

**PARKING MANAGEMENT ADVISORY BOARD MINUTES
TUESDAY, JANUARY 31, 2012, 5:30 P.M.
ENVIRONMENTAL SERVICES CONFERENCE ROOM**

MEMBERS PRESENT:

Fran Marincola
Mark Krall
Bruce Gimmy
John Gergen
Brian Rosen
Alan Kornblau
Peggy Murphy
Cecelia Boone
William Morse
Herman Stevens

MEMBERS ABSENT:

Margie Walden

STAFF PRESENT:

Scott Aronson, Parking Management Specialist

STAFF ABSENT:

None

GUESTS/OTHERS:

Richard Jones
Michael Weiner
Amy Alvarez

I. CALL TO ORDER:

The meeting was called to order by Chairperson, Mr. Fran Marincola, at 5:36 p.m.

II. APPROVAL OF AGENDA:

Mr. Rosen made a motion to approve the agenda, seconded by Mr. Kornblau. Said motion was approved unanimously.

III. OLD BUSINESS:

MINUTES – November 22, 2011

Ms. Boone made a motion to approve the minutes of November 22, 2011, seconded by Mr. Morse. Said motion was approved unanimously.

IV. COMMENTS BY CITIZENS:

There were no comments by citizens.

V. NEW BUSINESS:

A. Review A Request From Souffle Restaurant For The Purchase Of Six (6) In-Lieu of Parking Spaces

Mr. Aronson advised that the applicant has submitted a Class III Site Plan Modification for the expansion and conversion of a retail space to restaurant. The building is located at 181 NE 2nd Avenue, Pineapple Grove Way. Land Development Regulations (LDR), Section 4.4.13(G)(1)(d) establishes parking for restaurants at 6 spaces per 1,000 square feet of gross floor area in the Central Core Area. With the expansion of the existing building, an additional 870 square feet will bring the total square footage to 1,637 square feet. Therefore, the building will require 7 spaces. The proposal includes the provision of one, (1), ADA compliant space at the rear of the building which results in a six (6) space deficiency. 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 6 in-lieu spaces, at a cost of \$7,800 per space, totaling \$46,800 and is required to be paid upon issuance of a building permit. There is an access concern that needs to be resolved prior to approval. The Americans Disabilities Act (ADA) requires unobstructed access from the parking space to the building it serves. The proposal requires users to go around to the front of the building, using the alley as the only means to get from the car to the nearest sidewalk. A resolution would be to allow access through the rear of the building or increase the in-lieu request to 7 spaces. The item was presented to the Downtown Development Authority and the Community Redevelopment Agency. Both recommended approval.

Mr. Morse made a motion to approve the request from Souffle Bistro for the purchase of up to 7 in-lieu parking spaces in the amount of \$54,600 at a cost of \$7,800 per space to be paid in full upon issuance of a building permit. The motion was seconded by Mr. Gergen and passed 10-0.

B. Review A Request From Grove Restaurant For The Purchase Of Three (3) In-Lieu Of Parking Spaces

The applicant has submitted a Class III Site Plan Modification for a conversion of retail space to restaurant. The building is located at 187 NE 2nd Avenue. LDR Section 4.4.13(G)(1)(d) establishes parking for restaurants at 6 spaces per 1,000 square feet of gross floor area in the Central Core Area. The property currently has 3 spaces. Conversion will require the provision of 6 spaces. Given the proximity of the Old School Square Parking Garage and the public on-street parking, staff is confident that the approval of the applicant's request will not negatively impact the surrounding area. Therefore, staff recommends approval of the applicant's request. 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 3 in-lieu parking spaces. The cost per space is \$7,800 totaling \$23,400 and is required to be paid upon issuance of a building permit.

Mr. Morse made a motion to approve the request from The Grove Restaurant for the purchase of 3 in-lieu parking spaces in the amount of \$23,400 to be paid in full upon issuance of a building permit. The motion was seconded by Mr. Kornblau and passed unanimously.

