



MINUTES
DOWNTOWN DEVELOPMENT AUTHORITY BOARD MEETING
Monday – February 14, 2022 – 12:00 NOON
Downtown Development Authority
350 SE 1st Street, Delray Beach, FL

1. Call to order/Roll Call – 12:12 PM

Members Present: Peter Arts, Mavis Benson, John Conde, Rocco Mangel, Alan Costilo, Frank Frione.

Members Absent: Mark Denkler.

Staff: Laura Simon, Marusca Gatto, Liliana Fino, BJ Sklar, Heather Purdo.

Guests: Simeon Kirilov, Jose Gonzalez, Zak Lamrini, Sara Maxfield, Jennifer Buce, Sgt. James Schmidt, Nicolas Espier, Off. Anthony Perez.

Zoom/Phone: Amanda Skeberis, Vera Woodson, Alyson Walzer, Debra Tendrich, Jeff Dash, Jeff Oris, Gina Pierre, Melissa.

2. Agenda: Changes & Additions

ACTION – Motion to approve the agenda as presented.

Motion: F. Frione 2nd: M. Benson. Motion carried 5-0 (John Conde and Mark Denkler not present).

3. Approval of Minutes

A. January 10, 2022 Board Meeting Minutes

ACTION – Motion to approve the January 10, 2022, Board Meeting Minutes as presented.

Motion: M. Benson 2nd: R. Mangel. Motion carried 5-0 (John Conde and Mark Denkler not present).

4. Financial Report

A. Financial Report for January 2022

Checking	\$9,138.92
Money Market	\$1,020,321.49
Total Checking	\$1,029,460.41

Total Revenue \$1,141,244.00

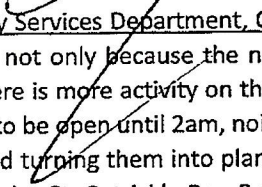
(Ad Valorem Taxes & Interest NET \$1,113,429.00)

Net Income for Year: \$697,138.00

ACTION – Motion to approve the January 2022 Financial Report as presented.

Motion: F. Frione 2nd: R. Mangel. Motion carried 5-0 (John Conde and Mark Denkler not present).

5. Public Comments: In Person Comments limited to 2 minutes (Submitted Via Email by 10am February 14, are read into the record) and Delray Beach Partner Reports (City, CRA, Chamber, etc.) – Comments limited to 2 minutes.


Amanda Skeberis (City of Delray Beach, Neighborhood and Community Services Department, Clean and Safe Administrator) – We are seeing an increase in noise complaints not only because the new Noise Ordinance has been published but also because it is high season and there is more activity on the streets. Although businesses located in the Entertainment District are allowed to be open until 2am, noise is only allowed until 1am. The Team is repurposing 12 concrete trash cans and turning them into planters. The Team is also making arrangements for major events coming up like the St. Patrick's Day Parade and Festival (March 12).

12:19pm – John Conde arrives.

M. Benson – The noise complaints received, do they refer more to noise from music entertainment or noise coming from vehicles running along Atlantic Avenue?

Amanda Skeberis – The noise complaints refer to loud music and loud noise coming from people.

L. Simon – Regarding the comments from the businesses that attended the last Downtown Business & Business Association meeting (held on January 12, 2022), most of those were negative in regards to the cleanliness of the Downtown area. It has been a very busy time, as it is the high season and everything is in full swing after the pandemic situation, but this matter needs to be addressed as we move forward, as it impacts greatly the image of Delray Beach for its visitors.

R. Mangel – Thank you everyone for fixing the parking situation behind Rocco's Tacos building.

James Schmidt (Delray Beach Police Department, Sergeant) – Last month the Team made 25 arrests (2 of them were related to vehicle burglaries that were left unlocked). The Team has been addressing the noise complaints to the City team. What we are requesting is a more effective Noise Ordinance.

R. Mangel – Rocco's Tacos restaurant uses a private security company to oversee safety at some events the restaurant does (like "5 de Mayo"), will those teams need training with the City Team regarding the new Noise Ordinance?

