

# City of Delray Beach

*100 N.W. 1st Avenue  
Delray Beach, FL 33444*



## **Minutes - Draft**

**Tuesday, May 28, 2024**

**5:30 PM**

**Swinton Operation Complex Board Room**

**Parking Management Advisory Board**

Comments and Inquiries on Non-Agenda and Agenda Items from the Public: Any member of the public wishing to comment publicly on any matter, will be able to during the Public Comment period of the meeting as noted on the agenda.

General Rules: All public comments must be addressed to the Advisory Board as a body and not to individual Board members or staff. Personal verbal attacks upon Board members and staff will not be tolerated. Members of the public shall refrain from making comments that are impertinent, obscene, personally insulting, defamatory, or slanderous remarks.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation for this proceeding should contact the Public Works Department at 561-243-7315 or josemondj@mydelraybeach.com by 2:00 PM on May 27, 2024.

For any member of the public requires additional information, please contact:  
Joe Josemond | Chief Parking Facilities Administrator

The City of Delray Beach, Swinton Operations Center  
434 S. Swinton Ave, Delray Beach, Florida 33444  
561-243-7513  
josemondj@mydelraybeach.com

## **1. Call to Order**

Chair John Gergen call the meeting to order at 5:30 pm.

## **2. Roll Call**

**Present** 4 - Laura Simon, Carol Anderson, John Gergen, and Joyce Warner

**Absent** 1 - Francesca Velluzzi

## **3. Approval of Agenda**

**A motion was made by Anderson, seconded by Simon, that this be approved.  
The motion carried by the following vote:**

**Yes:** 4 - Simon, Anderson, Gergen, and Warner

**Absent:** 1 - Velluzzi

## **4. Approval of Minutes**

Not available at this time.

## **5. Public Comments on Agenda & Non-Agenda Items (3 minutes)**

George Long is in agreement with the item before the board.

## **6. New Business**

In-Lieu of Parking Fee

**Sponsors:** City Clerk Department

**Attachments:** [PMAB Staff Report In-Lieu  
In-Lieu of Parking Fee LDR Amendment  
Ord. No. 14-24 In-lieu of parking fee DRAFT  
Res. No. 80-24 In-Lieu Fee Schedule DRAFT](#)

Rebekah Dasari is presenting to the board about the In-Lieu of Parking fee. In the presentation Rebekah Dasari showed the different prices for the sections. She went over the statistics of those currently utilizing the in-lieu program. Joyce Warner was asking to get an understanding of what the in-lieu parking fee. Rebekah Dasari explained that the in-lieu is fee for the applicant to provide additional and adequate parking for guest's. The program allows the applicant to purchase spots to accommodate patrons if the space changes from an office setting to a restaurant setting. This allows for the applicant to ample parking to accommodate the customers. There has been a lot of development in the Central Business District (CBD) and not so much on the West Atlantic District and the city wants to offer more incentives to development in that area. This would be for true city public parking and not in a private lot. This allows for more usage to the parking garages.

Carol Anderson was asking happens when the applicant is not within 750 feet of a parking garage. Rebekah Dasari mentioned that the applicant would have to supply ample parking depending on the type of business they have. Carol Anderson mentioned that the Old School Square Garage (OSS) is not meeting 80% occupancy. So what alternative parking is there for the applicant. Rebekah Dasari mentioned that there are other options that the applicant has available to them, such as a parking exemption or if a neighborhood has ample spaces then an agreement can be made.

Joyce Warner was trying to get a better understanding about the parking agreements and requirements. She then mentions that what happens with the vehicles if there is no place for them to park. Rebekah Dasari did mention that there could be valet agreements or shared parking agreements.

Rebekah Dasari did mention about having a mix of restaurants and retail shop downtown.

Laura Simon did give some history as to how and why the in-lieu fee is what it is now. It was meant to give incentives for businesses to change the location of the restaurant to another area as opposed to the downtown area to change the location from retail to restaurant.

Rebekah Dasari mentioned that there is a resolution that will propose

different fees for the location the applicant is requesting.

John Gergen believes that it is not fair that the applicants that have had to pay a higher fee than what is proposed. And John Gergen mentioned that he wants all the parking to be fair to all the businesses. Rebekah Dasari mentioned that the businesses that have already paid the in-lieu parking fee will not have any spaces removed from them or have to pay additional fees. Rebekah also gave an example to show that should a current business leave the spot and a new business takes the spot then they will continue to have the in-lieu parking spots.

Carol Anderson was getting clarification about the in-lieu parking fee to be continual unless the business is changing the use or expanding the use.

Laura Simon did mention that incentives were being given for certain areas.

Joyce Warner wanted a better understanding of the fees. Rebekah Dasari mentioned that there is no residential parking and not for new builds.

Carol Anderson asked about the Atlantic Crossing project. Rebekah Dasari mentioned that they would not be able to ask for in-lieu parking as they are new construction and that would have been included in the plans. Joyce Warner received clarification that the fees would only apply to existing buildings.

Laura Simon recalls that the in-lieu parking fees were put into effect in the 70's with the intent that new parking would be added. Laura Simon mentioned that she is aware of several in-lieu requests have come through and approved and wanted an idea of when new parking will be coming. Rebekah Dasari mentioned using the Curbside Parking Management Plan and has included to use up all existing parking. Missie did mention that 85% of the parking garage should be used before new parking would be created. Carol Anderson mentions that those that are living in the downtown area are walking or riding bikes to there destinations. Carol Anderson also mentions that people do not want to use the garages unless they are well lit, clean and have working elevators.

Rebekah Dasari mentions that they are changing how the in-lieu parking is being used.

Laura Simon did mention that she believes the program should stay in place and to reuse existing structures. Carol Anderson wanted to know adaptive use meant and Laura Simon explained that it shows the difference of the use.

Carol Anderson made a motion to recommend approval with revision to request staff the in-lieu parking requirements with 65 ft. limitations. Laura Simon seconded.

**This Advisory Board Agenda Item was recommended for approval as amended.**

**Yes:** 4 - Simon, Anderson, Gergen, and Warner

**Absent:** 1 - Velluzzi

## 7. Old Business

Parking Data - April 2024

**Attachments:** [Parking Data- April 2024\(1\)](#)

Joe Josemond went over the Old School Square Garage numbers. Carol Anderson wanted to know how the free 20 minutes works on the avenue. Joe Josemond also mentioned that residents has been utilizing the discount code and that revenue has remained the same. He did mention that the sale of permits has gone up. The board noticed that the numbers went up for the sale of the parking permits. Joe mentioned that people realize that the permits can be used in the garage as well.

Laura Simon asked about the elevators and Joe mentioned that the state is completing a review but there is a phone number posted on the elevator for patrons to call if assistance is needed. John Gergen asked Missie Barletto the name of the company that the city uses to repair the garage elevators and she said the name is Kone. John Gergen mentioned that at his building when the elevator is having issues they call the company and they come out the same day for repairs. Missie Barletto mentioned that there is a difference and that his elevator is in doors and the parking garage are outside with all the weather changes.

## 8. Comments

### A. Comments by Board Members

Joyce Warner mentioned that she put her license plate at the meter and was told that it could not recognize her plate.

Carol Anderson questioned if there will be a meeting in the next month. Joe Josemond mentioned that he has to wait till Development services sends items.

### B. Comments by Staff

## 9. Adjournment

Carol Anderson moved to adjourn the meeting. Laura Simon Seconded.

Meeting adjourned at 6:17 pm.

**This was approved.**