



TOWN OF PALM BEACH

Town Manager's Office

TENTATIVE -
SUBJECT TO
REVISION

BUSINESS AND ADMINISTRATIVE COMMITTEE MEETING

AGENDA

TOWN HALL
COUNCIL CHAMBERS - SECOND FLOOR
360 SOUTH COUNTY ROAD

Tuesday, November 3, 2020
9:30 a.m.

I. CALL TO ORDER AND ROLL CALL

Lew Crampton, Committee Chair
Danielle Hickox Moore, Committee Member

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

IV. COMMUNICATIONS FROM CITIZENS

V. REGULAR AGENDA

A. Old Business

1. Review of Staff Analysis and Preliminary Recommendations Related to Parking in Commercial Areas.
Jay Boodheshwar, Deputy Town Manager

B. New Business

1. Review of Proposed Changes to Off-Site Supplemental Shared Parking Regulations
Wayne Bergman, Director of Planning, Zoning & Building

VI. ANY OTHER MATTERS

VII. ADJOURNMENT

PLEASE TAKE NOTE:

The progress of this meeting may be monitored by visiting the Town's website (www.townofpalmbeach.com) and clicking on "Meeting Audio". If you have questions regarding that feature, please contact the Office of Information Technology (561) 227-6315. The audio recording of the meeting will appear within 24 hours after the conclusion of the meeting.

Disabled persons who need an accommodation in order to participate in the meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least two (2) working days before this meeting.

TOWN OF PALM BEACH

Information for Business & Administrative Committee Meeting on:
November 3, 2020

To: Business & Administrative Committee

From: Jay Boodheshwar, Deputy Town Manager

Re: Staff Analysis and Preliminary Recommendations Related to Parking in Commercial Areas

Date: October 30, 2020

STAFF RECOMMENDATION

Staff recommends the Business and Administrative Committee (BAC) of the Town Council review the information provided below and attached, relative to staff's analysis and preliminary recommendations for parking regulation changes in commercial areas, and provide direction to staff.

GENERAL INFORMATION

At the Jun 23, 2020, BAC meeting, it was determined that a review of the Town's public parking inventory and the management/regulation of parking spaces should focus initially on commercial areas. Subsequent to this meeting, an internal committee of staff from various departments have been meeting to analyze and prepare preliminary recommendations for consideration by the BAC.

To inform the committee's recommendations, staff reviewed the existing regulations for all public parking in commercial areas, private lots that are accessible to the public, parking enforcement data over the last couple of years (Attachment A), and conducted an "off-peak" space utilization study (Attachment B).

Parking Citations

The review of parking citations was completed to help us identify the commercial areas in which violations were the highest. Data from 2018, 2019 and 2020 (through Sept. 4) indicated the higher "problem areas" to be on S. Ocean Blvd and the 100 blocks of the streets adjacent to Mid-Town Beach, Sunrise Ave. (prior to the installation of kiosks on 100 block), 300 block of S. County Road, Worth Avenue, and Phipps Ocean Park. Please note that over 23,000 parking citations were issued during the period of time examined.

Space Utilization Study

The space utilization study was conducted from September 25 to October 2 and documented usage at 10:00 AM and 2:00 PM for time limited spaces only (1 hour and 2 hour). Said study indicated several things including: (1) There wasn't a significant difference in usage at 10:00 AM and 2:00 PM for most areas. (2) The higher utilized areas included the ocean blocks along Mid-Town

Beach, which consist of free 1 hour and 2 hour parking, as well as N. County Road and Worth Avenue. Staff plans to complete a second space utilization study during the “peak” season in January to compare with the off-peak numbers before finalizing our recommendations.

Preliminary Recommendations

Attachment C includes the committee’s preliminary recommendations for all commercial streets and public parking lots, relative to the underlying regulation as well as the areas that we feel the placard parking program can be expanded. The recommendations spreadsheet includes all commercial streets, number of parking spaces, the current regulation, the proposed regulation (if any change), the current placard program, and proposed placard program changes (if any). As outlined, the proposed regulation changes would modify time limited free parking (1 or 2 hour) on certain streets to paid parking (kiosks and Parkmobile) and the proposed placard program changes would expand existing placard areas, implement new ones and eliminate one area. A total of 2,076 parking spaces were reviewed and included in the recommendations, with most remaining as currently regulated.

Attachments D and E were prepared to help visualize the proposed changes outlined in the Attachment C spreadsheet. Attachment D includes aerial maps indicating the existing (green) paid parking areas within the Town, as well as the areas proposed for new paid parking (yellow). Attachment E includes aerial maps indicating existing (green) placard parking areas, as well as the areas proposed for expansion (yellow).

Special Considerations

It is important to note that while the committee has prepared preliminary recommendations, we are advising the BAC to consider delaying the implementation of changes in commercial areas until after the “peak” season space utilization study is completed, but more importantly to better understand what the post-COVID retail and commercial environment will look like. The COVID-19 pandemic has accelerated the transition from physical spaces to digital ones, and how this will impact Palm Beach is yet unknown.

Additional issues that should be addressed as the BAC’s moves forward with its examination of the Town’s parking program include hours of enforcement and the limitation on the number of hours one can purchase in paid parking areas. A peer review of the final recommendations by parking consultant should be considered and a public engagement plan should be considered to receive feedback from the business community prior to forwarding the final recommendations to Town Council.

Attachments

- cc: Mayor and Town Council
- Kirk Blouin, Town Manager
- Department Directors
- John C. Randolph, Town Attorney
- Parking Committee

PARKING CITATIONS

STREET	2018 VIOLATION ISSUED	2019 VIOLATION ISSUED	2020* VIOLATION ISSUED	TOTAL
Australian Ave. - 100 Blk	46	50	42	138
Australian Ave. - 200 Blk	219	148	73	440
Bradley PL. - 100 blk	140	86	110	336
Bradley Pl. - 200 blk	8	43	24	75
Brazilian Ave. - 100 blk	224	160	160	544
Brazilian Ave. - 200 Blk	101	77	100	278
Chilean Ave. - 100 Blk	331	182	225	738
Chilean Ave. - 200 Blk	86	91	62	239
Cocoanut Row - 100 Blk	3	2	1	6
Cocoanut Row - 200 blk	2	4	0	6
Cocoanut Row - 300 blk	194	152	124	470
Cocoanut Row - 400 blk	79	36	13	128
Four Arts Plaza - 200 blk	5	4	7	16
Hammon Ave. - 100 Blk	2,076	1,697	1,017	4,790
Hibiscus Ave. - 100 Blk	0	0	0	0
Hibiscus Ave. - 200 blks	1	2	4	7
Hibiscus Ave. - 300 blk	111	97	77	285
Main Street - 100 blk	46	33	27	106
N. County Rd. - 100 blk	24	18	20	62
N. County Rd. - 200 blk	4	14	8	26
N. County Rd. - 300 blk	5	4	16	25
N. County Rd. - 400 blk	1	1	1	3
Park Ave	35	40	31	106
Peruvian Ave. - 100 blk	161	91	121	373
Peruvian Ave. - 200 blk	108	68	94	270
Peruvian ave. - 300 Blk	144	112	150	406
Phipps Ocean Park	624	560	333	1,517
Phipps Plz.	35	61	44	140
Royal Palm Way - 100 blk	24	30	74	128
Royal Palm Way - 200 Blk	8	22	81	111
Royal Palm Way - 300 Blk	2	4	0	6
Royal Poinciana Way - 100 blk	3	5	8	16
Royal Poinciana Way - 200 blk	255	260	143	658
Royal Poinciana Way - 300 blk	1	5	3	9
S. County Road - 100 blk	4	2	5	11
S. County Road - 200 blk	66	105	65	236
S. County Road - 300 blk	686	570	304	1,560
S. County Rd. - 400 blk	47	48	23	118
S. County Rd - 500 blk	0	1	0	1
S Lake Drive - 300 Blk	256	177	128	561
S Ocean Blvd - 200 Blk	5	5	20	30

