

**PARKING MANAGEMENT ADVISORY BOARD MINUTES  
TUESDAY, NOVEMBER 25, 2014, 5:30 P.M.  
FIRST FLOOR CONFERENCE ROOM**

**MEMBERS PRESENT:**

William Branning  
Gerald Franciosa  
Bruce Gimmy  
Allen Huntington  
William Morse  
Peter Perri  
Albert Richwagen  
Brian Rosen

**MEMBERS ABSENT:**

Fran Marincola

**STAFF PRESENT:**

Randal Krejcarek, Environmental Services Director

**STAFF ABSENT:**

Scott Aronson, Parking Management

**GUESTS/OTHERS:**

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

**III. APPROVAL OF THE MINUTES:**

September 23, 2014 Minutes were deferred.  
October 28, 2014 Minutes were deferred.

**IV. OLD BUSINESS:**

Deferred.

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

Mr. Kevin Warner congratulated the board for having an item on the agenda for City Commission approval and suggested to discontinue the in lieu program or increase the fee of the program.

**VI. NEW BUSINESS:**

**A. Review a Request from Sonoma Grill for the purchase of In-Lieu of Parking Spaces and Associated Payment Agreement.**

Mr. Krejcarek stated that the owner of Sonoma Grill, located at 640 East Atlantic Avenue has submitted a Class III site plan modification for the conversion of 2,215 sq. ft. of retail floor area to restaurant and an addition of 1,163 sq. ft. of new restaurant floor area by enclosing an existing entry foyer and courtyard area. The Land Development Regulations (LDR) Section 4.4.13 (G) (1) requires the provision of parking spaces for expansions or changes of use, at a rate one (1) space per 300 square feet of net floor area for office use, requiring the provision of six (6) parking spaces per 1,000 sq. ft. for restaurant use. The subject property currently has a 24-space parking lot. The proposed site plan offers several options. Two options result in the provision of four (4) new parking spaces through the reconfiguration of the existing lot creating compact spaces and providing one (1) additional American Disability Act (ADA) Compliant parking space. In order to provide these additional spaces, waivers to the landscape requirements and stacking distance will be required. These waivers are processed through the Site Plan Review and Appearance Board. LDR Section 4.6.9(E)(3) allows for the City Commission to approve the payment of a fee, in-lieu of providing required parking, when it is impossible or inappropriate to be provided on-site. The applicant is requesting the purchase of nine (9) in-lieu of parking spaces, at a cost of \$23,660 per space, totaling \$212,940. The applicant is requesting payment in accordance with 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. The Comprehensive Plan Policy C-4.1 of the Future Land Use Element encourages the rehabilitation and revitalization of the Central Business District CBD through several means, one being the accommodation of parking through innovative actions such as the in-lieu of parking program.

Staff recommends approval of option 3 for the nine (9) in lieu of parking spaces, including conversion of the retail area to restaurant, the establishment of new floor area for the entry and courtyard areas.

On behalf of the applicant, Mr. Covelli made a presentation of the proposed site plan’s four (4) options.

Option #1:

- Convert 2,215 square feet of Retail space to restaurant.
- Enclose foyer area - 233 sq. ft. of new building area.
- Restripe existing 24-space parking lot to gain additional four (4) spaces (including additional accessible space) for 28 spaces (landscape waivers required for interior and terminal islands)
- Parking requirement table:

Parking Requirements For Existing Building Uses		
Use	Parking Requirement	Required Spaces
Standalone Bar ( 2,039 sq. ft.)	1 Space /300 sq. ft.	6.80
Retail (2,215 sq. ft.)	1 Space /300 sq. ft.	7.38

Restaurant (2,922 sq. ft.)	1 Space /300 sq. ft.	9.74
<b>TOTAL REQUIRED SPACES</b>		<b>23.92 = 24</b>
<b>Parking Requirements with Proposed Changes</b>		
Standalone Bar (2,039 sq. ft.)	1 Space /300 sq. ft.	6.80
Existing Restaurant (2,922 sq. ft.)	1 Space /300 sq. ft.	9.74
Convert Retail to Restaurant (2,215 sq. ft.)	6 spaces/1,000 sq. ft.	13.29
New Restaurant Space (233 sq. ft.)	6 spaces/1,000 sq. ft.	1.40
<b>TOTAL REQUIRED SPACES</b>		<b>31.23 = 31</b>
<b>TOTAL PARKING PROVIDED</b>		<b>28</b>
<b>IN-LIEU PARKING REQUESTED</b>		<b>3 SPACES</b>

Option #2:

- Convert 2,215 square feet of Retail space to restaurant.
- Enclose foyer area - 233 sq. ft. of new building area.
- Existing parking lot to remain as is.
- Parking requirement table:

<b>Parking Requirements For Existing Building Uses</b>		
Use	Parking Requirement	Required Spaces
Standalone Bar (2,039 sq. ft.)	1 Space /300 sq. ft.	6.80
Retail (2,215 sq. ft.)	1 Space /300 sq. ft.	7.38
Restaurant (2,922 sq. ft.)	1 Space /300 sq. ft.	9.74
<b>TOTAL REQUIRED SPACES</b>		<b>23.92 = 24</b>
<b>Parking Requirements with Proposed Changes</b>		
Standalone Bar (2,039 sq. ft.)	1 Space /300 sq. ft.	6.80
Existing Restaurant (2,922 sq. ft.)	1 Space /300 sq. ft.	9.74
Convert Retail to Restaurant (2,215 sq. ft.)	6 spaces/1,000 sq. ft.	13.29
New Restaurant Space (233 sq. ft.)	6 spaces/1,000 sq. ft.	1.40
<b>TOTAL REQUIRED SPACES</b>		<b>31.23 = 31</b>
<b>TOTAL PARKING PROVIDED</b>		<b>24</b>
<b>IN-LIEU PARKING REQUESTED</b>		<b>7 SPACES</b>

Option #3:

- Convert 2,215 square feet of Retail space to Restaurant.
- Enclose foyer area - 233 sq. ft. of new building area.
- Restripe existing 24-space parking lot to gain additional four (4) spaces (including additional accessible space) for a total of twenty eight (28) spaces. (landscape waivers required for interior and terminal islands)
- Parking requirement table:

<b>Parking Requirements For Existing Building Uses</b>		
Use	Parking Requirement	Required Spaces
Standalone Bar (2,039 sq. ft.)	1 Space /300 sq. ft.	6.80
Retail (2,215 sq. ft.)	1 Space /300 sq. ft.	7.38
Restaurant (2,922 sq. ft.)	1 Space /300 sq. ft.	9.74
<b>TOTAL REQUIRED SPACES</b>		<b>23.92 = 24</b>
<b>Parking Requirements with Proposed Changes</b>		
Standalone Bar (2,039 sq. ft.)	1 Space /300 sq. ft.	6.80
Existing Restaurant (2,922 sq. ft.)	1 Space /300 sq. ft.	9.74
Convert Retail to Restaurant (2,215 sq. ft.)	6 spaces/1,000 sq. ft.	13.29
New Restaurant Space (233 sq. ft.)	6 spaces/1,000 sq. ft.	1.40
Outdoor Dining (930 sq. ft.)	6 spaces/1,000 sq. ft.	5.58
<b>TOTAL REQUIRED SPACES</b>		<b>36.81 = 37</b>
<b>TOTAL PARKING PROVIDED</b>		<b>28</b>
<b>IN-LIEU PARKING REQUESTED</b>		<b>9 SPACES</b>

Option #4:

- Convert 2,215 square feet of Retail space to Restaurant.
- Enclose foyer area - 233 sq. ft. of new building area.
- Existing parking lot to remain as is.
- Parking requirement table:

<b>Parking Requirements For Existing Building Uses</b>		
Use	Parking Requirement	Required Spaces
Standalone Bar (2,039 sq. ft.)	1 Space /300 sq. ft.	6.80
Retail (2,215 sq. ft.)	1 Space /300 sq. ft.	7.38
Restaurant (2,922 sq. ft.)	1 Space /300 sq. ft.	9.74
<b>TOTAL REQUIRED SPACES</b>		<b>23.92 = 24</b>
<b>Parking Requirements with Proposed Changes</b>		
Standalone Bar (2,039 sq. ft.)	1 Space /300 sq. ft.	6.80

Existing Restaurant (2,922 sq. ft.)	1 Space /300 sq. ft.	9.74
Convert Retail to Restaurant (2,215 sq. ft.)	6 spaces/1,000 sq. ft.	13.29
New Restaurant Space (233 sq. ft.)	6 spaces/1,000 sq. ft.	1.40
Outdoor Dining (930 sq. ft.)	6 spaces/1,000 sq. ft.	5.58
<b>TOTAL REQUIRED SPACES</b>		<b>36.81 = 37</b>
<b>TOTAL PARKING PROVIDED</b>		<b>24</b>
<b>IN-LIEU PARKING REQUESTED</b>		<b>13 SPACES</b>

Mr. Branning asked Mr. Covelli to explain Option 1 and Option 2.

Mr. Covelli explained that in Option 1 there would be a creation of four new spaces and the conversion of the retail spaces and the foyer would equate to three in lieu spaces with no usage of the courtyard. Option 2 is the same as Option 1 but with no construction of the parking lot, no courtyard and the purchase of seven (7) in lieu spaces. Option 3 is the creation of spaces and using the courtyard as well as the retail and the foyer would be nine (9) in lieu spaces.

Mr. Branning asked if that is what the applicant wishes to do.

Mr. Covelli stated that would be the best option to do.

Mr. Branning asked if the landscaping would be enhanced.

Mr. Covelli stated that the landscape would be enhanced and that would prevent any issues with Code Enforcement.

Mr. Richwagen asked what the history on the property regarding parking was and how they are claiming 24 spaces when Hurricane restaurant uses some of those spaces.

Mr. Covelli stated that Hurricane and the retail spaces are included in the proposal.

Mr. Franciosa asked if the property had grandfathered in spaces from the Sonoma Grill.

Mr. Covelli stated that the spaces are included in the proposal.

Mr. Branning asked what the stacking distance would be as it is one of the waiver requirements.

Mr. Covelli stated that once you go over 25 spaces, the stocking distance changes from five (5) to twenty (20) feet. Now there is more than 5 feet but you lose spaces rather than creating spaces.

Mr. Franciosa asked what the difference in Option 2 is.

Mr. Covelli stated that Option 2 would not be creating new parking spaces and no landscaping waiver.

Mr. Branning moved to approve the request from Sonoma Grill for the purchase of nine (9) in lieu of parking spaces. The motion was seconded by Mr. Richwagen and passed 8-0.

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

Board members presented a brief status report of items taking place on their respective Boards. Mr. Richwagen stated that the Downtown Development Agency had requested Mr. Aronson to come back and present them with the information he provided to the City Commission at the City Commission workshop.

Mr. Krejcarek briefly provided information regarding the meters and the parking program and stated he would have Mr. Aronson provide the information to the Downtown Development Agency at their next meeting.

Mr. Gimmy requested the parking proposal to be presented to the board before it is presented to the City Commission.

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

None.

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

None.

There being no further business, Mr. Gimmy, declared the meeting adjourned at 6:00 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 November 25, 2014, which minutes were formally approved and adopted by the Board on January 29, 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