

**PARKING MANAGEMENT ADVISORY BOARD MINUTES
TUESDAY, JUNE 25, 2013, 5:30 P.M.
FIRST FLOOR CONFERENCE ROOM**

MEMBERS PRESENT:

William Morse
Bruce Gimmy
Diane Franco
Brian Rosen
Margie Walden
John Gergen
Alan Kornblau

MEMBERS ABSENT:

Gerald Franciosa
Herman Stevens

STAFF PRESENT:

Scott Aronson, Parking Management Specialist
Randal Krejcarek, City Engineer

STAFF ABSENT:

None

GUESTS/OTHERS:

Kevin Warner

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:

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

III. APPROVAL OF THE MINUTES:

Mr. Morse made a motion to approve the minutes of April 23, 2013, seconded by Mr. Morse. Said motion passed unanimously.

IV. OLD BUSINESS:

Mr. Aronson stated that he needs to speak to the City Manager regarding the recommendation to extend parking meter fees until midnight on the Barrier Island. The request to amend fee collection at the Federspiel Garage, the request to extend the two hour parking regulations to 8:00 p.m., and the valet queue agreement modifications are pending.

There was discussion about the members not getting feedback regarding recommendations made to the City Commission.

Ms. Franco asked about the recommendation having to do with employee parking that was to be presented to City Commission.

Mr. Aronson stated that a presentation will be made on July 16, 2013.

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

Mr. Warner asked that the Board members utilize the parking study completed by Kimley Horn.

Mr. Aronson stated that there was a review of what has been done with parking study at the last meeting.

Mr. Warner asked about parking meters downtown.

Mr. Aronson stated that the discussion will take place at the July 16th meeting.

VI. NEW BUSINESS:

A. Review A Request From Zevuloni & Associates For The Purchase of In-Lieu Of Parking Spaces

This item was pulled from the agenda.

B. Update On The Block 117, Gladiola Lot, Garage Feasibility Report

Mr. Krejcarek spoke of five options for the Garage Feasibility Study. Three of the options will be a normal drive in style garage and two will be automated style. Options 1-3 contain an Option A component which includes adding 6,000 retail space in the garage. Staff feels that Option 3A has the most structural efficiency.

Mr. Aronson advised that two-way traffic is maintained and there are no dead end bays. In addition, there is parking on the north and south sides of the building.

Mr. Gergen asked about the landlord for the retail space.

Mr. Krejcarek stated that a space has been identified for the retail but no landlord has been assigned.

Mr. Krejcarek spoke of the other options. Option 1 meets the requirements of the Land Development Regulations. There is a double loaded isle and a single loaded isle. Options 2 and 3 require setback waivers but give more spaces in the garage. If retail is added, the requirement will be reduced.

Mr. Kornblau asked about the ramp component in Option 2 and 3.

Mr. Krejcarek stated that parking on the ramp pertains to Option 2. Option 3 provides parking on the ramp and on the north and south side of the building.

Mr. Walden stated that she is in favor of Option 2. She does not think that retail should be promoted. The spaces should be maximized for parking.

There was discussion about the difference between the different options. Mr. Krejcarek stated that some require a waiver requirement for the setback.

Ms. Franco asked about the code related to parking for retail.

Mr. Aronson stated that 3 spaces per 6,000 square feet for restaurants are required. Any use other than restaurants requires 1 space per 300 square feet. This would equal a 20 space requirement.

Ms. Franco wants to know how 6,000 square foot of retail space would affect parking.

Mr. Gergen stated that there would not be much impact during the daytime. There may be issues at nighttime.

Mr. Aronson stated that there are currently 74 spaces. The parking requirement for the retail would be 30 spaces which totals 104. The capacity of the facility is 280 with retail.

Mr. Kornblau asked about floor height.

Mr. Krejcarek stated that the slope of the ramp is decreased.

Ms. Walden asked if there would be a gate arm.

Mr. Aronson advised that the garage would be unmanned.

At this time, a cost for the options was discussed. Mr. Krejcarek stated that the costs for Option 2 and Option 3 are less than 2A and 3A. However, Option A has more parking spaces.

Mr. Krejcarek noted that the sidewalks in front of the facility will be 11 feet wide.

Mr. Gergen and other Board members expressed their concern in regard to the City being a landlord for spaces owned.

Mr. Gimmy asked how many retail spaces would be needed for a waiver not to be required.

Mr. Aronson stated that something of value need to be included in the garage. He noted that the main construction will be used for parking. However, it can have a retail or office component.

Board members feel that the number of spaces should be maximized without retail.

There was discussion about a camera system and Mr. Krejcarek confirmed that it would be included in the garage.

Ms. Franco asked if the retail could be reduced.

Mr. Aronson stated that it is not always feasible to alter the dimensions.

Mr. Gergen stated that the garage is in walking distance to all the restaurants on Atlantic Avenue and parking should not be limited.

Mr. Warner noted that the parking study mentions that it is not crucial to expand parking facilities Downtown. It speaks about ensuring that existing parking facilities are fully utilized and that big garages are not being used. He wanted to know what staff's response would be if asked about these issues.

Mr. Aronson stated that his response would be that this is a conceptual plan for a facility and that the employee program should be implemented in the future.

Mr. Gergen made a motion to recommend Option 3 and support staff's conceptual plan to the City Commission for the maximum amount of parking. The motion was seconded by Ms. Walden and passed 7-0.

C. Provide A Recommendation To City Commission Adjusting The Parking Fees At The Old School Square Garage Valet Rate \$2.00 All Day

The current rate is \$2.00 between 10 a.m. to 4 p.m. with a \$10.00 maximum. There is a \$10.00 flat fee after 4 p.m. At the time the valet service began operating, it was anticipated that the Downtown area would be metered. With the less busy season, there has been significant drop in business and the valets are performing below expectation. Staff suggested eliminating the flat fee rate after 4 p.m. Rates repeat at noon the following day. There is a concern regarding undercutting prices of the valets. In addition, it is important to maintain inexpensive or moderately priced parking in the Downtown area.

Mr. Walden asked how the \$5.00 garage fee on Fridays and Saturdays would be affected.

Mr. Aronson stated that it would remain the same.

Mr. Morse spoke about handicap parking in the garage.

Mr. Aronson stated that a portion of the parking garage was barricaded and used for handicapped parking. There is no charge for handicapped parking.

Mr. Rosen made a motion to recommend approval of the proposed price adjustment for the Old School Square Garage to \$2.00 per hour with a \$10.00 maximum repeating noon the following day for cars remaining overnight offered as a summer special. There will be a re-evaluation at the meeting in September. The motion was seconded by Mr. Morse and passed 7-0.

VII. COMMITTEE REPORTS ON PARKING RELATED ISSUES:

None.

VIII. NON-AGENDA ITEMS:

None.

A. Comments by Staff

None.

There being no further business, Mr. Gimmy, declared the meeting adjourned at 6:52 p.m.

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 June 25, 2013, which minutes were formally approved and adopted by the Board on

ATTEST:

CHAIR

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