

**PARKING MANAGEMENT ADVISORY BOARD MINUTES
TUESDAY, DECEMBER 28, 2010, 5:30 P.M.
FIRST FLOOR CONFERENCE ROOM**

MEMBERS PRESENT:

Fran Marincola
Peggy Murphy
Alan Kornblau
Bruce Gimmy
John Gergen
Herman Stevens
William Morse
Mark Krall
Margie Walden

MEMBERS ABSENT:

Cecelia Boone

STAFF PRESENT:

Scott Aronson, Parking Management Specialist

STAFF ABSENT:

None

GUESTS/OTHERS:

Randal Krejcarek

I. CALL TO ORDER:

The meeting was called to order by Chairperson, Mr. Fran Marincola, at 5:40 p.m.

Mr. Morse stated that he had to recuse himself from speaking on the discussion regarding the request from café De France as they are a client of his.

II. APPROVAL OF AGENDA:

Mr. Kornblau made a motion to approve the agenda, seconded by Mr. Gergen. Said motion passed unanimously.

III. APPROVAL OF MINUTES:

October 26, 2010

Mr. Gergen made a motion to approve the minutes of October 26, 2010, seconded by Ms. Walden. Said motion passed unanimously.

IV. OLD BUSINESS

Mr. Aronson advised that he is waiting for the results from the Planning & Zoning Department regarding the Conditional Use Request from United Parking to operate a commercial parking lot.

V. NEW BUSINESS:

A. Review A Request From Café De France For The Purchase Of One (1) In-Lieu Parking Space.

At this time, Mr. Marincola reviewed the quasi-judicial rules.

Board Liaison, Venice Cobb, swore in those individuals who wished to give testimony.

There were no ex parte communications by any Board member.

Mr. Aronson advised that Café De France is located at 110 E. Atlantic Avenue in Delray Beach. They have submitted a Class III Site Plan Modification for a 355 foot expansion into an adjacent vacant office site. The 355 square foot former office space is vested at one (1) space per 300 square feet. The restaurant requires six (6) spaces per 1,000 square feet. Land Development Regulations Section 4.4.13(G)(1)(b) requires they provide parking to the difference of the two requirements. The 355 foot expansion will require one (1) space. The subject property is located in Area Two of the in In-Lieu program where spaces are \$15,600 per space. The applicant is required to pay the fee upon the issuance of the building permit. Given the close proximity of the Federspiel Parking Garage, staff is confident that approval of the site plan will not create a negative impact to the surrounding area. Furthermore, parking spaces in the parking garage are allocated to the subject property. Staff is recommending approval of the applicant's request. The items will be presented to the Downtown Development Authority and the Community Redevelopment Agency at their respective meetings in January with final approval by the City Commission.

Mr. Marincola stated that the Cluster Study is not in favor of additional restaurants or expansions from Swinton Avenue to Federal Highway in the Downtown area.

Mr. Aronson stated that approving the request will reduce an existing non-conformity. Offices are allowed in the CBD fronting Atlantic Avenue on second floors, second stories and above. He went on to state that the Cluster Study refers to heavy concentration of restaurants and the expansion requested is moderate.

Ms. Walden stated that they should be business friendly and a huge expansion is not being requested.

Mr. Gimmy feels that the saturation point in the Downtown area has been reached. He does not think more restaurants or an expansion in this area is beneficial. He does not want to see a precedence set for additional expansions if this request is approved.

Mr. Marincola stated that some businesses have defaulted into an illegal nightclub when proven unsuccessful as a restaurant.

Mr. Kornblau stated that decisions are made on a case by case basis.

Mr. Marincola stated that he would be in favor of the request if conditions of the approval can be stated.

Mr. Stevens stated that he agrees with the approval of the request being that the expansion is minimal and will be in the back of the business.

Mr. Aronson noted that making the purchase of In-Lieu parking spaces a buy right option is recommended in the Parking Study. This process will be more development friendly.

Ms. Murphy asked if the parking requirements are for total floor space not only customer use areas.

Mr. Aronson stated that the only use that is net floor usable area is the office. This was implemented to entice more Class A and Class B office space within the Downtown Core. The Cluster Study spoke of well rounded mix of uses throughout the Downtown Core so that no particular economic condition has a drastic effect. He noted that the parking requirements in the Downtown area are reduced because the restaurants have a shared effect.

