

**PARKING MANAGEMENT ADVISORY BOARD MINUTES
TUESDAY, NOVEMBER 18, 2008, 5:30 P.M.
CITY HALL, FIRST FLOOR CONFERENCE ROOM**

MEMBERS PRESENT:

Peter Perri
Alan Kornblau
Troy Wheat
David Cook
Charles Halberg
William Branning
Fran Marincola
Nancy Schneider
Mark Denkler
John Gergen
Cecelia Boone

MEMBERS ABSENT:

None

STAFF PRESENT:

Scott Aronson, Parking Management Specialist

STAFF ABSENT:

None

GUESTS/OTHERS:

Robert Currie
Hong Phrommany

I. CALL TO ORDER:

The meeting was called to order by Chairperson, Mr. Troy Wheat, at 5:32 p.m.

II. APPROVAL OF AGENDA:

Mr. Aronson requested that Item "B" under New Business, a request from Hammad Shoppes to waive previously approved in-lieu fees, be pulled.

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

III. APPROVAL OF MINUTES:

Mr. Branning made a motion to approve the minutes from the meeting of August 26, 2008, seconded by Mr. Kornblau. Said motion passed unanimously.

IV. OLD BUSINESS:

Mr. Aronson stated the request from the Jetport Building for the purchase of four (4) in-lieu parking spaces has been postponed.

V. NEW BUSINESS:

A. Review A Request From Taste Restaurant For The Purchase Of Eight (8) In-Lieu Parking Spaces

Chairperson, Mr. Troy Wheat, reviewed the quasi judicial rules.

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

There were no ex parte contacts by any Board member.

Mr. Aronson advised that the Taste Restaurant has submitted a Class III Site Plan Modification for the conversion of the existing 1,690 square foot retail establishment (Nate's Takeout Restaurant and neighborhood optical store) to restaurant. The submittal also proposes the construction of a new 1,031 square foot courtyard seating area which requires parking. Land Development Regulations require that the difference between the retail and restaurant requirements for parking be provided. Parking for the change is determined by calculating the difference of 4.5 spaces per 1,000 square feet required for the existing retail use, and 6 spaces per 1,000 square feet required for the proposed restaurant. A total of 9 spaces must be provided for the proposed site modifications. The subject property is located within the Pineapple Grove Mainstreet area and in-lieu spaces are \$7,800 per space, totaling \$62,400 to be paid via an in-lieu of parking fee agreement. The agreement requires 50% payment upon signing of the agreement and two (2) subsequent payments of 25% on the 2nd and 3rd anniversaries of the agreement. The subject property is in close proximity of the Old School Square Garage which recently has been showing an increase in utilization during nights and weekends. Staff is providing additional signage to assist in improving utilization. Additionally, the site plan shows that a sidewalk café is supported by the Downtown Master Plan, Comprehensive Plan and the Pineapple Grove Plan because it improves pedestrian activity. The sidewalk café does not require parking. The use of the in-lieu programs are also supported by the Downtown Master Plan as they mitigate the urban sprawl created by surface parking lots. Staff recommends approval of the applicant's request.

Mr. Robert Currie stated that the restaurant will be first class located in the building formerly known as Nate's Takeout Restaurant and a neighborhood optical store.

Mr. Marincola asked how many spaces are needed for the indoor portion of the restaurant.

Mr. Aronson advised that 2.54 spaces are needed.

Ms. Boone inquired about the menu.

Mr. Phromanny advised that the concept will be world cuisine Italian tapas. He then explained that he is expanding in the back of the restaurant because he needs enough space for 2500 occupancy to obtain a state issued license.

Mr. Marincola made a motion to recommend approval of the request from Taste Restaurant for the purchase of eight (8) in-lieu parking spaces, seconded by Mr. Branning. Said motion passed 11-0.

B. Select A Member of the Parking Management Advisory Board to Provide Input to the Parking Study Committee

Mr. Aronson spoke of the Economic Development Committee which was formed to address promoting the City in relation to the Downtown Master Plan. He explained that a Parking Study Committee will be formed to assist in the efforts and a representative from the Parking Management Advisory Board is to be selected. Mr. Aronson noted that Diane Colonna will represent the Community Redevelopment Agency and Bill Woods will represent the Chamber of Commerce.

Ms. Schneider volunteered to represent the Parking Management Advisory Board.

Mr. Marincola made a motion to appoint Ms. Nancy Schneider to the Parking Study Committee, seconded by Ms. Boone. Said motion passed unanimously.

VI. COMMITTEE REPORTS ON PARKING RELATED ISSUES:

None

VII. NON-AGENDA ITEMS:

A. Comments by Board Members

None

B. Comments by Citizens

None

C. Comments by Staff

None

There being no further business, Mr. Wheat declared the meeting adjourned at 5:53 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 November 18, 2008, 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.