PARKING CITATIONS

STREET	2018 VIOLATION ISSUED	2019 VIOLATION ISSUED	2020* VIOLATION ISSUED	TOTAL
S Ocean Blvd - 300 Blk	675	547	1,111	2,333
S Ocean Blvd - 400 Blk	15	42	6	63
Seaview Ave. - 100 blk	17	18	22	57
Seaview Ave. - 200 blk	13	15	19	47
Seminole Ave - 200 blk	337	200	71	608
Sunset Ave. - 200 blk	178	242	131	551
Sunset Ave. - 300 Blk	4	4	1	9
Sunrise Ave. - 100 blk	370	388	188	946
Sunrise Ave. - 200 blk	324	325	188	837
Whitehall Way	30	15	14	59
Worth Ave. - 100 blk	457	339	164	960
Worth Ave. - 200 blk	540	461	207	1,208
Worth Ave. - 300 blk	402	198	112	712
Worth Ave. - 400 blk	40	16	14	70
Totals	9,572	7,877	5,986	23,435

* Through September 4, 2020

TIME	STREET NAME	BLOCK	STREET SIDE	CURRENT REGULATION	SPACES	23-Sep	24-Sep	25-Sep	26-Sep	27-Sep	28-Sep	29-Sep	30-Sep	1-Oct	2-Oct	Avg. Occupancy for the 10 day period
10:00 AM	Australian Ave	100	South	1 hour parking	11	9%	18%	36%	36%	45%	9%	9%	9%	9%	18%	20%
2:00 PM	Australian Ave	100	South	1 hour parking	11	27%	27%	27%	45%	36%	27%	36%	27%	18%	9%	28%
10:00 AM	Bradley Pl	100	East	2 hour parking	23	78%	35%	26%	35%	22%	26%	39%	35%	65%	39%	40%
2:00 PM	Bradley Pl	100	East	2 hour parking	23	43%	48%	48%	35%	39%	26%	26%	30%	39%	52%	39%
10:00 AM	Bradley Pl	100	West	2 hour parking	5	80%	0%	60%	20%	20%	0%	100%	60%	100%	80%	52%
2:00 PM	Bradley Pl	100	West	2 hour parking	5	40%	80%	100%	100%	100%	20%	100%	60%	80%	100%	78%
10:00 AM	Brazilian Ave	100	North	1 hour parking	7	71%	0%	0%	29%	29%	0%	14%	43%	14%	14%	21%
2:00 PM	Brazilian Ave	100	North	1 hour parking	7	43%	43%	0%	86%	57%	0%	43%	100%	14%	0%	37%
10:00 AM	Brazilian Ave	100	North	2 hour parking	3	0%	67%	67%	100%	100%	67%	33%	33%	100%	0%	57%
2:00 PM	Brazilian Ave	100	North	2 hour parking	3	0%	100%	100%	100%	100%	67%	0%	67%	67%	67%	67%
10:00 AM	Brazilian Ave	100	South	1 hour parking	7	43%	0%	0%	0%	29%	0%	43%	100%	0%	14%	23%
2:00 PM	Brazilian Ave	100	South	1 hour parking	7	29%	29%	14%	71%	86%	0%	43%	100%	14%	0%	27%
10:00 AM	Brazilian Ave	100	South	2 hour parking	5	0%	0%	40%	60%	100%	60%	20%	0%	60%	40%	38%
2:00 PM	Brazilian Ave	100	South	2 hour parking	5	0%	100%	100%	100%	100%	100%	0%	20%	80%	40%	64%
10:00 AM	Chilean Ave.	100	North	1 hour parking	14	71%	14%	86%	43%	64%	86%	86%	64%	64%	57%	63%
2:00 PM	Chilean Ave.	100	North	1 hour parking	14	71%	36%	100%	50%	43%	86%	43%	50%	64%	71%	61%
10:00 AM	Chilean Ave.	100	South	1 hour parking	2	0%	0%	100%	100%	100%	100%	50%	100%	50%	100%	70%
2:00 PM	Chilean Ave.	100	South	1 hour parking	2	50%	100%	100%	100%	100%	100%	50%	100%	100%	0%	80%
10:00 AM	Cocoanut Row	400	East	1 hour parking	9	56%	0%	11%	0%	44%	11%	67%	67%	89%	0%	34%
2:00 PM	Cocoanut Row	400	East	1 hour parking	9	100%	0%	56%	56%	22%	0%	67%	67%	22%	0%	39%
10:00 AM	Cocoanut Row	400	East	2 hour parking	3	100%	100%	100%	100%	0%	0%	0%	100%	0%	100%	60%
2:00 PM	Cocoanut Row	200	East	2 hour parking	3	100%	100%	100%	100%	0%	67%	0%	100%	0%	100%	67%
10:00 AM	Cocoanut Row	200	West	1 hour parking	6	17%	33%	50%	67%	0%	17%	33%	0%	17%	100%	33%
2:00 PM	Cocoanut Row	400	West	1 hour parking	6	83%	17%	33%	33%	0%	17%	33%	83%	33%	100%	43%
10:00 AM	Hammon Ave	100	North	2 hour parking	17	53%	29%	29%	88%	71%	53%	24%	65%	53%	18%	48%

