

**PARKING MANAGEMENT ADVISORY BOARD MINUTES
TUESDAY, SEPTEMBER 29, 2009, 5:30 P.M.
FIRST FLOOR CONFERENCE ROOM**

MEMBERS PRESENT:

Fran Marincola
George Brewer
Peter Perri
John Gergen
Mark Denkler
Cecelia Boone
David Cook
Alan Kornblau
Joe Pike
Herman Stevens

MEMBERS ABSENT:

Nancy Schneider

STAFF PRESENT:

Scott Aronson, Parking Management Specialist

STAFF ABSENT:

None

GUESTS/OTHERS:

Gary Goldfarb
John Powers
Keith Bebout

I. CALL TO ORDER:

The meeting was called to order by Vice Chairperson, Mr. Mark Denkler, at 5:32 p.m.

II. APPROVAL OF AGENDA:

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

III. APPROVAL OF MINUTES:

August, 2009

Mr. Cook made a motion to approve the minutes of August 25, 2009, seconded by Mr. Kornblau. Said motion passed unanimously.

IV. OLD BUSINESS:

Mr. Aronson advised that the request from Pineapple Grove Ltd. for the purchase of four (4) in-lieu parking spaces was approved by City Commission on September 10, 2009.

Mr. Aronson noted that as a form of potential revenue and cost saving measures, staff recommended approval of a \$5.00 fee for parking in the Federspiel and Old School Square parking garages on

Thursday, Friday and Saturday nights. The revenue collected will off-set the maintenance and operating costs of the facilities. Mr. Aronson explained that Accurate Parking currently staffs the facilities on these nights. However a supervisor will added to assist with breaks and additional security patrols.

V. NEW BUSINESS

A. Review A Request From Subway for the Purchase of Three 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 Subway, located at 506 East Atlantic Avenue, submitted a request for the purchase of three (3) in-lieu parking spaces to accommodate the conversion of 1,000 square feet of retail space to restaurant space. Land Development Regulations Section 4.4.13(G) requires the provision of the difference between one (1) space per 300 square feet for retail, versus six (6) spaces per 1,000 square feet for restaurants (2.67 rounds up to 3). The applicant is requesting to purchase three (3) in-lieu spaces at a cost of \$15,600.00 per space, totaling \$46,800.00 to be paid via an In-Lieu Parking Fee Agreement. The Comprehensive Plan encourages rehabilitation and revitalization of the Central Business District, including incentives for mixed use development, allowing outdoor cafes and accommodating parking needs through innovative actions. The item will be presented to the Downtown Development Authority and Community Redevelopment Agency at their October meetings. Staff recommends approval of the applicant's request. The City Commission will consider the item at its October 20th City Commission meeting.

Mr. Keith Bebout stated that the establishment has relaxed seating, new lighting and graphics. He explained that the middle area between Subway and Starbucks is retail space.

Mr. Brewer said that he was hesitant to approve the request because he felt that the corner of the street is really busy. He feels that the Subway is a destination restaurant and an impulse purchase and will affect traffic. There is no excess parking and the area is too congested and dangerous. Mr. Brewer also stated that retail will be affected because impulse buyers will park in spaces in front of retail shops.

Mr. Marincola agrees to some extent but he feels the parking garages are available for anyone to utilize for parking purposes.

Mr. Debout stated that there are parking spaces available during the lunch time hours.

Ms. Boone stated that the lunch crowd is usually people that are walking, possibly venturing from their offices.

Mr. Kornblau feels that people visiting Subway will be walking and will have no need to utilize parking spaces.

Mr. Marincola made a motion to recommend approval of the request from Subway for three (3) in-lieu spaces, at a cost of \$46,800.00, to be paid via an In-Lieu Parking Fee Agreement. The motion was seconded by Mr. Kornblau and passed 9-1 with Mr. Brewer dissenting.

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

Staff and Board members spoke of the proposals for the spaces in the Old School Square Parking Garage.

Mr. Pike spoke about the utilization of the Old School Square Parking Garage.

Mr. Aronson stated that the utilization has increased significantly since last year.

Mr. Marincola spoke of the possibility of being more involved in enforcing what is approved by the Parking Management Advisory Board.

Board members and staff spoke of different restaurants that use the waiting area as restaurant use.

Board members welcomed new member, Mr. Joseph Pike.

B. Comments by Citizens

None.

C. Comments by Staff

None.

There being no further business, Vice Chairperson, Mr. Mark Denkler declared the meeting adjourned at 6:37 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 August 25, 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