

# **City of Delray Beach**

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



## **Minutes - Final**

**Tuesday, March 21, 2023**

**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 March 20, 2023. 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 josemondj@mydelraybeach.com

## **1. Call to Order**

The meeting was called to order by John Gergen at 5:33 pm.

## **2. Roll Call**

**Present** 4 - Harvey Brown, Thomas Hallyburton, Carol Anderson, and John Gergen

**Absent** 1 - Laura Simon

## **3. Approval of Agenda**

Kelly Brandon asked the board if it would be ok for the presenters to go first.

Carol Anderson made the motion for all presentations to go first on the agendas moving forward. But Kelly intervened and said that it does not have to be a motion but it can be noted for future meetings.

Carol Anderson made a motion to approve the agenda as amended.

Aaron Hallyburton second the motion.

John Gergen asked the board if all approved to say aye. All approved

**This was approved.**

**Yes:** 4 - Brown, Hallyburton, Anderson, and Gergen

**Absent:** 1 - Simon

## **4. Approval of Minutes**

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

**Yes:** 4 - Brown, Hallyburton, Anderson, and Gergen

**Absent:** 1 - Simon

**Attachments:** [November Minutes](#)

## 5. Public Comments (Limited 3 minutes)

There were no public comments.

## 6. Old Business

### A. Parking Program Reports - Joe Josemond

John Gergen asked Joe to give his presentation.

Joe spoke about the revenue comparison from last year to this year. A number of citations. He also gave numbers for the spaces that are available. He talked about the parking permits.

Carol mentioned that the permits is not a popular program.

Carol asked how many spaces in the IPic garage and Joe mentioned that there are 90 spaces.

Joe continued with his presentations. He also mentioned that the City is planning on using the top level as employee parking. The Rocco's Tacos will permanently have the valet cue. The grove fees will be waived by the Commission.

Mike Kareli mentioned that the company asked for the fees to be waived from 2020.

Kelly Brandon did mention that the Commission did authorize some waivers during Covid.

Harvey Brown did mention that lots of companies were granted. He also mentioned that the could make that recommendation as a board to approve it.

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

**Yes:** 4 - Brown, Hallyburton, Anderson, and Gergen

**Absent:** 1 - Simon

Attachments: [Parking Data Report Febraury 2023](#)  
[OSSG Occupany Report February 2023](#)

B. Valet Parking Pilot Project for the 100 block of East Atlantic Avenue they (Rocco's Tacos) will be having six (6) spaces.

Attachments: [Pilot - Ameristar](#)  
[Valet Queue Delray Taco \(003\)](#)

C. Waiver of the fees for The Grove

## 7. New Business

A. 302 NE 6th Avenue In-Lieu

John Gergen read Quasi-Judicial Hearing Introduction into the record.

Marianne Rodriguez - Completed the swearing in for the Quasi item.

Anthea Gianniotis - Introduced herself for the record. No file number was available but she was able to provide the address: 302 NE 6th Ave regarding the In-Lieu request

John Gergen was able to confirm that no board member had ex-parte.

Kelly Brandon then directed the applicant to present their case to the board.

Rodney Mayo introduced his business partner Shaun Zretari with sub culture coffee and sub culture group. The use of the building is changing from office use to a coffee shop and are in need of 13 parking spaces based on the square footage and the property only has eight and are requesting 5 spaces from the city.

Anthea Gianniotis - Talked about the in-lieu request was an office space and the coffee shop has a higher requirement for parking spaces than an office space. The applicant has gone before the DDA board and were supportive. The board had concerns for adequate parking for customers and staff. Anthea mentioned that all that is need is a motion to approve the request.

John Gergen asked how many staff will be on shift.

Rodney mentioned that there will be two staff members per shift. One manager per shift.

Kelly Brandon asked if there was any public comment on the request. There were none so she instructed the board accordingly.

Carol Anderson requested to see the layout of the property.

There was talk amongst the board trying to get the visual of the property. Anthea was able to pull it up on her phone to show Carol Anderson where the property is located.

Rodney mentioned that their business takes the entire property and that there are 6 on street parking spaces and no other business sharing

Anthea mentioned that there is an ally way.

Harvey did ask if in the old location there were more customers than the new location.

John Gergen questioned Rodney as to what the hours of operation were going to be. And Rodney responded from 7am to 10pm.

Carol Anderson took into account the location of the business.

Anthea did confirm that the location is set for business use.

Board had open discussion

Harvey Brown asked what is needed from the board.

Kelly Brandon mentioned that the board would make a motion to approve request.

John Gergen asked what would happen with the overflow.

Anthea was letting the board know what they are requesting, and just giving background information to the area.

John Gergen asked the board for a motion

Harvey Brown made a motion to approve the proposal for 302 NE 6th Ave. Carol Anderson second the motion. Roll call was taken.

**This was approved.**

**Yes:** 4 - Brown, Hallyburton, Anderson, and Gergen

**Absent:** 1 - Simon

**Attachments:** [In-Lieu 302 NE 6th Avenue](#)

B. One Parking Introduction & Presentation

Mark Pratt with One Parking introduced himself to the board. And showed a presentation to the board

Carol Anderson asked to explain what it is their company is proposed to do.

Mark Pratt mentioned that they will maintain the lots with a turn key operation.

Carol mentioned fixing the elevators or bars.

