

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

MEETING DATE: February 13, 2025

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

1. CALL TO ORDER

The meeting was called to order by Anthea Gianniotis, Chair, at 2:04 PM.

2. ROLL CALL

A quorum was present.

Members present were Anthea Gianniotis, Chair, Steve Tobias, Vice Chair; Russ Mager, Cynthia Buisson, Missie Barletto, Samuel Metott, Travis Franco.

Absent: Jeri Pryor, Hassan Hadjimiri

Staff Present: Daniela Vega, Asst. City Attorney, Allison Behrman, Special Event Manager, Diane Miller, Board Secretary

3. APPROVAL OF AGENDA

Motion to APPROVE February 13, 2025, agenda, was made by Sam Metott and seconded by Joseph Mazzeo.

MOTION CARRIED 7-0

4. MINUTES

None

5. CONSENT AGENDA

5.A. Approval of the non-impact event known as "AC Delray Rush Cup" to be held on March 15-16, 2025, at the Seacrest Soccer Complex and Hilltopper Stadium; and to authorize the special events manager to take all actions necessary to effectuate the special event permit.

5.B. Approval of the non-impact event known as "Palm Beach Showcase 7 on 7" to be held on March 29, 2025, at the Seacrest Soccer Complex; and to authorize the special events manager to take all actions necessary to effectuate the special event permit.

5.C. Approval of the non-impact event known as “Cocoplum Nature School Tasting Event & Silent Auction Fundraiser” to be held on April 26, 2025, at Arts Warehouse; and to authorize the special events manager to take all actions necessary to effectuate the special event permit.

5.D. Approval of the non-impact event known as “2nd Annual Delray in White Holiday Garden Party” to be held on December 3, 2025, at the Old School Square Amphitheater; and to authorize the special events manager to take all actions necessary to effectuate the special event permit.

5.E. Approval of the non-impact event known as “Christmas Eve Celebration” to be held on December 24, 2025, at the Old School Square Pavilion; and to authorize the special events manager to take all actions necessary to effectuate the special event permit.

MOTION to approve the consent agenda made by Sam Metott and seconded by Missie Barletto.

MOTION CARRIED 7-0

6. NEW BUSINESS

6A. Consideration of the Development Services Management Group of the City of Delray Beach, Florida of a special event application for the non-impact event known as “Bounce Block Party” to be held on Saturday, March 15, 2025, at NE 3rd Avenue from Atlantic Ave to SE 1st Street.

Staff Presentation: Allie Behrman, Special Events Manager, spoke and gave details on the block party. It will run from 10am to 7pm and this will be at the same time the St. Patrick’s Day parade will be happening down Atlantic Avenue. The event will have approximately 500 people, and they will have alcohol, live music, and cooking on site,

Applicant Presentation: RT Murphy, Event Producer. Mr. Murphy said that the only thing he wanted to do was add to the footprint of the activity. He was looking to extend the hours from 3p-9p to compromise from the previous denial.

Board Comments

Anthea Gianniotis questioned the cover memo description, and SETAC’s concerns Public Works would have to set up and breakdown after the parade - a long day for the staff. Missie Barletto commented that this would cause a 12-hour day for her staff. Also to comment from this meeting, precedent has been set that when there has been a denial from SETAC, and then it comes to DSMG with a revision, we need to address the reason for a denial from SETAC.

Ms. Behrman mentioned that if this item goes to SETAC, there is not enough time to come back to DSMG before the event.

Ms. Barletto also has concerns about the level of activity and what police will require to secure this site and feels that it should go back to SETAC.

Ms. Gianniotis asked Mr. Tobias about the property across the street and if foundation permits have been issued to the property. Mr. Tobias said that permits have been issued and a fence has been put up around the property.

Ms. Barletto continued talking about the long hours for her staff and some of these people working will not get paid overtime. Ms. Gianniotis wanted clarification that the police department expenses are always paid by the person that is throwing the event. She asked if overtime for Public Works staff is included and if it is calculated for police and Russ Mager said that this was correct.

MOTION to approve the Bounce Block Party including the adjusted time of 3-9pm by Missie Barletto and seconded by Russ Mager.

