

**PARKING MANAGEMENT ADVISORY BOARD MINUTES  
TUESDAY, OCTOBER 25, 2011, 5:30 P.M.  
FIRST FLOOR CONFERENCE ROOM**

**MEMBERS PRESENT:**

Fran Marincola  
Bruce Gimmy  
John Gergen  
Herman Stevens  
Brian Rosen  
Alan Kornblau  
Peggy Murphy  
Margie Walden  
Cecelia Boone

**MEMBERS ABSENT:**

Mark Krall  
William Morse

**STAFF PRESENT:**

Scott Aronson, Parking Management Specialist  
Brian Shutt, City Attorney  
Amy Alvarez, Senior Planner

**STAFF ABSENT:**

None

**GUESTS/OTHERS:**

Bob Currie  
Chris Licata  
Humberto Collazo  
Marko Andrioff  
Lauren Jennings  
Alex Ramirez  
Scott Porten

**I. CALL TO ORDER:**

The meeting was called to order by Chairperson, Mr. Fran Marincola, at 5:31 p.m.

**II. APPROVAL OF AGENDA:**

Mr. Marincola made a motion to amend the agenda moving Item C to be presented before Item B. The motion was approved unanimously.

**III. OLD BUSINESS:**

Mr. Aronson advised that the request from Kanner & Pentaluga will be presented to the City Commission at an upcoming meeting.

Ms. Walden stated that at an economic development meeting, she was advised that there is money to further parking studies available through the Community Redevelopment Agency.

Ms. Aronson advised that there needs to be a project associated with a request.

**IV. MINUTES:**

Mr. Gimmy made a motion to approve the minutes of August 23, 2011, seconded by Ms. Walden. Said motion passed unanimously.

Mr. Gimmy made a motion to approve the minutes of September 27, 2011, seconded by Ms. Walden. Said motion passed unanimously.

**V. COMMENTS BY CITIZENS:**

There were no comments by citizens.

**VII. NEW BUSINESS:**

**A. Review A Request From Swinton Spa Seeking The Relief Of Providing Required Parking In Exchange For Providing Valet Service**

City Attorney, Brian Shutt, read the quasi-judicial rules.

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

Ms. Alvarez advised the Board that the request is for a waiver to the parking requirements. She noted that the north building will be converted to salon use and the three southern residences will be converted to restaurant use. There is a provision in the Land Development Regulations, (LDR) which permits the Historic Preservation Board to waive the amount of parking provided if parking can be achieved through alternative means. The development proposal requires 53 spaces be provided. A total of 7 spaces will be provided on-site and 26 will be provided through an off-site valet. The valet lot can accommodate 40 vehicles. The waiver is for 20 spaces. The 20 spaces would be accommodated through additional valet services. Staff recommends denial of the actual request to waive the spaces. However, staff does recommend approval of a waiver to provide the additional 20 spaces off-site through acceptable alternate means.

Board members and staff spoke of the Valet Parking Ordinance.

Mr. Currie noted that it is stated that the Historic Preservation Board may grant a waiver to the deficiency in consideration of the overall good of the community in the restoration and preservation of significant historical structures. Although in a state of disrepair, the homes are historic and should be preserved. The owners will be purchasing a parking lot that will accommodate 26 of the spaces. There are 7 additional spaces on site and 9 on-street. The owner cannot afford anymore expenses which is the reason for the request of waiver of 20 spaces. The Community Redevelopment Agency recommended approval of the request.

Mr. Marincola asked if the applicant is purchasing the property that will accommodate the 40 vehicles.

Mr. Currie stated that the applicant is purchasing a 26 space parking lot. However, the parking lot can accommodate more than 26 vehicles.

Mr. Marincola wanted to ensure that the applicant would keep the 40 spaces if the waiver was granted.

Mr. Currie stated that the applicant only needs a waiver for 20 spaces.

Ms. Alvarez advised that the applicant would enter into an agreement with the City.

Mr. Kornblau asked if valet spaces were available for use in the Federspiel Parking Garage.

Mr. Aronson stated that the applicant could use the Federspiel Parking Garage as a support mechanism for a public parking fee request. It would not be an appropriate means to provide the required parking.

Mr. Marincola wanted to ensure there is an agreement stating that the applicant had to maintain the spaces over time.

Mr. Shutt stated that if the waiver is granted, there would be a condition of approval that the spaces be maintained.

Ms. Alvarez advised that the applicant would have to enter into an agreement with the City if parking is provided through valet parking services.

Mr. Shutt stated that if the waiver is granted, a condition would be imposed stating that the applicant will provide 20 spaces through alternative means.

Mr. Marincola asked why a waiver is needed if the City is in favor of entering into an agreement to give the applicant 20 spaces.

Mr. Shutt stated that the applicant is required to provide 20 additional parking spaces. It is not up to the City to provide parking.

Mr. Gergen stated that the waiver would not be between the valet company and the City but between the applicant and the City.

Mr. Aronson stated that the waiver is to the Valet Parking Ordinance. The Ordinance requires that stacking of vehicles be on-site with a minimum of 100 feet in length from the point of entry to point accepted by the valet. Cars need to be parked on property owned by the developer. The second lot is not owned which is the reason for the waiver. Mr. Aronson continued to state that it should be addressed in the waiver that the subject property, be preserved and assimilated into the project.

Ms. Boone stated that she would like to see the properties restored.

Mr. Kornblau asked if the request was approved by the Community Redevelopment Agency.

Ms. Alvarez stated that the entire development proposal was presented to the Community Redevelopment Agency and the overall recommendation including the waiver was approval.

At this time, Mr. Shutt asked if there was any ex-parte communications.

There was no ex-pate communications.

Mr. Gimmy spoke about saturation of restaurants in the Downtown core area. He is not in support of the waiver.

Mr. Marincola stated that he is in support of the project.

Mr. Kornblau wanted to clarify that the applicant does not have to apply for a valet queue since there is one already on the property.

Mr. Marincola spoke of a 100 foot rule which the waiver addresses.

Mr. Shutt stated that the waiver is for 20 parking spaces. There is a possibility that the project will be presented for a second time to the Parking Management Advisory Board for a valet queue if the Historic Preservation Board approves the waiver and attaches a condition. However, the purpose of this meeting is to address only the 20 spaces. A valet queue may not be necessary if spaces are provided through alternative means.

Discussion ensued regarding the waiver.

Mr. Aronson asked for the width of the drive isle.

Mr. Currie advised that the drive isle is 12 feet and the traffic flow is one way.

Mr. Aronson raised a concern of traffic backing out onto the right-of-way citing operational challenges that would result from a single lane of queuing.

Mr. Rosen made a motion to recommend approval of a waiver but denying the request for on-site spaces and requiring that the applicant provide the parking through other alternative means approved by the City. The motion was seconded by Ms. Walden and approved 7-2. Mr. Stevens and Mr. Gimmy dissented.

Mr. Andrioff advised that the homes have been broken into and he has boarded them up. He feels that they should be maintained and restored.

#### **B. City Initiated Text Amendment Amending Land Development Regulations Section 4.6.9(E)(3)**

Mr. Aronson stated that the City Commission recently approved an Ordinance which established a cap of 30% for in-lieu parking spaces that can be purchased. The 30% cap will not be feasible if there is no way to incorporate additional parking. Staff has reevaluated the Ordinance and has made corrections. The 30% limit will apply to new construction and expansions of use. Conversions of use will be able to purchase 100% spaces in-lieu of providing parking.

Mr. Kornblau made a motion to approve the proposed text amendment, seconded by Ms. Walden. Said motion passed unanimously.

#### **C. Review A Request From Caffe Luna Rosa To Establish Food Pick-Up Space Utilizing One (1) Valet Space**

Chairperson, Mr. Marincola had a conflict of interest, therefore Vice Chair, Mr. Gimmy assumed the responsibilities of chairperson

Mr. Aronson advised that the owner of Caffe Luna Rosa has operated a valet queue on the south side of Atlantic Avenue. The owner has requested approval to use one of the parking spaces for 10 to 15 minutes for takeout food services. The valet parking regulations prohibit any parking of cars in the

valet queues. The space would not be designated to Caffè Luna Rosa but available to all food service businesses in that area. Keys will be required to be left with the valet in case of extended stays. Staff recommends approval of the applicant's request.

Mr. Kornblau asked if approving the request would set a precedent. He also asked about enforcement.

Mr. Aronson stated that no other valet queues have made such a request, nor do any of them operate in the daytime. He then spoke of 5 minute parking for short stays at other establishments. He went on to say that there should be no enforcement issue.

Discussion ensued regarding this item.

Ms. Walden made a motion to recommend approval of the request from Caffè Luna Rosa to utilize the eastern most parking space of its valet queue for 10 minute, food pick up, parking while patrons retrieve their food. The motion was seconded by Mr. Kornblau and passed 7-2. Mr. Marincola and Mr. Gergen abstained due to a conflict of interest.

At this time, Mr. Marincola resumed his responsibilities as Chairperson.

#### **D. Parking Study Update**

Mr. Aronson stated that City Commission directed staff to proceed with valet parking in the Old School Square Garage. A charette will be held to obtain community input on the future management of the City's parking resources and creation of a sustainable parking management system.

Mr. Gimmy feels that informing the public is important as to avoid miscommunication.

Mr. Kornblau asked if the charette will only address parking issues.

Mr. Aronson stated that it will address how parking in the City will be managed in a sustainable manner.

Mr. Porten stated that he agrees with Mr. Gimmy. He suggested discussing alternatives related to parking and having the public provide input.

Board members and staff spoke about metered parking, employee parking and enforcement on Atlantic Avenue.

Mr. Rosen spoke of having a cohesive parking system in place.

Discussion ensued regarding parking enforcement in the downtown area.

#### **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 and staff spoke of the possibility of utilizing the parking garage behind the courthouse for employee parking.

Ms. Murphy asked if an expanding business would be required to have additional parking.

Mr. Aronson responded that the owner would not be required to provide additional spaces if the previous use was not a restaurant.

**C. Comments by Staff**

None

There being no further business, Chairperson, Mr. Marincola, declared the meeting adjourned at 7:03 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 on October 25, 2011, 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