



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

50 SE 4th Avenue

The proposed In-Lieu of Parking request is associated with a restaurant located at 50 SE 4th Avenue, Delray Beach, FL (PCN: 12-43-46-16-P9-000-0010). On December 11, 2017, the City Commission approved off-site agreements for 32 spaces: seven spaces at 85 SE 4th Avenue and 25 spaces at 350 SE 1st Street; per the approved agreements, the off-site parking spaces were available from 6pm to 2am. On January 10, 2018, the Site Plan Review and Appearance Board (SPRAB) approved the Class V Site Plan to construct the 5,742 square foot two-story restaurant with a landscape waiver and conditions limiting weekday operations from 6pm to 2am; the parking requirement at this time was 34 spaces. The off-site parking agreements were amended in 2018 providing seven of the parking spaces during the daytime and allowing operation from 11am to 6pm. On March 24, 2021, SPRAB approved of the Class III Site Plan Modification to reduce the restaurant to one-story, 3,625 square feet, therefore lowering the parking requirement to 22 parking spaces. The applicant is requesting an in-lieu of 13 parking spaces due to the future termination of the off-site parking agreement with 350 SE 1st Street. Please note, the termination of the off-site agreement cannot occur until replacement of parking has been approved.



Application Type:

In-Lieu of Parking

Address/Location:

50 SE 4th Avenue

Zoning District/ Overlay:

CBD – Central Business District

FLUM:

CC – Commercial Core

Property Owner:

50 SE 4th Avenue, LLC

Steven Cohen, Manager

scohen@manimalland.com

Designated Agent:

Lee Cohen

561-573-6628

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Project Planner:

Susana Rodrigues

Senior Planner

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Advisory Board Review (s):

CRA: No

DDA: No

PMAB: Yes

Final Action Review Date:

City Commission: TBD

Attachments: Site Plan, Justification Statement, Parking Map, Tri-Party Agreements

NOTE: This item is under review and is subject to changes upon further analysis based on comments made by Staff according to the City's Land Development Regulations (LDR) and other department technical reviews. Any comments or objections shall be presented to the approving body during the scheduled meeting or discussed with the project planner in advance.