C. Review A Request From 85 SE 6th Avenue For The Purchase Of Two (2) In-Lieu Of Parking Spaces And A Waiver Of Four Required Parking Spaces

The subject property is located at the northeast corner of SE 6th Avenue and SE 1st Street and is individually designated on the local Register of Historic Places as "The Blank House." The site consists of the historic 1903 two-story structure, a garage constructed in 1950 (illegally converted to office use in 1995), a carport added in 1954 and a two-story apartment building. The development proposal involves the legal establishment of the office use inside the garage structure and compliance with the associated parking requirements. Between 1995 and 2004, four site plan applications were submitted to address the office use. However, the required improvements were never installed, any approved in-lieu parking payments were never made, the approvals expired and the conversion remains illegal. The request made in 2004 was for the approval of in-lieu of parking for 6 spaces. The Parking Management Advisory Board members reviewed the request and recommended that a compromise be made to provide one row of parking on the east side of the approved parking lot and convert the remaining west portion of the lot adjacent to SE 6th Avenue to a tea garden. The City Commission reviewed the request and asked that the applicant look at alternative scenarios to providing the required parking. A revised request was approved on August 3, 2004, which permitted the applicant to pay for 2 spaces and install the balance of required spaces on site. In 2011, a Class III Site Plan Modification was submitted for the establishment of the office space within the 1,027 square foot garage. The amount of parking spaces required for the conversion was 4 plus an additional 2 spaces to replace those which were eliminated by the conversion of the garage. The request included a waiver of the 6 parking spaces. The waiver was considered by the Board on June 28, 2011, and a recommendation was made to deny the request as presented. The Board asked that the applicant work with staff and accommodate 3 spaces on-site and provide the balance either through an off-site parking agreement or via the in-lieu of parking fee. The request was presented to the Historic Preservation Board and was not approved. An appeal was submitted to the City Commission. However, the appeal is presently on hold as the property owner has revised the request. The revised request, now before the Board, consists of 2 in-lieu parking spaces and a waiver of 4 parking spaces. Pursuant to LDR Section 4.5.1(E)(3)(b)2, waivers may be granted by the Historic Preservation Board for relief from the number of parking spaces required upon presentation of confirmation that adequate parking for a proposed use may be achieved by alternate means. A justification for the in-lieu of parking request has not been provided. The current request is not appropriate and the required parking should be provided in the most appropriate manner possible. Therefore, the request is not supported by staff.

At this time, Mr. Weiner spoke and gave brief comments about waivers.

Mr. Gimmy made a motion to deny the request from 85 SE 6th Avenue for the purchase of 2 in-lieu parking spaces and a waiver of 4 required parking spaces. The motion was seconded by Mr. Gergen and approved 8-2. Ms. Boone and Mr. Rosen dissented.

D. Review A Request From Prime For The Expansion Of The Existing Valet Queue

The Prime Restaurant, located at 110 East Atlantic Avenue, currently holds a Valet Parking License Agreement for the valet queue on the west side of SE 2nd Avenue. Vehicles parked with the valet are stored in the Federspiel Garage on SE 1st Avenue. The existing traffic grid requires valets to drive two blocks south of the queue, to SE 2nd Street, before being able to get to SE 1st Avenue northbound to the garage. In an effort to reduce travel time and improve efficiency, the restaurant is requesting expansion of the queue by adding two spaces on the east side, in front of the former Veterans of Foreign Wars building, for returning vehicles to customers. In addition,

the restaurant would like to add two customer drop-off spaces, on the west side to accommodate vehicles more efficiently. Staff supports the request as it would reduce negative factors such as reduction of eastbound traffic on Atlantic Avenue between 1st and 2nd Avenues, and reduced trip length, thereby reducing emissions. If approved, all spaces will be used for drop off and pick up, are contingent on vehicle approach.

Mr. Stevens made a motion to approve the request from the Prime Restaurant for the expansion of the valet queue. The motion was seconded by Mr. Rosen and passed 10-0.

E. 2012 Meeting Dates

Board members accepted the meeting dates as presented by staff. The meeting in October will be held on October 30, 2012, and the meeting in December will be held on December 18, 2012, due to the Yom Kippur and Christmas holiday.

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. Kornblau advised that he attended a parking related charrette.

C. Comments by Staff

None

There being no further business, Chairperson, Mr. Marincola, declared the meeting adjourned at 7:01 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 31, 2012, 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