MOTION CARRIED 6-1

Dissenting Steve Tobias

6.B. Recommendation of the Development Services Management Group of the City of Delray Beach, Florida, to the City Commission for an impact event known as "4th Annual Delray Beach Concours D'Elegance 2025" to be held on April 27, 2025, at the Old School Square Amphitheater and Park and on NE 2nd Ave & NE 1st Avenue and a road closure.

Staff Presentation- Allison Behrman, Special Events Manager, stated this event is in its 4th year and they expect about 5,000 people. 2nd Avenue from 1st Street to Atlantic, and 1st Avenue from Atlantic to 1st Street will be blocked off.

Applicant-Max Zengage, Event Producer, presented to the board the details of the event with adding Sunday to the event. He also mentioned that there would be a fence around the upside-down car.

MOTION to recommend approval to the City Commission by Sam Metott and second by Russ Mager.

MOTION CARRIED 7-0

6.C. Recommendation of the Development Services Management Group of the City of Delray Beach, Florida, to the City Engineer for the consideration of a 3' right-of-way width reduction for the alley adjacent to 814 SE 2nd Avenue.

Application Presentation-Chris Bennardo, agent for the applicant, presented a power point presentation.

Staff Presentation-Patrick Figurella, City Engineer presented a power point presentation.

Board Comments-Anthea Gianniotis clarified that with the powers and duties of the DSMG, and 2.1.2.(B)(3) the board has the ability to adjust setbacks to detached single family houses that are related to alley or street ROW dedications, if the applicant is unsuccessful in having the ROW reduced. There is an invisible line of the property that moves, then the setback line can be adjusted to make up the difference, so the yard is smaller. Ms. Gianniotis asked the board if we could make the motion to adjust the setback now at this meeting.

Missie Barletto commented that we have a 14' wide alleyway, which provides perfect one-way ingress and egress. If we don't require the dedication, that doesn't stop them having an accessory dwelling in the future. This really is an issue for fire more than anyone else. Travis Franco commented that there are a lot of factors that would be part of the access. If it was a single-family home you would access from 2nd, if it had other obstacles they would have to access through other ways. If the owner wanted to convert the building to a duplex where front door/garage door faces the alley we would have a problem with that. Ms. Gianniotis suggested that we should keep all the alleys and give all the setback reliefs.

Mr. Bennardo commented that the current owner of that property is seeking to secure those encroachments by building a new home. There is no intent to ask to build a second structure. He feels that the current encroachment is the issue today. If the owner does nothing and can't build his home, we have a home that is in the alleyway.

Ms. Barletto wanted to clarify that the current encroachments into the alleyway are the fence, a brick patio, benches but not the actual building. Mr. Figurella confirmed that building does not encroach. Mr. Bennardo stated that the building only encroaches into the setback.

Ms. Buisson asked about the property directly west, that was relatively new, and when they developed that did, they gave up the dedication? Mr. Figurella said that they did not. Those homes were built in 2014, back in that time no one appeared to ask for the ROW dedication.

Assistant Attorney Daniela Vega asked Ms. Gianniotis whether we would confirm with the applicant the alternative or not. Ms. Gianniotis said that the setback relief was not what they wanted.

Mr. Bennardo stated that if the item was denied today, then he had to go back to the client. He stated they are not amenable to the setback alternative, unless it is the only option and the preferred option for the development of the property remains the ROW reduction. He stated it is not one in the same and that the loss of 3 feet is the loss of 3 feet if the lot. He requested if the motion is a denial and the applicant wants to accept it, they would obtain the setback reduction. If that can be given as an option, Mr. Bernardo who will present it to his client.

MOTION to recommend denial of the request for a 3-foot ROW reduction to the alley ROW adjacent to 814 SE 2nd Avenue. Should the client come back to the board and request a reduction of the 3-foot setback, that would be approved by the board made by Missie Barletto and second by Cynthia Buisson.

MOTION CARRIED 7-0

7. BOARD COMMENTS

Missie Barletto asked that we should not allow a special event applicant to come to DSMG and ask to have a change in the hours of their event or any other substantial change to their application. It does not give the board advance time to review, and it should not have come forward.

8. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 3:15PM.

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 **February 13, 2025**, which were formally adopted and **APPROVED** by the Board on **November 13, 2025**.

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.