James Schmidt – Personally, I don't know the requirements from the City, but as far as I know there is no required training. The private security teams don't have any law enforcement functions.

A. Costilo – With all the increase in developments around town is the Delray Beach Police Department adding any new police members?

James Schmidt – I can't answer that question since it is not part of my work scope.

6. Development Services: Downtown Delray Beach Site Plan review and approvals:

A. 25 SE 6th Avenue – 2022-088 - Class I site Plan Modification – J. Buce & Gonzalez Architects
Jose Gonzalez (Gonzalez Architects) presenting item 6A - 25 SE 6th Avenue – 2022-088 - Class I site Plan Modification.

F. Frione – It is a great project!

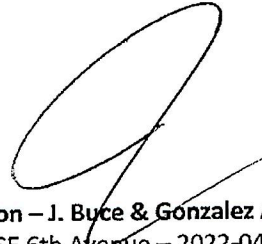
J. Conde – The green wall, is it a live (real plants) wall?

Jose Gonzalez – They are not real plants because they are very hard to maintain. The "fake plants" nowadays are very realistic.

ACTION – Motion to approve the 25 SE 6th Avenue – 2022-088 - Class I site Plan Modification as presented.

Motion: J. Conde 2nd: F. Frione. Motion carried 6-0. (Mark Denkler not present).





B. 50 SE 6th Avenue – 2022-044 - Class I site Plan Modification – J. Buze & Gonzalez Architects
Simeon Kirilov (Steve Seibert Architecture) presenting item 6B 50 SE 6th Avenue – 2022-044 - Class I site Plan Modification.

M. Benson – What type of retailing are you proposing for this space?

Simeon Kirilov – It will be a convenience store.

Zak Lamrini (Owner) – It will be a convenience store similar to 7/11 (selling also, among other things, newspapers, beer and wine and hard liquor).

M. Benson – If possible, it would enhance the space landscape, the addition of some kind of planters.

L. Simon – Will the hours of operation be from 6AM to 12AM?

Jennifer Buze (City of Delray Beach, Development Services Department, Planner) – That is what was approved.

A. Costilo – The building definitely needs a refreshed look.

J. Conde – Agreed.

ACTION – Motion to approve the 50 SE 6th Avenue – 2022-044 - Class I site Plan Modification as presented.

Motion: M. Benson 2nd: R. Mangel. **Motion carried 6-0. (Mark Denkler not present).**

7. NEW Business

A. DDA Events update – Delray Beach Fashion Week and Savor the Avenue – DDA Team

L. Simon presents updates on Delray Beach Fashion Week 2022 (document provided) and Savor the Avenue 2022. Delray Beach Fashion Week 2022 will take place from February 23rd to February 27th. As the DDA Board is aware the Old School Square Foundation is no longer operating the space, so having Delray Beach Fashion Week there brings activation to the area on February 23rd. Regarding Savor the Avenue, happening on March 28th, 16 restaurants will be participating on this event. The reservations opened on February 1st and the event was sold out within 24 hours. All restaurants are still accepting a wait list, though.

R. Mangel – Rocco's Tacos restaurant has a wait list of 300 people! The restaurant will be offering the same menu both on the premises of the event as well as inside the restaurant. It is easier to accommodate all food requests this way, seeing that with the participation on this event, the number of people being served is higher (regular number of seats, with addition of the participants of Savor the Avenue event).

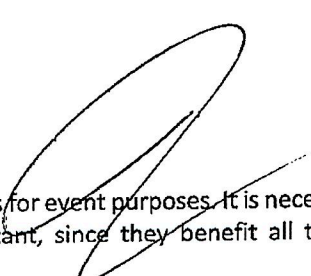
L. Simon – This event highlights not only the restaurants in Downtown Delray Beach but, also, the retailers, seeing that there is an influx of people to the City.

J. Conde – During the years, has Savor the Avenue increased the number of people participating?

L. Simon – As the event takes place on the street, and the street cannot be enlarged, therefore the number of participants cannot be increased either. As it is always a sold out, much attended event, doing it twice a year, might be a solution.

