

**PARKING MANAGEMENT ADVISORY BOARD MINUTES
TUESDAY, OCTOBER 27, 2015, 5:30 P.M.
FIRST FLOOR CONFERENCE ROOM**

MEMBERS PRESENT:

Bruce Gimmy
Steve Mackey
Fran Marincola
William Morse
Peter Perri
Daniel Rose
Annie Roof
Kevin Warner
Albert Richwagen
Cynthia Freeburn

MEMBERS ABSENT:

Albert Richwagen

STAFF PRESENT:

Scott Aronson, Parking Facilities Manager
Amy Alvarez, Senior Planner

GUESTS/OTHERS:

Ron Nobili
William Morris
West Bluckman

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. Marincola. Said motion passed unanimously.

III. APPROVAL OF THE MINUTES:

Mr. Morse made a motion to approve the minutes of September 29, 2015, seconded by Mr. Warner. Said motion passed unanimously.

IV. OLD BUSINESS:

Mr. Aronson thanked the board members that attended the October 13, 2015 City Commission Workshop. He received positive feedbacks regarding the parking program presentation. City Commission approved 8 a.m. to 11 p.m. for all meters east of the Intracoastal area. An amendment would be made to the resolution.

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

Mr. Ron Nobili stated that there has been some misunderstanding raised by residents of the Marina Bay area regarding boaters not paying property taxes, electricity, water, etc. he stated that boaters do not received deeds therefore municipalities cannot assessed property taxes as boaters are on a different classification. The electricity & other utilities are part of his expenses. In addition, he clarify that there are thirty eight (38) parking spaces which two (2) are handicap.

VI. NEW BUSINESS:

A. Review a request to allow Automated and Mechanical Parking in the Old School Square Historic Arts District (OSSHAD) Zoning District.

Ms. Amy Alvarez, City Senior Planner, made a presentation regarding a privately-initiated amendment to the Land Development Regulation LDR Section 4.4.24 “Old School Square Historic Arts District”, Section 4.4.13 “Central Business District”, Section 4.6.9 “Off-street Parking” and Appendix-A “Definitions.”

The proposed ordinance seeks to amend the Land Development Regulations as summarized below:

- Section 4.4.24 (C) Old School Historic Arts District (OSSHAD), Accessory uses, to permit “mechanical parking lifts” as an accessory use.
- Section 4.4.13 Central Business District, Table 4.4.13 (A), to list “automated parking garage” as a principal use within the Central Core Sub-district.
- Section 4.4.13 Central Business District, Table 4.4.13 (A) to list “private parking facilities” as principal and secondary uses within all four Central Business District Sub-districts.
- Section 4.6.9 (F) to provide specific design regulations for automated parking garage.
- Appendix-A “Definitions” to provide definitions for private parking facility and automated garage.

Mechanical parking lifts are already permitted within all sub-districts of the Delray Beach Central Business District. These allow for two vehicles to be stacked vertically within a parking facility. The text amendment will extend the possibility to the Old School Square Historic Art District OSSHAD zoning district, which generally coincides with the Old School Square Historic District. Opening this possibility will result in more consolidated parking facilities within the district, allowing for sensitive and creative redevelopment and renovation of properties within it. The OSSHAD runs along in between the Central Core and the West Atlantic Neighborhood sub-districts of the CBD, where mechanical parking lifts are permitted as accessory uses, as proposed here. The CBD will determine use.

At this time, the board had a discussion. Ms. Freeburn asked what the recommendation from staff was and if the ordinance could be redraft for CBD use and not include overlay of the Historic Preservation Board District. Mr. Marincola asked why the applicant is requesting two (2) bases and a 24hr attendance. Mr. Rose stated that he had witness the automated parking garage in New York, it has liability issues and it would be an eye sore to the area. Mr. Mackey stated that the best way to approach the proposal it would be paring it to another parking garage.

Ms. Alvarez stated that this proposal is still being analyzed, at this time there is no reason for denial; applicant is not asking for variances, setback or additional building heights. The proposal was presented to the Development Service Management group.

Mr. Morris (applicant) stated that the proposed ordinance is pertaining to Mechanical Parking Lifts in OSSHAD and pertaining to Automated Parking Garage. The plan is to build the parking garage and pair it with a small hotel type. There is retrieval concern; he is in talk with two (2) companies that are looking into building an app that would allow user to have a better retrieval time.

Mr. Marincola move to agree to amend the ordinance with the exception of hours of operations to be subject to conditional use. The motion was seconded by Mr. Morse and passed 5-4 (Ms. Freeburn, Mr. Perri, Mr. Rose and Mr. Warner dissenting).

The proposed project will be presented to the Historic Preservation Board, the West Atlantic Redevelopment Coalition, the Downtown Development Authority, the Pineapple Grove Main Street Board, the Site Plan Review and Appearance Board and the Planning & Zoning Board at their upcoming respective meetings. The boards would make their recommendation to the City Commission.

B. Review a proposed Amendment to Resolution 66-15 clarifying Beach Surface Lot closing hours.

The City Commission at the October 6, 2015 meeting considered Resolution 66-15 standardizing the time beach area parking meter fees would be in effect. The Parking Management Advisory board, at the October 28, 2014 meeting recommended hours to be 9:00 AM to 8:00 PM seven days per week, as was presented. City Commission deliberations focused on the growing popularity of the area beyond traditional beach hours, determining meter fee hours to be 8:00 am to 11:00 pm.

The resolution combines meter fees for on-street and surface lot parking, thereby inadvertently extending parking lot hours to 11:00 pm.

- Section 2. That parking hours for all parking meters and city-owned paid surface lots east of the Intracoastal Waterway shall be from 9:00 a.m. to 8:00 p.m. seven days a week.
- Section 3. That this resolution shall become effective immediately upon passage.

Staff is confident, had the commission intended to extend surface lot hours, proceeding would have been postponed to allow ample time to notify potentially impacted neighboring residents.

The amended resolution separates on-street from surface lot parking, identifies the meter fee hours for each, and reestablishes surface lot closing hours. In summary:

- On-street metered parking fees are required between 8:00 am to 11:00 pm seven days a week.
- Surface lot meter fees are required between 8:00 am and lot closing times, noted above seven days per week.

Section 3 of the resolution put the approved fees and hours into effect immediately upon passage. The new rates and hours went into effect upon relabeling all on-streets meters on October 16, 2015. The starting time for meter fees in surface lots has changed to 8:00 am.

The item is being scheduled for the December 1, 2015 City Commission meeting. Staff recommends approval of Amendment #1 to Resolution 66-15.

Mr. Rose moved to direct staff to provide a memorandum in regards with the board previous recommendation for all parking East of Intracoastal Waterways to be from 9:00 a.m. – 8:00 p.m. all areas seven days a week. In addition, the Board will address the issue once the smart meters are installed. The motion was seconded by Mr. Marincola and passed unanimously 9-0.

VII. COMMITTEE REPORTS ON PARKING RELATED ISSUES:

None

V. NON-AGENDA ITEMS:

A. Comments by Board Members

None.

B. 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 October 27, 2015, which minutes were formally approved and adopted by the Board on November 24, 2015.

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.