

**PARKING MANAGEMENT ADVISORY BOARD MINUTES  
TUESDAY, MAY 26, 2015, 5:30 P.M.  
FIRST FLOOR CONFERENCE ROOM**

**MEMBERS PRESENT:**

Bruce Gimmy  
Fran Marincola  
William Morse  
Peter Perri  
Gerald Franciosa  
William Branning

**MEMBERS ABSENT:**

Brian Rosen  
Albert Richwagen  
Allen Huntington

**STAFF PRESENT:**

Scott Aronson, Parking Management  
Isaac Kovner, City Engineer

**STAFF ABSENT:**

**GUESTS/OTHERS:**

Stephen Blum  
Jeffrey Silberstein  
Andrew Younger  
Haviv Cohen

**I. CALL TO ORDER:**

The meeting was called to order by Chairperson, Mr. Bruce Gimmy, at 5:30 p.m.

**II. APPROVAL OF THE AGENDA:**

Mr. Morse made a motion to approve the agenda, seconded by Mr. Perri. Said motion passed unanimously.

**III. APPROVAL OF THE MINUTES:**

Mr. Morse made a motion to approve the minutes of April 28, 2015, seconded by Mr. Marincola. Said motion passed unanimously.

**IV. OLD BUSINESS:**

Mr. Aronson stated that the Parking Management Plan was presented at the City Commission workshop on May 12, 2015.

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

None

## **VI. PRESENTATION:**

### **A. Beach Parking.**

City Engineer Mr. Kovner made a presentation regarding the Beach Parking pilot program as a result of some of the citizen comments at the April 28, 2015 Parking Management Advisory Board meeting.

#### **History:**

- No parking signs were installed per citizen request.
- Proliferation of no parking signs in the beach overlay area.
- Conflicts between citizens who were for & against on street parking as well as the Code of Ordinances.

#### **Moratorium:**

- Until a City Policy is established, installation of No Parking Signs will not be approved.
- Need to establish sound engineering criteria for no parking on City streets.
- Need to address public health and safety concerns with respect parking on City streets.

#### **Current Situation:**

- Peak and off season people utilizing the beach and parking on City streets.
- Pay for the parking meters or surface lots versus. parking on the streets (free)
- Engineering met with representatives from the Beach Property Owners Association (BPOA) to discuss parking issues and complaints in the Beach Overlay Area.
- Consensus to establish engineering/public health and safety criteria for no parking on City streets.

#### **Engineering Analysis:**

- Casuarina Road to Atlantic Avenue (North and South).
- Ocean Boulevard to MacFarlane Drive (East and West).
- Engineering Green Book: 10' (each way) for City streets. For two way traffic it is 20' feet wide
- Fire & Police: for public health and safety requirements fire trucks need 10' – 12' clearance for emergency vehicles.
- No perpendicular parking.
- No residential driveways.
- Proper sight visibility at intersections.

#### **Engineering Analysis / Criteria:**

- One side on street parallel parking requires 8' clearance; for both sides of on street parallel parking the requirement is 16' clearance.
- Minimum width of City street (two way traffic) to allow on street parking on both sides requires 36'

- “No parking on Nassau Street” implemented in April 2015 for one month as a result of several complaints from residents on Nassau Street.
- The existing paved width of Nassau street is 19’, the minimum width requirements for two (2) way traffic is 28’.

**Engineering Conclusion:**

- Miramar Drive and Casuarina Road are areas permitting on street parking
- Meeting scheduled for May 27, 2015 to discuss pilot project
- Discussion regarding minimum criteria for on street parking
- Parking in surface lots
- Park in metered spaces
- Allow service vehicles to utilize on street parking
- Establish one Way traffic
- Establish another location for second pilot test area

**VII. NEW BUSINESS:**

**B. Review a request from 120 N.E. 1<sup>st</sup> Avenue for the purchase of Two In-Lieu of Parking Space.**

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

There were no ex parte communications by any board member.

Board Liaison, Yolaina Ruiz, swore in those individuals who wished to give testimony on this item.

