

**PARKING MANAGEMENT ADVISORY BOARD MINUTES  
TUESDAY, MARCH 19, 2013, 5:30 P.M.  
FIRST FLOOR CONFERENCE ROOM**

**MEMBERS PRESENT:**

John Gergen  
Alan Kornblau  
Brian Rosen  
Gerald Franciosa  
William Morse  
Bruce Gimmy  
Herman Stevens  
Margie Walden

**MEMBERS ABSENT:**

Diane Franco

**STAFF PRESENT:**

Scott Aronson, Parking Management Specialist

**STAFF ABSENT:**

None

**GUESTS/OTHERS:**

Christina Morrison

**I. CALL TO ORDER:**

The meeting was called to order by Chairperson, Mr. Gimmy at 5:34p.m.

**II. APPROVAL OF THE AGENDA:**

Mr. Gimmy stated that he wants to add discussion about the Old School Square Garage under New Business.

Mr. Kornblau made a motion to approve the agenda as amended. The motion was seconded by Mr. Franciosa and passed unanimously.

**III. APPROVAL OF THE MINUTES:**

Approval of the meeting of February 26<sup>th</sup> was deferred.

**IV. OLD BUSINESS:**

This item was deferred.

**V. COMMENTS BY CITIZENS: (non-agenda items)**

Ms. Morrison spoke about traffic issues in the Downtown area by SE 2<sup>nd</sup> Avenue.

Mr. Aronson advised that the Board members have been discussing the traffic issues and are actively seeking solutions to alleviate the problem.

There was discussion about 1<sup>st</sup> Avenue on the south side being made into a two way street.

## **VI. NEW BUSINESS:**

### **A. Review City Commission Direction for SE 2<sup>nd</sup> Avenue Queue**

Mr. Aronson advised that the City Commission gave direction to allow the queue on SE 2<sup>nd</sup> Avenue which services Prime Restaurant to be slightly modified. The south queue will be removed using the two adjacent two space sections and eliminating the landscape nodes creating an additional two spaces. The two spaces will become public parking. There is a police dedicated space on SE 1<sup>st</sup> Avenue. There was discussion about making one of the two spaces another police dedicated parking space. The space may be also used as a police decoy.

Mr. Franciosa asked about Downtown metering.

Mr. Aronson stated that City Commission comments were not in support of metering. They would like to see an employee parking program that can mitigate the challenges of parking in the Downtown Core. The Downtown Development Authority made some recommendations. However, the recommendations were not successful. Mr. Aronson stated that his vision is to dedicate a handful of spaces in each of the parking lots between Swinton Avenue and the intercoastal bridge for employee parking.

Ms. Walden asked if there is a desire to build an employee parking garage.

Mr. Aronson stated that the Community Redevelopment Agency has consulted with Kimberly Horne regarding building a parking structure on the Gladiola Lot next to Mellow Mushroom.

Mr. Kornblau asked about height restriction.

Mr. Aronson stated that the height restriction would be forty-eight feet.

Mr. Franciosa asked about spaces on the east side.

Mr. Aronson stated that the City Commission will be approving two spaces on the east side. There will be a reconfiguration of the two handicapped spaces. There will be two spaces for valet customer pick-up. He went on to state that staff feels that everything will improve with the changes mentioned. City Commission was concerned about funding for the removal of the landscape island and improvements as they felt that the changes would benefit the valet queue. However, the queues are available to all of the public.

Mr. Rosen asked if City Commission feels that the restaurateurs should pay for the improvements.

Mr. Aronson stated that the City Commission would like the licensee of the queue to pay for the improvements.

Mr. Rosen stated that the City Commission should know that the restaurateurs would be paying for an off duty police officer.

Mr. Aronson stated that having an off duty officer was not a City Commission directive. It was the will of the City Manager that this be mandated.

Mr. Kornblau stated that he feels that the issue is parking related and the in-lieu fees are to be used for parking related issues.

Mr. Aronson stated that the funding would not come from the in-lieu fees but from the monthly fees collected for the valet spaces.

Mr. Franciosa asked who made the request for the changes.

Mr. Aronson stated that Prime Restaurant made the request. He explained that the original request was for an expansion and was not to include the island.

Mr. Gergen stated that he is concerned with the safety of the City because the area tends to be gridlocked.