Ms. Walden made a motion to recommend approval of the request from Café De France for one (1) In-Lieu parking space to accommodate the expansion in the rear of the business for service capacity. The motion was seconded by Mr. Kornblau.

Mr. Gimmy is not in favor of the request and asked that the item be tabled for further discussion.

Mr. Krall feels that the conditions are specific enough to not set precedence.

Mr. Stevens stated that this request will not set a precedence given the dynamics of the project.

Board members and staff spoke of another property on 6th Avenue where an expansion was requested.

The motion was approved 7-1. Mr. Morse abstained due to a conflict of interest and Mr. Gimmy dissented.

B. Review A Request From Pineapple Grove To Establish A Valet Parking Queue In The Railroad Parking Lot

Mr. Aronson stated that Pineapple Groove has occupied the reestablished City Limits at 19 NE 3rd Avenue formally the Hands Stationary Warehouse. The original City Limits' queue was approved in 2006. The valet company has secured a parking lot belonging to the land owner at 54 NE 4th Avenue to accommodate the queue. Mr. Aronson stated that the Fountain Square Office lot has been acquired by the applicant as well. In addition, an Off-Site Parking Agreement was entered into with McMillan Law Office located at 29 NE 4th Avenue for twenty-three (23) parking spaces. The current proposals offer two (2) options for the queuing area. Option A would be to use spaces adjacent to the track on the western most portion of the property. Option "B" is to use the angled parking spaces immediately adjacent to the north side of the building.

Mr. Marincola asked if the applicant would be charged for the spaces if Option "A" was used.

Mr. Aronson stated that they would be charged for Option "A" being that the City leases those parking spaces.

Mr. Morse was concerned about traffic problems with speeding vehicles traveling on NE 4th Avenue.

Ms. Walden feels that issues such as time of operation, use and consumer concerns should be considered and discussed with the applicant prior to voting.

Board members decided to table the discussions until the applicant can be present.

Mr. Morse made a motion to table the item, seconded by Mr. Gimmy. Said motion passed unanimously.

C. Parking Study Implementation – Update Work Program

Mr. Marincola stated that consumers have concerns about daytime business and employee parking and would like to see recommendations implemented.

Mr. Morse stated that the Chamber of Commerce employees would like to know when the process will begin as well.

Mr. Aronson advised that the City is moving forward with recommendations. Board members were provided the work program with topics to be addressed.

Mr. Krejcarek stated that a working group will be established consisting of individuals from different departments. The group will decide when recommendations will be made. There are some recommendations that can be implemented immediately, others intermediate and some long term. Others will need direction and input directly from the City Manager. With the Board members endorsement, the recommendations will be presented to the City Commission. Board members will have an involvement with the working group and will make a final recommendation to the City Commission.

Mr. Aronson stated that items of concern were implemented while the study was in while in progress as no recommendation was needed. The net floor area for office has been changed, as well as, the shuttle service routing to allow for better service for the commuters in the morning.

Mr. Marincola stated that the Parking Management Advisory Board should make the recommendations with the help of staff.

Mr. Krejcarek stated that staff can meet on a regular basis and supply information to the Board for recommendation.

Mr. Marincola spoke of pay and display parking meters for the beach area. He asked staff to obtain an estimate to have them installed.

Mr. Gergen spoke of the lack of signage in the Downtown area to make patrons aware of the location of the parking garages.

Mr. Marincola spoke of the importance of parking meter management.

VI. COMMITTEE REPORTS ON PARKING RELATED ISSUES:

Board members presented a brief status report of items taking place on their respective Boards. Members agreed due to agendas and minutes available from the Board, there was no need for detailed minutes on this agenda item.

VII. NON-AGENDA ITEMS:

A. Comments by Board Members

None

B. Comments by Citizens

None

C. Comments by Staff

None

There being no further business, Chairperson, Mr. Marincola declared the meeting adjourned at 7:04 p.m.

Venice Cobb, Executive Assistant/Board Liaison

The undersigned is the Secretary of the Parking Management Advisory Board and the information provided herein is the minutes of the meeting of said Parking Management Advisory Board on December 28, 2010, which minutes were formally approved and adopted by the Board on

Venice Cobb, Executive Assistant/Board Liaison

NOTE TO READER: If the minutes you have received are not completed as indicated above, this means they are not the official minutes of the Parking Management Advisory Board. They will become official minutes only after review and approval, which may involve some amendments, additions or deletions.

S/City Clerk/Boards/Parking Management Board/minutes