

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

MEETING DATE: May 9, 2024

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

1. CALL TO ORDER

The meeting was called to order by Anthea Gianniotis at 2:02 PM.

2. ROLL CALL

A quorum was present.

Members present were Anthea Gianniotis, Chair; Steve Tobias, Vice Chair; Hassan Hadjimiri; Samuel Metott, Patrick Figurella; Sammie Walthour; Ken Green, Missie Barletto, and Russ Mager.

Absent: None

Staff Present were Lynn Gelin, City Attorney, Jeff Oris, Asst. City Manager, Allison Behrman, Special Events Manager, Laura Simon, Executive Director, Downtown Development Authority, Pat Lyons, Building Inspector, Alexia Howald, Senior Planner and Peter Martinek, Board Secretary.

3. APPROVAL OF AGENDA

Item 5B to become 6AA

Motion to APPROVE the May 9, 2024 agenda, was made by Missie Barletto and seconded by Patrick Figurella.

MOTION CARRIED 7-0

4. MINUTES

Motion to APPROVE the February 8, 2024 (already approved) and April 11, 2024, was made by Patrick Figurella and seconded by Sammie Walthour.

MOTION CARRIED 7-0

5. CONSENT AGENDA

A. Approval of the Non-Impact Event known as "24 Annual Downtown Delray Beach Art Festival on the 4th" to be held on December 7-8, 2024, on 4th Avenue from East Atlantic to NE 2nd Street and on NE 1st Street on east and west side, and to authorize the special events manager to take all actions necessary to effectuate the special event permit.

Item 5B to become 6AA (Christmas Concert)

Motion to APPROVE the items listed on the consent agenda, was made by Samuel Metott and seconded by Patrick Figurella.

MOTION CARRIED 8-0

6. New Business

6AA. Approval of the non-impact event known as "Christmas Concert" to be held on December 21, 2024, at Old School Square Amphitheater grounds; and to authorize the special events manager to take all actions necessary to effectuate the special event permit.

Board Comments

Samuel Metott shared his concerns regarding having a concert the same time as the Christmas Tree Village. This is the busiest time of the year for the City, and I am looking at the logistics of having two major events at the same time.

Steve Tobias asked that with all the buildings assembled will the area be roped off. Mr. Metott explained and clarified that the concerns are that we will have large crowds for this time of year and staffing is increased.

Missie Barletto asked about parking for food trucks on the lawn and staff said that we have had trucks in past years, so parking is not an issue.

Sammie Walthour was questioning if this event has been held before? Ms. Gianniotis asked if the applicant would speak regarding what their requirements they are looking for and other details.

Ralph Giachetti, Go Therefore Ministries Inc. felt this would enhance and compliment the event. This is a two-hour event from 7-9pm and staff would be there to build and teardown.

Missie Barletto asked Mr. Giachetti if the company had done a production like this somewhere else at this time of the year? Mr. Giachetti has done productions at other churches on private property with about 1200 people.

Lynn Gelin reminded that the board is voting on the application and not here to redesign the application.

Motion to deny the application based on the number of activities that will be on going and the number of staff hours that are already committed to the festival and other activities that are happening at this time of the year.

MOTION DENIED 8-0

6.A. 301 NE 7TH Avenue (2024-116): Relief to Setbacks for 301 NE 7Avenue

Applicant: Jeffrey Costello-JCPlanning Solutions

Project Planner: Alexia Howald, Senior Planner

Applicant Presentation

Jeffrey Costello, JCPlanning Solutions presented through PowerPoint presentation.

Staff Presentation

Alexia Howald, Senior Planner presented through PowerPoint presentation.

Board Comments

Anthea Gianniotis said that currently we are at the 29 feet setback but if the dedication was there, it would be 24-foot setback. When looking at the current pattern of where the house is located, this would be 5 feet less.

Patrick Figurella asked for clarification on the relief for the setbacks even though there are other request for relief. That request is site visibility.

Anthea Gianniotis said that in the end I am more concerned with the consistency of the neighborhood. Also, that this relief does not automatically create other relief.

Patrick Figurella verified that the request would be 5 feet setback in the front and 2 feet setback in the back. There are other structures close to the alley which are secondary structures, but this house would be primarily close to the alleyway.

Missie Barletto agrees with this setback and with no major issues if safety related issues are met, visibility triangle, and back up area.

Motion to recommend approval, was made by Patrick Figurella and seconded by Missie Barletto

MOTION CARRIED 8-0

6.8. Muscle on the Beach Car Show: Recommendation of the Development Services Management Group of the city of Delray Beach, Florida, to the City commission for an impact event known as "Muscle on the Beach car Show" to be held on March 1, 2025, on

Old School Square and NE 27' Avenue.

Allison Behrman, Special Events Manager, provided a summary of the request. NE 29 Avenue, Pineapple Grove will be closed.

Applicant Presentation

George Walden this will be the 3rd year for this event and all proceeds will go to the Sandoway House.

Board Comments

Samuel Metott commented that this is a great event, and they are easy to work with.

Motion to recommend approval, was made by Samuel Metott and seconded by Missie Barletto

MOTION CARRIED 8-0

7. Reports and Comments

Steve Tobias commented on the item regarding setbacks. As there was a request for two setbacks, is there a way to approved both at the same time?

Anthea Gianniotis said that can be done to approve one and not the other. And variances and waivers have expiration dates. The project has one year to build with a permit.

Missie Barletto asked if 301 NE 7" Avenue has more than one waiver it's not just about the setback.

Patrick Figurella commented that they have asked in their submittal which included request for relief.

Lynn Gelin said that these waivers and setbacks do not come that often from SETAC with a recommendation that is not unanimous. I feel that if it is not unanimous it should not go on consent as this would be more for alleys this should be put on the agenda as

New Business.

Samuel Metott agrees that if SETAC has a question or concern it should be a non-consent item.

Missie Barletto commented regarding the Christmas events plus normal activities seem too much.


Jeff Oris commented that he is trying to work with SETAC and understand how all the holiday activities come together and from the City Managers point of view, the City has enough going on during season. We are trying to stop activities that have not already been undertaken and happy with what we have.

8. ADJOURN.

There being no further business to come before the Board, the meeting was adjourned at 3:08 PM.

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 **May 9, 2024**, which were formally adopted and **APPROVED** by the Board on November 14, 2024.

ATTEST:



STAR TORRES
CHAIR



BOARD SECRETARY

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