

# City of Delray Beach

100 NW 1st Avenue - Delray Beach, Florida 33444

Phone: (561) 243-7000

[www.delraybeachfl.gov](http://www.delraybeachfl.gov)



## Minutes - Draft

Tuesday, October 15, 2024

3:30 PM

Workshop Meeting at 3:30 PM

Delray Beach City Hall or Watch on YouTube:

<https://www.youtube.com/channel/UCc2j0JhnR8Hx0Hj13RhCJag/s>  
treams

## City Commission

*Mayor Thomas F. Carney, Jr.*

*Vice Mayor Juli Casale*

*Deputy Vice Mayor Rob Long*

*Commissioner Tom Markert*

*Commissioner Angela Burns*

Pursuant to Section 3.12 of the Charter of the City of Delray Beach, the Mayor has instructed me to announce a Workshop Meeting of the City Commission to be held for the following purposes:

WS.1. PUBLIC COMMENTS

The October 15, 2024, Commission Workshop Meeting was called to order at 3:30 p.m. Interim City Clerk Alexis Givings, called the role, and the following were present:

**Present: 5** - Mayor Thomas F. Carney, Jr., Vice Mayor Juli Casale, Commissioner Tom Markert, Deputy Vice Mayor Rob Long, and Commissioner Angela Burns

**Others present were:**

Terrence Moore - City Manager

Lynn Gelin - City Attorney

Mayor Carney requested to amend the agenda to allow the following sequential order to be adhered to for this meeting:

1. Hear the staff's presentation
2. Public comments
3. Staff to briefly respond to public comments
4. The Commission will engage in a discussion on the subject matter

A motion was made by Deputy Vice Mayor Long, seconded by Vice Mayor Casale, to approve the order of the agenda as amended.

**all were in favor**

WS.2. IN-LIEU OF PARKING FEES

**Sponsors:** Development Services Department

**Attachments:** [Agenda Cover Report](#)  
[PZB Staff Report, In-Lieu of Parking Fee](#)  
[Ordinance No. 14-24](#)  
[Res. No. 80-24 In-Lieu Fee Schedule](#)  
[Business Impact Estimate, Ordinance No. 14-24](#)  
[Legal Review, Ordinance No. 14-24](#)  
[Chamber Comments - In Lieu Parking Proposal](#)

Anthea Gianniotis, Development Services Director, explained that In-Lieu Parking was a payment into the City's Parking Fund and serves as an alternative to businesses providing required on-site parking within the

Central Business District and the Old School Square Historic Arts District. This program has been active since the 1970s. She mentioned the fee structure was last reviewed in 2017.

Ms. Gianniotis presented the guidelines for the proposed in-lieu parking fee amendment and the revenue it would generate for the City. She stated that on May 2, 2023, the City Commission adopted a “zoning in progress” for in-lieu of parking requests via Resolution No.102-23 and extended it via Resolutions Nos. 196-23 and 82-24 until October 23, 2024. She advised that technological upgrades allow data to capture peak times and days for garage and on-street parking, which would help guide decisions for parking rate adjustments or determining the need for a new garage.

Ms. Gianniotis discussed the proposed changes for the in-lieu parking amendment, including parking for building conversions, expansions of outdoor use areas, and additions resulting in buildings no more than three (3) stories. She mentioned the importance of not having too many in-lieu parking spaces within a neighborhood.

Mayor Carney opened the floor to public comments.

Jim Knight, Treasurer for the Downtown Development Authority Stated that the Downtown Development Authority wasn't in favor of amending the In-Lieu Parking Fees. He suggested creating a strategy to encourage people to utilize the parking garages.

Stephaine Immelman, Delray Beach Chamber of Commerce Provided the Delray Beach Chamber of Commerce's suggestions on the proposed amendment.

Christina Bilenki, 14 SE 4 Street, Boca Raton (Representative for various properties in the Downtown Area) Stated the proposed fees are five (5) to twelve (12) times higher than the current fees and would discourage the revitalization of the dark spots of the downtown.

Tyler Knight, no address given Discussed the housing element of the Comprehensive Plan and underground parking.

George Long, 46 North Swinton Avenue, Delray Beach Discussed the proposed amendment as it pertains to parking relief for Historic Homes.

Laura Simon, Downtown Development Authority (DDA) Executive Director

Stated that based on the consensus of the DDA Board, they believed the proposed in-lieu fees were steep, and they preferred a gradual increase in the fees. Ms. Simon encouraged looking into other ways to incentivize revitalization.

Montre Bennett, 323 NW 2 Avenue, Delray Beach

Stated that until more businesses were built on West Atlantic Avenue, there was no need to construct parking lots.

Alan Costello, Owner of Big Al's Steaks, Delray Beach

Favored using the parking fees collected for their intended purpose, which was to create more parking spaces.

Seeing no one else present, Mayor Carney closed public comments.

Ms. Gianniotis acknowledged that there were two distinct documents being discussed:

Ordinance No. 14-24 - provided specific technical findings on the number of parking spaces, as opposed to relying solely on subjective perceptions.

Resolution No. 80-24 - established the price for a parking space.

The Commission engaged in a discussion about how this could financially impact small businesses and acknowledged the need to avoid burdening taxpayers with the construction of a new parking lot. They recognized that there would be some relief would occur once the Atlantic Crossing and the Sundry Village parking garages were completed.

Ms. Gianniotis suggested applying metrics versus perception wherever it was possible to calculate the number of parking spaces needed. She mentioned that staff had the ability to customize the applicant's requests for in-lieu parking requests.

Mayor Carney indicated the Gladioli Parking Garage would eventually need to be built. He also expressed his support for incentivizing the use of the Parking Garages and adjusting the rates.

Mr. Moore proposed that given the extensive discussions that had taken place, Ms. Gianniotis should hold individual meetings with the Mayor and Commissioners regarding this issue. Following these meetings, formal considerations would be heard at the November 19, 2024, Regular Commission Meeting.

There being no further business to discuss, Mayor Carney adjourned the meeting at 4:52 p.m.

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers.