

TOWN OF PALM BEACH

Town Clerk's Office

REPORT OF THE BUSINESS AND ADMINISTRATIVE COMMITTEE MEETING HELD ON FRIDAY, FEBRUARY 19, 2021

I. CALL TO ORDER AND ROLL CALL

The Business and Administrative Committee Meeting of February 19, 2021, was called to order at 9:30 a.m. All committee members were found to be present.

Chair Crampton welcomed all and made comments regarding the past meetings and the parking issues being handled.

II. PLEDGE OF ALLEGIANCE

Chair Crampton led the Pledge of Allegiance.

III. APPROVAL OF AGENDA

Chair Crampton requested that the following items be added to the Potential Action Items for Town Council Consideration:

6. Possibility of lowering cost of parking in Midtown to be consistent with the "Sea" streets.
7. Make the 100 block of Brazilian Avenue consistent with all the other streets including the "Sea" streets.

Member Moore suggested that item no.7 could be heard under IV.C.4 so there was no need to add it as a separate item.

Member Moore commented that it was a pleasure serving with Chair Crampton and she hoped that the Town Council would be open to the recommendations.

Motion was made by Committee Member Moore and seconded by Chair Crampton to approve the agenda, as amended. On roll call, the Motion passed unanimously.

IV. REGULAR AGENDA

A. Recap of Community Input Sessions Regarding Potential Regulation Changes to On-Street Parking

Jay Boodheshwar, Deputy Town Manager

Jay Boodheshwar, Deputy Town Manager gave an overview of the past input sessions. He summarized as follows:

- December 11, 2020 - County Road focus group took place whereby suggestions regarding loading zones on County Road, concerns regarding the newly installed kiosks which were adjacent to residential properties, and centralized valet options particularly in the Town Hall Square area (south of Royal Palm Way).
- January 7th – Royal Poinciana Way Business area comments included kiosks being unsightly, unintentional consequences such as paid parking on County Road pushing people onto Dunbar Road, and residents petitioned for permit only parking. Announcement that An RFP for a Retail Study Consultant was approved by the Town Council.
- January 26th – Worth Avenue area (Hammon Avenue to Royal Palm Way). Unsightly kiosks on Worth Avenue, favorability for centralized valet parking, provide short term free parking – 30 minutes, revisit supplemental off-site parking Ordinance, placard parking on Worth Avenue, and employee parking on street.

Chair Crampton thanked the staff for their analysis of current parking issues and also for the aerial surveys carried out which provided a lot of data. He assured the staff that the data will be put to good use as it will be used in the recommendations being made to the Town Council.

Mr. Boodheshwar thanked Ben Alma and the parking enforcement staff, for their help.

B. Review Results of Peak and Off-Peak Space Utilization Studies

Jay Boodheshwar, Deputy Town Manager

Mr. Boodheshwar compared the off-peak study that was done in late September, 2020 vs. the study done during the last week of January, 2021. He explained that a count was taken of the cars parked in the street in all the commercial areas at 10:00 a.m. and 2:00 p.m. There was not a significant difference in usage for those times during the off peak season. During the summer, Midtown areas along the beach were higher utilized. On Worth Avenue, it is suspected that a lot of the usage during the off-season were either construction related or employee related. This winter study was carried out at 10:00 a.m. and 2:00 p.m. There was higher usage at 2:00 p.m. than at 10:00 a.m., the time seemed to be getting busier after lunch which was not the case during the fall. Similar to the off-peak study, during the peak study it was noticed that the ocean blocks along midtown were highly used as well as North County and Worth Avenue but there was much higher use on Coconut Row, Sunrise Avenue and Royal Poinciana Way.

Chair Crampton commented that it seemed that the main attraction was the ocean

for both residents and non-residents and shopping was number 2.

Ben Alma, Parking/Code Enforcement Manager, commented that the ocean was number 1 with restaurant/valets being number 2 and after that would be retail.

Responding to Member Moore's question regarding parking in the 400 block of Coconut Row (at the Chesterfield) being filled, Manager Alma explained that the issue was the valets and Uber drivers. The Uber drivers park in the free spots to wait for customers.

C. Potential Action Items for Town Council Consideration

Jay Boodheshwar, Deputy Town Manager

1. RFP for Implementation of Centralized Curbside Valet Parking Services

Mr. Boodheshwar spoke regarding this option (centralized valet parking) as an easy, convenient way for users in the overall parking management plan. He spoke about the Town partnering with the valet companies to develop a Town sponsored program. The valet stands would be strategically placed during daytime shopping hours and possibly into evening hours, if necessary. He suggested creating an RFP specific to Palm Beach.

