



**CITY OF NEW SMYRNA BEACH
PARKING SYSTEMS TASK FORCE MEETING
THURSDAY, FEBRUARY 21, 2013 – 5:30 P.M.
BRANNON CENTER, 105 SOUTH RIVERSIDE DRIVE
NEW SMYRNA BEACH, FLORIDA**

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF THE MINUTES JANUARY 17, 2013
- D. DISCUSSION OF CRA LEASED PARKING SPACES BY TONY OTTE/ CRA DIRECTOR
- E. RE-GROUP AND REVIEW OF INFORMATION, PRESENTATIONS, AND FACTS PRESENTED PREVIOUSLY
- Residential Parking Only
 - Parking Garages
 - One Way Streets
 - Trolley Services
 - Parking Meters and Kiosks
- F. NEW BUSINESS
- G. PUBLIC PARTICIPATION
- H. ADJOURNMENT

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 424-2112, prior to the meeting.

Parking Lease Information for the Flagler Ave area

Parking Task Force Meeting

February 21, 2013

1. Areas leased by the City for Public Parking

Coronado Community United Methodist Church lot

Access: This lot is adjacent to the Coronado Civic Center lot and is accessible from that lot as well as Columbus Ave. A fence was installed to delineate the public parking area.

Spaces: The lot has 65 parking spaces on an unpaved and unimproved surface: 33 parking spaces on the North side of the lot adjacent to Flagler Ave – these spaces are within the Community Redevelopment Agency (CRA) district; and 32 parking spaces on the South side of the lot adjacent to Columbus Ave – these spaces are outside of the CRA district.

Term: The lease is for 5 years, commencing on December 1, 2011. The lease is contingent on the City Commission appropriating funds for the lease payment each year.

Cost: \$500 per space per year, with a Cost of Living Increase after the first year (1.7% for the most recent lease payment.)

Other: The lot may only be used for parking with specific provisions for the types of vehicles allowed.

- The City must carry insurance to indemnify the property owner.
- The City is responsible for maintenance.

Flagler Dunes

Access: This lot is adjacent to Buenos Aires St with one entrance from that street.

Spaces: This lot has 30 regular spaces and 2 handicapped spaces on a shell surface. The leased spaces are as follows:

- 20 parking spaces for 5 years
- 7 parking spaces for the next 5 years
- 1 parking space for one year “... for that final year”
- “The balance of parking shall be used on a nonexclusive basis for public use as required by the Landlord to meet Landlord’s parking needs.”

Term: The agreement was executed on September 27, 2010. The commencement date is the date of the certificate of completion of the parking lot, which was February 18, 2011.

Cost: The CRA provided a grant of \$68,000 towards the construction of the Flagler Dunes parking lot, and the spaces are leased as described above at \$500 per space per year, which equals \$68,000. There is no actual cash payment - the lease payments are deducted from the grant amount each year.

Other: This lot is to be used for passenger vehicle parking only.

- There is no requirement that the City indemnify the property owner.

2. Public Spaces Leased or Allocated to Businesses in the Flagler Ave area

• **Flagler Dunes (total spaces = 20):**

- a. (13) Barracuda's
- b. (4) Chuckataya's
- c. (3) The Colony

3. **Jessamine (total spaces = 25):**

- a. (8) That's Amore
- b. (7) The Colony
- c. (10) Clancy's Cantina

4. **Cormeth (total spaces = 65):**

- a. (2) Clancy's Cantina
- b. (4) The Cloister's
- c. (7) Salty Dunes
- d. (3) Nejma's Boutique

The lease payments were waived by the CRA and City Commission at a joint CRA/City Commission meeting held on January 12, 2011, for a two year period. (The amount of lease payments had been \$125 per space per year.)

The suspension of the lease payments was continued until April 30, 2103 by the City Commission on January 22, 2013.

1 PARKING SYSTEMS TASK FORCE
2 MINUTES
3 JANUARY 17, 2013
4

5 The Parking Systems Task Force held a regular meeting on Thursday, January 17, 2013 at the Brannon Center,
6 105 South Riverside Drive, New Smyrna Beach, Florida. Chairman Vazquez called the meeting to order at
7 5:30p.m.
8

9 The following members answered to roll call:

10
11 John Vazquez
12 Adele Aletti
13 Wade Mahood
14 Ernest Yarborough
15 Travous Dever
16 Paul Mayer
17