TIME	STREET NAME	BLOCK	STREET SIDE	CURRENT REGULATION	SPACES	23-Sep	24-Sep	25-Sep	26-Sep	27-Sep	28-Sep	29-Sep	30-Sep	1-Oct	2-Oct	Avg. Occupancy for the 10 day period
2:00 PM	Hammon Ave	100	North	2 hour parking	17	59%	35%	53%	47%	47%	41%	71%	29%	29%	35%	45%
10:00 AM	Hammon Ave	100	South	2 hour parking	9	22%	22%	44%	22%	44%	56%	11%	22%	56%	44%	34%
2:00 PM	Hammon Ave	100	South	2 hour parking	9	78%	22%	33%	67%	89%	22%	56%	44%	33%	78%	52%
10:00 AM	Main St.	100	south	2 hour parking	15	13%	27%	40%	40%	13%	27%	13%	13%	7%	13%	20%
2:00 PM	Main St.	100	South	2 hour parking	15	47%	40%	40%	20%	7%	20%	27%	33%	27%	47%	30%
10:00 AM	N. County Rd.	100	East	2 hour parking	6	100%	67%	83%	100%	83%	83%	100%	100%	100%	100%	92%
2:00 PM	N. County Rd.	100	East	2 hour parking	6	100%	100%	100%	100%	33%	67%	100%	83%	83%	100%	87%
10:00 AM	N. County Rd.	100	West	2 hour parking	6	50%	50%	0%	17%	0%	0%	33%	83%	100%	33%	37%
2:00 PM	N. County Rd.	100	West	2 hour parking	6	67%	50%	33%	100%	0%	0%	50%	50%	17%	0%	37%
10:00 AM	N. County Rd.	200	East	2 hour parking	19	21%	11%	16%	84%	84%	11%	5%	16%	11%	11%	27%
2:00 PM	N. County Rd.	200	East	2 hour parking	19	32%	37%	5%	21%	26%	26%	32%	11%	42%	26%	26%
10:00 AM	N. County Rd.	200	West	2 hour parking	23	26%	4%	13%	39%	43%	13%	4%	13%	22%	9%	19%
2:00 PM	N. County Rd.	200	West	2 hour parking	23	17%	13%	4%	22%	26%	22%	13%	4%	13%	22%	16%
10:00 AM	N. County Rd.	300	East	2 hour parking	9	67%	44%	11%	100%	100%	67%	0%	22%	11%	0%	42%
2:00 PM	N. County Rd.	300	East	2 hour parking	9	67%	56%	100%	56%	100%	22%	33%	0%	22%	67%	52%
10:00 AM	N. County Rd.	300	West	2 hour parking	4	100%	50%	0%	100%	100%	25%	0%	25%	25%	0%	42%
2:00 PM	N. County Rd.	300	West	2 hour parking	4	75%	75%	100%	100%	100%	75%	0%	0%	75%	50%	65%
10:00 AM	Peruvian Ave.	100	North	1 hour parking	2	100%	100%	100%	0%	0%	0%	0%	0%	50%	0%	35%
2:00 PM	Peruvian Ave.	100	North	1 hour parking	2	0%	100%	100%	100%	100%	100%	0%	100%	100%	50%	75%
10:00 AM	Peruvian Ave.	100	South	1 hour parking	10	0%	0%	30%	0%	20%	20%	20%	20%	10%	20%	14%
2:00 PM	Peruvian Ave.	100	South	1 hour parking	10	20%	10%	100%	50%	30%	20%	20%	70%	100%	30%	45%
10:00 AM	Royal Poinciana Way	200	North	1 hour parking	18	100%	17%	0%	67%	72%	83%	83%	100%	78%	89%	69%
2:00 PM	Royal Poinciana Way	200	North	1 hour parking	18	83%	6%	39%	28%	11%	22%	72%	56%	33%	100%	45%
10:00 AM	Royal Poinciana Way	200	North	2 hour parking	38	11%	53%	47%	47%	47%	0%	0%	16%	0%	0%	21%
2:00 PM	Royal Poinciana Way	200	North	2 hour parking	38	0%	32%	29%	0%	0%	0%	0%	0%	0%	5%	7%

TIME	STREET NAME	BLOCK	STREET SIDE	CURRENT REGULATION	SPACES	23-Sep	24-Sep	25-Sep	26-Sep	27-Sep	28-Sep	29-Sep	30-Sep	1-Oct	2-Oct	Avg. Occupancy for the 10 day period
10:00 AM	Royal Poinciana Way	200	South	1 hour parking	34	32%	18%	0%	76%	56%	29%	41%	0%	41%	32%	32%
2:00 PM	Royal Poinciana Way	200	South	1 hour parking	34	38%	3%	12%	0%	0%	29%	18%	0%	26%	50%	18%
10:00 AM	Royal Poinciana Way	200	South	2 hour parking	37	3%	54%	54%	8%	3%	0%	0%	30%	0%	0%	15%
2:00 PM	Royal Poinciana Way	200	South	2 hour parking	37	0%	38%	35%	24%	22%	0%	0%	27%	0%	0%	15%
10:00 AM	S. County Road	200	East	1 hour parking	16	44%	0%	0%	0%	0%	19%	0%	19%	0%	13%	9%
2:00 PM	S. County Road	200	East	1 hour parking	16	44%	13%	0%	0%	0%	6%	0%	75%	0%	0%	14%
10:00 AM	S. County Road	200	East	2 hour parking	18	0%	28%	22%	11%	22%	0%	0%	0%	28%	0%	11%
2:00 PM	S. County Road	200	East	2 hour parking	18	0%	28%	22%	28%	11%	0%	0%	0%	33%	0%	12%
10:00 AM	S. County Road	200	West	1 hour parking	21	19%	0%	10%	10%	10%	19%	10%	33%	0%	38%	15%
2:00 PM	S. County Road	200	West	1 hour parking	21	19%	0%	14%	0%	5%	0%	43%	33%	0%	14%	13%
10:00 AM	S. County Road	200	West	2 hour parking	4	0%	50%	100%	50%	100%	25%	0%	0%	100%	0%	42%
2:00 PM	S. County Road	200	West	2 hour parking	4	0%	100%	100%	25%	100%	100%	0%	0%	75%	0%	50%
10:00 AM	S. County Road	300	East	1 hour parking	17	47%	41%	35%	71%	41%	29%	53%	59%	35%	47%	46%
2:00 PM	S. County Road	300	East	1 hour parking	17	18%	6%	18%	29%	18%	18%	65%	12%	12%	35%	23%
10:00 AM	S. County Road	300	East	1 hour parking	12	42%	25%	58%	100%	8%	83%	67%	67%	75%	33%	56%
2:00 PM	S. County Road	300	West	1 hour parking	12	33%	42%	17%	42%	8%	8%	17%	33%	42%	58%	30%
10:00 AM	S. County Road	400	East	1 hour parking	5	0%	0%	60%	20%	60%	40%	20%	40%	0%	100%	34%
2:00 PM	S. County Road	400	East	1 hour parking	5	0%	20%	20%	40%	40%	40%	60%	40%	20%	40%	32%
10:00 AM	Sunrise Ave.	100	North	2 hour parking	25	36%	20%	20%	64%	32%	12%	32%	12%	12%	4%	24%
2:00 PM	Sunrise Ave.	100	North	2 hour parking	25	32%	20%	20%	28%	28%	12%	36%	16%	16%	0%	20%
10:00 AM	Sunrise Ave.	100	South	2 hour parking	28	50%	21%	14%	93%	54%	18%	14%	18%	25%	14%	32%
2:00 PM	Sunrise Ave.	100	South	2 hour parking	28	32%	29%	32%	39%	32%	29%	57%	11%	32%	29%	32%
10:00 AM	Worth Ave.	100	North	2 hour parking	18	67%	72%	83%	94%	94%	78%	56%	78%	78%	61%	76%
2:00 PM	Worth Ave.	100	North	2 hour parking	18	67%	67%	83%	61%	56%	67%	89%	78%	61%	78%	70%
10:00 AM	Worth Ave.	100	South	2 hour parking	27	74%	89%	78%	85%	85%	74%	81%	74%	89%	48%	78%

