

City of Delray Beach

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



Minutes - Draft

Tuesday, February 27, 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 February 26, 2024.

For any member of the public requires additional information, please contact:
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1. Call to Order

The meeting was called to order at 5:29pm.

2. Roll Call

Present 4 - Laura Simon, Carol Anderson, Joyce Warner, and Francesca Velluzzi

Absent 1 - John Gergen

3. Approval of Agenda

Carol Anderson - commented that John Gergen, the chair was absent from the meeting.

Marianne Rodriguez - explained that Francesca Velluzzi is vice chair and in his absence she will be conducting the meeting.

This was approved.

Yes: 4 - Simon, Anderson, Warner, and Velluzzi

Absent: 1 - Gergen

4. Approval of Minutes

This was approved.

Yes: 4 - Simon, Anderson, Warner, and Velluzzi

Absent: 1 - Gergen

Attachments: [Minutes 01232024 Draft](#)

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

There were no public comments.

6. New Business

Attachments: [Amendment No. 1 to Parking Space Agreement and Covenant lg rev 2-26-24](#)
[Executed CDR Delray Agreement Parking](#)

Neil Schiller Government Law Group 137 NW 1st Avenue - representing CDR associates on SE 1st. Brian Rosen is at the meeting as the applicant. Amending the parking agreement that will be assigning leftover parking spaces to the 101 SE 1st to be able to develop the property into a restaurant. The amendment also update the original amount to be updated by the city from 325,000.00 to 618,000.00. The 385,000.00 pricing was a pre-covid pricing and 618,00.00 is the post pricing. There was a handout that was passed around to show the current condition, showing what it was going to look like and the final results.

Brian Rosen - went over the project. There was an Ocala master plan in 2018. The area had been an area of concern, but in working with the FCC and the City and was in part of the use that was a free standing bar and is now a restaurant and instead of 21 parking spaces there are now 61.

Neil Schiller mentioned that having the agreement the way it is unique and beneficial to increase parking resources without spending capital dollars and all the finances are fronted by private developer. A great way to improve the parking resources.

Brian Rosen explained how the parking has improved.

Neil Schiller - is looking for approval

Carol Anderson - asked if the amendment has anything to with the large apartment be constructed in the area.

Neil Schiller - mentioned that the parking in the amendment are not included in the Swan parking. The Swan parking will be on the west side of the street and on street parking. One of the good things about the project are the pedestrian amenities that are included.

Carol Anderson asked if a pedestrian sidewalk is being built.

Brian Rosen mentioned that a 5ft side walk is already there and it is 8ft lineal long as well as 8 post lights.

Carol Anderson mentioned that some years ago she tried to park in the area but had a difficult time.

Brian Rosen did show an aerial view of the current sidewalk. Carol Anderson liked that the sidewalk was away from the street. He also mentioned that the sidewalk does not get used as much. He also mentioned that even though a sidewalk is there the people walk where there is no sidewalk. The thought is that when the Swan project is complete there will be a sidewalk on both sides of the street.

Carol Anderson is in agreement with the project and that is a good partnership.

Laura Simon asked about how many spaces and the cost.

Laura Simon made a motion to approve. Carol Anderson seconded the motion. Roll call was completed.

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

Yes: 4 - Simon, Anderson, Warner, and Velluzzi

Absent: 1 - Gergen

Attachments: [Temporary Parking Lots](#)
[Ordinance No. 12-24 temporary parking lots](#)
[PMAB Staff Report, Temporary Parking Lots](#)

Rebekah Dasari presented to the board an amendment for temporary parking lot that an auto dealership was utilizing on Linton and 4th Avenue. There has also been more requests for temporary parking lots. The current occupant allowed their contract to lapse and has requested to renew the contract; however, the Planning and Zoning Department has denied their request, and went before the Commission to overturn the decision. The amendment is to change the GC zoning area to allow for temporary parking lots. It would be an administrative review process for renewals for up to three years. There will be some design requirements. This item went before the Planning and Zoning Board and they had concerns about the landscape and the lot being visible from the road. P&Z is looking for comments and recommendations.

