

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

MEETING DATE: September 25, 2025

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

CALL TO ORDER

The meeting was called to order by Anthea Gianniotis, Chair, at 2:01 PM.

1. ROLL CALL

A quorum was present.

Members present: Anthea Gianniotis, Chair, Steve Tobias, Vice Chair, Sam Metott, Jeri Pryor, Cynthia Buisson, Missie Barletto, Joseph Mazzeo, and Hannes Schoeferie,

Absent: Hassan Hadjimiry

Staff Present: Lynn Gelin, City Attorney; Jeff Oris, Asst. City Manager; Rolland Bogacz, Planner; and Diane Miller, Board Secretary

2. APPROVAL OF AGENDA

Motion to APPROVE the September 25, 2025, agenda, was made by Joseph Mazzeo and seconded by Sam Metott.

MOTION CARRIED 8-0

3. MINUTES

None

4. CONSENT AGENDA

A. Approval of the Non-Impact event known as “12 Days of Christmas – Santa’s Pajama Party” to be held on December 18, 2025, at the Libby Wesley Plaza and SW 5th Avenue, and to authorize the special events manager to take all actions necessary to effectuate the special event permit.

B. Approval of the non-impact event known as “Jingle Bell Jog” to be held December 20, 2025, at the Anchor Park and on A1A, 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 Missie Barletto and seconded by Sam Metott.

MOTION CARRIED 8-0

5. Old Business

None

6. New Business

A. 27th DELRAY BEACH GARLIC FESTIVAL. Recommendation of the Development Services Management Group of the City of Delray Beach, Florida, to the City Commission for an impact event known as “27th Delray Beach Garlic Festival” to be held on February 28 – March 1, 2026, at the Old School Square Campus.

Applicant Presentation

Danielle Pearson and Jennifer Costello presented the application. Ms. Pearson summarized the festival, noting the festival will be held on Saturday, February 28 and Sunday March 1st. The festival is expecting approximately 4000 people per day. The event will have alcohol, cooking on site, live music and merchandise vendors. There will be no road closures, and the entire campus will be fenced in. There will also be about 145 tents of different sizes.

Board Comments

Steve Tobias asked if the tents will be multiple sizes, and if so if the applications for permits could be submitted into the Building Department at least 2/weeks in advance for review and issue of the permits.

Ms. Costello asked what size tents will need permits and Ms. Gianniotis said that 20x20 and above will need a permit.

Missie Barletto commented that there is a request that the Police explorers take over both garages for the duration of the event. The rate structure has been changed, and any motion would need to include denial of that request. Ms. Gianniotis suggested we make a recommendation to the City Commission and this part be removed and adjusted, and Commission has the final approval.

Ms. Barletto responded to a request about the entire 1st floor of the parking garage being used by the Garlic Festival. There is City storage on this floor, handicap spaces, reserve parking spaces for our one vendor, and that does not leave much space on the 1st floor. There should be consideration of how your event will stage your items that you would have used on the 1st floor.

Ms. Costello commented that in the past we have had roll-offs for the trash on the 1st floor. Ms. Barletto expressed her concern that the roll-offs could possibly chip the concrete, and it will need to be repaired.

MOTION to APPROVE as amended by Sam Metott stating that we will not have the Police explorers participate in the charging of parking, to agree not to add additional public parking on the 1st floor and not to move the handicap space and other uses, seconded by Missie Barletto.

MOTION CARRIED 8-0 as amended

B. 614 Allen Avenue (2025-205) Consideration to reduce the front setback requirement from a minimum of 25 feet to 20 feet.

Address: 614 Allen Avenue

PCN: 12-43-46-09-15-002-0121

Applicant/Owner: 614 Allen Avenue LLC

Agent: Gary P. Eliopoulos

Planner: Rolland Bogacz, Planner

Applicant Presentation

Gary Eliopoulos, GE Architect, presented the applicant request.

Brian Grosberg, Azur Development

Staff Presentation

Rolland Bogacz, Planner presented an overview and analysis of the request.

Board Comments

Cynthia Busisson asked for clarification on this setback. Ms. Gianniotis explained that all the houses that are being built there now have a 37-foot setback from the existing property line. But the current zoning regulations state that there can be a 25-foot setback. So, it will show that all the houses will come forward 12 feet where the buildings are located now, except you must give a 5-foot dedication, which changes from where the setback is measured.

At 2:31pm Sam Metott left the meeting. A quorum is still met.

Another question regarding the driveway is the setback and the guest parking that might show up in front of all the garages. If the driveway is shorter and someday there might be a sidewalk with a conflict with parked vehicles.

Ms. Barletto asked, if the reason they are asking for the setback relief is it to maximize the available space in the backyard. Mr. Eliopoulos agreed that maximizing the backyard would do that and it would increase the open space.

Ms. Gianniotis read all the findings into the record.

MOTION to approve the request to reduce the minimum front set back from 25' to 20' made by Jeri Pryor and seconded by Hannes Schoeferie.

MOTION CARRIED 6-1 Dissenting was Anthea Gianniotis.

7. ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 2:40 PM.

Minutes of the September 25, 2025, Development Services Management Group

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 **September 25, 2025**, which were formally adopted and **APPROVED** by the Board on **March 26, 2026**.

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.