TIME	STREET NAME	BLOCK	STREET SIDE	CURRENT REGULATION	SPACES	23-Sep	24-Sep	25-Sep	26-Sep	27-Sep	28-Sep	29-Sep	30-Sep	1-Oct	2-Oct	Avg. Occupancy for the 10 day period
2:00 PM	Worth Ave.	100	South	2 hour parking	27	74%	52%	37%	59%	63%	89%	89%	56%	26%	67%	61%
10:00 AM	Worth Ave.	200	North	2 hour parking	23	74%	48%	65%	83%	4%	48%	61%	65%	83%	57%	59%
2:00 PM	Worth Ave.	200	North	2 hour parking	23	96%	91%	70%	61%	48%	57%	87%	65%	52%	96%	72%
10:00 AM	Worth Ave.	200	South	2 hour parking	22	86%	68%	77%	91%	27%	86%	68%	82%	91%	82%	76%
2:00 PM	Worth Ave.	200	South	2 hour parking	22	95%	55%	50%	64%	73%	82%	77%	68%	41%	95%	70%
10:00 AM	Worth Ave.	300	North	2 hour parking	24	63%	63%	54%	75%	29%	79%	67%	50%	83%	38%	60%
2:00 PM	Worth Ave.	300	North	2 hour parking	24	96%	38%	33%	50%	46%	46%	21%	54%	58%	83%	52%
10:00 AM	Worth Ave.	300	South	2 hour parking	18	56%	56%	61%	72%	39%	83%	61%	78%	78%	39%	62%
2:00 PM	Worth Ave.	300	South	2 hour parking	18	67%	83%	56%	72%	83%	78%	94%	61%	39%	89%	72%
10:00 AM	Worth Ave.	400	North	2 hour parking	8	25%	100%	50%	50%	50%	25%	75%	63%	63%	63%	56%
2:00 PM	Worth Ave.	400	North	2 hour parking	8	75%	100%	75%	50%	13%	100%	100%	100%	75%	88%	78%

STREET NAME	BLOCK	STREET SIDE	SPACES	CURRENT REGULATION	PROPOSED REGULATION	CURRENT PLACARD PROGRAM	PROPOSED PLACARD PROGRAM
Australian Ave	100	North	1	Handicap Parking	No Change	None	No Change
Australian Ave	100	North	4	No Parking Police Vehicles Only	No Change		
Australian Ave	100	North	17	Parking By Permit Only	No Change		
Australian Ave	100	South	11	1 Hour Parking	Metered Parking \$3/hr		
Australian Ave	100	South	14	Parking By Permit Only	No Change		
Australian Ave	200	Parking Lot	62	Town Employees Only	No Change	None	No Change
Australian Ave	200	North	7	2 Hour Parking	No Change	None	No Change
Australian Ave	200	North	8	Parking By Permit Only	No Change		
Australian Ave	200	South	8	2 Hour Parking	No Change		
Australian Ave	200	South	2	No Parking Commercial Loading Zone	No Change		
Australian Ave	200	South	2	Parking By Permit Only	No Change		
Bradley Pl	100	East	23	2 Hour Parking	Metered Parking \$3/hr*	None	No Change
Bradley Pl	100	East	8	Metered Parking \$3/hr	No Change		
Bradley Pl	100	West	5	2 Hour Parking	Metered Parking \$3/hr*		
Bradley Pl	200	East	16	2 Hour Parking	No Change	Yes (83 Allocated, w/ N. County)	No Change
Bradley Pl	200	West	13	2 Hour Parking	No Change		
Brazilian Ave	100	North	7	1 Hour Parking	Metered Parking \$5/hr	None	No Change
Brazilian Ave	100	North	3	2 Hour Parking	Metered Parking \$5/hr		
Brazilian Ave	100	North	14	Parking By Permit Only	No Change		
Brazilian Ave	100	South	7	1 Hour Parking	Metered Parking \$5/hr		
Brazilian Ave	100	South	5	2 Hour Parking	Metered Parking \$5/hr		
Brazilian Ave	100	South	10	Parking By Permit Only	No Change		
Brazilian Ave	200	North	16	2 Hour Parking	No Change	None	Yes (Allocate 15)
Brazilian Ave	200	South	7	1 Hour Parking	No Change		
Brazilian Ave	200	South	8	Parking By Permit Only	No Change		
Chilean Ave	100	North	14	1 Hour Parking	Metered Parking \$5/hr	None	No Change
Chilean Ave	100	North	11	Parking By Permit Only	No Change		
Chilean Ave	100	South	2	1 Hour Parking	Metered Parking \$5/hr		
Chilean Ave	100	South	5	No Parking Lifeguards Only	No Change		
Chilean Ave	100	South	11	Parking By Permit Only	No Change		
Chilean Ave	200	North	8	1 Hour Parking	No Change	None	No Change
Chilean Ave	200	North	7	Town Officials Only	No Change		
Chilean Ave	200	South	10	1 Hour Parking	No Change		
Chilean Ave	200	South	6	Parking By Permit Only	No Change		

STREET NAME	BLOCK	STREET SIDE	SPACES	CURRENT REGULATION	PROPOSED REGULATION	CURRENT PLACARD PROGRAM	PROPOSED PLACARD PROGRAM
Cocoanut Row		West	3	2 Hour Parking	No Change	None	Yes (Allocate 46)
Cocoanut Row	200	East	1	No Parking	No Change		
Cocoanut Row	200	East	5	Unregulated Parking	2 Hour Parking		
Cocoanut Row	300	East	24	2 Hour Parking	No Change		
Cocoanut Row	300	East	6	No Parking Passanger Loading Only	No Change		
Cocoanut Row	300	West	1	2 Hour Parking	No Change		
Cocoanut Row	300	West	2	No Parking Passanger Loading Only	No Change		
Cocoanut Row	300	West	9	Parking By Permit Only	No Change		
Cocoanut Row	400	East	9	1 Hour Parking	Metered Parking \$3/hr*		
Cocoanut Row	400	East	3	2 Hour Parking	Metered Parking \$3/hr*		
Cocoanut Row	400	West	6	1 Hour Parking	Metered Parking \$3/hr*		
Cocoanut Row	400	West	1	No Parking Commercial Loading Zone	No Change		
Four Atrs Plz	200	East	8	2 Hour Parking	No Change	None	No Change
Four Atrs Plz	200	East	1	No Parking Passanger Loading Only	No Change		
Four Atrs Plz	200	West	5	2 Hour Parking	No Change		
Hammon Ave	100	North	17	2 Hour Parking	Metered Parking \$5/hr	Yes (2 Allocated)	Yes (Allocate 10 more placards = 12)
Hammon Ave	100	North	5	Parking By Permit Only	No Change		
Hammon Ave	100	North	1	Valet Parking Only	No Change		
Hammon Ave	100	South	9	2 Hour Parking	Metered Parking \$5/hr		
Hammon Ave	100	South	14	Parking By Permit Only	No Change		
Hibiscus Ave	300	West	8	1 Hour Parking	No Change	Yes (2 Allocated)	Yes (Allocate 10 more placards = 12)
Hibiscus Ave	300	West	9	2 Hour Parking	No Change		
Hibiscus Ave	300	West	1	No Parking Passanger Loading Only	No Change		
Hibiscus Ave	300	West	12	Parking By Permit Only	No Change		
Main St	100	South	15	2 Hour Parking	Metered Parking \$3/hr*	None	No Change
Main St	100	South	1	Handicap Parking	No Change		
Main St	100	South	7	Parking By Permit Only	No Change		
N County Rd	100	East	25	2 Hour Parking	Metered Parking \$3/hr*	None	No Change
N County Rd	100	East	6	Metered Parking \$5/hr (2 hour limit)	No Change	Yes (83 Allocated, inclusive of Bradley Pl)	No Change
N County Rd	100	West	6	Metered Parking \$5/hr (2 hour limit)	No Change		
N County Rd	200	East	19	Metered Parking \$5/hr (2 hour limit)	No Change		
N County Rd	200	West	23	Metered Parking \$5/hr (2 hour limit)	No Change		
N County Rd	300	East	9	Metered Parking \$5/hr (2 hour limit)	No Change		
N County Rd	300	West	4	Metered Parking \$5/hr (2 hour limit)	No Change		

