

**PARKING MANAGEMENT ADVISORY BOARD MINUTES
TUESDAY, MARCH 24, 2009, 5:30 P.M.
FIRST FLOOR CONFERENCE ROOM**

MEMBERS PRESENT:

Charles Halberg
John Gergen
Mark Denkler
Fran Marincola
Alan Kornblau
George Brewer
William Branning

MEMBERS ABSENT:

David Cook
Peter Perri
Cecelia Boone
Nancy Schneider

STAFF PRESENT:

Scott Aronson, Parking Management Specialist

STAFF ABSENT:

None

GUESTS/OTHERS:

Richard Hasner
Norman Weinstein
Richard Jones

I. CALL TO ORDER:

The meeting was called to order by Chairperson, Mr. Mark Denkler, at 5:39 p.m.

II. APPROVAL OF AGENDA:

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

III. APPROVAL OF MINUTES:

February 2009

Mr. Branning made a motion to approve the minutes of February 24, 2009, seconded by Mr. Marincola. Said motion passed unanimously.

IV. OLD BUSINESS:

Mr. Aronson advised that the request from Café Luna Rosa to amend its Parking License Agreement was approved by City Commission on January 20, 2009. Secondly, the request for Cut 432 to establish a valet parking queue on SE 4th Avenue was approved on March 17, 2009.

V. NEW BUSINESS

A. Review A Request From Falcon House To Establish A Valet Parking Queue

Mr. Aronson stated that the Falcon House, located at 116 NE 6th Avenue, has submitted a request to establish a valet parking queue as an amenity to its guests. Due to the popularity of Anthony's Coal Fired Pizza of Delray and other businesses in the area along with the beautification project along Federal Highway, parking in the area has become congested. At this time, Mr. Aronson noted that additional parking has been acquired to meet the restaurant's demand. Considering that the lot is across from Federal Highway, there is a safety concern which would be alleviated with a valet queue. The owner also feels that the use of a valet will maximize the potential use of the lot. The queue will be governed under the terms of the Standard Valet Parking License Agreement. Mr. Aronson noted that the valet queue will be available to all who wish to use its services. He went on to state that signage will be permitted at the valet queue. There is a proposal to have traffic changed to a two-way direction on NE 1st Street in the near future. Reversing the traffic pattern will have an affect on the valet queue.

Mr. Brewer stated that dropping the cars off would be cumbersome but the delivery of the cars would be relatively quick.

Mr. Norman Weinstein stated that the ability to drop the cars off would be eliminated if the traffic pattern changes to a two-way direction.

Mr. Aronson noted that the customers will have to approach from a different direction.

Mr. Marincola feels that valet queues should be available for use to everyone but they are being created for the use of the restaurants because they are being established in inconspicuous locations.

Mr. Aronson stated that it was discussed and decided that it would not be beneficial to have more valet queues established on Atlantic Avenue or on Federal Highway. He advised that all valet queues are available to patrons.

Mr. Marincola does not want to set a precedence regarding approval of valet queues to restaurants.

Mr. Aronson stated that valet parking queues will be supported when they are in an area that does not create a dangerous situation and when they are supported by parking lots that are in a close enough proximity to be reasonable for a valet queue to operate.

Mr. Brewer is concerned that parking for residents living in the town homes may be eliminated if a valet queue is established.

Board members and staff discussed better suited locations and routes for the location of a valet queue.

Mr. Brewer suggested that the stand for the valet queue and any signs be positioned on the north side of the roadway.

Mr. Branning feels that the request should be tabled until routing issues are resolved. He went on to state that alleys should not be utilized for routing.

Mr. Branning made a motion to table the request from Falcon House to establish a valet parking queue on NE 1st Street until the location of the valet stand and routing issues are resolved. The motion was seconded by Mr. Brewer and passed 7-0.

B. Review A Request From Linda Bean’s Perfect Maine For The Purchase Of Four In-Lieu Parking Spaces

Chairperson, Mr. Mark Denkler, reviewed the quasi judicial rules.

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

There were no ex-parte communications by any Board member.

Mr. Aronson stated that Linda Bean’s Perfect Maine is located at 200 East Atlantic Avenue and has submitted a Class III Site Plan Modification to convert the existing 1,502 square foot optical store to a restaurant. Land Development Regulations (LDR) Section 4.4.13(G) requires the provision of one (1) for each 300 square feet of total floor area which is required for retail floor area. The requirement for restaurants is six (6) spaces per 1,000 square feet of total floor area. This equates to four (4) parking spaces. LDR Section 4.6.9(E)(3) states that the City Commission may approve the payment of a fee in-lieu of providing the required parking on-site when a requirement for additional parking results from a change of use. The applicant is requesting the purchase of four (4) in-lieu parking spaces, at a cost of \$15,600 per space, totaling \$62,400 to be paid in full upon issuance of a building permit. The in-lieu of parking is supported by the Downtown Master Plan and the Comprehensive Plan which looks for innovative ways to provide parking. The subject property is located on SE 2nd Avenue, one block east of the Federspiel Parking Garage, and one block south of the Old School Square Parking Garage in addition to being across from two valet queues.

Mr. Denkler wanted to know how many spaces in the Federspiel Parking Garage have been allocated to valet services.

Mr. Aronson stated that approximately 40 spaces have been allocated to valet services.

Mr. Brewer made a motion to recommend approval of the request from Linda Bean’s Perfect Main for the purchase of four (4) in-lieu parking spaces seconded by Mr. Marincola. Said motion passed 7-0.

VI. COMMITTEE REPORTS ON PARKING RELATED ISSUES:

Board members presented a brief status report of items taking place on their respective Board. 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 inquired about the south courthouse parking lot that has been constructed but not open to the public.

Mr. Aronson stated that a Class I Site Plan Modification for gate arms has been submitted. He advised that the property belongs to the County and that it was said that the lot will be used for courthouse personnel and judges only.

Mr. Kornblau stated that individuals that should be using the courthouse parking garage are using the parking spaces designated for library patrons.

Board members do not feel that parking should be dedicated to one group of individuals.

Mr. Aronson is not sure whether or not the south parking lot is open for use at this time or whether or not a Certificate of Occupancy has been issued. He will contact the County regarding the matter.

B. Comments by Citizens

None.

C. Comments by Staff

Mr. Aronson advised that he is conferring with the City Attorney, Susan Ruby, as to whether or not quasi-judicial hearings are necessary. The rules may be incorporated in the Land Development Regulations however certain criteria have to be discussed.

Mr. Aronson discussed the parking study which has been advertised in the Palm Beach Post and on Demand Star. The closing date is April 22, 2009. The mandatory pre-bid conference has been scheduled in April 2009.

There being no further business, Mr. Denkler declared the meeting adjourned at 6:29 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 of March 24, 2009, 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