Staff recommends the following modifications to the SE 2nd Avenue queue:

- A. Shift queue south to the 2nd grouping of spaces, (note, the first spaces south of Atlantic Avenue revert to public parking. A Police Department dedicated space may be provided);
- B. Remove the landscape node separating the 2nd and 3rd grouping of spaces creating a continuous 5-space queue, (note, this provides one (1) additional space for use by the public during daytime hours);
- C. Expand the queue to include 2-spaces on the east side of SE 2nd Avenue for a customer pick-up area, (reconfiguring the handicapped spaces and restriping may be required)
- D. Increase monthly queuing fees accordingly, (Additional 5 spaces, at \$105 per month, \$525/month - \$6,300 per year)

Ms. Walden made a motion to approve staff recommendation for the modifications to the SE 2nd Avenue queue as listed in A-D. The motion was seconded by Mr. Kornblau and passed unanimously.

## **B. Review Proposed Revisions To Valet Parking License Agreements**

Staff recommends the following be considered for all Parking License Agreements:

- 1. Restore the City Manager's authority to renew agreements for three (3), 1-year increments, not to exceed 6-years total;
- 2. Modify Section 16 – Violations and Penalties – to include inappropriate behavior by valet employees as a punishable offense, subject to existing penalties, including a provision for the City to require an attendant be removed from servicing queues if documented for inappropriate behavior;
- 3. Increase the maximum fee permitted to \$15.00;
- 4. Restore authority for the City Manager to approve renewal of the agreements as provided for above, and
- 5. Recommend retroactive approval of the modified agreements, to July 1, 2012.

Mr. Aronson stated that staff recommends that the City Manager's authority to renew agreements annually be restored. It was inadvertently removed in 2012. The City Manager will then be able to renew agreements for three, one year renewals for a maximum of six years. Staff also recommends a

modification to the agreement that will allow the City authority to remove valets who partake in abusive or inappropriate behavior. Mr. Aronson went on to discuss the price cap done last year stating that it is difficult to keep the price of parking inexpensive because of supply and demand. Staff recommends that the cap be removed so that valets can charge \$15.00 for parking. Staff also recommends that the modifications be approved retroactively. The renewal date will be July 1, 2013 and a 3% increase would take effect.

Mr. Kornblau asked if there have been complaints of inappropriate behavior.

Mr. Aronson stated that he does get complaints of inappropriate behavior. There have been four in the last three months. Further discussion ensued regarding customer service training, fines and evaluation cards.

Mr. Stevens stated that complaints about the valet can be handled in-house. He does not feel that the City should get involved.

Mr. Aronson stated that there is one particular restaurant that claims to have no affiliation with the valet queue and the valet queue claims that they have no affiliation with the restaurateur.

Mr. Stevens suggested not renewing the contract if there are complaints.

Mr. Aronson stated that non-renewal means not having a valet.

Ms. Walden asked if the queue can be given to someone else.

Mr. Aronson stated that it could be some time before someone obtains the queue. However, another restaurateur can obtain the queue.

Mr. Kornblau made a motion to approve item #'s 1, 4 and 5. The motion was seconded by Mr. Franciosa and passed unanimously.

Mr. Stevens made a motion to exclude item #2, seconded by Mr. Morse. Said motion passed unanimously.

Mr. Kornblau does not feel that the City should police inappropriate behavior by the valet attendants.

Ms. Walden suggested that staff keeps a record of complaints and not renew the agreement upon the renewal date.

Mr. Kornblau stated that he feels that a price increase in parking fee would create more congestion because people will try to find less costly parking.

Mr. Gergen spoke about the validation process and the cost the customers are responsible for.

Mr. Kornblau made a motion to exclude item #3, seconded by Ms. Walden. Said motion passed 7-0.

Mr. Franciosa asked who would earn the additional \$5.00 if the fees are increased from \$10.00 to \$15.00.

Mr. Aronson stated that it depends upon what agreement the restaurateur has with the valet service.

**C. Discussion of Old School Square Garage**

Mr. Gimmy stated that he was told that the garage is at the maximum at 5:00 p.m. The Arts Garage and Old School Square have functions simultaneously which causes the lot to fill up. He went on to speak about spaces given to the tennis center for parking during the tennis events.

Mr. Aronson stated that in order to get ITC to host their tennis tournaments in Delray Beach, there has to be an agreement that shows a parking plan that satisfies the parking needs. Discussion ensued regarding parking in the garages.

**VIII. COMMITTEE REPORTS ON PARKING RELATED ISSUES:**

None.

**IX. NON-AGENDA ITEMS:**

**Comments by Board Members**

None.

**A. Comments by Staff**

None.

There being no further business, Mr. Gimmy, declared the meeting adjourned at 6:58 p.m.

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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 March 19, 2013, which minutes were formally approved and adopted by the Board on \_\_\_\_\_.

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Venice Cobb, Executive Assistant/Board Liaison

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