officers to the County.

11. ADJOURNMENT

There being no further business to discuss, Mayor Carney adjourned the meeting at 9:04 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.