

City of Delray Beach

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Minutes - Draft

Tuesday, November 18, 2025

3:30 PM

Workshop Meeting at 3:30 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

Pursuant to Section 3.12 of the Charter of the City of Delray Beach, the Mayor has instructed me to announce a Workshop Meeting of the City Commission to be held for the following purposes:

WS.1. UPDATES TO THE NOISE ORDINANCE

Sponsors: City Attorney Department

Attachments: [Agenda Cover Report](#)

[Ex B to Noise Ordinance for wksp lg rev 11-9-25](#)

The November 18, 2025 Commission Workshop Meeting was called to order at 3:34 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

Lynn Gelin, City Attorney, along with Anthea Gianniotis, Development Services Director, presented this item.

Ms. Gelin thanked everyone who worked diligently on this issue, noting that noise complaints are among the Commission's most significant concerns. She presented a slideshow detailing the timeline and scope of efforts to amend the noise ordinance, which began in 2022, when the previous City Commission approved hiring a consultant to conduct a noise study. That study included a Sound Walk throughout the Entertainment District.

Ms. Gelin stated that staff were seeking the Commission's approval to adopt the drafted ordinance, which will take effect in January - February 2026. This timeline will allow staff to be trained to use a sound meter. She noted that after the ordinance is adopted, a warning period will begin, followed by full enforcement in March, ideally. Ms. Gelin summarized the changes and continuities in the proposed amended ordinance, noting that the boundaries of the Entertainment District had been altered, as had the permissible noise hours and the penalties to businesses in violation. She mentioned that the proposed ordinance defines which activities are exempt from enforcement and which are prohibited.

A discussion ensued amongst the Commission on the presentation and the extent to which a municipality should regulate noise in the Entertainment District and on private property.

Deputy Vice Mayor Burns acknowledged that expanding the West Atlantic Redevelopment District will effectively extend the existing Entertainment District. She noted that residents support this integration, even if it means hearing music nearby, because they believe it will help the area thrive alongside the rest of the City.

Commissioner Casale cautioned the Commission to be mindful when extending the Entertainment District.

Commissioner Markert expressed concern that banning gas-powered landscaping equipment would harm companies that rely on it.

Ms. Gianniotis acknowledged that not every resident uses lawn services and often mows their lawns on weekends. She mentioned that these services usually start early in the day because of the heat.

Vice Mayor Long thanked the Commission for bringing this to fruition, but he voiced concerns about implementing the new hours. He strongly supported the development of the West Atlantic area.

Mayor Carney suggested installing noise cameras at key locations to identify vehicles that exceed noise limits. He stated that this would contain the noise downtown, allowing people to better enjoy their dining experience. He mentioned that he required additional time before discussing the expansion of the Entertainment District.

Ms. Gelin emphasized that once a district is expanded, it cannot be reversed. She supported granting conditional uses along Atlantic Avenue until information on the effectiveness of the new noise ordinances is gathered.

Mayor Carney proposed a conditional use agreement for the Entertainment District, valid until 1:00 a.m. This would allow the City to revoke it if necessary due to violations of the hours.

Ms. Gianniotis recommended that the City follow the same guidelines as the Community Redevelopment Agency.

Ms. Gelin noted that if the Commission grants a conditional use agreement to a commercial facility that conducts outdoor activities, and that facility repeatedly violates the noise ordinance, the City can revoke the agreement. She mentioned that this item will be presented to the Commission for their approval in December.

WS.2.

WEST ATLANTIC NEIGHBORHOOD IMPROVEMENT DISTRICT

Sponsors: Neighborhood & Community Services

Attachments: [Agenda Cover Report](#)

Mr. Moore stated that following the Commission's recommendation from the meeting on August 19, 2025, the Commission would seek community input regarding the expansion of the West Atlantic Improvement District. He acknowledged that this item was formalized and adopted by the State of Florida in 1988. Recently, the State of Florida conducted an audit of Neighborhood Improvement Districts throughout the State. During this audit, the City was asked about its intentions regarding the district. He noted that several steps need to be taken before formally considering funding for this initiative. He mentioned that the City was obligated to respond to the State by November 25, 2025.

