

**PARKING MANAGEMENT ADVISORY BOARD MINUTES
TUESDAY, OCTOBER 22, 2013, 5:30 P.M.
FIRST FLOOR CONFERENCE ROOM**

MEMBERS PRESENT:

William Morse
Bruce Gimmy
Diane Franco
Brian Rosen
Alan Kornblau
William Branning
Allen Huntington

MEMBERS ABSENT:

Margie Walden
John Gergen

STAFF PRESENT:

Scott Aronson, Parking Management Specialist

STAFF ABSENT:

None

GUESTS/OTHERS:

Alex Ramirez
Sophia Theodore
Rick Burgess
Alice Finst

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

III. APPROVAL OF THE MINUTES:

Mr. Kornblau made a motion to approve the minutes of May 28, 2013, seconded by Mr. Morse. Said motion passed unanimously.

Ms. Franco made a motion to approve the minutes of June 25, 2013, seconded by Mr. Morse. Said motion passed unanimously.

IV. OLD BUSINESS:

Mr. Aronson stated that the amendment to the collection time at the Federspiel garage, as well as, the request to extend parking to 8:00 p.m. two blocks north and south of Atlantic Avenue are still pending.

Ms. Franco asked if staff asked the Community Redevelopment Agency (CRA) for \$200,000.00 for the funding of the parking study.

Mr. Aronson stated that the CRA has included in their budget some funds for the parking study.

Ms. Franco asked if the City installed new bike racks.

Mr. Aronson stated that the City installed approximately four bike racks.

Ms. Franco asked about the progression of the Gladiola Parking Lot.

Mr. Aronson stated that the City Commission approved the design of the Gladiola Parking Lot. He noted that the structure will be built with a shell for parking utilization while it is determined what retail or office will be included.

Mr. Gimmy asked about the status of the **wait staff** on Atlantic Avenue. (not sure if this is correct)

Mr. Aronson stated that the Downtown Development Authority drafted a plan. However, there were shortcomings. The courthouse garage was unavailable before 5:00 p.m. on weekdays which would not be beneficial for employees who start working at 4:00 p.m. In addition, the garage would have to be staffed. He went on to say that parking in the section between the Federspiel garage and Old School Square Garage was not favorable being that it would be a five to six block walk. There will be spaces allotted for employees in each parking lot. A sticker program dedicated to the employees will be used.

Mr. Gimmy asked how employee parking will be enforced.

Mr. Aronson stated that the expansion of parking and metering is an important factor and will be instrumental.

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

Ms. Alice Finst stated that she recommended increasing the time for parking on A1A to City Commission and has not received feedback.

Mr. Aronson stated that a similar presentation was made by Mr. Kevin Warner at a recent Parking Management meeting. The item will be presented to the City Commission at a workshop in November 2013.

Ms. Franco stated that by extending the time for parking on A1A, people felt they were being penalized because the area was already metered.

VI. NEW BUSINESS:

A. Review A Request From T.O. Enterprises For Refund Of In-Lieu Fees Paid For A Cancelled Project

Mr. Aronson stated that the above project was approved in 2007 and three in-lieu parking spaces totaling \$46,800 was purchased. The applicant opted for the payment plan under Section 4.6.9(E)(3) of the Land Development Regulations which allows payment of 50% upon entering into an agreement and two 25% payments thereafter. The applicant have completed the payment plan but have not moved forward with the project. Planning and Zoning has been advised that the project has been cancelled and the applicant has requested a refund. Mr. Aronson noted that there have been occasions where in-lieu fees have been returned in the past. Staff recommends approval of the applicant's request.

Mr. Kornblau noted that the in-lieu spaces remain with the property. Consequently, the applicant would not incur a loss.

Mr. Aronson stated that the concept was explained to the applicant. However, he was adamant in regard to having a refund.

Ms. Franco made a motion to refund the in-lieu fee. The motion was seconded by Mr. Branning and passed 6-0.

