

**PARKING MANAGEMENT ADVISORY BOARD MINUTES  
TUESDAY, OCTOBER 27, 2009, 5:30 P.M.  
FIRST FLOOR CONFERENCE ROOM**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Nancy Schneider  
Cecelia Boone  
George Brewer

**STAFF PRESENT:**

Scott Aronson, Parking Management Specialist

**STAFF ABSENT:**

None

**GUESTS/OTHERS:**

Gary Goldfarb  
John Powers  
Keith Bebout  
Michael Listick

**I. CALL TO ORDER:**

The meeting was called to order by Chairperson, Mr. Mark Denkler, at 5:40 p.m.

**II. APPROVAL OF AGENDA:**

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

**III. APPROVAL OF MINUTES:**

**September 29, 2009**

Mr. Kornblau made a motion to approve the minutes of September 29, 2009, seconded by Ms. Boone. 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.

## V. NEW BUSINESS

### A. Review A Request From Tramonti's Restaurant to Establish A Valet Parking Queue on Atlantic Avenue, in Front of the Restaurant

Mr. Aronson advised that Tramonti's restaurant, located at 111 East Atlantic Avenue, has submitted a request to establish a valet parking queue in front of their restaurant on the north side of East Atlantic Avenue between NE 1<sup>st</sup> and 2<sup>nd</sup> Avenues. The proposal identifies the old Neil's Market parcel as the private lot being used for parking. Land Development Regulations (LDR) requires that the lot comply with minimum City code for a parking lot. The request includes waivers for additional lighting, landscaping, draining and striping. The City Commission granted waivers for landscaping, draining and striping when used for Public Parking during the OSS Garage construction. However, staff feels sufficient lighting is imperative. There are currently valet queues on the south side of East Atlantic Avenue between Swinton and NE 1<sup>st</sup>, NE 2<sup>nd</sup> and NE 3<sup>rd</sup> Avenues and the west side of SE 2<sup>nd</sup> Avenue at Atlantic Avenue. Considering the number of valet queues in close proximity of the subject property, staff does not support the applicant's request. The Development Services Management Group, at its meeting of October 22, 2009, recommended denial of the applicant's request. The item will be presented to the Downtown Development Authority, Community Redevelopment Agency and the City Commission at their upcoming meetings.

On behalf of the applicant, Mr. Michael Listick asked for temporary assistance due to the current parking issue during this economic time. He noted that Tramonti's will lose customers which will hurt the business. He noted that there are no valet queue's for the patrons traveling west on Atlantic Avenue. He does not feel that the congestion will be significant being that the parking queue will be closer to Swinton Avenue. Mr. Listick pointed out that this would be the only parking queue between Swinton Avenue and the FEC Railroad tracks. He spoke of the old Neil's Market lot which will be used for the parking of the cars utilizing the valet service. Although Mr. Listick does not feel that lighting is necessary, he stated that he will have lighting installed if it's the Board's direction. He went on to note that the area the valet proposes to use for parking is already paved but some areas are entirely graveled. Approximately 60 feet of the paved area and 40 feet of the gravel area will be used for parking. The area south of the lot where draining issues exist will not be used. The unused area can be barricaded if necessary.

Mr. Marincola feels that there are enough parking queues on Atlantic Avenue and is not in favor of another. He feels that there is a lack of customers partially due to a new restaurant opening in the vicinity.

Mr. Listick does not think it is fair that there are four (4) valet parking queues in one direction but none in the other direction. He feels that the businesses on the north side of Atlantic Avenue lose business because there is no valet service.

Mr. Marincola stated that the businesses need to negotiate a validation program with the current parking operator and advertise that they offer valet parking.

Mr. Listick advised that parking spaces have been lost in the CRA Lot due to development of the Public Park on the site and he feels that an additional valet service will help the Downtown area.

Mr. Joseph Pike feels that there is a disparity being that several parking queues are on the south side of Atlantic Avenue and none on the north side.

Mr. Marincola voiced a concern that if the request were to be approved, all the restaurants on the north side would request valet queues.

Mr. Perri noted that there are only three (3) other locations in which valet parking queues could be established.

Mr. Pike asked about the validation process.

Mr. John Powers, from Sunshine State Parking Systems, stated that there is very limited private parking and the lots fill quickly.

Mr. Listick mentioned NE 1<sup>st</sup> Avenue as an alternate location for the parking queue but feels that the best location is on Atlantic Avenue.

Ms. Charlotte Brauer, representing Theo's Gift Shop, stated that she would prefer the valet queue on Atlantic Avenue. As a retailer she appreciates being able to provide valet service to customers who need to take their packages to their vehicles with ease. She noted that NE 1<sup>st</sup> Avenue would not be a feasible due to the Christmas tree being placed each year in that location. Ms. Brauer stated that she has seen a dramatic change since the elimination of the parking lot in back of her business. Mr. Aronson confirmed that NE 1<sup>st</sup> Avenue would be rendered useless from mid November through December to accommodate the Christmas tree.

Mr. Marincola stated that restaurant owners always want a valet parking queue in front of their business.

Ms. Brauer stated that the parking queue could be anywhere in the vicinity on the north side of Atlantic Avenue. She noted that she does not feel safe parking in the garage and having to walk to her vehicle at night and her customers do not feel safe either.

Mr. Aronson wanted to know who utilizes the seven (7) parking spaces provided with the conversion of use from the furniture store, immediately adjacent to the building.

Ms. Brauer stated that two spaces are utilized by themselves and the manager of the gym that's in the building. Mr. Aronson confirmed with Tramonti's owner and manager that they too utilize the spaces rather than keeping them available for customers.

