



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

1. Call to order/Roll Call – 12:10 Noon

Members Present: Alan Costilo, Mavis Benson, Dr. John Conde, Vera Woodson, Frank Frione (via Zoom) and Rocco Mangel (via Zoom).

Members Absent: Mark Denkler.

Staff: Laura Simon, Liliana Fino, Suzanne Boyd, BJ Sklar.

Guests: Sgt. Schmidt, Guy Paterra, Anibal Fernandez, C. Ron Allen, Steven Michael, Carolina Baldivieso, Nicholas Netta, John Szerdi, Joelle Gutierrez, Henry Thompson, Jennifer Buce, Christina Bilenki, Daniela Quinn, Alexis Rosenberg, Scott Pape, Christina Morrison, Jeff Oris.

Zoom: Michael Wiener, Christine Tibbs, Ryan Purcell, Bryce Hall, Amy Alvarez, Jeff Dash, Katherina Paliwoda, Renee Jadusingh, Stephanie Immelman, Dave Goth.

2. Approval of Consent Agenda:

Motion by John Conde, seconded by Alan Costilo, to approve the consent agenda (Items A - Aug. 8, 2022 Board Meeting Minutes, B - Finances of Aug 2022 - Treasurers report and C - DDA Staff Report) as presented. Motion carried through a roll call (6-0). Mark Denkler not was not present.

3. Approval of Regular Agenda – September 12, 2022

Motion by John Conde, seconded by Alan Costilo, to approve the agenda with the swap of item 6C to 6B and with the addition of “Old School Square Discussion” as item 8C. Motion carried through a roll call vote (6-0). Mark Denkler not was not present.

4. Public Comments and Delray Beach Partner Reports (City, CRA, Chamber, etc.) – Comments limited to 2 Minutes

Public Comments by City Partners:

- Report by Stephanie Immelman, Delray Beach Chamber of Commerce, Chief Executive Officer,
- Report by Renee Jadusingh, Delray Beach Community Redevelopment Agency, Executive Director,
- Report by Sgt. Schmidt, Delray Beach Police Department Sergeant,
- Report by Henry Thompson, City of Delray Beach, Clean and Safe Department, Administrator
- Report by Jeff Oris, City of Delray Beach, City manager Division, Assistant City Manager,
- Report by Christina Morrison, Pineapple Grove Arts District, Board Member.

5. FY22/23 DDA Budget for final review – L. Simon

Mrs. Laura Simon presents item FY22/23 DDA Budget.

Motion by John Conde, seconded by Alan Costilo, to approve the FY22/23 DDA Budget as presented. Motion carried through a roll call (6-0). Mark Denkler not was not present.

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

A. 1133 W. Atlantic Avenue – 2022 – Mural Permit – Delray Design and Development LLC

Mr. Anibal Fernandez (Mural Artist) presents item “1133 W. Atlantic Avenue – 2022 – Mural Permit”.

Ms. Jennifer Buce (City of Delray Beach, Development Services Department, Planning and Zoning Department, Principal Planner) mentions that the mural presented will have a UV protective coating, which will (and as previously recommended by the DDA) make the mural more resistant and durable.

Mr. John Conde shows concerns on the “Hookah” art representation not being a good fit for the downtown Delray Beach Art Scene.

Mr. Alan Costilo suggest the use of a more general/abstract representation since the smoke shop might not be there forever.

Mrs. Vera Woodson agrees with the DDA board members comments and emphasizes that being this mural located close to one of the city’s entrances (leaving Interstate 95) the art depiction should represent the city.

Mrs. Mavis Benson agrees on the DDA board members comments, also.

Motion by Vera Woodson seconded by John Conde to approve the 1133 W. Atlantic Avenue – 2022-221 – Mural Permit with the recommendation that the “hookah” art representation be replaced in order to be more evocative of Delray Beach. Motion carried through a roll call (6-0). Mark Denkler not was not present.

B. 44 E Atlantic Avenue – 2022-221 – Certificate of Appropriateness, Class V Site Plan Modification – Donald C. Day

Michael Wiener (Applicant) presents item “44 E Atlantic Avenue – 2022-221 – Certificate of Appropriateness, Class V Site Plan Modification”.

Mr. Alan Costilo questions if the trim color around the building has been approved.

