

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

**MEETING DATE:** June 26, 2025

**MEETING PLACE:** City Hall 1<sup>st</sup> Floor Conference Room  
100 NW 1<sup>st</sup> Street, Delray Beach, FL 33444.

**CALL TO ORDER**

The meeting was called to order by Anthea Gianniotas, Chair, at 2:00 PM.

**1. ROLL CALL**

A quorum was present.

**Members present** were Anthea Gianniotas, Chair; James Bast, Missie Barletto, Steve Tobias, Jeri Pryor, Hassan Hadjimiry

**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. Giannotes 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. Giannotes 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.

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.