

**PARKING MANAGEMENT ADVISORY BOARD MINUTES
TUESDAY, JULY 29, 2014, 5:30 P.M.
FIRST FLOOR CONFERENCE ROOM**

MEMBERS PRESENT:

William Morse
Bruce Gimmy
William Branning
Gerald Franciosa
Allen Huntington
Alan Kornblau
Fran Marincola
Albert Richwagen

MEMBERS ABSENT:

Brian Rosen

STAFF PRESENT:

Scott Aronson, Parking Management Specialist
Randal Krejcarek, Environmental Services Director
Dana Little, Planning & Zoning Director

STAFF ABSENT:

None

GUESTS/OTHERS:

Anthea Gianniotis
Rick Burgess
Ari Whiteman
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:

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

III. APPROVAL OF THE MINUTES:

June 17, 2014 Minutes were deferred.

IV. OLD BUSINESS:

Mr. Aronson stated that the request from Mindful Management for the purchase of two (2) in-lieu of parking spaces has been postponed. The Parking Management Plan Update has been scheduled for a September Commission Meeting.

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

Mr. Warner pointed out that on the handout under Capital Projects one of the items is Parking Garage Construction and wanted to know what it means.

Mr. Aronson stated that is part of the review for the Parking Management Plan and is just an enclosure and not a construction.

Mr. Burgess asked for the status update regarding the extension of the Parking agreement for the valet queues.

Mr. Aronson stated that the Parking Agreement for the Valet queues has been approved until September 30, 2014.

Mr. Burgess stated that Parking Management plan is great but it needs to be presented to the City Commission in a different way to avoid postponement for further review.

VI. PRESENTATION

A. Proposed Modifications to the Land Development Regulations, (LDR), Presented by the Treasure Coast Regional Planning Council, (TCRPC)

Anthea Gianniotis of the Treasure Coast Regional Planning Council (TCRPC) presented an update on the revisions to the City's Land Development Regulations for the Central Business District (CBD). She described the areas in the district where the LDR changes are being proposed, and gave an overview of those proposed changes. Some suggestions included widening sidewalks, more shade trees, bike spaces, showers in offices over 50,000 square feet, increased height in density for sites over 40,000 square feet and building height maximums versus a four or five floor maximum, reducing off-site parking and utilizations of the city's garage. Some of the recommendations is to reduce the Hotels/Motels to one (1) space per four (4) guest rooms plus one (1) space per 800 square feet of restaurant, meeting rooms, and shops. To increase the retail and commercial uses to one (1) space per 500 square feet of gross floor area. Reduce the restaurants outside the Atlantic Avenue Parking District to one (1) space per 500 square feet of gross floor area. Reduce the Residential unit to one (1) space per unit, guess parking to one (1) space per 20 units and live/work unit to two (2) spaces per unit. She requested input from the board regarding location to public parking.

Mr. Marincola stated that the in-lieu parking is not for parking purposes only.

Ms. Gianniotis stated that the LDR specifically states that is for parking purposes only. It could be used for bike parking. However, other infrastructure is needed.

Mr. Aronson stated that bike amenities do not generate profits.

Ms. Gianniotis said TCRPC studied the existing commercial cores in nearby cities like West Palm Beach, and noted some have reduced their requirements so developers may want to build more. She added that the millennials are not using cars as much, which is consideration in parking requirement revisions.

At this time, there was some discussion about the proposal. Mr. Branning stated that no suburban parking requirement would work on the Downtown Area. The suggestion on parking is great however, it needs to work in conjunction with a comprehensible parking plan.

Mr. Marincola moved to approve the review proposal with the exception not to reduce guest parking and recommendation of change of in-lieu. The motion was seconded by Mr. Franciosa and passed unanimously 8-0.

VII. NEW BUSINESS:

B. Review a Request from Rocco's Tacos for the purchase of Five (5) In-Lieu of Parking Spaces.

Mr. Aronson stated that Rocco's Tacos has submitted a class III Site Plan Modification for a 423 Square feet addition to the restaurant. The Land Development Regulations (LDR) Section 4.4.13 (G)(1) requires the provision of parking for changes or expansion of existing uses. Section 4.4.13 (G)(1)(D) requires the provision of 12 spaces per 1,000 square feet of gross floor area for restaurants thereby the applicant is seeking approval for the purchase of five (5) in-lieu of parking spaces. Located in Area Two (2) of the in-lieu program the cost per space is \$15,600 resulting in a \$78,000 total fee. The applicant is requesting payment in accordance with the Land Development Regulations (LDR) Section 4.6.9 (E)(3)(D) by entering into an in-lieu of the Parking Fee Agreement requiring 50% to be paid upon execution and remittance of the agreement and two (2) subsequent payments of 25% on the second and third anniversaries of the agreement.

At this time, the board had a discussion. Mr. Richwagen's concern was that no floor plan was presented with the proposal and the applicant being absent. Mr. Branning's concern was the expansion of the space. Mr. Gimmy's concern was about other businesses and no floor plan presented. Mr. Branning asked if the Planning & Zoning department had the floor plan. Mr. Little Planning & Zoning director stated that a floor plan was submitted to the department.

Mr. Marincola moved to approve the request from Rocco's Tacos for the purchase of five (5) in-lieu of parking spaces. The motion was seconded by Mr. Branning and passed 5-3. Mr. Richwagen, Mr. Gimmy and Mr. Huntington dissenting.

C. Parking Management Plan Update.

Mr. Aronson stated that this item has been rescheduled to a later Commission Meeting. Some of the topics on the plan are Operational model, Organization, Creation of Parking Improvement District, Financial Analysis, Employee parking and Taxi stands. There was some discussion about the items; the board recommendation is to implement one (1) hour free parking between the hours of 8 a.m. to 5 p.m. versus 5 p.m. to 1 a.m.

Mr. Marincola moved to approve the Parking Management Plan with the exception of one (1) hour free parking between the hours of 8 a.m. to 5 p.m. The motion was seconded by Mr. Branning and passed 7-1. Mr. Richwagen dissenting.

VIII. COMMITTEE REPORTS ON PARKING RELATED ISSUES:

Board members presented a brief status report of items taking place on their respective Boards. Mr. Branning stated that at the Community Redevelopment Agency meeting, there was a proposal from West Construction to build a garage for S.W. 9th Avenue and a grocery store would be incorporated.

In addition, the I-Pic Theater Parking Easement Agreement has been postponed twice due to site plan revisions.

Mr. Richwagen stated that at the Downtown Development Authority Board meeting, the concern with the Parking Management program is citation, employee parking and mostly enforcement. The program should have more input from the public.

Mr. Aronson stated that enforcement was implemented however; the result of all the citations issued was not related to parking.

Mr. Kornblau stated this is his last meeting as his term has expired. He wished well to all the board members.

V. NON-AGENDA ITEMS:

None.

A. Comments by Staff

None.

There being no further business, Mr. Gimmy, declared the meeting adjourned at 7:30 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 July 29, 2014, which minutes were formally approved and adopted by the Board on

ATTEST:

CHAIR

Advisory Board Liaison

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