



# **City of Delray Beach Parking Management Advisory Board Meeting**

**Request for In-Lieu Parking Relief**

**50 SE 4<sup>th</sup> Avenue**

**April 29, 2025**

**(2025-115)**

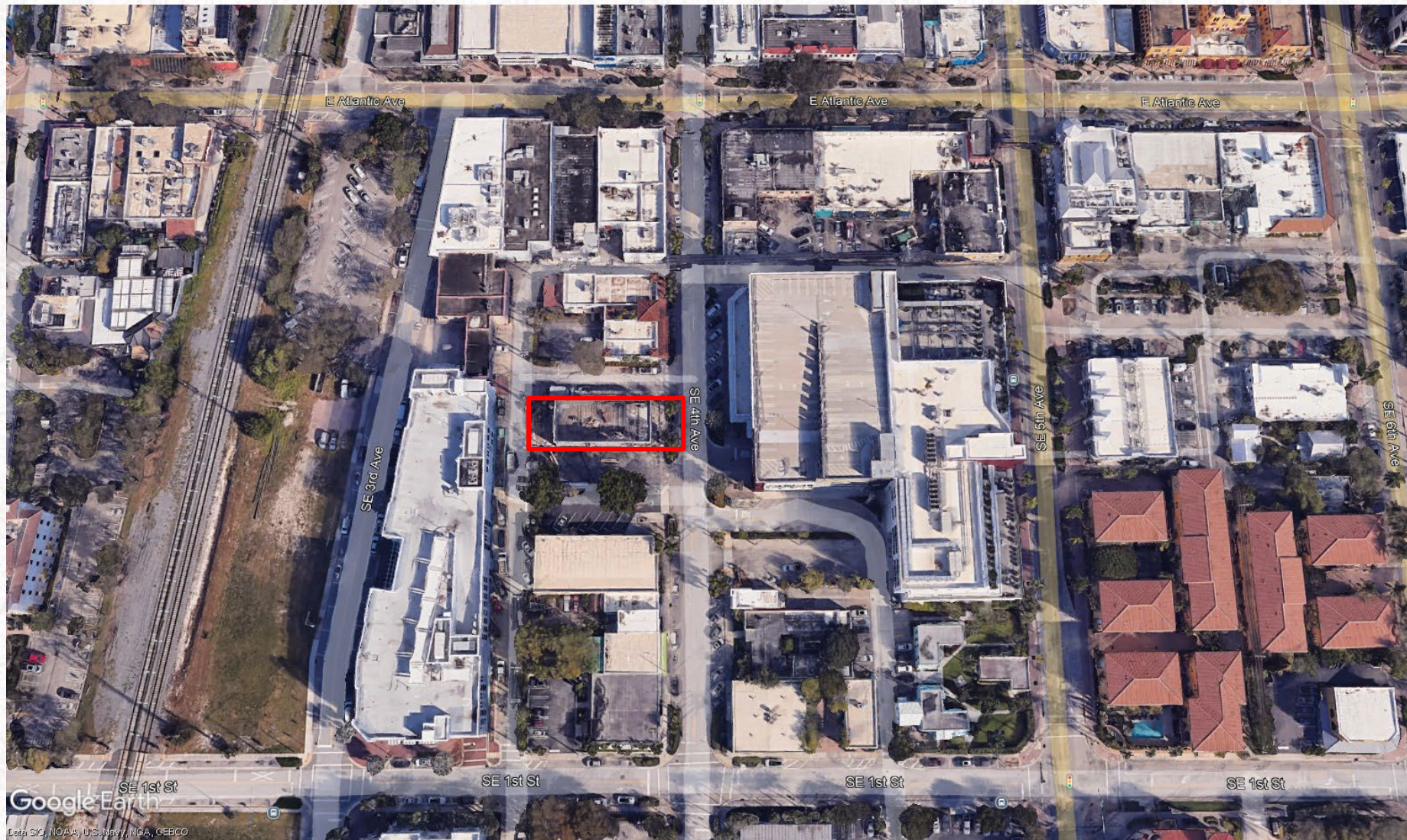
**Steven Cohen, 50 SE 4<sup>th</sup> Avenue LLC  
Lee Cohen, 50 SE 4<sup>th</sup> Avenue LLC**





# Location Map

In-Lieu of Parking Relief– 50 SE 4<sup>th</sup> Ave







## Background

- **2017-Mar**: Submitted a Class V Site Plan application for a 5,742 SF restaurant with rooftop dining, requiring 34 parking spaces. Two spaces were provided onsite, with the remaining 32 secured through offsite parking agreements within 750 feet of the site.
- **2017-Dec**: Commission approved the two offsite parking agreements for 32 spaces at:
  - 85 SE 4<sup>th</sup> Ave - 7 spaces
  - 350 SE 1<sup>st</sup> St - 25 spaces
- **2018-Jan**: SPRAB approved the Class V Site Plan with conditions limiting weekday operations to evenings.
- **2018-Dec**: SPRAB amended prior approval to allow lunch service without additional daytime parking requirements due to available alternative parking options.
- **2021-Mar**: SPRAB approved a Class III Site Plan reducing the restaurant size to 3,625 SF, reducing the parking requirement to 22 spaces.
- **2024-Aug**: Construction of restaurant shell was completed, and a Certificate of Completion was issued.