STREET NAME	BLOCK	STREET SIDE	SPACES	CURRENT REGULATION	PROPOSED REGULATION	CURRENT PLACARD PROGRAM	PROPOSED PLACARD PROGRAM
Park Ave	200	South	3	1 Hour Parking	No Change	None	No Change
Park Ave	200	South	22	Parking By Permit Only	No Change		
Peruvian Ave	100	North	2	1 Hour Parking	Metered Parking \$5/hr	None	No Change
Peruvian Ave	100	North	1	No Parking Commercial Loading Zone	No Change		
Peruvian Ave	100	North	17	Parking By Permit Only	No Change		
Peruvian Ave	100	South	10	1 Hour Parking	Metered Parking \$5/hr		
Peruvian Ave	100	South	5	15 Minute Parking	No Change		
Peruvian Ave	200	Parking Lot	22	Town Employees Only	No Change		
Peruvian Ave	200	North	19	Metered Parking \$3/hr	No Change	Yes (12 Allocated)	No Change
Peruvian Ave	200	South	20	Metered Parking \$3/hr	No Change		
Peruvian Ave	200	South	2	No Parking Commercial Loading Zone	No Change		
Peruvian Ave	300	North	19	Metered Parking \$3/hr	No Change	Yes (12 Allocated)	No Change
Peruvian Ave	300	North	1	No Parking Commercial Loading Zone	No Change		
Peruvian Ave	300	South	18	Metered Parking \$3/hr	No Change		
Peruvian Ave	300	South	3	No Parking	No Change		
Phipps Park N	2001	Parking Lot	5	Handicap Parking	No Change	Yes (100 Allocated)	No Change
Phipps Park N	2001	Parking Lot	117	Metered Parking \$5/hr	No Change		
Phipps Park S	2102	Parking Lot	5	Handicap Parking	No Change	None	No Change
Phipps Park S	2102	Parking Lot	144	Metered Parking \$5/hr	No Change		
Phipps Plaza		North	10	1 Hour Parking	No Change	None	No Change
Phipps Plaza		North	10	Parking By Permit Only	No Change		
Phipps Plaza		South	24	Parking By Permit Only	No Change		
Royal Palm Way	100	North	25	Metered Parking \$3/hr	Metered Parking \$5/hr	Yes (25 Allocated)	No Change
Royal Palm Way	100	South	14	Metered Parking \$3/hr	Metered Parking \$5/hr		
Royal Poinciana Way	200	North	18	1 Hour Parking	Metered Parking \$3/hr*	None	No Change
Royal Poinciana Way	200	North	38	2 Hour Parking	Metered Parking \$3/hr*		
Royal Poinciana Way	200	North	2	Handicap Parking	No Change		
Royal Poinciana Way	200	North	1	No Parking Commercial Loading Zone	No Change		
Royal Poinciana Way	200	South	34	1 Hour Parking	Metered Parking \$3/hr*		
Royal Poinciana Way	200	South	37	2 Hour Parking	Metered Parking \$3/hr*		
Royal Poinciana Way	200	South	2	Handicap Parking	No Change		
Royal Poinciana Way	300	North	18	2 Hour Parking	No Change	Yes (26 Allocated)	No Change
Royal Poinciana Way	300	North	1	No Parking Bridge Tender Only	No Change		
RPW Municipal Lot	300	Parking Lot	1	Handicap Parking	No Change	None	No Change
RPW Municipal Lot	300	Parking Lot	31	Metered Parking \$3/hr	No Change		

STREET NAME	BLOCK	STREET SIDE	SPACES	CURRENT REGULATION	PROPOSED REGULATION	CURRENT PLACARD PROGRAM	PROPOSED PLACARD PROGRAM
S County Rd	200	East	16	1 Hour Parking	Metered Parking \$3/hr*	None	No Change
S County Rd	200	East	18	2 Hour Parking	Metered Parking \$3/hr*		
S County Rd	200	West	21	1 Hour Parking	Metered Parking \$3/hr*		
S County Rd	200	West	4	2 Hour Parking	Metered Parking \$3/hr*		
S County Rd	300	East	17	1 Hour Parking	Metered Parking \$3/hr*	None	No Change
S County Rd	300	East	5	30 Minute Parking	No Change		
S County Rd	300	East	1	No Parking Commercial Loading Zone	No Change		
S County Rd	300	East	1	Police Motorcycle Only	No Change		
S County Rd	300	East	6	Town Officials Only	No Change		
S County Rd	300	West	12	1 Hour Parking	Metered Parking \$3/hr*		
S County Rd	300	West	5	30 Minute Parking	No Change		
S County Rd	300	West	2	Handicap Parking	No Change		
S County Rd	400	East	5	1 Hour Parking	Metered Parking \$3/hr*		
S County Rd	400	East	2	Bus Stop	No Change		
S County Rd	400	East	5	Parking By Permit Only	No Change	None	No Change
S Lake Dr	300	East	26	Parking By Permit Only	No Change		
S Lake Dr	300	West	62	Metered Parking \$3/hr	Marina Parking Only (total spaces TBD)	Yes (40 Allocated)	Eliminate
S Ocean Blvd	200	East	9	Metered Parking \$5/hr	No Change	None	No Change
S Ocean Blvd	300	East	34	Metered Parking \$5/hr	No Change		
S Ocean Blvd	400	East	50	Metered Parking \$5/hr	No Change		
S Ocean Blvd	300	West	18	Metered Parking \$5/hr	No Change	Yes (53 Allocated)	No Change
S Ocean Blvd	400	West	34	Metered Parking \$5/hr	No Change		
Seaview Ave	100	South	2	2 Hour Parking	No Change	None	No Change
Seaview Ave	100	South	21	Parking By Permit Only	No Change		
Sunrise Ave	100	North	25	Metered Parking \$5/hr (2 hour limit)	No Change	Yes (25 Allocated)	No Change
Sunrise Ave	100	South	28	Metered Parking \$5/hr (2 hour limit)	No Change		
Sunrise Ave	100	South	2	No Parking Commercial Loading Zone	No Change		
Sunrise Ave	200	North	30	1 Hour Parking	Metered Parking \$3/hr*	None	No Change
Sunrise Ave	200	North	1	Handicap Parking	No Change		
Sunrise Ave	200	North	3	No Parking Commercial Loading Zone	No Change		
Sunrise Ave	200	North	1	No Parking Passanger Loading Only	No Change		
Sunrise Ave	200	South	24	1 Hour Parking	Metered Parking \$3/hr*		
Sunrise Ave	200	South	1	Motorcycle Parking	No Change		
Sunset Ave	200	North	20	1 Hour Parking	Metered Parking \$3/hr*		
Sunset Ave	200	South	18	1 Hour Parking	Metered Parking \$3/hr*	None	No Change
Sunset Ave	200	South	2	No Parking Commercial Loading Zone	No Change		

