

1 PLANNING AND ZONING AND PARKING SYSTEMS TASK FORCE
2 JOINT MEETING
3 MINUTES
4 MARCH 14, 2013
5

6 The Planning and Zoning and Parking Systems Task Force held a joint meeting on Thursday, March 14, 2013 at
7 the Brannon Center, 105 South Riverside Drive, New Smyrna Beach, Florida. Chairman Vazquez called the
8 meeting to order at 5:30p.m.
9

10 The following members answered to roll call:

11
12 John Vazquez
13 Adele Aletti
14 Wade Mahood
15 Ernest Yarborough
16 Nejma Peter
17 Paul Mayer
18 Travous Dever
19 Stephen Sather
20 Jamie Calkins
21 Steven Casserly
22 Robert Wohn
23

24 Jessie Clark and Ian Ratliff were absent. Also present were Assistant City Manager Khalid Resheidat; CRA &
25 Economic Development Director Tony Otte; Planning Manager Gail Henrikson; and Recording Secretary
26 Tammy Mena; members of the public and press.
27

28 DISCUSSION REGARDING CITY PARKING REGULATIONS
29

30 Ms. Aletti stated that there are 26 businesses on Flagler Avenue with a minimum of 45 employees for those
31 businesses with no parking. She stated that this adds to the problem of the parking issue that already exists.
32 She stated that the city needs to consider where all the employees will park if we start charging for parking. She
33 stated that this is why we question why the Planning and Zoning continue to allow businesses to open with no
34 parking when we already are having parking issues.
35

36 Mr. Dever stated that the Flagler Avenue District needs to have a clear vision of what we want to see on Flagler
37 and how many businesses we think we can sustain on Flagler Avenue. He stated that in his opinion on site
38 parking is not a fair requirement because the lots are too small to truly develop them to get a use out of them
39 that makes sense.
40

41 Mr. Sather stated that every time we publically take land and create public parking we take it off the tax rolls.
42 He stated that when parking is provided by a private enterprise it says on the tax rolls. He asked how we can
43 encourage more enterprise in parking.
44

45 Ms. Peter stated that is why the Parking Task Force was created to come up with ideas for parking whether it's
46 privately or city run or other ways.
47

48 Mr. Dever stated that we had a speaker that came and spoke to the Board regarding a private / city partnership
49 on a parking garage that was in Clearwater Beach. He stated that it was a t-shirt shop on the beach and they
50 built a parking garage over top of it and created a lease agreement between them.
51

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1 Mr. Sather stated that there are vacant lots in the area and how do we encourage those people to create parking
2 on those lots.

3
4 Mr. Resheidat stated that there was discussion of making the Columbus Avenue city lot temporary parking. He
5 stated that the residents weren't in favor of it because it's in a residential neighborhood so therefore the city
6 decided not to do it.

7
8 Ms. Aletti asked how we can work with the P&Z to not exasperate the situation until we have plan.

9
10 Mr. Clark arrived at 5:49pm.

11
12 Ms. Peter stated that we don't want the P&Z to make it so difficult on the businesses that we have no businesses
13 but we have parking. She stated that she would rather have the businesses and people will learn to walk.

14
15 Mr. Mahood stated that he ran into an employee from the Colony that had no idea where their designated
16 parking was that was off of their lot.

17
18 Mr. Resheidat stated that there aren't designated parking spots just parking areas.

19
20 Mr. Mahood stated that he wasn't even aware of the location.

21
22 Mr. Yarborough stated that if we charge for parking on Flagler Avenue that will direct employee parking to
23 somewhere else.

24
25 Mr. Resheidat stated that there are 3 designated parking areas that are leased for these parking spaces. He stated
26 that we can communicate with these businesses and let them know where the spots are located.

27
28 Ms. Peter stated that what if the businesses go to their designated lots and there is no parking for their
29 employees that would be a problem.

30
31 Mr. Otte asked Ms. Henrikson what it would involve if an owner of a lot on Flagler Avenue wanted to have an
32 interim parking lot.

33
34 Ms. Henrikson stated that they would be required to put in landscaping and the proper drainage. She stated that
35 they wouldn't have to pave it.

36
37 Mr. Yarborough stated that there was a lot on Flagler Avenue that was charging \$5.00 for parking last summer.

38
39 Mr. Resheidat stated that the city approached that owner and asked him to create a parking lot and he wasn't
40 interested.

41
42 Mr. Calkins asked how often are all the parking spaces taken besides special events.

43
44 Ms. Aletti stated that it's every day.

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1 Mr. Calkins stated that he was talking in the whole area not just right on Flagler Avenue. He asked if it's
2 necessary to make these changes just so people don't have to walk a block or two.

3
4 Ms. Aletti stated that they can't even find a space. She stated that the shuffleboard courts have caused more
5 parking problems because they shut down the mainland shuffle board court. She stated that the employee
6 parking is also one of the problems.

7
8 Mr. Otte asked if we had some kind of flex bus service would that help.

9
10 Ms. Henrikson stated that the flex bus service only carries 18 passengers and you have to call 2 hours in
11 advance to needing the ride and it runs until about 6:00pm and it doesn't run on Sunday.

12
13 Mr. Otte stated that he has talked to Votran and has a meeting next week with them.

14
15 Mr. Sather stated that he would like to see a lot more places to lock up your bike and encourage bike riding. He
16 asked Mr. Otte if CRA had any kind of incentive for businesses to provide spaces for bikes.

17
18 Mr. Otte stated that he would look in to it that but there wasn't anything right now.

19
20 Stewart Mitchell stated that people that come to Flagler Avenue are driving cars. He stated that he owned to
21 properties on Flagler Avenue. He stated that years ago it was easy to put in a temporary parking lot but the
22 city's regulations are more difficult now.