18 Nejma Peter was absent. Also present were Assistant City Manager Khalid Resheidat; CRA & Economic
19 Development Director Tony Otte; Interim Police Chief Mike Brouillette; Sergeant Shane Riggle and Recording
20 Secretary Tammy Mena and members of the public.
21

22 APPROVAL OF MINUTES
23

24 **Ernest Yarborough made a motion to approve the minutes as amended of the regular meeting held**
25 **November 15, 2012, seconded by Adele Aletti. Motion passed unanimously, 4-0.**
26

27 Mr. Resheidat stated that he wanted to thank Mr. Burcope for his time in looking at the sites with staff and
28 preparing this report with no compensation from the city. He stated that he knows when the time comes he will
29 have to go out to bid for the project just like any other companies interested in the project. He stated that staff
30 has had a preliminary meeting with the church on the use of their property. He stated that they were supposed
31 to be at this meeting but they came to the Economic Board meeting yesterday in error. He stated that they did
32 state that they are in favor of what staff is doing and the initial meeting was very positive.
33

34 ALAN BURCOPE, AIA, ARCHITECT FOR FINFROCK- PRESENTATION ON PARKING GARAGES
35

36 Alan Burcope, Architect for Finfrock, stated this name and then addressed the Board. He did a power point
37 presentation for the Board. He discussed different parking situations on what the city's demand might be. He
38 stated that hiring a parking consultant would help you decide what you need to build. He stated that they would
39 analysis your existing parking and understand how you are using the parking that you have; they would look at
40 the duration and turnover of those parking spaces; do some car counts and look at the peak demand to
41 understand the parking and how you are utilizing it today; they would develop parking strategy that might be
42 something like offsite parking and shuttling especially for special events or peak demand and then decide about
43 paid parking and non paid parking spaces. He stated that they would develop a parking structure from that
44 information collected. He stated that there are certain dimensions of standard parking garages. He stated that a
45 three bay parking garage will be more efficient then a two bay parking garage. He stated that the parking
46 garage gets cheaper as it gets longer and taller. He stated that a two bay parking garage is about a 400 car
47 garage and a three bay car garage is about a 475 car garage. He showed in his power point presentation how the
48 size of the parking garages that he was discussing would fit on the different sites that staff had found for a
49 parking garage.
50

PARKING SYSTEMS TASK FORCE
JANUARY 17, 2013
MINUTES

1 Mr. Yarborough asked why the Coronado Civic Center lot wasn't taken in to consideration for the parking
2 garage.

3
4 Mr. Resheidat stated that the lot wasn't big enough for the parking garage but maybe in combination with the
5 church parking lot it might work.

6
7 Mr. Dever asked if the parking lot at the end of Flagler was considered.

8
9 Mr. Resheidat stated that it was discussed but the consensus was since it's the only waterfront park that we have
10 that having a parking garage there would not be the best option.

11
12 Mr. Dever stated that we have a beach front lot that we are not willing to utilize.

13
14 Mr. Resheidat stated that the lot is also in the V zone in terms of the storms and also the coastal construction
15 setback line is another reason we aren't considering that lot.

16
17 Mr. Burcope stated that the cost of parking structures are based on several things such as the geometry, the size,
18 the façade, the location if its near the ocean you would want to use stainless steel instead of steel, the foundation
19 condition, construction restraints and any time restraint issues. He stated that the cost for parking deck spaces
20 could be as low as \$10,000 up to \$17,500 and even higher. He stated that with a longer parking garage you can
21 park on the slope and that gives you more parking spaces. He showed different façade things that could be done
22 to the parking garage. He stated that the funding could be the general fund bond issuance and in that case the
23 city would own, run and finance it. It could be done through a partnership and some favorable techniques are
24 the city provides the land; the city utilizes their favorable bond rating and bond capacity to guarantee a loan, and
25 another could be the city guarantees base line parking demand. He discussed a successful parking garage in
26 Clearwater. He showed the Board the parking garage which had a t-shirt shop below the parking. He stated
27 that the city guaranteed the loan to finance the project. The developer owned the lot and the city financed the
28 project. He stated that the developer owns and operates the parking garage and repays the debt through the
29 income generated from the parking. He stated that the developer had a parachute in five years that he could
30 lease the parking spaces back to the city if the development wasn't working or he had to refinance it in the five
31 years if the parking garage was a success.

32
33 Mr. Yarborough asked about the t-shirt place on Flagler right across from the Flagler parking lot.

34
35 Mr. Resheidat stated that it's possible but everything is at a cost and not sure the width would be there.