Mr. Pike wanted to confirm that every business can validate and utilize the valet service.

Mr. Aronson stated that the valet service is available to anyone wanting to use the service. He further advised that any validation arrangement would have to be done between the business owner and valet operator.

Mr. Perri asked for the reason for denial from the Development Services Management Group (DSMG).

Mr. Aronson stated that the DSMG, comprised of the City Manager and Department Heads, meet to obtain feedback between Departments on various subjects. The group was concerned that the limited right-of-way, adjacent to the sidewalk cafés, may create an inconvenience for pedestrians, traffic congestion inherent to valet operations on westbound Atlantic Avenue and patrons arriving from the east making u-turns on Atlantic Avenue to access the queue.

Mr. Stevens asked for the last date a request was made to establish a valet queue westbound on Atlantic Avenue.

Mr. Aronson stated that over the years he has received phone calls and inquiries regarding establishing a valet queue but an official request was never submitted. It is likely that callers may not have followed through once discussing the process and regulations, most importantly the requirement to find a private lot for parking vehicles.

Mr. Stevens feels that in the past there was no consideration for traffic traveling westbound on Atlantic Avenue from Federal Highway.

Mr. Perri feels that things have changed due to the growth of the City. He noted that parking has become more of an issue than before.

Mr. Pike feels that a valet queue may be warranted traveling westbound. He noted that if a visitor, driving westbound, fails to find a space, they are more likely to stop if there is a valet service rather than leaving the City not being able to find parking.

Board members and staff spoke of different locations where a valet parking queue could be established.

Mr. Stevens asked how adamantly staff feels about denial of the applicant's request.

Mr. Aronson stated that the DSMG took into account the traffic congestion, the planters outside of Cabana El Rey, an awning and overhang at Tramonti's and Sazios protecting the outdoor dining area and the five foot of right-of-way. The proposal places the valet stand in an alcove by Theo's Gifts and the gym which is one (1) parking space in width where passengers will exit their cars and interact with the valet attendant.

Mr. Stevens asked if the same concerns were given with the parking queues on the south side of Atlantic Avenue.

Mr. Aronson stated that the same concerns were noted. However, there is no need to add to the congestion by establishing more queues on Atlantic Avenue. He stated further that removing parking spaces for a valet queue will eliminate premium parking spaces on Atlantic Avenue.

Mr. Listick stated that that there are trees present that protrude more than car doors and does not feel that the five feet of right-of-way where passengers will interact with the valet attendant is pertinent. He noted that the congestion is more on the south side of Atlantic Avenue. He feels that there is need for a valet service on the north side of Atlantic Avenue.

Mr. Pike suggested the use of NE 1<sup>st</sup> Avenue for the valet service. The service would then need to be relocated during the holiday season.

Mr. Marincola suggested they reestablish the queue formerly operated by Kyoto Sushi on NE 2<sup>nd</sup> Avenue.

Mr. Listick feels that the queue is too far away and would not be beneficial.

Mr. Cook made a motion to approve the request for a temporary valet parking queue with stipulations as listed below:

- Proper lighting is to be installed in the parking lot.

Mr. Perri suggested placing the valet queue in front of City Oyster.

Mr. Kornblau noted that City Oyster did not request a valet parking queue in front of their business. He stated that the Board should discuss other options for this queue.

Mr. Marincola feels that approval of the request will set precedence resulting in additional requests for valet parking queues.

Mr. Cook is in favor of the request. He feels that it would be beneficial if the vacant lot can be of use on a temporary basis.

Mr. Stevens is in favor of the request as well. He agrees that the valet service will prompt people who may be leaving the Downtown area to park and visit for a longer period of time.

Mr. Marincola is not in favor of the request. He stated that the three (3) current valet queues services everyone in the Downtown area. He would be more agreeable to a queue on NE 1<sup>st</sup> Avenue.

Board members feel that it would not be wise to utilize NE 1<sup>st</sup> Avenue because it is the staging area for different events.

Mr. Kornblau stated that issues with the parking lot such as the interior lighting and the surface area need to be addressed. He noted that the lot needs to be brought up to specification for safety reasons. He also recommended the areas not in use be barricaded.

Mr. Pike has no issue with the shell rock used currently.

The motion was seconded by Mr. Pike.

Mr. Cook amended the motion to approve the request for a temporary two (2) year valet parking queue on the north side of East Atlantic Avenue with the surface to be compacted to the same standard as when used by the City for public parking, for lighting to be provided and unused areas of the lot barricaded. The motion was seconded by Mr. Pike and passed 5-3. Mr. Marincola, Mr. Denkler and Mr. Gergen dissented.

#### **A. Select A Member to Participate With The Parking Study Committee**

Mr. Aronson stated that it is recommended that one (1) member from the Parking Management Advisory Board collaborates with staff and a consultant during the parking study.

Mr. Cook volunteered his services.

Mr. Kornblau nominated Mr. Cook, seconded by Mr. Gergen. Said motion passed 8-0.

**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**

Mr. Kornblau asked about the status, with respect to parking, at the courthouse parking lot.

Mr. Aronson stated that he is still awaiting a response from the County regarding this matter.

Mr. Kornblau asked if there is a way to determine whether or not the library parking lot is being used for valet parking after hours.

Mr. Aronson stated that he will make an attempt to find out this information.

**B. Comments by Citizens**

None.

**B. Comments by Staff**

None.

There being no further business, Chairperson, Mr. Denkler declared the meeting adjourned at 7:15 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 October 27, 2009, which minutes were formally approved and adopted by the Board on \_\_\_\_\_.

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Venice Cobb, Executive Assistant/Board Liaison

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