Ms. Katherina Paliwoda (City of Delray Beach, Development Services Department, Planning & Zoning Division, Historic Preservation, Planner) answers that the color change (to blue) has been previously approved.

Mrs. Vera Woodson comments that the changes proposed bring a refreshed look to the building.

Motion by Alan Costilo, seconded by John Conde to approve the 44 E Atlantic Avenue – 2022-221 – Certificate of Appropriateness, Class V Site Plan Modification as presented. Motion carried through a roll call vote (6-0). Mark Denkler not was not present.

C. 7th Avenue Banyan – 625, 633, and 645 West Atlantic Avenue – Class V Site Plan and Waiver – John W. Szerdi

Mr. John Szerdi (LDG Florida Architects, Principal) presents item “7th Avenue Banyan – 625, 633, and 645 West Atlantic Avenue – Class V Site Plan and Waiver”

Mr. Alan Costilo enquires if the 12-inch rise of the building ground floor is required by the Florida Department of Transportation (FDOT)

Mr. John Szerdi answers that this rise is required according to Federal Emergency Management Agency (FEMA), regarding flood requirements due to the area where this building is located.

Mr. John Conde asks how is the guest access (entering the building) done.

Mr. John Szerdi answers that there is a slide that allows for access to the building.

Mrs. Vera Woodson enquires if there is open access from the sidewalk.

Mr. John Szerdi confirms it.

Mrs. Vera Woodson enquires if there is a fence in front of the edge of ground floor of the building.

Mr. John Szerdi answers that there is not.

Mrs. Mavis Benson comments that this project brings development to the area, and questions if the 23 parking spots provided will be enough to fulfil the needs of office and retail uses of the building.

Ms. Christina Bilenki (Dunai, Miskel and Backman, LLP, Partner) answers that apart from the parking provided on this development that is public parking along Atlantic Avenue and along the side streets.

Mr. John Conde mentions that the railings along the first floor should not obstruct the entrance to the building or the views of the storefront windows.

Mr. Alan Costilo mentions that any new development on West Atlantic Avenue needs to allow for continuity on the walkability between the shopping area of East Atlantic and West Atlantic Avenue. The new developments should highlight the retail uses existent on the building to be visible to passing by traffic.

1:20pm – Frank Frione leaves the meeting.

Ms. Christina Bilenki observes that this building was designed for Florida lifestyle in a post pandemic time, allowing for bigger open spaces.

Ms. Alexis Rosenberg (City of Delray Beach, Development Services Department, Planning & Zoning Division, Long Range Planning, Senior Planner) mentions that the waiver requested by the applicant asks for the approval for use of a porch frontage instead of an arcade.

Mr. John Szerdi mentions that the request for the waiver resides on the fact that a porch frontage will be more weather pleasant for the patrons and more energy efficient for the tenants.

Motion by Alan Costilo, seconded by John Conde to approve the 7th Avenue Banyan – 625, 633, and 645 West Atlantic Avenue – Class V Site Plan and Waiver as presented. Motion carried through a roll call vote (5-0). Mark Denkler and Frank Frione were not present.

D. Atlantic Crossing – Building II & IV (Phase 2) – Class III Site Plan Modification – Bryce Hall

Mr. Bryce Hall (Kephart, President) and Mr. David Goth (Lupton Rausch Architecture and Interior Design), Principal) present item “Atlantic Crossing – Building II & IV (Phase 2) – Class III Site Plan Modification”.

Mr. Alan Costilo mentions that the overall project looks clean and fits within the regulations for new developments in downtown Delray Beach.

Mrs. Mavis Benson mentions that despite the different types of architecture presented for the various buildings within the project, the overall project looks cohesive.

Motion by John Conde, seconded by Alan Costilo to approve the Atlantic Crossing – Building II & IV (Phase 2) – Class III Site Plan Modification as presented. Motion carried through a roll call vote (5-0). Mark Denkler and Frank Frione were not present.

E. The Edge at Pineapple Grove – 605 NE 2nd Steet – Class V Site Plan – Bonnie Miskel & Christina Bilenki

Ms. Christina Bilenki presents item “The Edge at Pineapple Grove – 605 NE 2nd Steet – Class V Site Plan”. Mrs. Mavis Benson questions if this project provides parking facilities.