R. Mangel – It would be interesting to do some type of event like Savor the Avenue benefiting a charity. Doing it on a low season month (like September) would bring visitors downtown and would get the community involved.





M. Benson – Some people show concerns on closing streets for event purposes. It is necessary to highlight that street closures for event purposes are very important, since they benefit all the Delray Beach Downtown area.

R. Mangel – In West Palm Beach, Clematis Street is closed to host the Green Market on Saturdays. The event became bigger and bigger in scale and brings lots of visitors to the area.

8. OLD Business

A. Downtown Parking Survey, Federspiel Parking Garage and Downtown Parking updates – L. Simon

L. Simon presents item 8A Downtown Parking Survey, Federspiel Parking Garage and Downtown Parking updates (presentation provided).

R. Mangel – Parking is a very sensitive, impacting, and important matter. As an example, the Rocco's Tacos restaurant in Palm Beach Gardens is down 34% due to visitors not being able to park. Also, regarding parking for employees, economically wise it is hard enough as is. Having employees paying for parking just worsens the situation. If there will be a parking garage designated for employees in Downtown Delray Beach, for example the Robert Federspiel Parking Garage, where the employees can park for free, then they will park there. The employees will, always, prefer to park for free than having to pay.

A. Costilo – If employees will not park any longer on-street parking locations, but instead at the designated employee's location, will that bring more customers to the businesses?

R. Mangel – In my experience, yes. As an example, regarding the Rocco's Tacos restaurant in Las Olas Boulevard, since parking for employees started to be provided, the sales were up.

A. Costilo – When parking for employees is provided, they don't have to worry about where to park, avoiding delays to get into their workplaces.

R. Mangel – If someone is told (including customers) that there is free parking, there is more attendance. There are from 150 to 200 employees in Downtown Delray Beach working for the restaurants Elisabetta's, Rocco's Tacos and City Oyster (all restaurants belonging to Big Time Restaurant Group). It is a big number, and it is just related to only 3 of Downtown Delray Beach's restaurants.

A. Costilo – Something needs to be done. This issue (parking) has been discussed for too long.

M. Benson – On this survey, when people were asked if "Would you participate in a downtown Employee Parking Program if it existed which would be a permitted program providing designated parking for employees in Downtown?" 72% said yes. This reiterates the importance of creating this type of parking program in Downtown Delray Beach.

R. Mangel – The South County Courthouse parking lot (250 spots) is not being used during the weekend. It can play be part of the solution on this program.

Sara Maxfield (City of Delray Beach, Economic Development Office Department, Director) – In case there will be a shuttle connecting the employees parking designated location and their workplace, it will need to have a convenient schedule, so employees will not have to be waiting long.

R. Mangel – In West Palm Beach, the restaurants pay for the shuttle program. The shuttles run every 15 minutes.

P. Arts – I was contacted by the owners of the H.J. O'Connor's Pub (210 NE 2nd St, Delray Beach, FL 33444) and they expressed their frustration regarding parking matters. Since The Ray project has open, many of their employees are taking over customer parking spots.

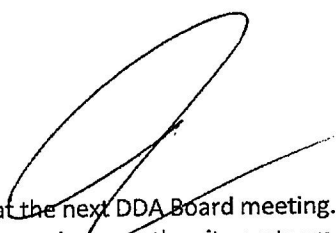
J. Conde – Can the DDA draft this downtown Employee Parking Program?

L. Simon – The DDA Board will have to discuss on that matter.

R. Mangel – In case there will be a designated Parking Employee Program at the South County Courthouse parking lot, there will be the need of security presence there.

J. Conde – A Safety Ambassador can be placed there.




L. Simon – Perhaps a draft plan might be brought for discussion at the next DDA Board meeting.

Sara Maxfield – If a downtown Employee Parking Program is accepted among the city partners, the next step will be to educate retailers and restaurants management on informing their employees on this new parking program.

L. Simon presents updates on the Robert Federspiel Garage matter (presentation provided) and on the Beachside parking meter rate increase (presentation provided). The consensus on this matter (during the workshop held on January 5th, between the Parking Management Advisory Board and Downtown Development Authority) was to increase Beachside Parking rates along Atlantic Avenue and City public parking lots to \$2.00/hour and parking rates along A1A to be increased to \$2.50/hour.