STREET NAME	BLOCK	STREET SIDE	SPACES	CURRENT REGULATION	PROPOSED REGULATION	CURRENT PLACARD PROGRAM	PROPOSED PLACARD PROGRAM
Sunset Ave	300	North	9	2 Hour Parking	No Change	None	No Change
Sunset Ave	300	North	5	Parking By Permit Only	No Change		
Sunset Ave	300	South	12	2 Hour Parking	No Change		
Whitehall Way	90	North	14	2 Hour Parking	No Change	None	No Change
Whitehall Way	90	South	17	2 Hour Parking	No Change		
Worth Ave	100	North	18	2 Hour Parking	Metered Parking \$5/hr*	None	Yes (Allocate 5)
Worth Ave	100	North	2	No Parking Commercial Loading Zone	No Change		
Worth Ave	100	South	27	2 Hour Parking	Metered Parking \$5/hr*		
Worth Ave	100	South	1	No Parking Commercial Loading Zone	No Change		
Worth Ave	200	North	23	2 Hour Parking	Metered Parking \$3/hr*	None	Yes (Allocate 5)
Worth Ave	200	North	1	No Parking Commercial Loading Zone	No Change		
Worth Ave	200	South	22	2 Hour Parking	Metered Parking \$3/hr*		
Worth Ave	200	South	2	No Parking Commercial Loading Zone	No Change		
Worth Ave	300	North	24	2 Hour Parking	Metered Parking \$3/hr*	None	Yes (Allocate 5)
Worth Ave	300	South	18	2 Hour Parking	Metered Parking \$3/hr*		
Worth Ave	300	South	1	No Parking Commercial Loading Zone	No Change		
Worth Ave	400	North	8	2 Hour Parking	Metered Parking \$3/hr*	None	Yes (Allocate 2)
Worth Ave	400	North	10	Parking By Permit Only	No Change		
Worth Ave	500	East	3	2 Hour Parking	No Change	None	No Change
			2076	TOTAL		380	Net change +58 (438 total)

* Preliminary recommendation, subject to peak season space utilization study.



Current Paid Parking Locations



Proposed Paid Parking Expansion Areas



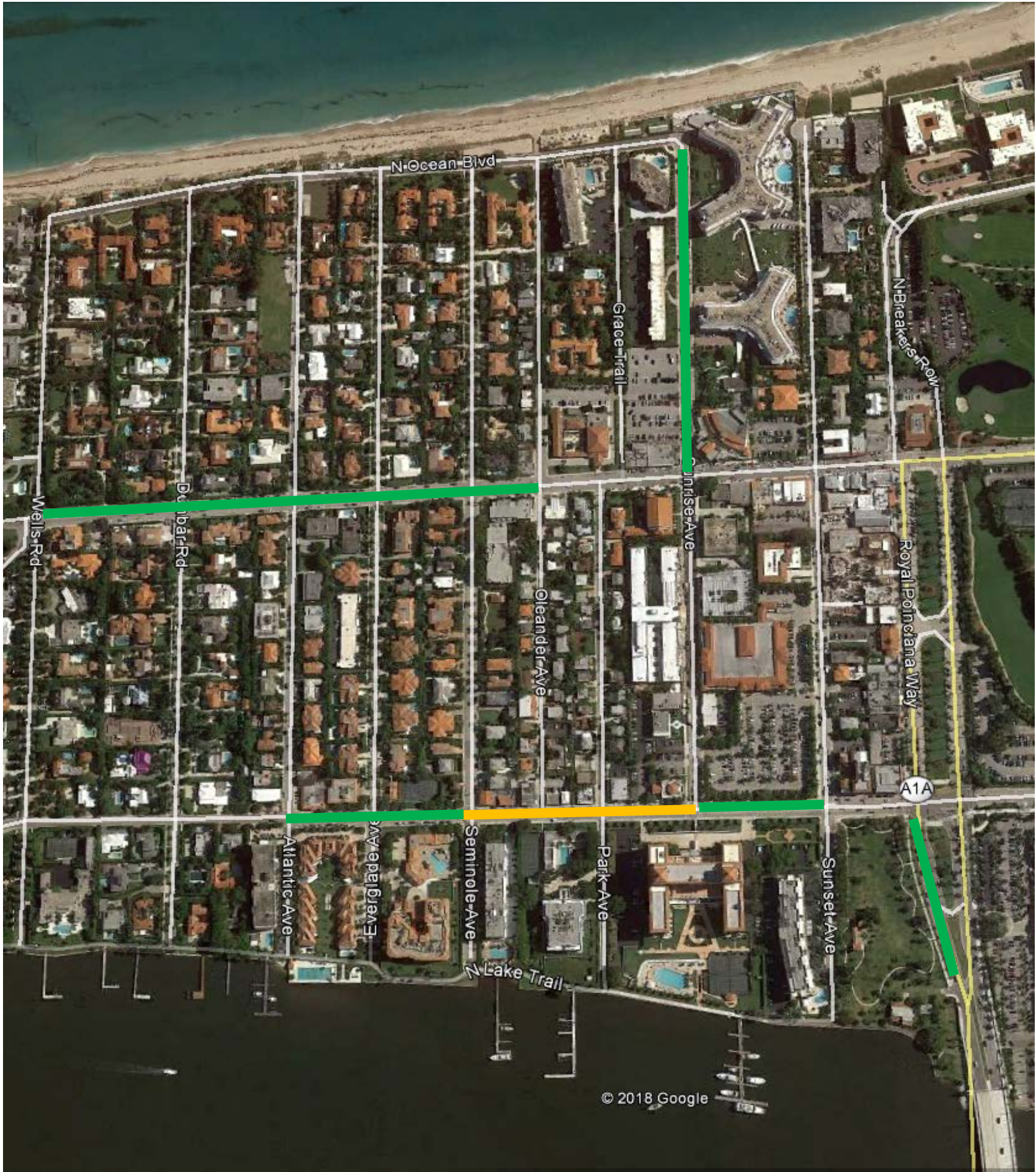


Current Paid Parking Locations

Proposed Paid Parking Expansion Areas



- Current Placard Parking Locations
- Proposed Placard Parking Expansion Areas



Current Placard Parking Locations

Proposed Placard Parking Expansion Areas

TOWN OF PALM BEACH

Information for Business & Administrative Committee Meeting on: November 3, 2020

To: Committee Members

From: Wayne Bergman, Director of Planning, Zoning & Building



Cc: Jay Boodheshwar, Deputy Town Manager

Re: Off-Site Supplemental Shared Parking

Date: October 26, 2020

BACKGROUND & GENERAL INFORMATION

The Town Council authorized staff to work with the Planning and Zoning Commission on several zoning issues this year. One of those zoning items was to review the existing zoning requirements related to supplemental off-site shared parking to provide more flexibility to utilize existing parking lots.