Jeri Pryor, Neighborhood and Community Services Director, was joined by Terra Couzens, Neighborhood Planner, to present this item.

Ms. Pryor provided a brief history of the West Atlantic Neighborhood Improvement District, which was formed to encourage economic redevelopment in the West Atlantic Area, improve the physical environment, enhance public safety, create a welcoming neighborhood, support local businesses, attract new investments, and strengthen the community's identity and pride. She mentioned that the presentation would cover information shared with residents during their community outreach engagements.

Ms. Couzens presented information gathered from the Neighborhood and Community Services Outreach engagements and surveys conducted between August 2025 and September 2025, which aimed to determine whether the community wanted to proceed with developing the district or dissolve it. She mentioned that the Downtown Development Authority (DDA) and the Community Redevelopment Agency (CRA) attended meetings to assist with answering questions from businesses, landowners, and residents, since most properties in the district overlap their boundaries and each entity has its own funding and is taxed differently. Ms. Couzens presented the results of the community surveys, highlighting the improvements and priorities that residents want to focus on for the district's future. These priorities include installing more streetlights and enhancing sidewalks and streets.

Mr. Moore deferred to the Commission for guidance, reminding them that the City was obligated to respond to the State within one week if they were interested in exploring the feasibility of creating a taxing district.

Mayor Carney mentioned the City owes it to the community to explore options on how to make this work. He emphasized that accepting this

measure would allow residents in that corridor to contribute to the area's development.

Deputy Vice Mayor Burns proposed conducting a feasibility study to determine whether developing the district is viable. The majority of the Commission favored moving forward with conducting the study.

Commissioner Casale pointed out that if the Commission moved forward with this tax or assessment, it would be taxing the City's most financially burdened residents. She emphasized that, according to the Statute, the City is required to provide these residents with the proposed services, infrastructure, etc., without imposing additional taxes. She also mentioned that the Community Redevelopment Agency (CRA) and the Downtown Development Authority (DDA) could obtain grants to improve this area of the corridor without increasing the tax burden on its residents.

WS.3. PUBLIC COMMENTS

Montre Bennett, 33444

Expressed his concern that there should be equal rights for everyone.

Stated that he and his neighbors surveyed the West Atlantic Corridor, and they expressed support for moving forward with developing the area.

Jamal Weatherspoon, 33444

Suggested that any new taxing district should use the same legal language as the DDA.

Ned Wehler, Representing the Beach Property Owners Association (BPOA).

Spoke on behalf of the BPOA, which favors banning the gas-powered mowers due to the excruciating noise that they produce to their neighbors, and requested that the Commission ban them.

Andrea Bruton, 33445

Stated that she had petitioned 135 from the West Atlantic Neighborhood, and that most of them favored extending the entertainment area between Swinton Avenue and I-95.

Read a letter from concerned members of the Set Community, requesting that the Commission extend the boundaries of their community. She stated this extension would ensure equitable access to entertainment and economic opportunities that meet the needs and cultural heritage of the residents living in the Set Community.

Mike Walsh, 33445

Discussed the construction taking place on Francis Drive, near Barwick Road, and highlighted the dangers it poses for drivers turning at the intersection. He provided a traffic calming study to the Commission and stated that the City is building something that the residents in the area do not want due to the dangers involved.

Kim Sweely, 33483

Read letters on behalf of her neighbors, voicing their frustration with the severity and frequency of the flooding on Brooks Lane.

St. Louis Mervilus, 33444

Discussed the inflated water bill he received.

Mr. Moore commented that he would look into the matter.

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

Vice Mayor Long suggested that public comment during a workshop should be limited to the workshop topic. Additionally, he suggested hearing pertinent comments before the workshop item is discussed.

There being no further business to discuss, Mayor Carney adjourned the meeting at 5:17 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.