Mr. Kornblau stated that being that a precedent has been set; therefore, he is in favor of giving the refund.

B. Parking Evaluation - Old Library Site Redevelopment Proposal

Let the record reflect that Mr. Rosen arrived at the meeting.

Mr. Aronson stated that the Community Redevelopment Agency submitted a Request for Proposal for redevelopment of the former library site bordering SE 4th and 5th Avenues. The project is a 529 seat movie theater providing 8 screens with 7,300 square feet of upscale retail area and 42,000 square feet of Class A office space. Mr. Gimmy has concerns about the parking impact in result of the new project. The Land Development Regulations (LDR) speaks about shared parking matrix which takes the independent uses and calculates the peak demands requiring the highest number in the category based on the chart. In this particular case, weekdays 9:00 a.m. to 4:00 p.m. was the highest density from the varied uses in the development and requires 195 spaces. The developer is providing 279 spaces. A part of the Request for Proposal was that 50 public parking spaces be provided within the development to replace the current spaces in the surface parking lot. This results in a 34 space surplus.

Mr. Morse asked about handicapped spaces.

Mr. Aronson stated that handicapped spaces are based on the number of spaces provided.

Ms. Franco asked when the development will occur.

Mr. Aronson stated that the City Commission approved the design aspect. The construction will take more review and discussion.

At this time, there was some discussion about the conditional use of the project. Mr. Aronson stated that the menu will consist of upscale movie theater food. He also addressed potential

parking issues. He noted that people will not utilize the public parking spaces if they have no intention of going to the facility. Secondly, there is a significant amount of money budgeted for the parking revenue over a ten year plan which means that they are going to charge for parking and validation utilized. For the people that do not use the facility, they will have to pay the full parking cost. The individuals that do not want to pay for parking will be absorbed in the municipal pool which is a concern. A partial evening fee based parking system may suppress a lot of the concerns from the small daytime businesses in the core area.

At this time, Mr. Aronson spoke about the parking requirements for the Central Business District core area (CBD). He explained that the CBD core area has different regulations from the rest of the CBD or other zoning districts in the town. The parking requirements are higher in the other districts because they are stand-alone projects. Mr. Aronson also spoke about the general parking regulations LDR Section 4.6.9(C) for the shared parking matrix. The shared component requires 195 spaces. The CBD Core requires 284 spaces. The development will provide 279 spaces.

Ms. Franco stated that Advisory Board members will have input at the appropriate time.

Mr. Aronson stated that the PMAB members will be able to make recommendations on parking related matters associated with this project.

Mr. Gimmy expressed his concerned about the number of parking spaces being provided.

VII. 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.

VIII. NON-AGENDA ITEMS:

Mr. Kornblau made a motion to make a parking presentation at future town hall meetings. The motion was passed by Mr. Morris. Said motion passed 7-0.

Mr. Gimmy inquired about a prior meeting addressing parking related matters.

Mr. Aronson stated that community meetings were held to get input on parking.

At this time, Board members discussed the new Trolleys. Ms. Franco stated that they do not display "Delray Beach" on the side.

Mr. Aronson stated that it displays "Downtown Roundabout" and both the driver and passenger side has the City logo displayed. A CRA logo is also displayed.

Board members do not feel that is enough.

Mr. Gimmy spoke about cooperation with First Presbyterian Church regarding shared parking. The Pastor and the members of the Board of Elders of are interested in a proposal for a parking garage.

Mr. Kornblau stated that the CRA had a master plan for parking east of the Intercoastal by the Gleason Lot.

Mr. Aronson stated that he the Gleason Street Lot did not have much utilization until the Seagate Hotel was built. He is not sure if this is the solution for the beachgoers because of the distance from A1A to the beach.

A. Comments by Staff

None.

There being no further business, Mr. Gimmy, declared the meeting adjourned at 6:51 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 October 22 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