

OVERVIEW

This panel session focuses on re-invention and resiliency in retail uses, particularly restaurant and food related uses. Restaurants function as gathering places for enlivening urban spaces, and several panel members will discuss how well they functioned during Covid, how they may have changed to become more resilient, and how the planning profession may need to respond to those changes. The discussion will include the example of a new indoors Public Market in downtown Delray Beach, in fact the largest public food hall/public market in Florida. The function of retail and restaurants as a barometer of health, prosperity and vitality in community redevelopment will also be explored with real life examples in two small towns in Palm Beach County -- the City of Delray Beach and the City of Lake Worth Beach. Finally, we will learn about the issues in locating a "last mile" distribution center in an affluent residential community.



Chris Brown has extensive experience in planning and design, real estate development, finance and redevelopment management. Mr. Brown served for 9 years as the Executive Director of the highly successful Delray Beach CRA when it was just in its infancy. He is recognized throughout Florida for the legacy he has left in Delray Beach and is responsible for negotiating multiple public-private partnerships and creating the marketing co-op. Mr. Brown's successes in redevelopment can be attributed to his experience in real estate, working for and as, a real estate developer. Chris Brown has led some of the most successful Community Redevelopment Agencies in the state of Florida and is a past President of the Florida Redevelopment Association.

Moderator

Christopher J. Brown

Principal/Real Estate Broker

Redevelopment Management Associates

Palm Beach County Planning Congress

Virtual Planning Challenges Seminar

July 16th, 2021 – Resiliency, Retail, and Restaurants



Speaker & Panelist
Laura L. Simon
Executive Director
Delray Beach DDA

Laura L. Simon is the Executive Director of the Delray Beach Downtown Development Authority, a special taxing district established in 1971. She joined the organization in 2010 and in the process has created award – winning marketing campaigns and events that consistently drive positive economic growth throughout the downtown community. Most recently Simon led the Reopen Task Force through the COVID-19 pandemic in collaboration with the City of Delray Beach, CRA, and Chamber of Commerce. As a native of Delray Beach, Florida, as well as a tourism management professional, Laura's enthusiasm and passion for promoting this unique destination is contagious as well as impactful. She has brought a unique hospitality perspective to the strategic planning and development of the Downtown Development Authority and her hometown. Laura graduated from Clemson University with a Bachelor of Science degree in Tourism Management, in 1988 and lived throughout the country until 1992 when she returned to Delray Beach where she resides with her husband Sven and daughter Madison.

Simon will speak about Downtown Delray Beach, which is and has been a resilient community built on a foundation with a collaborative spirit, surviving recessions, leadership practices and a pandemic. As the downtown management organization, the DDA was on the ground as the lifeline pre, during and post pandemic with the business and property owners navigating the challenges. Also, Simon will discuss her collaborative working relationship with other downtowns across the state and country to bring solutions, opportunities and best practices to the forefront for recovery as we reopen and rebuild our communities.



Speaker & Panelist
William Waters, AIA
Community Sustainability
Director, Lake Worth Beach

William Waters serves as Lake Worth Beach's Director for Community Sustainability. His education includes Masters Degrees from the University of Virginia and the University of Miami in both Urban Planning and Architecture as well as a Bachelor's in City Planning. He also holds a Historic Preservation Certificate. He is a Florida licensed architect and interior designer, has received National Council of Architectural Board certification, is recognized as a LEED Accredited Professional by the U.S. Green Building Council and acquired a SEED certificate from the Harvard Graduate School of Design. His thirty plus year, professional career includes both public and private sector work in District of Columbia, Florida, Georgia, North Carolina, Virginia, the Bahamas and United Kingdom.

Waters will discuss three topics related to the City of Lake Worth Beach's long range planning and response to the Covid-19 pandemic related changes in the market place: The City's new Micro-Unit Ordinance; Professional Home Occupations; and, Take-Out Establishments.

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Jordana L. Jarjura serves as President and General Counsel for Menin. Menin provides acquisition, development, redevelopment, leasing and property management services for 'Class A' retail, office and mixed-use properties across the United States. Presently, Menin owns, manages and is in development of more than \$700 million of commercial real estate. Current development is focused on urban commercial and mixed-use projects in South Florida, along with select single-tenant acquisitions in upscale markets nationally.

Jarjura will discuss the challenges that Menin Development faced during the COVID-19 pandemic as a landlord with tenants, as a developer with construction & design, and as an owner dealing with employee productivity & safety concerns. Jarjura will also discuss the challenges that Menin's tenants (who range from mom & pop businesses to publicly traded and/or private equity backed companies) faced within the last year.

Speaker & Panelist

Jordana L. Jarjura

President and General Counsel
Menin Development, Inc.



Nilsa Zacarias, AICP, Fulbright Scholar, and Principal of NZ Consultants has more than 23 years' professional experience encompassing land use planning, urban design, community development initiatives, and architecture—both internationally and in the United States. She has conducted development initiatives for the United Nations Development Program, Inter-American Development Bank, and numerous urban planning projects in South Florida. Utilizing her public and private-sector experience, Nilsa started NZ Consultants (NZC) in 2009 and has provided consulting services to the City of Lake Worth Beach, Village of Tequesta, City of Delray Beach, Town of Manalapan, City of Westlake, Town of Mangonia Park, City of Fort Pierce and City of Vero Beach among others.

Zacarias will discuss her experience representing the Delray Dunes Homeowners Association in opposing the development of a warehouse and distribution facility to be occupied by Amazon and the Village of Golf Council's vote against the development.

Speaker & Panelist

Nilsa Zacarias, AICP

Principal, NZ Consultants