

**PARKING MANAGEMENT ADVISORY BOARD MINUTES  
TUESDAY, APRIL 28, 2009, 5:30 P.M.  
FIRST FLOOR CONFERENCE ROOM**

**MEMBERS PRESENT:**

Fran Marincola  
Alan Kornblau  
George Brewer  
William Branning  
David Cook  
Peter Perri  
Cecelia Boone  
Nancy Schneider

**MEMBERS ABSENT:**

Charles Halberg  
John Gergen  
Mark Denkler

**STAFF PRESENT:**

Scott Aronson, Parking Management Specialist

**STAFF ABSENT:**

None

**GUESTS/OTHERS:**

Commissioner Gary Eliopoulos  
Mayor Nelson McDuffie  
Brandon Belluscio  
Andrea Trucco  
Charles Whalen

**I. CALL TO ORDER:**

The meeting was called to order by Vice Chairperson, Mr. Fran Marincola, at 5:40 p.m.

**II. APPROVAL OF AGENDA:**

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

**III. APPROVAL OF MINUTES:**

**March 24, 2009**

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

**IV. OLD BUSINESS:**

Mr. Aronson advised the Board that the request from Linda Bean's Perfect Maine for the purchase of four (4) in-lieu parking spaces was approved by City Commission at the March 17, 2009

meeting. Secondly, the request for Cut 432 to establish a valet parking queue on SE 4<sup>th</sup> Avenue was also approved.

Vice Chairperson, Mr. Marincola, reviewed the quasi judicial rules.

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

There were no ex-parte communications disclosed by any Board members.

## **V. NEW BUSINESS**

### **A. Review A Request From 124 North Swinton Avenue For The Purchase of Four In-Lieu Parking Spaces**

Mr. Aronson stated that the Great American Beauty Offices and Showroom, located at 124 N. Swinton Avenue, had submitted an In-Lieu Parking Application for the purchase of four (4) in-lieu parking spaces to accommodate the construction of a new two story 1,939 square foot office building behind an historic structure which currently stands at 124 N. Swinton Avenue. Mr. Aronson explained that Land Development Regulations (LDR) Section 4.4.24(G)(4)(d) requires business and professional offices to provide 1 (one) space per 300 square feet of net floor area. The existing two story retail/office building fronting Swinton Avenue will remain. The current submitted plan was calculated as gross floor area which would require 13.83 spaces rounded to 14 spaces. The number of required spaces may be reduced to 13 spaces pursuant to LDR Section 4.6.9(C)(1)(a). When the floor plan is submitted, the reduction of common area elements may reduce the in-lieu request accordingly to three (3) spaces. Mr. Aronson explained that ten (10) spaces are being provided on-site and that the actual in-lieu request is for four (4) spaces. The cost per space in the OSSHAD is \$7,800 each, totaling \$31,200 for four (4) spaces (\$23,400 if reduced to 3 spaces). Staff is recommending approval of the applicant's request. The item will be presented to the Community Redevelopment Agency and the Downtown Development Authority at their respective meetings.

Mr. Brewer asked as to whether or not the existing garage is being used and whether or not it was calculated in terms of parking or as additional square footage. He calculated that the existing structure and garage was 2,100 square feet.

Mr. Aronson stated that the garage was used for storage. He noted that the garage was calculated as additional square footage but not for parking purposes.

Ms. Andrea Trucco advised that the existing two story building is 1,213 square foot. The new structure to be converted from a garage to a two story office building will be approximately 1,100 square feet. She noted that the total net square footage for the new building will be 3,921.

Mr. Branning wanted to know if retail is allowed at the business and whether or not retail has the same parking requirement.

Mr. Aronson stated that retail and office have the same parking requirement.

Mr. Brewer asked about employee parking.

It was discussed that employees could utilize the Old School Square of Federspiel parking garages and other available parking in the area.

Ms. Boone asked about the type of business that will occupy the buildings.

Ms. Trucco stated that it will be a retail store specializing in fragrances.

Ms. Schneider made a motion to recommend approval of the request from 124 N. Swinton Avenue for the purchase of four (4) in-lieu parking spaces, seconded by Mr. Kornblau. Said motion passed 8-1 with Mr. Cook dissenting.

