

**PARKING MANAGEMENT ADVISORY BOARD MINUTES  
TUESDAY, AUGUST 25, 2009, 5:30 P.M.  
ENVIRONMENTAL SERVICES DEPARTMENT**

**MEMBERS PRESENT:**

Fran Marincola  
George Brewer  
Peter Perri  
Charles Halberg  
John Gergen  
Mark Denkler  
Cecelia Boone  
David Cook

**MEMBERS ABSENT:**

Nancy Schneider  
Alan Kornblau

**STAFF PRESENT:**

Scott Aronson, Parking Management Specialist

**STAFF ABSENT:**

None

**GUESTS/OTHERS:**

Louis Carbone

**I. CALL TO ORDER:**

The meeting was called to order by Vice Chairperson, Mr. Fran Marincola, at 5:42 p.m.

**II. APPROVAL OF AGENDA:**

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

**III. APPROVAL OF MINUTES:**

**June 23, 2009**

Mr. Aronson referred to page 3, paragraph 5, under Item B. He stated that the minutes should be corrected to reflect that the motion passed 6-0.

Mr. Halberg made a motion to approve the minutes of June 23, 2009, as corrected, seconded by Mr. Cook. Said motion passed unanimously.

**IV. OLD BUSINESS:**

Mr. Aronson advised that the shared parking text amendment was approved by City Commission on August 18, 2009. Secondly, the City Commission approved a \$10.00 per space increase to the monthly valet parking queue fee.

**V. NEW BUSINESS**

## **A. Review A Request From Pineapple Grove Ltd. For The Purchase Of Four (4) In-Lieu Parking Spaces**

At this time, 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.

Mr. Aronson stated that Pineapple Grove Ltd. is a proposed mixed use development including a 119 room hotel; 1,000 square foot meeting room; 2,322 square feet of retail space; 4,356 square feet of restaurant; and a 33,350 square foot office building adjacent to NE 1<sup>st</sup> Avenue. Land Development Regulations Section 4.4.13 (G) requires the provision of 0.7 spaces per hotel room and 1 space per 300 square feet of total floor area for ancillary uses. The office building requires 1 space per 300 square feet of net floor area. Mr. Aronson referred to the shared parking calculations that were provided. He stated that the applicant is committed to utilizing shared parking. The proposed development requires 199 spaces when the shared parking matrix is applied. Land Development Regulations Section 4.6.9(B)(4), allows property owners whose property is acquired by a governmental entity for park or parking purposes get credit towards required parking, up to the vested number of spaces for said property, within 300 feet of the acquired property. Consequently, the subject property is granted a 30 space credit due to the purchase of the Goodwill building. The in-lieu program allows for crediting for parking spaces constructed in the right-of-way. Considering that the property owner paid a special assessment for right-of-way improvements during the construction of Pineapple Grove, the spaces constructed are considered as being constructed by the owner. The applicant must provide on-street parking and is credited 50% of the number of spaces provided on-street where the right-of-way exists adjacent to a property purchasing in-lieu spaces. The development proposal provides 20 on-street parking spaces therefore receiving a 10 space credit. The proposed site plan provides 129 spaces. Twenty-six spaces required for the restaurant may be double counted reducing the number of required spaces.

Board members were concerned about the opening hours of the restaurant. They wanted to be sure that the restaurant did not open for breakfast.

Mr. Aronson stated that the applicant would be in violation of his site plan if he opens for breakfast. He went on to advise that the kitchen and restaurant can be open to service hotel guests but there cannot be seating in the dining room.

Mr. Marincola is concerned that there will be a shortage of parking spaces due to the administrative credits given to the applicant.

Mr. Louis Carbone stated that there is a 540 space parking garage in the vicinity that can service Pineapple Grove. He explained that the restaurant serves as an ancillary separate entity.

Mr. Marincola asked for an explanation of infill according to the City Code.

Mr. Aronson advised that infill refers to vacant land in the downtown setting, in most scenarios in between two buildings.

Ms. Boone commended Mr. Carbone on his design.

Mr. Carbone spoke of the alleyway behind the property stating that it provides access for circulation in Pineapple Grove.

Mr. Brewer asked about the tandem valet.

Mr. Aronson stated that the valet service will be onsite 24 hours each day.

Ms. Boone asked if the applicant can request additional spaces if he decides to serve breakfast and lunch.

Mr. Aronson stated that there would have to be a modification to the site plan. He advised that the restaurant cannot be open at the same time of the standard office. Breakfast and lunch can be served on weekends.

Mr. Brewer stated that he does not feel that the restaurants in the Downtown area need parking being that the people dining are usually walking and can park anywhere. He feels that parking is necessary only for guests at the hotel. He went on to say that people visiting the Downtown area want to walk around and have no desire of parking near a restaurant. He believes that restaurants should be encouraged to be open for breakfast, lunch and dinner if they choose.

Mr. Marincola feels that parking is necessary for restaurants.

Board members discussed the ramifications if the establishment was to open for breakfast. They decided that the applicant can make a request for additional in-lieu spaces at a later date should he decide to do so.

Ms. Boone asked about the timeframe for completion of the project.

Mr. Carbone was unable to provide a timeframe but stated that he needed site plan approval to move forward.

Mr. Brewer made a motion to approve the request from Pineapple Grove, Ltd. for the purchase of four (4) in-lieu spaces, at a cost of \$31,200.00, to be paid via an in-lieu Parking Fee Agreement. The motion was seconded by Mr. Halberg and passed unanimously.

## **B. Recommend Increase To Beach Parking Permit Fee**

Mr. Aronson stated that the cost for the beach parking permit is \$60.00 per year. Staff is recommending a \$10.45 increase which totals \$75.00 inclusive of sales tax.

Mr. Brewer asked how many beach parking permits are sold each year.

Mr. Aronson advised that approximately 600-800 are sold each year.

Mr. Halberg made a motion to recommend approval of a modification to City Code of Ordinances Section 71.060, increasing beach parking permit fee to \$70.45 (\$75.00 including tax). The motion was seconded by Ms. Boone and 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**

Board members acknowledged Mr. Halberg’s last day on the Parking Management Advisory Board.

**B. Comments by Citizens**

None.

**C. Comments by Staff**

None.

There being no further business, Vice Chairperson, Mr. Fran Marincola declared the meeting adjourned at 6:35 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 August 25, 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.