36
37 Angie Herman, Esther Street, stated her name then addressed the Board. She stated that she noticed particularly
38 on the weekends the stacking of cars at the light at the corner of Peninsula and Flagler and wondered what
39 would occur after there was a parking garage put in at that corner. She stated that she thought the people should
40 park on the other side of the Causeway and have a shuttle service bringing them to the beach.

41
42 Mr. Resheidat stated that staff has been talking to the county for the last year and a half about relieving the
43 traffic from that area. He stated that they are trying to direct them to 3rd Avenue which they opened back up
44 and they opened the Crawford beach ramp.

PARKING SYSTEMS TASK FORCE
JANUARY 17, 2013
MINUTES

1 Patty Lee Davis, resident, stated her name then addressed the Board. She stated that the city has that property
2 on Canal Street the old Dunn Lumber property. She stated that if we got a trolley we could service Canal, 3rd
3 Avenue and Flagler Avenue. She stated that she didn't know how that would work on Peninsula and Flagler
4 without congestion at that corner. She stated that there is also a piece of property by Walgreens for sale.

5
6 Mr. Resheidat stated that there was a site plan already submitted for parking for the Dunn Lumber Property and
7 once it's approved staff will be going out for bid.

8
9 Ms. Aletti stated that we need to talk to the Coast Guard about the opening and closings of the bridge.

10
11 Mr. Mayer stated that several years ago it was done on demand. He stated that the decision was made to change
12 that to every 20 minutes. He said during this time of the year during the hours of 2:00pm to 10:00pm the bridge
13 is opened about 4 times. He stated that it has been suggested that it only be opened every half hour.

14
15 Ms. Aletti stated that how do we initiate that suggestion.

16
17 Mr. Resheidat stated that it would be DOT and the city will make that request.

18
19 Doug Davis asked what was going on with the property where the Marine Discovery Center was located.

20
21 Mr. Resheidat stated that at this time staff is trying to get a grant from FIND to do a promenade, bike path and
22 some landscaping.

23
24 Ms. Aletti stated that she didn't want to see a parking garage on valuable waterfront property.

25
26 Maurice Bushroe, 309 Jessamine, stated his name then addressed the Board. He stated that eventually people
27 get used to the bridge going up when there is a set time. He stated that he was from Annapolis Maryland and
28 the issues there are similar to ours and he suggests the consultants look at what they have done with adding a
29 parking garage in the area. He stated that people will adapt to the change so think long term.

30
31 RICHARD MATARANGELO, P.E., CONSULTING ENGINEER FOR IPS GROUP, INC- PRESENTATION
32 ON METER MANAGEMENT SYSTEMS

33
34 Richard Matarangelo, Consulting Engineer for IPS Group, stated his name and then addressed the Board. He
35 did a power point presentation for the Board. He discussed the parking meter that his company sold. He stated
36 that there also can be a transmitter put in the ground in conjunction with the meter that would be able to give a
37 lot of data such as how long a car was parked, how many paid and how many not paid, how much is paid in to
38 the machine by cash or credit card, meter resets itself once the car is moved instead of time being left on the
39 meter. He stated that 5 free minutes could be put on the meter anytime some pulls in to the space, and the rates
40 could change depending on how long they are in the space. He stated that the meters can be purchased out
41 right, leased, or rent seasonal meters.

42
43 Ms. Aletti asked if they were only single meters.

PARKING SYSTEMS TASK FORCE
JANUARY 17, 2013
MINUTES

1 Mr. Matarangelo stated that is correct at this time they are only single. He stated that IPS Group is working on
2 multi space units now and will retro fit in to the old meter. He stated that the units are also capable to do pay by
3 cell. He showed a demo of the meter.

4
5 Mr. Yarborough asked how much the unit sold for.

6
7 Mr. Matarangelo stated that they are \$500.00.

8
9 Mr. Yarborough asked if there is a rule of thumb on how much a meter like this will generate.

10
11 Mr. Matarangelo stated that it depends on the rate, how many days and the hours of use and if you enforce the
12 meters. He stated probably about \$1200.00 to \$1500.00 a year.

13
14 Mr. Yarborough asked if you can give free time on the meter if you chose to.

15
16 Mr. Matarangelo stated that you could with the transmitter and the cost for that is an additional \$300.00.

17
18 Mr. Resheidat asked if you put the transmitter in to the pavement.

19
20 Mr. Matarangelo stated that we core drill it in to the pavement.

21
22 Mr. Resheidat asked if there is anything exposed or if it is covered.