Mr. Aronson stated that an In-Lieu of Parking Fee request has been submitted in association with the construction of a 2,193 square foot office building to be located at 120 N.E. 1<sup>st</sup> Avenue. The proposed site plan includes an additional 290 square feet of usable mezzanine space, resulting in a net total of 2,483 square feet of new floor area.

Land Development Regulations (LDR), Section 4.4.24 (G)(4)(D) states: “Business and Professional offices shall provide one (1) space per 300 sq. ft. of total new or existing net floor area being converted to office use. This requirement may be reduced to one (1) parking space per 400 sq. ft. of net floor area, or by at least one space, where there is a mix of residential and office use in the same structure.” The Planning & Zoning Department has determined the modification to be an addition to the existing structure, thereby calculating parking at 1 space per 400 sq. ft. of net floor area, requiring the provision of 6-spaces,  $(2483/400=6.20)$ , rounding to 6). The proposed plan provides 10 of the 12 spaces required, six (6) spaces vested for residential plus six (6) spaces to accommodate the expansion of use.

Land Development Regulations, (LDR), Section 4.4.24 (G)(5)(D) cites: “If the required parking is not or cannot be provided on-site or off-site, or it is just inappropriate to provide it on site, the in-lieu fee option provided in Section 4.6.9 (E)(3) may be collected. For the purpose of this provision, “inappropriateness” may be considered in relationship to the historic character of this

zoning district.” Given site constraints, the proposed site plan provides ten parking spaces resulting in a two (2) space deficiency. Consequently, the applicant is requesting the purchase of the spaces in accordance with LDR Section 4.6.9 (E)(3) subject to the limitations of this Section, new development, use conversion to existing buildings, building additions and/or renovations, that result in the requirement to provide new parking or additional parking, have the option of requesting some of the parking spaces to be approved by the City Commission through the payment in-lieu of parking program. Required parking for exclusively residential development or residential components of mixed-use developments are not eligible for this in-lieu option. A maximum limit of 30% of eligible required parking can be provided under this option, except for use conversions for which there is no maximum. Before granting such approvals, the City Commission must find that adequate public parking options are available and that the request is consistent with the Land Development Regulations, City Comprehensive Plan, and all currently adopted City policies and/or studies.

The two (2) in-lieu spaces are not related to the residential portion of the project. However, relief is provided to the residential component of the project, as the newly provided spaces will be available for guest parking during evenings and weekends while the offices are presumably closed. The two (2) spaces fall within the 30% maximum, and the subject property is within one (1) block of the Old School Square parking garage, which can easily accommodate any overflow parking given the garage’s current daytime utilization. The site is located in Area 2 of the program for which the cost per space is \$10,140. The total fee is \$20,280 which will be paid in accordance with Section 4.6.9 (E)(3) requiring 50% upon signing and returning the agreement prior to a building permit and two 25% payments on the 2<sup>nd</sup> and 3<sup>rd</sup> year anniversaries of the agreement.

The item will be presented to the Downtown Development Authority, Community Redevelopment Agency, Pineapple Grove Main Street Board, and City Commission at their upcoming respective meetings. Staff recommends approval of the applicant’s request.

On behalf of the applicant, Mr. Silberstein stated that due to the building conforming structures, there are certain restrictions on what can be done and the applicant did not want to overwhelm the existing structure.

Mr. Franciosa moved to approve the request from 120 N.E. 1<sup>st</sup> Avenue for the purchase of two (2) in lieu of parking spaces. The motion was seconded by Mr. Morse and passed 6-0.

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

Board members presented a brief status report of items taking place on their respective Boards. Mr. William Branning stated that at the Community Redevelopment Agency (CRA) workshop with the City Commission it was discussed to reduce the CRA boundaries.

#### **V. NON-AGENDA ITEMS:**

None.

##### **A. Comments by Staff**

None.

There being no further business, Mr. Gimmy, declared the meeting adjourned at 7:15 p.m.

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Advisory 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 May 26, 2015, which minutes were formally approved and adopted by the Board on July 28, 2015.

ATTEST:

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CHAIR

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Advisory 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