

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

**MEETING DATE:** February 26, 2026

**MEETING PLACE:** City Hall 1<sup>st</sup> Floor Conference Room

**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:** Anthea Gianniotis, Chair; Steve Tobias, Vice Chair, Travis Franco, Hassan Hadjimiry (arrived at 2:04pm), Samuel Metott, Cynthia Buisson, Hannes Schoeferie, and Jeri Pryor.

**Absent:** Missie Barletto

**Staff Present:** Lynn Gelin, City Attorney; Jeff Oris, Asst. City Manager; Allie Behrman, Special Events Manager, Chief Martin, Patrick Figurella, City Engineer and Diane Miller, Board Secretary

**2. APPROVAL OF AGENDA**

**Motion** to APPROVE February 26, 2026, agenda made by Jeri Pryor and seconded by Cynthia Buisson.

**MOTION CARRIED 7-0**

**3. MINUTES**

**Motion** to APPROVE the Minutes for April 10, 2025, was made by Jeri Prior and seconded by Steve Tobias.

**MOTION CARRIED 7-0**

**4. CONSENT AGENDA**

- A. Approval of the non-impact event know as "Court of Dreams" to be held on March 28, 2026, at the Delray Beach Tennis Center, and to authorize the Special Events Manager to take all actions necessary to effectuate the special event permit.

- A. Approval of the non-impact event know as “Sunday Funday” to be held on April 19, 2026, at the Waterway East Plaza Parking Lot – 900 E. Atlantic Avenue, and to authorize the Special Events Manager to take all actions necessary to effectuate the special events permit.
- B. Approval of the non-impact event known as “Andre Design District Art Walk” to be held on May 3, 2026, at 1800-1874 Dr. Andres Way, and to authorize the Special Events Manager to take all actions necessary to effectuate the special event permit.
- C. Approval of the non-impact event know as “Anthony Schwartz Kids Summer Jam & fitness Festival” to be held on June 5, 2026, at the Seacrest Soccer Complex, and to authorize the Special Events Manager to take all actions necessary to effectuate the special event permit.
- D. Approval of the non-impact event know as “Starboard Foundation toy Drive” to be held on December 11, 2026, at the Old School Square Amphitheater, and to authorize the Special Events Manager to take all actions necessary to effectuate the special event permit.

**Motion** for APPROVAL of the consent agenda was made by Jeri Pryor and seconded by Sam Metott.

**MOTION CARRIED 8-0**

## **5. OLD BUSINESS**

None

## **6. NEW BUSINESS**

- A. Easter Sunrise Service: Recommendation of the Development Services Management Group of the City of Delray Beach, Florida, to the City Commission for an impact event known as “Easter Sunrise Service” to be held on April 5, 2026, in the pavilion at Atlantic and A1A, between East Atlantic Avenue and Miramar Drive.

Allie Behrman, Special Events Manager, stated this is the same event that happens at Easter every year. A1A from Atlantic Avenue to Miramar Drive. In 2024, there was an issue where they violated their permit by going on the beach, but this was corrected.

**Motion** to recommend APPROVAL to the City Commission for an impact event known as “East Sunrise Service” made by Cynthia Buisson and seconded by Sam Metott.

**MOTION CARRIED 8-0**

- B. Recommendation of the Development Services Management Group of the City of Delray Beach to the City Engineer for the consideration of a 2.5' Right-of-Way width reduction for NE 1<sup>st</sup> Street adjacent to 102 NE 6<sup>th</sup> Avenue.

### **Applicant Presentation**

Jeff Costello, JC Planning, representing the applicant, presented a power point presentation.

The property is at the NW corner of NE 6<sup>th</sup> Avenue and NE 1<sup>st</sup> Street. This property is a 50' lot, in the CBD. Mr. Costello presented photos of the property and explained the ROW dedications and setbacks. He also requested not to provide a 2.5' separation but would provide a pedestrian clear zone. The ROW width between Swinton and Pineapple Grove Way was discussed. He explained that the lot is 55' width projected building.

needs to be further away from that sight. Because this site is on the other side of the alley and has windows which seem to be boarded up as there is kitchen equipment there, which has to have a 10' separation. The request was instead of a dedication of 2.5', a 5' pedestrian clear zone easement on the subject property would be paved. They are requesting consideration of the reduction and the provision of the easement.

### **Staff Presentation**

Patrick Figurella, City Engineer, stated that is a right-of-way request for 102 NE 6<sup>th</sup> Avenue. The property is currently zoned CBD, and its prior use was commercial building converted from a residential building. The proposed use is a mixed-use building with offices and residential. The requirement for reduction is the development adjacent is required to provide half of the right-of-way which in this case is 55'. He stated currently there is 50'. The applicant's request was to reduce the right-of-way dedication from 2.5' to 0', which may be granted by the City Engineer on a favorable recommendation from the Development Services Group.

### **Board**

Anthea Gianniotis clarified the entire area of 1<sup>st</sup> Street is supposed to be 55' wide, and raised concern regarding the utilities in the entire area.

Mr. Figurella confirmed that all utilities have already been built in this area, including water main, sewer main, drainage, roadway, the 3 lanes, parking on the south side, sidewalk on the north side. He noted another requirement is to have more pedestrian area in the CBD, and that the 55' requirement is a holdover from the 2/way pairs.

Ms. Gianniotis wanted to confirm that there is eventually going to be a signal at 1<sup>st</sup> Street and the northbound side. There was discussion on are underground pipes and the room needed. Mr. Figurella stated that the 60" pipes are centered in the roadway.

Cynthia Buisson commented that the corner clip shows the 2.5' going over, and asked if that is shown in the dedication. Mr. Figurella said that the corner clip shown would have to push up 2.5' as the south line would move up.

Hassan Hadjimiry raised concern about how this property will compare to others that will come in for the requests. Ms. Gianniotis suggested certain areas of the code be revisited. Mr. Hadjimiry also asked, why the street "jagged". Mr. Figurella responded that it is jagged because some properties have not re-developed yet.

Jeri Pryor as for clarification of what will be built on this property and Ms. Gianniotis said it will be mixed use/residential.

**MOTION to APPROVE** the right of way reduction with the condition of a 2.5' general utility easement made by Cynthia Busisson and seconded by Sam Metott.

**MOTION CARRIED 8-0**

**7. Board Comments**

None

**8. ADJOURNED**

There being no further business to come before the board, the meeting was adjourned at 2:50pm

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 26, 2026**, which were formally adopted and **APPROVED** by the Board on

---