A. Costilo – The Land Development Regulations (LDR) for the City of Delray Beach regarding parking requirements for new developments, have not been reviewed for a while and therefore the parking issue gets worse with any new development being constructed in Downtown Delray Beach.

L. Simon - Regarding updates on the Wayfinding Signage Project, although many emails were sent by the DDA to those in charge, asking for updates there have been no answers. The conclusion of this project is of importance, especially to orient visitors to the parking locations available off the main street (Atlantic Avenue).

Sara Maxfield – It is on the City's budget for this year. I will connect with Jeff Oris (Assistant City Manager) to perceive on what point we are on this matter.

B. DDA December Program Report – DDA Team

L. Simon gives updates on January's DDA initiatives regarding Art & Activations (Art Trail), Banners & Lighting, International Downtown Association engagement, Economic Development and Public relations Placements.

B.J. Sklar gives updates on the Visitor Information Center (VIC) activities. Regarding the month of January, on 2019 the VIC received 2577 visitors, in 2020 received 2020 and in 2022 only 822 were received. We have seen a decrease of visitors this year, which is the opposite of what is happening on the retailer/restaurant side, as they are having an increase (20%) regarding the same month last year.

M. Gatto – Probably the visitors are getting more information online now. It seems a trend since the pandemic situation started.

i. Updates on Downtown Ambassador program

M. Gatto gives updates on the Downtown Ambassador program (document provided).

9. Non-Agenda Items

There were no non-agenda items.

10. Board Comments

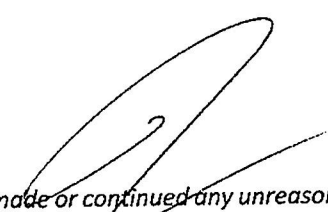
R. Mangel – A few days ago Rocco's Tacos received an informational letter regarding the City's new Noise Ordinance.

Sara Maxfield – Correct. Information was sent out to the businesses to inform them the new noise regulations.

Amanda Skeberis – The Team will be on the streets given information on these new regulations and verifying if there are any violations regarding this new noise ordinance. As per the LDRs for the City of Delray Beach [see Ordinance. No. 27-12, Title 9; Chapter 99; Section 03 (a)]:

Loud and unnecessary noises prohibited:




It shall be unlawful for any person to make, continue or cause to be made or continued any unreasonably loud, excessive, or unnecessary noise, which shall apply in all areas of the city, twenty-four (24) hours a day, seven (7) days a week, except as specified otherwise herein.

(A)

(1)

(a)

The operation of any such set, instrument, machine or device between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of one hundred (100) feet from the boundaries of the property surrounding the device or the building, structure, or vehicle in which the device is located, except as set forth in Section 99.03(A)(1)(a)(i), shall be prima facie evidence of a violation of this section.

(i)

For buildings or structures used for commercial purposes in the shaded area designated in the map below, operation of any such set, instrument, machine or device between the hours of 12:01 a.m. and 7:00 a.m. Monday through Friday and between the hours of 1:00 a.m. and 7:00 a.m. on Saturday and Sunday in such a manner as to be plainly audible at a distance of one hundred (100) feet from the boundaries of the property in which the device is located shall be prima facie evidence of a violation of this section.

A. Costilo – The DDA should draft a Parking Program to move on the resolution of the parking issues.

F. Frione – The DDA needs, indeed, to keep advocate on the parking matter until it is solved.

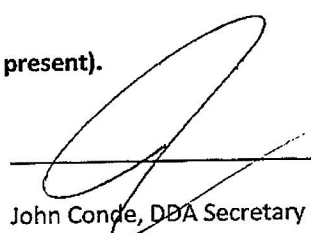
11. Adjournment

Motion: J. Conde 2nd: M. Benson

Motion carried 6-0. (Mark Denkler not present).

Meeting adjourned at 2:23PM.

Respectfully submitted,
Liliana Fino



John Conde, DDA Secretary

3.17.22

DATE