23
24 Ms. Henrikson stated that it hasn't changed a whole lot.

25
26 Mr. Mitchell asked if you would have to put in an infiltration system.

27
28 Ms. Henrikson stated that some sort of swale would have to be put in and landscaping.

29
30 Mr. Mitchell stated that with a few thousand dollars someone could put in a temporary lot but if you don't get
31 that back within the first year no one is going to do that because they are still paying their taxes on the property.

32
33 Mr. Wohn asked if the Parking Task Force has defined parking issues and if you have can you tell us what they
34 are. He asked if the Board was trying to create off beach parking.

35
36 Ms. Aletti stated that we aren't trying to create off beach parking just enough parking for the businesses and
37 their employees.

38
39 Mr. Wohn asked if the issues are wanting to charge for parking to make money, incentive for someone to build
40 a parking garage, where to park employees or what to do with parking during special events.

41
42 Ms. Aletti stated that we have addressed the special event issue with shuttles. She stated that employee parking
43 is definitely an issue. She stated that we need a lot for employees to park.

44
45 Mr. Otte asked if some sort of shuttle could be used for the employees.

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1 Ms. Aletti stated that her employees probably wouldn't want to have to rush out to catch a shuttle after work.

2
3 Mr. Casserly stated that the restaurants would have problems getting off late at night taking a shuttle.

4
5 Mr. Calkins stated that we need to narrow down when the parking problems occur.

6
7 Mr. Clark asked what the Parking Task Force is looking for from the P&Z Board.

8
9 Mr. Wohn stated that it seems the zoning regulations reduce the amount of parking that a business needs to have
10 but then the businesses are saying they have no parking.

11
12 Mr. Dever stated that is exactly right the new businesses are coming in with small parcels wanting to open up
13 restaurants, shops, etc and they don't meet the current code for parking.

14
15 Mr. Mahood stated that the current code needs to be looked at it has out lived its usefulness. He stated that if
16 nothing else there should be a moratorium put on it. He stated that if the business can't provide their own
17 parking they don't need to be on the lots on Flagler Avenue.

18
19 Mr. Calkins asked what the vision is for Flagler Avenue do you want to stop the growth.

20
21 Mr. Dever stated that was exactly right do we want to keep the codes the way they are and hold development or
22 do we want to continue to grow Flagler Avenue. He stated that the market will dictate how many businesses
23 come to Flagler Avenue. He stated that we need to make that decision.

24
25 Mr. Mahood stated that we should take what we have now and find the most productive way to use it. He stated
26 that we should inform the employees where their parking is, find a place where the employees can park, and
27 charge for parking on Flagler Avenue or have two hour parking so the employees don't park on the street. He
28 stated that we need enforcement of the two hour parking first.

29
30 Mr. Casserly asked how much the enforcement would be.

31
32 Mr. Mahood stated that enforcement pays for itself. He stated that there are independent parking firms that will
33 come in and do the enforcement and it will pay for itself. He stated that we need to start with what we have to
34 work with and then meet again next year and evaluate where we are at.

35
36 Mr. Yarborough stated that we are trying to come up with some immediate, short term and then long term ideas
37 to solve the parking problems on Flagler Avenue.

38
39 Mr. Dever asked Mr. Resheidat if the city would consider selling the lots on Columbus Avenue for a parking
40 fund.

41
42 Mr. Resheidat stated that would be up to the City Commission.

43
44 Mr. Sather stated that it seems that a parking garage is the only long term solution.

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1 Mr. Resheidat stated that we have looked at several properties on the beachside for a parking garage. He stated
2 that you have to have a certain size parking garage for it to be feasible.

3
4 Mr. Dever stated that there were maybe two lots on the beachside that would be feasible.

5
6 Mr. Yarborough stated that there was discussion of a shuttle to tie the LOOP in to this.

7
8 Mr. Calkins asked what the selling of property was for.

9
10 Mr. Dever stated that the money could be for anything that has to do with parking.

11
12 Mr. Sather asked if the city has looked at relocating the shuffle board courts.

13
14 Mr. Dever stated that there has been some discussion of moving the shuffle board courts to the City Gym.

15
16 Ms. Aletti stated that it wouldn't give us many parking spaces but the shuffle board people wouldn't be coming
17 and that would help with parking.

18
19 Mr. Resheidat stated that the only spot that looks feasible for a parking garage is the church lot which could be
20 tied in to the shuffle board court lot.

21
22 Mr. Casserly stated that it seems that maybe there should be some discussions with private enterprise and
23 maybe Mr. Mitchell would be interested.

24
25 Mr. Sather asked Mr. Mitchell if he was asking for himself.

26
27 Mr. Mitchell stated that he was just suggesting it because he had done it in the past with a lot he owned off of
28 3RD Avenue. He stated that if someone thinks they can make money with not putting out a lot of money and it's
29 easy for them they might do it.

30
31 Mr. Sather asked Ms. Henrikson if these parking regulations could be sent to the empty lots on Flagler Avenue.

32
33 Ms. Henrikson stated that she could send all the regulations to them.

34
35 Mr. Clark stated that it appears that the Board is on the right track at what they have looked at doing.

36
37 Ms. Aletti stated that she can see where the P&Z is coming from now and she didn't before.

38
39 NO NEW BUSINESS

40
41 PUBLIC PARTICIPATION

42
43 Dave Dempsey stated that he liked Mr. Dever's comment in the beginning about what is the overall
44 Comprehensive Plan for Flagler Avenue. He stated that he agrees with the statement the cart is before the
45 horse. He asked if anyone has done the number of how many people come to Flagler Avenue every day. He
46 stated that the parking garage is probably going to be reality one day.

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1 ADJOURNMENT

2

3 With there being no further business, the meeting was adjourned at 7:02p.m.

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