### **B. Review A Request From Cut 432 For The Purchase Of Two In-Lieu Parking Spaces**

Mr. Aronson stated that Cut 432, located at 432 East Atlantic Avenue, has submitted an In-Lieu Parking Application to purchase two (2) in-lieu parking spaces to accommodate an expansion/conversion of use to a neighboring purse store. The 689 square foot expansion will require two (2) spaces in accordance to Land Development Regulations (LDR) Section 4.4.13(G)(1)(a) which requires providing the difference between the one (1) space per 300 square feet of floor area vested for the retail use ( $689/300=2.29$ ) versus six (6) spaces per 1,000 square feet of floor area required for the restaurants ( $689/1000=.689 \times 6=4.134-2.29=1.84$  which rounds up to 2 spaces). LDR Section 4.6.9(E)(3) states when the requirement for additional parking results from a change of use, the City Commission may approve the payment of a fee, in-lieu of providing the required parking on-site. The applicant is requesting the purchase of two (2) in-lieu parking spaces, at a cost of \$15,600 per space, totaling \$31,200, to be paid in full upon issuance of a building permit. The 2004 Cluster Study has reported that the mix of retail vs. restaurant should be carefully monitored in the Downtown core area and Atlantic Avenue. The subject property is 689 square foot and does not extend back the full length of the building. Additionally, the applicant is installing an ADA compliant bathroom and additional prep kitchen. Mr. Aronson noted that there will be a sidewalk café area as well. If the expansion is not approved, there are concerns that it may be difficult to lease the space as a retail establishment if not expanded with the restaurant due to the size and it may remain vacant for some time. The Comprehensive Plan speaks of the revitalization of the Central Business District through several incentives, including accommodating parking through innovative actions, which the in-lieu program is consistent with. Staff supports the applicant's request for the purchase of two (2) in-lieu parking spaces.

Mr. Branning made a motion to approve the request from Cut 432 for the purchase of two (2) in-lieu parking spaces, at a cost of \$31,000, to be paid in full upon issuance of a building permit. The motion was seconded by Ms. Boone and approved unanimously.

## **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**

Board members spoke about the pros and cons of traffic generated from valet queues and how it affects business owners.

Ms. Schneider spoke about allowing residents to utilize the parking garage during the summer time. She went on to say that the Clean Cities Group has grant money which is available to Cities who utilize electric vehicles. She suggested utilizing the outlets in the garage as a free source of electricity for anyone that has an electric car.

Mr. Marincola wanted to know how many amps are required for an electric car.

Mr. Charles Whalen stated that the outlets need to be 15 or 28 amp breaker. He noted that the cars will not draw more than 12 amps when they are charging. He advised that he surveyed the garage and counted outlets at every fifth parking spot on the upper level.

Ms. Schneider feels that utilizing the garage as a source for electricity will set Delray Beach apart from other municipalities and make the City unique.

Mr. Kornblau asked if the parking spaces would be labeled as reserved parking.

Mr. Aronson stated that program details have not been discussed.

Mr. Brewer stated that he is involved with the construction of an office building where the parking spaces were labeled "reserved for alternative vehicles".

Mr. Aronson stated that due to feuds regarding parking on the lower level between neighborhood businesses, charging stations installed will be in a segregated location.

Mr. Kornblau asked about the status of the parking at the courthouse lot.

Mr. Aronson advised that he is still researching the parking situation and will place another follow up call.

Regarding the use of the garage during hurricanes, Mr. Aronson stated that City vehicles will be stored first. The general public can then utilize the garage for storage on a first come, first served basis. It is unsure as to whether or not a fee will be charged. However, if a fee is assessed, it would be the same as it is for event parking to avoid claims of price gouging.

### **B. Comments by Citizens**

None.

### **C. Comments by Staff**

Commissioner Eliopoulos liked Nancy's idea and noted that the parking study looks towards programs to promote parking.

There being no further business, Vice Chairperson, Mr. Fran Marincola declared the meeting adjourned at 6:38 p.m.

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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 April 28, 2009, which minutes were formally approved and adopted by the Board on

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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