



MINUTES
DOWNTOWN DEVELOPMENT AUTHORITY BOARD MEETING
RESCHEDULED
Tuesday – June 21st, 2022 – 12:00 NOON
Downtown Development Authority
350 SE 1st Street, Delray Beach, FL

1. Call to order/Roll Call – 12:01 Noon

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

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

Guests: John Szerdi, Joelle Gutierrez, Daniel Gutierrez, Richard Jones, Henry Thompson, Steven Michael, Jeffrey Silberstein, Neil Schiller, Peter De Bello, Rachel Falcone, Gary Eliopoulos, Christian Mendoza, Jake Eliopoulos, Sara Maxfield, Jeff Oris.

Zoom: Michelle Hoyland, Michael Corbit, Donna, Vera Woodson, Jeff Dash, Alyson Walzer.

2. Agenda: Changes & Additions

Motion by Mark Denkler, seconded by Frank Frione, to approve the agenda as presented. Motion carried through a roll call vote (4-0). Rocco Mangel, John Conde and Alan Costilo were absent.

3. Approval of Minutes

A. Regular Board Meeting Minutes of May 9, 2022

Motion by Mark Denkler, seconded by Mavis Benson, to approve the Minutes as presented. Motion carried through a roll call vote (4-0). Rocco Mangel, John Conde and Alan Costilo were absent.

B. FY 22/23 Board Meeting Minutes of May 10, 2022

Motion by Frank Frione, seconded by Mavis Benson, to approve the Minutes as presented. Motion carried through a roll call vote (4-0). Rocco Mangel, John Conde and Alan Costilo were absent.

C. Town Hall Meeting Minutes of June 1, 2022

Motion by Mavis Benson, seconded by Mark Denkler, to approve the Minutes as presented. Motion carried through a roll call vote (4-0). Rocco Mangel, John Conde and Alan Costilo were absent.

4. Financial Report

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A. Financial Report for May 2022

Checking \$4,516.12
Money Market \$680,068.13
Total Checking \$684,584.13

Total Revenue \$1,307,770.00

(Ad Valorem Taxes & Interest NET \$1,241,168.00)

Total Expenses: \$954,976.00
Business Development: \$613,338.00
Office/ Administrative: \$341,638.00

Net Income for Year: \$352,794.00

Motion by Mark Denkler, seconded by Frank Frione, to approve the agenda as presented. Motion carried through a roll call vote (4-0). Rocco Mangel, John Conde and Alan Costilo were absent.

12:05 pm – Rocco Mangel arrives.

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

12:07 pm – J. Conde arrives.

Public Comments by City Partners:

- Report by Sgt. James Schmidt, Delray Beach Police Department Sergeant
- Report by Henry Thompson, City of Delray Beach, Clean and Safe Department, Administrator

12:11 pm – Alan Costilo arrives.

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

A. 307 NE 5th Avenue - Class V Site Plan - Jeffrey Silberstein

Mr. Jeffrey Silberstein (Silberstein Architecture, Principal) presents item 307 NE 5th Avenue - Class V Site Plan.

Mrs. Mavis Benson observes that the building façade design is not appealing.

Mr. Alan Costilo reports that other 3-story buildings include a bigger setback than the one being presented.

Mr. Jeffrey Silberstein answers that the setback is planned as per the regulations in place, and that there will be trees that will complement the landscaping.

Mrs. Mavis Benson replies that shade trees, instead of palm trees, will complement better such type of project. She adds, also, that the Art Deco design, chosen for this project, does not appear much



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throughout the downtown area and that the proposed architectural design makes the building look like a big box. She suggests that adding some dimension to the design would soften the heavy look.

The board members agree with the suggestions given by Mrs. Mavis Benson.

Mr. Peter Arts suggest softening the wall of the front of the building by rounding the edges (similar to other Art Deco buildings in the area – e.g., 124 NE 5th Ave, Delray Beach, FL 33483).

Motion by Mavis Benson, seconded by Frank Frione to approve the 307 NE 5th Avenue - Class V Site Plan with the suggestion that the architectural plans be changed so that the project is in articulation with other art deco buildings existing in the area. Motion carried through a roll call vote (7-0).

B. 10 N. Swinton Avenue –2022-060 - Certificate of Appropriateness Class V Site Plan Modification, Waiver, In-Lieu Parking, and Conditional Use - MDG Banyan Delray Partners, LLC

Ms. Michelle Hoyland (City of Delray Beach Development Services Department, Planning & Zoning, Historic Preservation Division, Principal Planner) gives a short description on the project being presented.

Mr. Alan Costilo ask if it is required to keep the “Doc’s All American” building.

Ms. Michelle Hoyland answers that the “Doc’s All American” building is not a contributing building listed in the Delray Beach Local Registry of Historic Places, therefore the developer could have chosen to tear it down, but he decided to keep it.

Mr. Neil Schiller (Government Law Group PLLC, Partner) and Mr. John W. Szerdi (LDG Florida Architects, President) give details on the 10 N. Swinton Avenue –2022-060 - Certificate of Appropriateness Class V Site Plan Modification, Waiver, In-Lieu Parking, and Conditional Use item.

Mr. John Conde recaps the importance of developing the west of Atlantic Avenue area and thanks the developer for creating this great project.

The board members agree with Mr. John Conde.

Mr. Alan Costilo asks for details on the parking calculation and suggests that the In Lieu parking should be less than almost 50% of the parking and that the applicant should provide at least 65% onsite parking.

Mr. Mark Denkler question if the outdoor dining seats at “Doc’s All American” are accounted for in the parking calculations.

Mr. Neil Schiller confirms that it is.

Mrs. Laura Simon mentions that she met with the applicant to discuss on options to the railings on the ground floor, since they make the businesses, located on the ground floor less noticeable, which might be a deterrent for guests to visit those stores.

A discussion ensued regarding the request from the developer of adding the full project versus only the “Doc’s All American” building to the Local Registry of Historic Places.

Mrs. Mavis Benson observes that the Art Modern design presented by the developer does not fit within the surrounding buildings architectural design styles. She mentions, also, that the west entrance of the building design is very noticeable, and that a softer color should be applied to it.

Mr. Steven Michael (Banyan Group, LLC, Principal) explains that this entrance was designed that way to be noticeable for vehicle traffic, to incite the visitors to visit the building.

Mr. Rocco Mangel ask about the process to acquire a tenant to continue the old “Doc’s All America” legacy type of business.

Mr. Neil Schiller answers that they have found a potential local operator that will operate “Doc’s All American” similar to the previous tenant, selling hamburgers and shakes, with little upgrades, keeping the name of the previous business, also.

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Motion by John Conde, seconded by Frank Frione to approve the 10 N. Swinton Avenue –2022-060 - Certificate of Appropriateness Class V Site Plan Modification, Waiver, In-Lieu Parking, and Conditional Use with the suggestion that the railings facing Atlantic Avenue be modified to allow for more visibility (from the street level) of the retailer stores in the building and for easier access to those retailers. Motion carried through a roll call vote (5-2).

C. 325 E. Atlantic Avenue - Class III Site Plan Application - Gary Eliopoulos

Mr. Gary Eliopoulos (GE Architecture, Vice President) presents item 325 E. Atlantic Avenue - Class III Site Plan Application.

Mr. Alan Costilo notes that, as per the Downtown Delray Beach Shopability Analysis, by Gibbs Planning Group, if different businesses are located in the same building, they should have different storefront designs, so it customizes each business independently.

Mrs. Mavis Benson notes that the majority of the new developments and architectural changes in downtown Delray Beach tend to prefer to use large (ceiling to floor) storefront windows, but that option makes the store displays less visible to road traffic (versus the closed elevated windows displays). She also reports that she prefers the arcade style.

Mr. Gary Eliopoulos explains that the arcade style impedes the road traffic from seeing the storefronts, becoming imperceptible to road traffic what type of business is that about.

Motion by Alan Costilo, seconded by Mark Denkler to approve the 325 E. Atlantic Avenue - Class III Site Plan Application with the suggestion that the developer individualizes the façade look of each different store, to make them distinctive from each other. Motion carried through a roll call vote (6-1).

7. NEW Business

A. DDA FY22-23 Tentative One Mil Tax Levy

Motion by Alan Costilo, seconded by Mark Denkler to approve the DDA FY22-23 Tentative One Mil Tax Levy. Motion carried through a roll call vote (7-0).

B. FY21-22 DDA Budget Amendment

Motion by Mark Denkler, seconded by John Conde to approve FY21-22 DDA Budget Amendment. Motion carried through a roll call vote (7-0).

C. FY22-23 Budget Meeting

Mrs. Laura Simon suggests adding the Budget discussion at the end of future regular Board meetings, on July 11th and August 8th. The DDA Board accepts this suggestion.

8. OLD Business

A. DDA May Team Recap Report – DDA Team

Mrs. Marusca Gatto reports on the Art & Jazz on the Avenue event, and on the Safety Ambassadors Program.

Ms. Suzanne Boyd reports on marketing initiatives.

Mrs. BJ Sklar reports on the Visitor Information Center activities.



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B. Goal Setting and Town Hall Update discussion

Mrs. Laura Simon reports that the Cornell Art Museum reactivation is not decided yet. On Thursday, June 23th at 6pm there is a Charrette for the Community, at Fieldhouse (Old School Square).

9. Non-Agenda Items

There were no non-agenda items.

10. Board Comments

Mr. Alan Costilo suggests having an Art & Jazz on the Avenue event on Atlantic Avenue (from Swinton Avenue to 5th Avenue).

Mrs. Mavis Benson mentions how great was the Art and Jazz on the Avenue event, happened on May 25th.

11. Adjournment

The meeting was adjourned at 3:06pm by a **Motion** by John Conde, seconded by Mavis Benson. Motion carried through a roll call vote (7-0).

Respectfully submitted,
Liliana Fino



John Conde, DDA Secretary

7.12.22

DATE