23
24 Mr. Matarangelo stated that it gets installed about a 1/8 inch of an inch below the pavement and then we cover it
25 with epoxy.

26
27 Mr. Resheidat asked what the lifetime is on the sensor.

28
29 Mr. Matarangelo stated that we are told that the lithium battery last five years but we haven't had anyone ask
30 for replacement yet and they are a little over 5 years old.

31
32 Mr. Yarborough asked what the lifetime is on the meter.

33
34 Mr. Matarangelo stated that they also have a lithium battery in them. He stated that it's going to vary depending
35 where the meters are located and how much use they get. He stated that you may have to replace the battery
36 every 1 to 2 years. He stated that city could get the meters for a 90 day trial and if they didn't like them they
37 could be removed at no charge to the city.

38
39 Chairman Vazquez stated that it would cost roughly about \$1000.00 a meter.

40
41 RE-GROUP AND REVIEW OF INFORMATION, PRESENTATIONS, AND FACTS PRESENTED
42 PREVIOUSLY

43
44 Mr. Otte stated that there are three places where we are allocating parking spaces to businesses. He stated that
45 the first is Flagler Dunes, where there are 20 spaces: 13 for Barracudas, 4 for Chuckapaya's and 3 for the
46 Colony. He stated that in the Jessamine lot there are 25 spaces: 8 for That's Amore, 7 for the Colony and 10 for

PARKING SYSTEMS TASK FORCE
JANUARY 17, 2013
MINUTES

1 Clancy's Cantina. He stated that the city is leasing 65 spaces from the church and 13 spaces are allocated at the
2 present time. The continued suspension of the lease payment collection will go before the City Commission at
3 their next meeting. He stated that we are not collecting money on any of these spaces at the present time
4 because the leases have been suspended. He stated that the 13 spaces are allocated as follows: 2 for Clancy's
5 Cantina, 4 for The Cloister's, and 7 for Salty Dunes Restaurant and another request has been made recently by
6 Nejma Peter. He stated that he would recommend that we reinstall the lease collections but not until after this
7 committee is finished meeting.

8
9 Mr. Mahood asked if we could ask the City Commission to only extend the lease for 6 months instead of a year.

10
11 Mr. Otte stated that it could be done.

12
13 Mr. Mahood asked if we could appoint him to do that.

14
15 Mr. Dever stated that we could ask the City Commission to move this item to their next meeting.

16
17 Mr. Resheidat stated that we could ask the City Commission to do that.

18
19 The Board agreed that it needed to be postponed until after they finished their meetings.

20
21 Mr. Resheidat stated that he just wanted to regroup to see if the Board wanted any additional information or to
22 discuss something we haven't discussed.

23
24 Mr. Yarborough stated that we have focused on parking garages, parking meters, one way streets and the trolley
25 that would connect the Loop.

26
27 Mr. Dever stated that now the Board needs to tie them all in together.

28
29 Mr. Mahood stated that we haven't talked about a time limit on the parking on Flagler Avenue and we need to
30 talk about the palm tree islands again and the unused curb cuts. He stated that when these businesses change
31 hands there are leasing spots they are not made aware of where their parking spots exist. He stated that we need
32 to decide what to do about the parking fees at Flagler and Esther Park before the summer. He stated that this is
33 something that can be brought before the City Commission now. He stated that we can use single meters on
34 those lots. He stated that we need to talk to the City Commission about giving away parking spaces on
35 variances and also to start charging for them.

36
37 Ms. Aletti stated that she would like to spend some time on each of these subjects.

38
39 Mr. Resheidat stated that the Chairman made a suggestion to extend the task force until April so staff will put
40 together an agenda item to request that from the City Commission.

41
42 Mr. Yarborough suggests that we have one meeting with no presentations.

43
44 Mr. Resheidat stated that we can do that at the next meeting.

45
46 Mr. Mahood stated that we need to decide now that we are going to start another Parking Task Force next fall.

PARKING SYSTEMS TASK FORCE
JANUARY 17, 2013
MINUTES

1 Mr. Yarborough stated that could be one of our recommendations.
2

3 Mr. Resheidat stated that recommendation could be made to the City Commission and they could decide
4 whether they wanted to do that or not. He stated that he also wanted to mention to the Board about the paving
5 of Flagler Avenue. He stated that the notice to proceed will be given to the contractor on January 28th and he is
6 aware of the special event Mardi Gras that is on February 12th. He stated that as far as the palm tree islands we
7 have looked at removing some of them but if we take them out completely there were issues with people
8 blocking driveways. He said as far as the open cuts that aren't needed anymore they will be taken care of
9 during the paving of Flagler Avenue.