Mark Pratt discussed that his company would maintain parking issues while the City would maintain the property. And continued to go on with the presentation of what his company does and will do for the City of Delray Beach. He also talked about what they will do on a day to day process. He also mentioned the different technologies that could be used.

Carol Anderson would like to know what does the management fee cover.

Mark Pratt turnkey management, insurance and parking advice. Carol would like to know if anything happened would the management be responsible. He mentioned that there is a hold harmless agreement and the City is named as an additional on the insurance.

Harvey Brown was talking about the EV charging stations. Mark Pratt talked about it to the board.

Mark Pratt gives the board an example how the cars are being charged for parking and the technology that they would use to charge violators. One Park handles all aspect of the citations but ultimately the company does what the City asks.

John Gergen asks when the meter are not working and the person gets cited, do they still have to pay? Mike Tutan discussed different ways that the patron could pay for parking by either calling the 800 number or going through the app.

Carol Anderson wanted to know what the cost is going to be but Mark Pratt did not have that information with him.

Kelly Brandon mentioned that the item had already gone through a committee and will be going in front of the Commission and there were a lot of bids.

Carol Anderson asked if One Parking will be installing the technology that was shown on the presentation. Mark Pratt mentioned that it would be up to the City and that all the pricing includes everything. Staff salaries and up keep of the lots.

Mark Pratt continued with his presentation.

Carol asked if the contract can be canceled without cause and Mark Pratt mentioned that it could and gave some numbers as an example.

John Gergen asked when the company is ready to begin and Mark mentioned that they are ready as of March 30, 2023. Once everything has been approved.

Kelly Brandon mentioned that everything should be finalized at a special meeting scheduled for March 28, 2023.

Anthea mentioned that the technology should all remain the same. And everything from the curbside plan would be put into affect and the City would give direction.

Harvey wanted to know if the City will move from one zone management.

The board went into a discussing.

John Gergen mentioned that the things that the board discusses should be sent to the Commission and should be done in an orderly fashion.

Harvey Brown would like the message to be fresh and new. Make it better for the public.

Carol mentioned that there are garages that show how many spaces are available and mentioned that it should not be that expensive.

Kelly Brandon asked if there was anything that was needed from the board.

Mark Pratt mentioned that he wanted to introduce himself to the board.

Aaron mentioned that the OSS garage is not ever full. He was giving examples of what the capacity of the garages are. Carol and Aaron went

into a discussion.

## 8. Reports and Comments

### A. Comments by Board Members

John Gergen mentioned that he asked Joe to place items on the agenda that he wanted to discuss and they are not on the agenda. Mentioned that he wanted to discuss fees, metering and old business that happened when he was not on the committee, suggestions that were made that never went in front of the Commission. Different fees that for different sections.

Harvey mentioned it to be in an orderly fashion.

Joe said that he was looking into the items that he was requesting put on the agenda.

Harvey mentioned that it was around the time that the board went through a leadership transition. And that they may have gotten lost in the shuffle.

Kelly Brandon mentioned that in order to get those three items placed on the agenda there should be a consensus from the board.

John Gergen really would like it to be put on the agenda

Aaron mentioned the fees for A1A and Atlantic Ave.

Kelly Brandon mentioned that was a combined meeting with the DDA.

Mike Kareli said that the employee parking will be placed on the next agenda and the raising of the rates was sent to the Commission and that was declined.

John Gergen talked about the parking with the valet and the price is \$25.00 (\$18 with validation) parking in the railroad lot for \$8 is a better price to pay. John went on to discuss the cost between valet parking and metered parking in the downtown area. Harvey questioned that it is a missed opportunity.

Aaron talked about the cost with the valet systems that has been discussed before and the revenue that is being missed.

John mentioned that part of the problem is how Delray has grown and that there were no metered parking east of the bridge.



Discussion of what to call the item on the agenda.

Aaron talked about what is handed out at the visitor center regarding the parking fees. Harvey and Aaron discussed the fees and having to start with a clear perspective regarding the parking fees.

Harvey Brown discussed the process from the past about the parking meters. When listening to the One Park presentation sees the potential with the company.

Aaron mentioned receiving revenue from the parking garages.

Kelly Brandon mentioned that there is a consensus to place the item on the agenda and to discuss the issues at that point and to look at the memo that was created.

Carol Anderson mentioned to have proper lighting in the garage.

#### B. Comments by Staff

Joe mentioned that the metering and parking zones.

John Gergen would like to put the raising of the rates back on the agenda for discussion to place in front of the Commission.

Aaron Hallyburton talked about the curbside study.

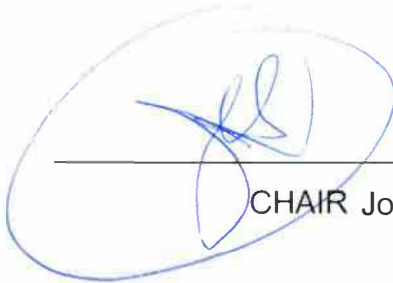
## 9. Adjournment

Meeting adjourned at 7:02 pm.

Parking Management Advisory Board  
March 21, 2023, Meeting Minutes

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 on March 21, 2023, which minutes were formally approved and adopted by the Board on April 25, 2023.

ATTEST:

  
\_\_\_\_\_  
CHAIR John Gergen  
\_\_\_\_\_  
ADVISORY BOARD LIAISON Joicys Josemond

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.