

**PARKING MANAGEMENT ADVISORY BOARD MINUTES
TUESDAY, FEBRUARY 22, 2011, 5:30 P.M.
FIRST FLOOR CONFERENCE ROOM**

MEMBERS PRESENT:

Fran Marincola
Alan Kornblau
Bruce Gimmy
John Gergen
William Morse
Mark Krall
Cecelia Boone

MEMBERS ABSENT:

Peggy Murphy
Herman Stevens
Margie Walden

STAFF PRESENT:

Scott Aronson, Parking Management Specialist

STAFF ABSENT:

None

GUESTS/OTHERS:

Mr. Francisco Perez-Azua

I. CALL TO ORDER:

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

II. ELECTION OF OFFICERS

The election of officers was deferred until the next meeting.

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF MINUTES:

Mr. Gimmy made a motion to approve the minutes of December 28, 2010, seconded by Mr. Gergen. Said motion passed unanimously.

V. OLD BUSINESS

Mr. Aronson advised that the request from Pineapple Groove to establish a valet queue in the Railroad Parking Lot was approved. In addition, the request from Café De France for the purchase of one (1) in-lieu parking space was also approved by the City Commission.

VI. NEW BUSINESS:

A. Review A Request From Champagne Wishes Investment, LLC, For The Purchase Of One (1) In-Lieu Parking Space And Associated Payment Agreement

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

There were no ex parte communications by any member.

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

Mr. Aronson advised that Champagne Wishes Investments, LLC, located at Waterway East, 900 East Atlantic Avenue, has submitted a Class III Site Plan Modification. They have applied for a 250 square foot expansion of their current use to construct a mezzanine. Land Development Regulations (LDR) Section 4.4.13(G)(1) requires the provision of parking for changes or expansion of use as long as no parking is being eliminated. The 250 square foot expansion requires one (1) space. LDR Section 4.6.9(E)(3) allows for payment of a fee, in-lieu of providing required parking, when it is impossible or inappropriate to provide the spaces on-site. No parking can be eliminated to facilitate the expansion. This being the case in this application, the applicant is requesting the purchase of one (1) in-lieu parking space. The subject property is located in Area 1 of the In-Lieu Program where spaces are \$18,200 per space. As owner of the condominium unit, the applicant is requesting payment via an In-Lieu Parking Fee Agreement in accordance with Section 4.6.9(E)(3)(d) of the LDR requiring 50% to be paid upon execution of the agreement and two (2) subsequent payments of 25% to be paid on the second and third anniversaries of the agreement. Staff recommends approval of the applicant's request. Waterway East currently meets its required parking, providing 155 spaces. Staff does not feel that approval of one (1) in-lieu parking space will create a negative impact.

Mr. Marincola asked if the applicant received approval from the condominium owners association to add a mezzanine.

The applicant advised that the approval is contingent upon him obtaining one (1) in-lieu parking space.

Mr. Aronson stated that Waterway East is allowing the construction of the mezzanine as long as the applicant is not granted the one time one (1) space exemption that is permitted where expansion or change of use requires only one (1) space.

Mr. Gergen made a motion to approve the request from Champagne Wishes Investments, LLC for the purchase of one (1) in-lieu of parking space. The motion was seconded by Mr. Gimmy and approved unanimously.

B. Parking Study Implementation – Update

Mr. Aronson stated that the Workbook is in the final revisions and will be distributed to the Board members in the near future. The work group will be meeting and discussing recommendations.

Mr. Marincola stated that comments have been made regarding employee parking which needs to be addressed.

Mr. Aronson stated that meetings will be scheduled to address the issue.

Mr. Krall stated that he had difficulties finding parking in the Sandoway Lot. He noted that during the busy season, spaces designated to residents who have paid for annual permits are being occupied by others.

Ms. Boone stated that visitors from City Walk are parking in the Esplanade Lot and walking to the restaurants. This causes a problem for the landlord and he plans on enforcing parking by utilizing the booting system.

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

None

B. Comments by Citizens

Mr. David Manero, owner of Vic and Angelo's restaurant, stated that the valet queue in front of his restaurant overcharges the guests. He feels that this is counterproductive to everyone involved. Mr. Manero feels that the valet queues are being used for money making purposes and should cost no more than \$5.00-\$7.00 for everyone. He noted that he would accept anyone's validation if he managed the queue.

Mr. Kornblau asked if a limit on the fee being charged can be recommended by the Board members.

Mr. Marincola stated that they could offer the valet queue to someone else.

Mr. Aronson stated that the City Attorney is looking into making changes to the agreements.

Mr. Perez-Azua suggested that the City select a valet company after a Request for Proposal has been established. At which time a contract would be signed and the valet queue would be handled in a more organized fashion. He noted that the valet company is independently controlled but using the City's Right-of-Way.

Mr. Marincola stated that in the past valet queues were assigned to different areas. The City took bids from companies that wanted to utilize the valet queues. However, there was not enough parking. The Parking Management Advisory Board then allowed restaurants to manage the

queues. Mr. Marincola feels that this process works and should not be changed. He noted that it presents a problem when private individuals occupy a queue to make a profit.

Ms. Boone asked if the price the valet charges depend on what the company has to pay for renting the parking lots. She wanted to know why one valet charges more than another.

Mr. Marincola stated that some valet companies wished to keep the rates low and some would like to make a profit.

Ms. Boone suggested approaching the valet company that is charging the higher rate and asks that a lower cost be charged. If the company does not agree, the agreement would not be renewed.

Mr. Aronson stated that he will await the response from the City Attorney. He was not in agreement with approaching a valet company regarding lowering the rate. He spoke of the private lots used by the valet companies and stated that the City would not be able to undertake the valet program and lease the private lots due to insurance requirements. He also noted that the parking inventory could be jeopardized if changes to parking are made.

C. Comments by Staff

None

There being no further business, Chairperson, Mr. Marincola, declared the meeting adjourned at 6:25 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 February 22, 2011, which minutes were formally approved and adopted by the Board on

Venice Cobb, Executive Assistant/Board Liaison

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