10 Ms. Aletti stated that the other discussion that we need to have is the sale of the lot at Columbus Avenue.
11

12 OLD BUSINESS- TRAFFIC STUDY ON FLORIDA AVENUE
13

14 Mr. Brouillette stated that during the time the traffic study was done North Atlantic was closed which could
15 cause vehicles to use Florida Avenue as a detour which could slightly raise the count. He said also the
16 construction of the hotel was ongoing which you may see some larger vehicles.
17

18 Chairman Vazquez stated that the hotel wasn't allowed to use Florida Avenue.
19

20 Ms. Aletti stated that this study was done in November one of the slowest months of the year and what would
21 your estimation increase be since we are looking at making Florida Avenue a one-way street.
22

23 Mr. Brouillette stated that the Police Department can do another traffic study anytime.
24

25 Mr. Resheidat stated that he wants to do another study once North Atlantic is finished.
26

27 Mr. Yarborough stated that we also ruled out Florida being a one way street.
28

29 Mr. Brouillette stated that the traffic study was done because of speeding and delivery truck use.
30

31 Mr. Yarborough stated that making Florida Avenue one way would have caused more traffic problems.
32

33 Mr. Brouillette stated that's why we decided to possibly make Esther Street one way. He stated that they plan
34 to do a traffic study on that road also.
35

36 NO NEW BUSINESS
37

38 PUBLIC PARTICIPATION
39

40 Mr. Davis stated that the concern he has if you make the parking garage on Columbus, the one way streets and
41 the bridge it won't be an ideal situation with all of that.
42

43 Mr. Dever stated that you can make the traffic go away from the light on Flagler Avenue with signs.
44

45 Ms. Davis stated that it's a shame bringing more cars over to the beachside that the trolley seemed to work
46 during special events in the past.

PARKING SYSTEMS TASK FORCE
JANUARY 17, 2013
MINUTES

1 Mr. Mahood stated that diverting the traffic to the South Causeway is the way to go.

2
3 Mr. Davis stated that the t-shirt shop and Sea Fox was a good idea for the parking garage it would be convenient
4 for the beach.

5
6 Mr. Yarborough stated that the trolley system is the way to go. He stated that there could be stops all along the
7 LOOP. He stated that he did like the Clearwater situation with the t-shirt shop also.

8
9 Ms. Herman asked if Esther Street was even wide enough to make a one way street.

10
11 Mr. Brouillette stated that it's definitely wide enough for one way it's two ways now and narrow making it one
12 way will be so much better.

13
14 Debra Dugas, North Pine, stated her name then addressed the Board. She stated that she is opposed to a parking
15 garage that close to the residents. She stated that we already have a traffic problem there. She stated that
16 maybe over on 3rd Avenue would be better.

17
18 Ms. Davis stated that there would be more of a controlled environment on 3rd Avenue.

19
20 Ms. Aletti stated that she agrees she doesn't like the idea of a parking garage but we are trying to solve the
21 parking problem on Flagler Avenue. She stated that a parking garage anywhere in town without a trolley
22 service will do us no good.

23
24 Mr. Bushroe asked why making Florida Avenue a one way street was dismissed.

25
26 Mr. Brouillette stated that is was dismissed because of traffic flow.

27
28 Mr. Bushroe asked what the difference was between making Florida and Jessamine Avenues one way. He
29 asked if Florida Avenue isn't appropriate then why is Jessamine Avenue.

30
31 Mr. Yarborough stated that one reason was because Jessamine Avenue is more narrow then Florida Avenue and
32 the other reason was because we could generate more parking spaces on Jessamine Avenue than we could on
33 Florida Avenue.

34
35 Mr. Davis stated that a lot of trucks use Jessamine Avenue.

36
37 Mr. Resheidat stated that staff's recommendation was to not have parking on Jessamine Avenue when making it
38 one way.

39
40 Andy Lee stated that if the decision is made to make Esther Street one way he hopes that the residents are not
41 left out on the decision on which way the one way should be. He stated that he thinks parking meters are an eye
42 sore and will just narrow the sidewalk.

43
44 Mr. Resheidat stated that at the next meeting Mr. Otte will be the only speaker and it will be quick and then the
45 Board can focus on everything else.

PARKING SYSTEMS TASK FORCE
JANUARY 17, 2013
MINUTES

1 ADJOURNMENT

2

3 With there being no further business, the meeting was adjourned at 7:28p.m.