Laura Simon had a question regarding the lot not being visible. Rebekah mentioned that there was no landscaping required and now there is a requirement to have some visual appeal. Laura also asked if there was a

length of time that the lot can be utilized. Rebecak mentioned that the initial time frame is one year with up to three years of renewals.

Joyce Warner had some questions regarding the districts in what the districts allow and Rebekah explained it to her.

Carol Anderson is asking about the GC section. Also wanted to know if there was any space in the central business district for temporary parking. Rebeckah did mention that there was space and that the intended use was for special events parking or for construction workers parking. And clarified that the request is for storage use and not for construction parking. She also questioned that the applicant would have to pave the lot and add all the requirements before and after the use of the lot.

Joyce Warner did ask if the applicant would be responsible for all the updates. Rebekah did mention that yes the applicant would be responsible for the updates during the their use and returning the lot back to its original state.

Carol Anderson wanted to know that if it should be in the contract that the applicant is to not uproot trees or destroy any greenery on the lot. Rebekah mentioned that they could add the language to the contract. Carol Anderson asked why couldn't the dealerships ask adjacent lots ask if they could use some there spaces that are not being utilized. Rebekah mentioned that it had to with the lots the dealership has.

Joyce Warner asked why was Parking Management Board was removed from the requirement to come before the board. Rebekah mentioned that was for a site plan and not really anything to do with parking issues, but mentioned that if the board would like to give recommendations to be apart of it. Joyce did mention that it was logical for the board to be involved as it involves parking. Laura mentioned that it was apart of the lot but not as a consumer lot. Rebekah mentioned that the board is more the public parking and the commercial lots and that it would be more site plan related.

Carol Anderson wanted more information on the technical advisory committee and who does it consist of and how does it fit in the development plan. Rebekah mentioned that the city has always had it but that it was never in the regulations under that name. With the site plan it allows all the departments to get together either agree or disagree with the request. Laura Simon mentioned that the technical committee is comprised of all city staff. The TAC was created to assist in ensuring that the plans are ready for the next step. The committee allows the opportunity for improvements and to give direction to the applicant.

Dani Vega reminded the board that only one person is to speak for the record. Dani Vega also mentioned that a second was needed since she heard motion was made and Laura Simon was unaware that a motion was, but that thought that Carol Anderson was in favor of the request.

Carol Anderson made a motion to approve the item with the amendment that no tree or shrubbery be removed. Laura Simon seconded the motion.

Marianne Rodriguez mentioned that Laura Simon was leaving the meeting, but that quorum was still in effect.

A motion was made by Anderson, seconded by Simon, that this Advisory Board Agenda Item be approved with amendments. The motion carried by the following vote:

Yes: 4 - Simon, Anderson, Warner, and Velluzzi

Absent: 1 - Gergen

7. Old Business

Attachments: [Parking Garage Data- January 2024](#)

Joe Josemond went over the parking garage details. He informed the board that fees have been steady, but Old Square Garage had to be closed for some repairs and patrons were redirected to the Fedder's Field Garage.

Carol Anderson asked if the elevators are working and Joe Josemond mentioned that the elevators are functioning and keeping track of them. Carol Anderson was requesting that signage be posted when the elevator is not working. Joe Josemond ensured her that when that happens there is a sign with a number to call if assistance is required. Carol Anderson questioned if the parking meters are working. Joe Josemond mentioned that metered parking is going well and that not many patrons are using the T2 to pay for parking, but are utilizing the park mobile app. It was also asked if the revenue was up from last year with metered parking and park mobile and confirmed that yes revenue is up from last year. Carol Anderson wanted to know what the percentage is that the city receives from using park mobile and he mentioned that we receive thirty cents on the dollar.

8. Comments

A. Comments by Board Members

B. Comments by Staff

9. Adjournment

Francesca Velluzzi called for a motion to adjourn. Joyce Warner second.
All in favor

Meeting adjourned at 6:03 pm