Ms. Christina Bilenki answers that each apartment is served by a 2-car garage, and that offsite parking for guests is being arranged.

Mrs. Mavis Benson comments that this project does not fit within the surrounding buildings styles of architecture. She suggests softening the façade or use a bigger setback.

Nicholas Netta (Netta Architects, President) observes that the building is projected in a masonry modern style type of architecture (as other buildings in the surrounding area) including diverse types of materials, living walls and a public landscape usable area in its structure.

Mrs. Vera Woodson suggest the use of more greenery features to soften the façade.

Mr. Alan Costilo asks about the size of the driveway and if it allows for U-turns.

Mr. Nicholas Netta answers that the driveway is 24 feet wide allowing for U-turns.

Motion by Alan Costilo, seconded by John Conde to approve The Edge at Pineapple Grove – 605 NE 2nd Steet – Class V Site Plan as presented. Motion carried through a roll call vote (5-0). Mark Denkler and Frank Frione were not present.

7. NEW Business

A. Art & Activation Grant request – Black History Month

C. Ron Allen presents item Art & Activation Grant request – Black History Month. C. Ron Allen requests for a grand of \$17,000.

Mr. Alan Costilo answers that the DDA Art & Activations Grant Program includes five grants in the amount of \$2000 each and questions about the budget for the Black History Month initiative.

C. Ron Allen answers that the initiative is budgeted for \$36,000 and that so far \$6,000 have been raised.

Mr. John Conde suggests granting a total of \$5,000 for this initiative.

Motion by John Conde, seconded by Alan Costilo to grant a of \$5,000 for the Black History Month initiative. Motion carried through a roll call vote (4-0). Vera Woodson abstains from voting on this item due to a conflict of interest. Mark Denkler and Frank Frione were not present.

B. Annual Performance Review, Executive Director – M. Benson

It is the DDA Board consensus to postpone the item Annual Performance Review, Executive Director for the next DDA Board Meeting of October 11th.

8. OLD Business

A. Pineapple Grove Arts District Organization update – Laura Simon

This item was deferred to the October 11th, 2022 DDA Board Meeting.

C. Old School Square Discussion (item added)

Ms. Suzanne Boyd presents the DDA Plan for Old School Square Campus (document provided).

Mr. John Conde comments that he is in full support of the DDA taking the leadership in moving forward with the reactivation of the Old School Square campus and that it is important to focus on the following points to jump start the reactivation process: staff recruitment, creation of partnerships between different local organizations, raise of funds.

2:28pm – Mr. John Conde leaves the meeting.

Mr. Alan Costilo comments that before any reactivation takes place the campus should be going through a maintenance process with the funds provided by the City. Also, a business plan should be prepared in advance.

Mr. Rocco Mangel suggests executing a “Request For Proposal (RFP)” bidding process after a reactivation plan is set out.

Mrs. Vera Woodson agrees that the execution of a Reactivation Plan should be the first step.

Mr. Jeff Oris comments that the DDA is one of the most well positioned organizations in town to lead the reactivation of the Old School Square campus.

Ms. Sara Maxfield (City of Delray Beach, Office of Economic Development Department, Director) mentions that being such an important asset for the city the reactivation of the Old School Square campus should involve all the community.

Ms. Suzanne Boyd comments that as a starting point the campus can profit from the implementation of small but meaningful activations.

Mrs. Mavis Benson questions about the next steps for this process to move forward.

Mrs. Laura Simon answers that on September 29th the Community Redevelopment Agency will hold a meeting regarding funding for this project and that the DDA is working with the City on the development of this project.

10. Board Comments

Mrs. Vera Woodson suggests that any future projects located in Downtown Delray Beach, even when presenting an approved architectural style (according to the City’s LDR) should look cohesive within the ensemble of the existent downtown structures.

Mr. Alan Costilo comments that a good example of such achievement is the Atlantic Crossing project.

Mrs. Mavis Benson mentions the importance of the Delray Beach Downtown Merchant and Business Association meetings as an important resource to perceive the needs of the Downtown area.

3:12pm – Mr. Alan Costilo leaves the meeting.

11. Adjournment

The meeting was adjourned at 3:13pm by Board consensus.

Respectfully submitted,
Liliana Fino



Vera Woodson, DDA Secretary

10-12-2022
DATE