On April 8, 2020, the Town Council asked staff to process zoning text amendments that would allow commercial property owners to share their parking lots. The intent is to encourage optimal use of these parking lots to alleviate traffic and parking problems throughout the Town. Staff has attached the existing shared parking regulation in the Code. It is evident to staff that in order to create an environment that will promote the use of under-utilized parking lots that the existing shared parking regulations need to be relaxed. Staff's recommendation is to eliminate or significantly modify Section 134-2177 through 134-2182 to allow supplemental off-site shared parking as a permitted use rather than a special exception use in the C-TS, C-WA and C-OPI commercial zoning districts. This proposal would allow a commercial tenant to use another properties parking lot for parking, even if it that use did not have enough required parking. However, it would not allow a commercial use to expand or intensify a use by using off-site shared parking.

On July 21, 2020, the Planning and Zoning Commission considered the proposed modifications to the off-site supplemental parking regulations. At that time, the Commission expressed concern over possible negative impacts that could occur by allowing property owners to share off-street parking with neighboring businesses. The Commission wanted to know what parking lots existed within the commercial zoning districts that could be used for supplemental shared parking if staff's proposal was adopted. The item was deferred so that staff could provide more information on the location of the commercial parking lots that could be used for shared parking.

On August 18, 2020, the Planning and Zoning Commission reconsidered staff's recommended

proposal and staff provided the attached aerial maps that identified the off-street parking lots in the Town. The Commission decided that staff's recommendation went too far at this time. The Commission recommended to allow supplemental off-site shared parking only within 33 percent of an underground parking garage's parking capacity as a permitted use in the C-TS, C-WA, C-OPI and C-PC commercial zoning districts with a three year sunset provision. The recommendation would keep the existing off-site supplemental parking regulations in place for all other private commercial parking lots. The Commission recommends that these proposed changes sunset in in three years unless the Town reassess these parking regulations and determines whether they should revert back or become less restrictive.

On October 14, 2020, staff presented this matter to the Town Council. The Council referred the item to the Business & Administrative Committee to be reviewed. The Council also mentioned that the short-term focus of this matter related to parking at 440 & 450 Royal Palm Way, adjacent to the Town Marina.

Staff continues to recommend that the Town allow the most flexibility for off-site supplemental shared parking within commercial zoning districts, as identified in the original staff proposal that is in the Staff recommendation in this report.

RECOMMENDATIONS

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission by a 5-2 vote (Commissioners LeCates and Spaziani dissenting) recommends the following changes to Chapter 134 Zoning to allow supplemental off-site shared parking within underground parking garages as a permitted use in the C-TS, C-WA and C-OPI Commercial Zoning Districts provided that the shared parking not exceed 33 per cent of the parking lot spaces, and continuing to require special exception approval for all other commercial supplemental off-site shared parking. The Commission also recommends that the proposed changes sunset after three years.

Staff's Recommendation:

Staff recommends eliminating the existing the special exception requirement for all commercial supplemental off-site shared parking in the C-TS, C-WA, C-OPI and C-PC Commercial zoning districts.

Attached:

Proposed Code Changes
Aerial Photos with Parking Areas
Town Council Action Minutes

The Planning and Zoning Commission's recommended code changes are as follows with staff recommended code changes to follow.

Planning and Zoning Commission Recommended Code Changes:

The recommendation modifies the permitted and special exception uses in Sections 134-1107 and 134-1109 in the C-TS, Sections 134-1157 and 134-1159 in the C-WA and Sections 134-1207 and 134-1209 in the C-OPI commercial zoning districts by making supplemental off-site shared parking within an underground parking garage a permitted use in those districts with language that would sunset and eliminate that modification in three years. It also continues to require all other supplemental parking and supplemental off-site shared parking as a special exception use.

Other Section of the Code requiring modification are as follows:

Sec. 134-2. Definitions and rules of construction.

...

Parking, supplemental means those parking facilities provided as either a permitted use and which is in addition to the existing parking, or permitted as a special exception use and which are in addition to required parking as set forth in the schedule of off-street parking requirements.

Sec. 134-2177. Location of parking spaces.

Parking spaces for all uses or structures which are provided as required parking in conformance with the schedule of off-street parking and other applicable sections shall be located on the same lot and shall have the same district classification as the principal use or structure they are intended to serve, except as specifically excepted as follows:

(1) The town council may permit, as a special exception, the establishment of such required off-street parking facilities for commercial uses within 500 feet of the premises, as measured along

the nearest public or permanent private pedestrian walkway they are intended to serve when:

- a. Practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve;
- b. The proposed location is located within the same zoning district as the principal use it is designated to serve;
- c. The owner of the parking area shall enter into a written agreement with the town, with enforcement running to the town, providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the building which the parking area serves so long as the facilities are required; and
- d. The owner agrees to bear the expense of recording the agreement and agrees that the agreement shall bind his heirs, successors and assigns. The written agreement shall be voided by the town if other off-street facilities are provided in accordance with this chapter.

(2) The town council may permit, as a special exception, the establishment of supplemental off-street facilities which are in addition to those facilities required in accordance with the schedule of off-street parking for a permitted or approved special exception use. Such supplemental off-street parking facilities may be permitted only after the required parking for the principal use involved has been provided in full at current standards as contained in the schedule. This additional parking may be supplemental parking located on the same lot or supplemental off-site parking located on a directly adjoining lot or a lot which would be directly adjoining except for the location of a street or public way; provided, however, that all other provisions for special exceptions as set forth in sections 134-227 through 134-233 are complied with and, further, that the granting of such supplemental on-site or supplemental off-site parking is not construed as permission to expand, enlarge, alter, renovate, or modify the use of structure except in accordance with the requirements of this chapter.

- (32) The town council may permit, as a special exception, the establishment of required off-street parking facilities for commercial uses in zoning districts differing from the district of the principal uses of structures they are intended to serve if the following conditions are met:
- a. The owner of the parking area shall enter into a written agreement with the town with enforcement running to the town providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the buildings with which the parking area serves so long as the facilities are required.
 - b. The owner of the parking area shall agree to bear the expense of recording the agreement, and agrees that the agreement shall bind his heirs, successors and assigns. The written agreement shall be voided by the town if other off-street facilities are provided in accordance with this chapter.
 - c. The parking area shall have been used as a parking area for the entirety of each of the five calendar years immediately preceding the application for special exception.
 - d. The parking area shall abut the property on which is situated the principal structure for which it is to furnish the required off-street parking.
 - e. The provisions for special exceptions as set forth in sections 134-227 through 134-233 are complied with.
 - f. The said parking area shall be located at ground level or below ground level and shall not be located within any structure above ground.

