

**PARKING MANAGEMENT ADVISORY BOARD  
MINUTES  
TUESDAY, FEBRUARY 27, 2007, 5:30 P.M.  
FIRST FLOOR CONFERENCE ROOM**

**MEMBERS PRESENT:**

Mark Krall  
Cecelia Boone  
David Cook  
Herman Stevens  
Mark Denkler  
Peter Perri  
Tom Carney  
Jorge Ramos  
Troy Wheat  
Nancy Schneider

**MEMBERS ABSENT:**

**STAFF PRESENT:**

Scott Aronson

**STAFF ABSENT:**

None

**GUESTS/OTHERS:**

Harvey Hochberg  
Rio Gralnick

**I. CALL TO ORDER:**

The meeting was called to order by Chairperson, Mark Krall, at 5:30 p.m.

**II. APPROVAL OF AGENDA:**

Mr. Stevens made a motion to approve the agenda, seconded by Mr. Ramos. Said motion passed unanimously.

**III. APPROVAL OF MINUTES:**

Mr. Carney made a motion to approve the minutes from the meeting of January 23, 2007, seconded by Mr. Stevens. Said motion passed unanimously.

**IV. OLD BUSINESS:**

**A. Old Business Report**

Mr. Aronson advised that the request from Inteletravel for in-lieu parking spaces was approved by City Commission on February 6, 2007.

**V. NEW BUSINESS:**

**A. Review A Request From 325 Pineapple Grove Way For The Purchase of One (1) In-Lieu Parking Space**

At this time, Chairperson Mark Krall reviewed the quasi-judicial rules.

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

There were no ex parte contacts by any Board member.

Mr. Aronson explained that an FPL transformer was larger than anticipated and needed to be installed in a slightly different location than was shown on the original plan. The proposed project included four (4) parallel parking spaces adjacent to the alley behind the building. Due to the revised placement of the transformer, one (1) of the four (4) parallel spaces was eliminated. Land Development Regulations requires the approval and payment for an in-lieu parking space to accommodate the space lost due to this transformer placement. The cost of in-lieu spaces in Area 3 is \$7,800 per space which is paid upon certification of the site plan. Staff recommends approval of the request from 325 Pineapple Grove Way for the purchase of one (1) in-lieu parking space at a cost of \$7,800.

Mr. Ramos made a motion to approve the request from 325 Pineapple Grove Way for the purchase of one (1) in-lieu parking space, seconded by Mr. Stevens. Said motion passed 10-0.

**B. Review A Request From The Saki Room (f/k/a Powers Lounge) For The Purchase of One (1) In-Lieu parking Space**

Mr. Aronson stated that the Saki Room (f/k/a Powers Lounge), located at 217 East Atlantic Avenue, was approved for six (6) in-lieu parking spaces to accommodate the construction of a rooftop deck. The application was submitted under the recently adopted Land Development Regulations (LDR) Section 2.4.3(K)(1), which allows the independent processing of in-lieu requests. The request was submitted for a 999 square foot deck which would have required six (6) spaces. The request for six (6) spaces was previously approved by City Commission. Upon review of the subsequent Class III site plan modification, staff discovered that the rooftop deck was actually 1,161 (162 more than approved) square feet. The original request should have been for seven (7) in-lieu parking spaces. It is noted that although approximately 87 of the 162 square feet is planter area, the remaining 74 square feet of usable floor area still requires an additional space. Staff, the Downtown Development Authority and the Community Redevelopment Agency recommended approval of the request from the Saki Room for the purchase of one (1) in-lieu parking space at a cost of \$15,600 to be paid via an in-lieu of Parking Fee Agreement in accordance with LDR Section 4.6.9(E)(3)(d)

Mr. Stevens wanted to know what changed to warrant the request of one (1) additional in-lieu parking space.

Mr. Aronson explained that individuals are allowed to submit in-lieu requests before plans are drafted. He stated that the original request stated that the property was 999 square feet. It was discovered that the property was actually 1,161 square feet, 162 square more than what was originally requested which predicated an additional parking space.

Mr. Gralnick stated that the architect, Robert Currie, advised that the additional space is not usable and does not feel that another parking space is warranted. Mr. Hochberg inquired as to whether the plans can be approved without the request for an additional in-lieu parking space.

Mr. Aronson explained that the roof area is 162 square feet. There is a planter on the roof which is 87 square feet. He stated that the calculations are based on total square area and the planter is a part of the total square area.

Mr. Ramos inquired about the use of the rooftop area.

Mr. Aronson stated that he assumes that the rooftop area will be used as a waiting area and bar.

Mr. Gralnick stated that the parapet and the planter were taken into consideration.

Mr. Ramos stated that he is concerned about waiving the requirement of an additional in-lieu parking space due to the fact that the square footage is more than what a restaurant's waiting area would be therefore, more parking may be needed.

Mr. Carney wanted to know if the Site Plan Review and Appearance Board sought to have the parking space waived.

Mr. Aronson explained that the provision of the parking space can be waived when a change of use or expansion of use requires only one (1) in-lieu parking space. He went on to explain that this case is an extension of a previous request.

Mr. Carney made a motion to approve the request from the Saki Room for the purchase of one (1) in-lieu parking space at a cost of \$15,600, seconded by Mr. Stevens. Said motion passed 10-0.

### **C. Election of Chairperson and Vice Chairperson**

Mr. Carney made a motion to re-elect Mr. Mark Krall as Chairperson, seconded by Mr. Stevens. Said motion passed unanimously.

Mr. Krall made a motion to elect Mr. Tom Carney as Vice Chairperson, seconded by Ms. Boone. Said motion passed unanimously.

## **VI. COMMITTEE REPORTS ON PARKING RELATED ISSUES:**

Board member Mark Krall presented a brief status report of items taking place on his Board. Members agreed, due to agendas and minutes available from this Board, there was no need for detailed minutes on this agenda item.

## **VII. NON-AGENDA ITEMS:**

### **A. Comments by Board Members**

Mr. Cooked wanted to know who maintains the new parking garages.

Mr. Aronson advised that those decisions have not yet been made.

At this time, Ms. Nancy Schneider introduced herself to the Board members.

**B. Comments by Citizens**

None

**C. Comments by Staff**

Mr. Aronson spoke about a reduction in the residential requirements for transit oriented developments. He also spoke about a parking matrix.

Ms. Boone wanted to know whether or not the residents take advantage of the parking matrix. She then inquired as to whether the developments are Mixed Use.

Mr. Aronson stated that the residents take advantage of the parking matrix. He also confirmed that the developments are Mixed Use.

Mr. Denkler stated that he was told that the City was going to purchase the old CRA building in order to have ten (10) more parking spaces.

Mr. Aronson advised that the City was not purchasing the CRA building.

Mr. Carney stated there was a request for the relocation of the CRA building but it was denied by City Commission.

Mr. Aronson stated that the valet parking license agreement will renew on April 1, 2007.

**VII. ADJOURNMENT:**

There being no further business, Chairperson Mark Krall declared the meeting adjourned at 6:26 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 February 27, 2007, 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