# Project Photos

50 SE 4<sup>th</sup> Ave







# Project Photos

50 SE 4<sup>th</sup> Ave







# Location Map

## Tri-Party Offsite Parking Easement Agreements







# Offsite Parking Agreement Location

85 SE 4<sup>th</sup> Ave – 7 Spaces







# Offsite Parking Agreement Location

350 SE 1<sup>st</sup> St – 25 Spaces







## Current Situation

- The Coastal Group Inc., the property owner of 350 SE 1<sup>st</sup> Street, requested the termination of the Tri-Party Offsite Parking Easement Agreement.
- The easement imposes undue restrictions, preventing them from utilizing their property for alternative purposes, such as residential or affordable housing development – a benefit to the city’s long-term growth goals.
- Therefore, we respectfully request the City of Delray Beach’s consideration to grant approval of project relief in the form of an In-Lieu of Parking request in the amount of 13 parking spaces, so that the Tri-Party Offsite Parking Easement Agreement could subsequently be terminated.





# Reasoning for In-Lieu Request

1. **Adequate existing parking options** near the site:
  - iPic Parking Garage: 90 public spaces
  - Street Parking on SE 4th Ave: 27 spaces
  - Pay Lot to the North: 17 spaces
  - Pay Lot to the South: 10 spaces
  - Pay Lot to the Southeast: 8 spaces
  - Additional Pay Lot to the South: 7 spaces (starting at 5pm on weekdays; all weekend)
  - Valet Stand: Located 200 feet north of the property
2. **Dedicated parking not necessary for restaurant success**, based on 28 years of experience as a Landlord of more than 8 restaurants in the CBD.
3. **Burden on Property Owner:** The easement restricts the Coastal Group from pursuing redevelopment opportunities, thus limiting the property's value and the city's ability to generate additional revenue.
4. **In-Lieu Parking Fees:** To resolve this matter equitably, the impacted property owners propose splitting the in-lieu parking fees associated with the release of the easement. The request further generates additional capital to be used by the City's Parking Management Fund.





# Public Parking Options

## 50 SE 4th Ave: Parking Options

Summary of available parking in immediate vicinity



**Subject Property - 50 SE 4th Ave**

**Railroad Lot**

**Privately-owned public parking**

**IPic Parking Garage - 90 public space**

**Street parking**

**Valet Stand**

540 feet from 50 SE 4th Ave to Railroad Lot

Google Earth

Data © 20, NOAA, U.S. Navy, NGA, GEBCO

500 ft







# Public Parking Options







# Justification for In-Lieu Parking Request

**Findings:** The following findings must be made prior to approval of project relief in the form of an In-Lieu of Parking request.

- (a) Public parking options, including on-street parking, public parking lots, and public parking garages are available within 1,320 feet measured along a pedestrian route to the building entrance.

**See summary of existing parking on SE 4<sup>th</sup> Ave above. Additionally, access to the Railroad Lot is located approximately 660 feet directly to the north of the property.**

- (b) The in-lieu of parking fee request supports at least one of the following City policy-driven goals:
1. Preservation of a historic structure by allowing its use, adaptive reuse, or expansion while maintaining the character of the property or historic district by avoiding excessive use of historic properties for parking; or
  2. Investment in the West Atlantic Neighborhood Sub-district consistent with the West Atlantic Master Plan; or
  3. Adaptive reuse or expansion of an existing building resulting in a building not more than a total of two stories in height.

**This finding is not being met. However, given the unique situation and reasoning behind this request, as well as other findings being met, approval of project relief should be considered.**

- (c) The in-lieu of parking fee request does not facilitate development that will demolish the following types of structures with Central Business (CBD) District or Old School Square Historic Arts District (OSSHAD) zoning:
1. An individually designated or contributing historic structure in a historic district;
  2. A non-contributing structure that is at least 35 years old in a historic district, unless the Historic Preservation Board makes a finding the building should not be reclassified to contributing;
  3. Any structure that has been identified for potential designation through a resource survey.

**This structure has not been identified for potential designation through a resource survey.**





## Conclusion & Next Steps

Your consideration of this unique request is sincerely appreciated. By approving the in-lieu parking request and subsequently releasing the easement, the city can facilitate fair outcomes for all parties involved while supporting practical, community-focused development.

Thank you for the opportunity. We are open to discussions for further clarification and next steps.

Steven Cohen  
50 SE 4<sup>th</sup> Avenue LLC  
954-646-0135  
[scohen@manimalland.com](mailto:scohen@manimalland.com)

Lee Cohen  
50 SE 4<sup>th</sup> Avenue LLC  
561-573-6628  
[lee@manimalland.com](mailto:lee@manimalland.com)