

City of Delray Beach

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Minutes - Draft

Tuesday, April 29, 2025

4:00 PM

Workshop Meeting at 4:00 PM

Delray Beach City Hall or Watch on YouTube:

<https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/s>
treams

City Commission

Mayor Thomas F. Carney, Jr.

Vice Mayor Rob Long

Deputy Vice Mayor Angela Burns

Commissioner Tom Markert

Commissioner Juli Casale

Pursuant to Section 3.12 of the Charter of the City of Delray Beach, the Mayor has instructed me to announce a Workshop Meeting of the City Commission to be held for the following purposes:

WS.1. CLARITY REGARDING MATTERS CONCERNING SUBCULTURE
COFFEE PERMITTED ZONING USE AND CODE ENFORCEMENT
STANDING

The April 29, 2025, Commission Workshop Meeting was called to order at 4:02 p.m. City Clerk Alexis Givings, called the role, and the following were present:

Present: 5 - Vice Mayor Rob Long, Deputy Vice Mayor Angela Burns, Commissioner Juli Casale, Commissioner Tom Markert, Mayor Thomas F. Carney, Jr.

Others present were:

Terrence Moore - City Manager
Lynn Gelin - City Attorney
Alexis Givings - City Clerk

Mayor Carney opened the meeting by expressing his concern that staff had not followed his directives regarding the Subculture Coffee Shop's activities.

Mr. Moore stated that the primary goal of this meeting would be to focus on one specific business and to discuss the proper protocols of Code Enforcement regarding zoning use certificates and appropriate parking agreements for businesses.

Lynn Gelin, City Attorney, discussed the various uses and licenses and noted that the Subculture's license, as initially submitted, would need to be amended. This is because they were operating differently at times than originally stated in their application. She reminded the Commission that in January, she had advised them that Subculture would need to come before the City Commission if they intended to deviate from their original license agreement, which they did not do.

Development Services Director, Anthea Gianniotis, stated that Subculture's original application was approved to only serve food to customers and not to host a concert on a stage.

Jeff Oris, Assistant City Manager, stated that he would follow up with the owner of Subculture, as they only had a verbal agreement regarding an off-site parking agreement.

There was discussion regarding the Administration's handling of this business, as they genuinely want the business to succeed. Some members of the Commission expressed their concerns about the complaints they've received, and discussed ways to move forward.

Mr. Moore recommended that the staff return with additional considerations to address the issues with Subculture at the Regular Commission Meeting on May 20, 2025. There was consensus from the City Commission to bring this item back for further discussion.

Ms. Gelin stated that the business submitted an amended application, which did not include any changes to its intended use. She mentioned that their request was denied and clarified what is permissible under the new zoning certificate of use. Furthermore, she emphasized that there is no complete record on file regarding their violations.

Mayor Carney opened the floor to anyone who wished to speak on this item.

Chaynne Merch, Events Coordinator for Subculture Coffee Shop
Noted that Subculture experienced higher traffic on random days compared to days when they had scheduled events.

Blake Ian Goldsmith, 32 SE 2 Street, Delray Beach
Recognized the legendary role of coffee shops for performers starting out in their careers. He noted that the events held at Subculture were not the cause of the parking problems. Additionally, he mentioned that one or two individuals are making emergency calls about cars parked on their property; they could simply contact a towing company.

Rodney Mayo, Owner of Subculture Coffee Shop
Suggested the Commissioners meet with him in person to find an amicable solution to the Subculture issues.

Vincent Apounar, Barista at Subculture Coffee Shop
Spoke about how much Subculture Coffee Shop means to him and to others, allowing them to express their creative thoughts and to play music.

Montre Bennett, 323 NW 2 Avenue, Delray Beach.
Stated there were parking issues throughout the city, and would like to see West Atlantic Avenue treated the same as East Atlantic Avenue.

Carter Van Voris, 265 NE 5 Avenue, Delray Beach
Requested the Commission find a solution to the Subculture Coffee Shop parking issue, as she is a neighboring business owner, and it adversely

affects her business, especially on weekends.

George Long, 46 North Swinton Avenue, Delray Beach
Suggested the Commission discuss matters with the Subculture Coffee Shop to reach a solution.

Danielle Rose, 323 NE 6 Avenue, Delray Beach
Expressed concerns about patrons of Subculture Coffee using parking spaces designated for his client.

Albert Richwagen, 298 NE 6 Avenue, Delray Beach
Discussed the discrepancy of how many seats Subculture Coffee Shop really has, and that the parking is the biggest problem.

Xavier Hawk, No address given.
Mentioned that Delray Beach was built on its artistic and cultural heritage, and would like to see it continue, especially for the younger generation who could showcase their music there.

Seeing no other present, Mayor Carney closed public comments on this item.

WS.2.

EMERGENCY PREPAREDNESS FOR ELECTED OFFICIALS

Sponsors: Fire Rescue Department

Mr. Moore introduced Fire Chief Ronald Martin, who delivered a presentation to the elected City Officials regarding hurricane and emergency preparedness for the City of Delray Beach in the event of a hurricane or emergency situation.

Commissioner Casale excused herself from the dais due to a prior engagement but thanked Fire Chief Martin for the informative booklet he distributed.

Fire Chief Martin discussed the elected body's roles and responsibilities in emergency management and disaster preparedness.

Chief Martin introduced Chief David Garcia, the Assistant Fire Rescue Chief of Emergency Management and Homeland Security, Deputy Emergency Manager Chris Bell, and Stephanie Craney, Special Events Planning Coordinator.

Chief Garcia provided an overview of the Federal Emergency

Management Agency document number G402, which outlined the Plan for Incident Command Systems intended for executives and senior officials. He stated that the National Incident Management System (NIMS) offers a consistent nationwide approach, enabling all levels of government, the private sector, and National Government Organizations to collaborate effectively during incidents. He reviewed the key components of how NIMS will assist the City in managing emergencies.

Chief Garcia also discussed how the City is preparing for potential emergencies.

Chief Martin noted the importance of working collaboratively with the County to ensure the recovery/restoration of the City as soon as possible.

Stephanie Craney discussed what a unified command response is and how her department will contribute to ensuring everyone's safety in the event of any type of emergency.

Chris Bell addressed the global risk of hurricanes this season. He stated that the state is currently in a neutral position regarding this threat.

The Commission engaged in a brief discussion on how to maintain communication if cell towers were destroyed. Chief Martin assured the Commission that measures are in place for ongoing and timely communication.

The Commission thanked the emergency management leadership for their work.

WS.3. Public Comment

Mayor Carney opened the floor to anyone who wished to speak on this item.

Paul Cannon, 1021 East Heritage Club, Delray Beach

Discussed the importance of training public volunteers in emergency responses.

There being no further business to discuss, Mayor Carney adjourned the meeting at 6:21 p.m

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers.