

**PARKING MANAGEMENT ADVISORY BOARD MINUTES
TUESDAY, JANUARY 26, 2010, 5:30 P.M.
FIRST FLOOR CONFERENCE ROOM**

MEMBERS PRESENT:

Fran Marincola
Peter Perri
John Gergen
David Cook
Cecelia Boone
Herman Stevens
George Brewer
Joe Pike
Alan Kornblau
Bruce Gimmy

MEMBERS ABSENT:

Mark Denkler

STAFF PRESENT:

Scott Aronson, Parking Management Specialist

STAFF ABSENT:

None

GUESTS/OTHERS:

Commissioner Gary Eliopoulos
Larry Lipnick
Chris Licata
Michael Listick
Harold VanArnem
Robert Currie

I. CALL TO ORDER:

The meeting was called to order by Vice Chairperson, Mr. Fran Marincola, at 5:35 p.m.

II. APPROVAL OF AGENDA:

Mr. Aronson requested to discuss the election of a Chair and Vice Chairperson under New Business.

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

III. APPROVAL OF MINUTES:

November 24, 2009

Mr. Kornblau made a motion to approve the minutes of November 24, 2009, seconded by Mr. Gimmy. Said motion passed unanimously.

IV. OLD BUSINESS:

Mr. Aronson advised that the request from Tramonti's Restaurant to establish a valet parking queue in front of the restaurant was denied by City Commission on December 1, 2009. Secondly, the request from the Seagate at Atlantic to establish a valet parking queue was approved on December 1, 2009.

V. NEW BUSINESS

A. Review A Request From Bob's Famous Bar For The Purchase of Eleven In-Lieu Parking Spaces

At this time, Mr. Marincola reviewed the quasi-judicial rules.

Board Liaison, Venice Cobb, swore in those individuals who wished to give testimony.

Mr. Marincola stated that he discussed the request with Mr. Robert Currie. No other ex-parte communication was noted.

Mr. Aronson stated that Bob's Famous Bar, proposing to be the Ocean Club, located at 217 East Atlantic Avenue, has submitted a Class III Site Plan Modification for the conversion of an existing restaurant to a 924 sq. ft. mezzanine and expanding the roof top restaurant use by 889 sq. ft. The 1,813 sq. ft. of new restaurant area requires 11 spaces. The subject property has a history of in-lieu parking approvals granted for various projects. There are currently ten (10) in-lieu spaces approved with thirteen (13) on site spaces provided. Granting the request will result in the project providing thirteen (13) of thirty four (34) spaces required, with a total of twenty one (21) in-lieu spaces approved.

Mr. Currie spoke of the elevations noting the proposed location of the mezzanines, roof top restaurant and office. Eleven (11) spaces are required due to the addition of the office.

Mr. Listick stated that the request was approved by the Downtown Development Authority subject to the payment of the in-lieu fees being received.

Mr. Marincola stated that the Downtown Development Authority voted for approval subject to the number of spaces that would be requested.

Mr. Listick explained that the floor area is slightly reduced on the main floor due to the creation of the mezzanine. The overall project has increased due to the expansion. The first floor was a restaurant and the second floor was residential but will now be an office. The restaurant and bar will be relocated to the rooftop.

Mr. Marincola is concerned that one of the uses may not succeed and feels that a particular area could be converted into a nightclub where an abundance of people may visit.

Mr. Listick stated that the approval allows the property to be used as a nightclub. He noted that a bathroom and kitchen will be included.

Mr. Marincola feels that three uses may be successful separately but are too excessive for the site as proposed.

Mr. Listick stated that the office will be a daytime use and there is plenty of parking in the daytime. Mr. Brewer stated that the central location of the stairs created a division of the space causing a concern. He also noted a concern that the mezzanine, in essence, created an additional floor resulting in four stories of use area in a three story building.

Mr. Listick stated that the number of people occupying the building would be reduced as the restaurant and office would be less impacting than the previously approved bar. Therefore, reducing the impact with the less intense use created by the modified floor plan.

Mr. Stevens asked about parking acquired for the property.

Mr. Listick stated that he has obtained letters of intent with regards to purchasing property for parking purposes.

Mr. Lipnick stated that he is a restaurateur and has had success with other rooftop restaurants. He plans to bring first class dining to Delray Beach. He noted that capacity should not be an issue because there are parking lots and valet parking in the area.

Mr. Brewer stated that the Board may be setting a precedence if the applicant's request is approved. He is concerned that future requests will be made for increased floor area with limited space.

Mr. Pike stated that the applicant has agreed to secure off-site parking. Therefore, he does not see a precedence being set.

Mr. Gimmy asked if the request is feasible if off-site parking is secured.

Mr. Aronson stated that the request is feasible if the applicant secures off-site parking committed in perpetuity to the restaurant operation at which time the payment of in-lieu fees would not be required if a waiver for a 300 foot distance requirement was approved.

Mr. Kornblau made a motion to approve the request from the Delray Ocean Club for the purchase of eleven (11) in-lieu parking spaces with a condition that an additional eleven (11) parking spaces are secured. The motion was seconded by Mr. Gimmy and passed 9-1 with Mr. Brewer dissenting.

B. Approve 2010 Meeting Dates

Mr. Cook made a motion to approve the meeting dates for the year 2010, seconded by Mr. Kornblau. Said motion passed unanimously.

C. Election of Chair and Vice Chairperson

Mr. Kornblau made a motion to elect Mr. Fran Marincola as Chairperson, seconded by Mr. Stevens. Said motion passed unanimously.

Mr. Stevens made a motion to elect Mr. Joseph Pike as Vice Chairperson, seconded by Mr. Gimmy. Said motion passed unanimously.

VI. 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.

VII. NON-AGENDA ITEMS:

A. Comments by Board Members

Mr. Gergen spoke about parking tickets being issued unnecessarily to people because they park two minutes prior to the time allowed for free parking.

Mr. Marincola stated that he wants to make a recommendation to City Commission regarding free parking beginning at 6:00 p.m.

Mr. Perri spoke about cars being parked in the metered spaces by a valet service in the area of A1A.

Mr. Marincola stated that the valet service should not park in the metered spaces and he will look into this if given more specific information.

B. Comments by Citizens

None.

C. Comments by Staff

None.

There being no further business, newly elected Chairperson, Mr. Marincola declared the meeting adjourned at 7:02 p.m.

Venice Cobb, Executive Assistant/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 January 26, 2010, which minutes were formally approved and adopted by the Board on _____.

Venice Cobb, Executive Assistant/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