Member Moore recommends sending the valet parking to the Town Council for approval

Motion was made by Member Moore and seconded by Chair Crampton to recommend sending the centralized valet parking program to the Town Council for their approval. On roll call, the Motion passed unanimously.

2. Additional Amendment to Supplemental Off-Site Parking Section of Code to Include Above Ground Lots Not Adjacent to Residential Properties

Mr. Boodheshwar reminded the committee that Ordinance No. 1-2021 was approved on second reading last Wednesday which allowed the use of underground parking garages, not to exceed 50% of the entire inventory for supplemental off-site parking. This aided in getting cars off the street, especially cars that would be sitting for long periods of time. He recommended development of a second ordinance that expands the off-site supplemental parking to include surface and garage lots with a provision to exclude lots that are directly adjacent to residential properties. He explained that there were concerns regarding slamming of doors, lights, etc. so he would suggest time limits so it would not be 24 hours. He would like to have something for Council to review at the April meeting.

Member Moore spoke regarding the different lots along Royal Palm Way such as the one next to the REC center, the ECHO building and the Wells Fargo lot.

Mr. Boodheshwar showed a map with different parking options.

Chair Crampton made comments regarding the plethora of private parking lots with the potential of easing the street parking problem.

Paul Castro, Zoning Manager, responded to Member Moore that each entity is looked at on a case-by-case basis whenever they come in for the BTR (Business Tax Receipt). The uses that are specifically within each property are looked at to ensure there is not going to be a parking conflict. He gave examples of Bricktops and the Palm House.

Discussion ensued regarding the various parking requirements for businesses.

Motion was made by Member Moore and seconded by Chair Crampton to move this concept of supplemental parking to the Town Council as expeditiously as possible for approval. On roll call the Motion passed unanimously.

3. Modifications to Placard Parking Program

Mr. Boodheshwar gave an overview of the Placard Parking program. He mentioned that it was very popular. The program is included in the commercial areas and provides employees, businesses and others an opportunity to buy placards which are transferable. Mr. Boodheshwar referred to the spreadsheet showing the different types of parking on certain blocks of Bradley Place, Brazilian, Cocanut, Hammon, Hibiscus, Main Street, N. County Road, Peruvian Avenue, Royal Poinciana Way, S. Lake Drive, S. Ocean Blvd. and Sunrise Avenue.

After lengthy discussion, the following recommendations were made:

- 200 Block Brazilian Ave (north and south) allocate 8 placards
- 300 Block Cocanut Row (east and west) allocate 23 placards
- 100 Block Hammon Ave (north and south) allocate 10 more placards
- 300 Block Hibiscus Ave (east and west) allocate 10 more placards
- 100 Block Main Street (south) allocate 10 placards
- 300 Block S. Lake Drive (west) eliminate 40 placards (marina operations)
- 400 Block Peruvian (south) allocate 9 placards
- 400 (north) /500 (east) Blocks Worth Ave allocate 4 placards

Mr. Boodheshwar spoke regarding the Worth Avenue focus group meeting. He mentioned the number of placard parking spaces around the Worth Ave area and the waiting lists for placards. Discussion ensued regarding the number of parking spaces being utilized/underutilized in the 400/500 block of Worth and Peruvian Avenues.

Motion was made by Member Moore and seconded by Chair Crampton to move the placard parking program as amended and discussed to the Town Council for discussion as expeditiously as possible. On roll call, the Motion passed unanimously.

4. Increase Hourly Rate for Kiosk Parking on 100 Block of Royal Palm Way

Mr. Boodheshwar reported that there were inconsistencies in the parking rates in the 100 blocks of Royal Palm Way, Sunrise Ave and N. County Road. He suggested making it consistent by charging \$5/hour. Member Moore suggested making it \$4/hour as a compromise. She stated residents would rather have the lower the prices on S. Ocean Blvd. to get more beachgoers to that area. Chair Crampton explained his understanding of the situation is that residents in the N. County/ Wells Road area felt it would be helpful if we kept Royal Palm Way at \$3/hour and change the S. Ocean Blvd. to \$3/hour, it would act as an incentive to keep people away from the Wells Road area. He mentioned that he was not sure a \$2 difference would change people's decisions. He stated that the problem in the Wells Road/Sunset area seemed to be more an enforcement issue. Mr. Boodheshwar shared his observations that in the Wells Road/Sunset area, a lot of people were arriving by Uber, so the parking rate was a non-issue. He mentioned that some people are actually seeking a beach location that is unguarded as it has less restrictions than Mid-Town Beach.

Ben Alma, Parking/Code Enforcement Manager, stated that a lot of families will get dropped off at the beach, then the driver will park in the West Palm Beach garage for cheap and Uber back (paying about \$8/9/10) to the Town vs. paying for a whole day of parking along the beach. He mentioned this was a common practice for beachgoers and also surfers.

After further discussion, it was suggested that there should be no change to the parking rate at this time.

5. Changes to On-Street Parking Regulations on Four Arts Plaza

Mr. Boodheshwar reported that he had a meeting with the Four Arts President and staff regarding the on-street parking spaces at the Four Arts Plaza. He mentioned that there were 13 spaces – five on the west side and eight on the east side of the street, which are all regulated with two-hour free time limit. It has been noticed that during the pandemic, there was an increase in use of the Lake Trail, whereby bikers will unload bikes and then access the trail. This has caused an issue for visitors to the Four Arts who are either going to the King Library, the main office or the garden. The Four Arts has proposed changing the parking regulations from two-hour to one-hour free parking.

Member Moore stated she had no problem with accommodating the Four Arts' request for the change in parking regulations.

Chair Crampton also stated he had no issues with the request.

Mr. Alma stated the Police Department had no issue with the request. Paul Colby, Facilities Manager stated the Public Works Department also had no issue with the request and the signage change would be included in work currently being carried out by the Department.

Julie Araskog asked if the spaces are used for the Recreation Center parking and the response was no.

Motion was made by Member Moore and seconded by Chair Crampton to recommend to the Town Council to allow the 13 two-hour free parking spaces at the Four Arts Plaza to become one-hour free parking. On roll call, the Motion passed unanimously.

6. Possibility of lowering cost of parking in Midtown to be consistent with the “Sea” streets.

Mr. Boodheshwar explained that on the 100 block of Brazilian Avenue there were several residential permit parking spaces in the center of the block, time limited spaces on the far west end of the block and on the east side there were one-hour time limited spaces. He mentioned that in November, the initial recommendation whether short or long term was to convert the spaces on the east end to paid parking as it was mostly used by beachgoers. Currently, it is suggested that any major regulation change should wait until the Retail Study is completed.

Chair Crampton stated that the concerns expressed to him was the consistency of what is being done on Brazilian Avenue compared to the other streets. Mr. Boodheshwar explained that the 100 block of the “Sea Streets” (Brazilian, Australian, Chilean and Peruvian Avenues) are purely residential with no beach access and are all similar with a mix of RPP and time limited spaces. It was proposed to convert these time-limited spaces on the ocean blocks to paid parking as studies had shown they are significantly used during the offseason and peak season. He stated the 100 block of Brazilian Avenue was not being treated differently from Australian or Chilean Avenues.

Member Moore questioned if it was converted to paid parking if kiosks would have to be installed and stated that she found them to be ugly. Mr. Boodheshwar responded that the existing kiosks on S. Ocean could be utilized instead with proper signage or paid by ParkMobile. Mr. Alma responded that that was a possibility.

Motion made by Member Moore and seconded by Chair Crampton to convert all the free parking spaces contiguous to South Ocean Boulevard to paid parking. On roll call, the Motion passed unanimously.

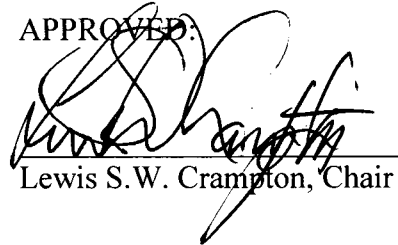
Member Moore requested that she would like this to be a Time Certain item when it comes up for hearing by the Town Council.

V. ANY OTHER MATTERS - None

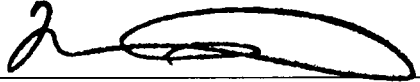
VI. ADJOURNMENT

The Business and Administrative Committee Meeting of February 19, 2021, was adjourned at 11:27 a.m. by Motion made by Member Moore and seconded by Chair Crampton.

APPROVED:


Lewis S.W. Crampton, Chair

ATTEST:


Queenester Nieves, CMC, Town Clerk
4/13/2021
Date