Sec. 134-2182. - Shared parking in C-TS, C-WA and C-OPI commercial zoning districts.

(a) Special exception. Although there is no entitlement to shared parking, arrangements for shared parking may be allowed in the CT-S, C-WA and C-OPI commercial zoning districts, subject to the review and approval of a special exception as set forth under sections 134-227 through 134-233 and under the circumstances provided in this section.

(b) On-site shared parking. When a new use is proposed to occupy existing floor space and the new use would require a greater number of parking spaces than required by the former use, the new use may request sharing of on-site parking to meet the town's off-street parking requirements, provided:

- (1) A traffic planner or traffic engineer clearly establishes to the town council, at the applicant's expense, that:
 - a. All uses utilizing the existing parking facilities will primarily utilize these parking spaces at different times of the day, week, month or year;
 - b. The sharing of such parking spaces will not result in conflicting or overlapping usage of the parking facilities; and
 - c. The available parking will be adequate to serve the needs of the proposed use.
- (2) If the building official determines that professional advice and/or consultation is required to review the applicant's parking findings, the expense of such professional advice shall be borne by the applicant.
- (3) The applicant provides to the town, at the applicant's expense, a recorded three-party agreement, including the town as one of the parties, with enforcement running to the town, guaranteeing the continuing availability of the shared parking spaces during the period of operation of the applicant's use. The term of the agreement shall approximate the life of the building or use for which the shared parking spaces fulfill the town's off-street parking requirement. If the shared parking ever ceases to be available or becomes inadequate due to a change in the uses' respective schedules of operation that results in conflicting or overlapping usage, the proposed use shall be required to obtain a new occupancy permit and provide proof that sufficient parking will be provided or shall be required to immediately reduce the intensity of the use served to the extent that it will be conforming to the town's off-street parking requirements.

(c) Supplemental off-site shared parking. With the exception of underground supplemental off-site shared parking that is a permitted use in the C-TS, C-WA and C-OPI zoning district, A a conforming use may lease to another existing conforming use the former's required or supplemental parking spaces for use by patrons or employees of the latter, provided:

- (1) The area to be used for off-site shared parking shall be in the C-TS, C-WA, C-PC or C-OPI zoning district, and, except for shared parking within a parking garage

or underground/underbuilding parking area, any area used for off-site shared parking shall be accessible only to and used by parking attendants and shall have controlled access in the form of gates or other barriers acceptable to the town that can be accessed and used only by parking attendants.

- (2) Off-site shared parking shall be located no more than 500 feet from the use the off-site shared parking is intended to serve.
- (3) The applicant shall provide evidence which shall prove to the satisfaction of the town council that the off-site shared parking use shall not increase noise, light or traffic impacts upon neighboring residential districts.
- (4) A traffic planner or traffic engineer establishes to the satisfaction of the town council, at the applicant's expense, that all other establishments using the existing parking spaces will primarily utilize these spaces at different times of the day, week, month or year from that of the applicant's use, and that the sharing of such parking spaces will not result in conflicting or overlapping usage of the parking facilities.
- (5) If the director of planning, zoning and building department should determine that professional advice and/or consultant is required to review the applicant's parking findings, the expense of such professional advice shall be borne by the applicant pursuant to sections 134-171 and 134-172.
- (6) Off-site shared parking shall only be supplemental, and such parking shall not be used to meet required parking for new construction or expansion or addition to existing floor area.
- (7) The town may impose such additional conditions that it deems necessary to minimize noise, light and traffic impacts upon neighboring residential districts.
- (8) The approval shall initially be limited to a period of six months, whereupon a subsequent review shall be made at a public hearing of the town council at which the interim approval may be renewed, modified or revoked.
- (9) The provision for supplemental off-site shared parking in an underground garage as a permitted use in the C-WA, C-TS and C-OPI zoning district will sunset on January 28, 2024 unless the Town modifies this provision.

Staff's Recommended Code Changes:

The proposal would modify the permitted and special exception uses in Sections 134-1107 and 134-1109 in the C-TS, Sections 134-1157 and 134-1159 in the C-WA, Sections 134-1207 and 134-1209 in the C-OPI and Sections 134-1257 and 134-1259 in C-PC commercial zoning districts by making supplemental parking and supplemental off-site parking a permitted use in those

districts. In addition, modifying Sections 134-1302 and 134-1304 in the C-B commercial zoning district by making only supplemental parking a permitted rather than a special exception use.

Other Section of the Code requiring modification are as follows:.

Sec. 134-2. Definitions and rules of construction.

...

Parking, supplemental means those parking facilities provided as a permitted or special exception and which are in addition to existing required parking ~~as set forth in the schedule of off-street parking requirements.~~

Sec. 134-2177. Location of parking spaces.

Parking spaces for all uses or structures which are provided as required parking in conformance with the schedule of off-street parking and other applicable sections shall be located on the same lot and shall have the same district classification as the principal use or structure they are intended to serve, except as specifically excepted as follows:

- (1) The town council may permit, as a special exception, the establishment of such required off-street parking facilities for commercial uses within 500 feet of the premises, as measured along the nearest public or permanent private pedestrian walkway they are intended to serve when:
- a. Practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve;
 - b. The proposed location is located within the same zoning district as the principal use it is designated to serve;
 - c. The owner of the parking area shall enter into a written agreement with the town, with enforcement running to the town, providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the building which the parking area serves so long as the facilities are required; and
 - d. The owner agrees to bear the expense of recording the agreement and agrees that the agreement shall bind his heirs, successors and assigns. The written agreement shall be voided by the town if other off-street facilities are provided in accordance with this chapter.

~~(2) The town council may permit, as a special exception, the establishment of supplemental off-street facilities which are in addition to those facilities required in accordance with the schedule of off-street parking for a permitted or approved special exception use. Such supplemental off-street parking facilities may be permitted only after the required parking for the principal use involved has been provided in full at current standards as contained in the schedule. This additional parking may be supplemental parking located on the same lot or supplemental off-site parking located on a directly adjoining lot or a lot which would be directly adjoining except for the location of a street or public way; provided, however, that all other provisions for special exceptions as set forth in sections 134-227 through 134-233 are complied with and, further, that the granting of such supplemental on-site or supplemental off-site parking is not construed as permission to expand, enlarge, alter, renovate, or modify the use of structure except in accordance with the requirements of this chapter.~~

- ~~(3)~~ (2) The town council may permit, as a special exception, the establishment of required off-

street parking facilities for commercial uses in zoning districts differing from the district of the principal uses of structures they are intended to serve if the following conditions are met:

- a. The owner of the parking area shall enter into a written agreement with the town with enforcement running to the town providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the buildings with which the parking area serves so long as the facilities are required.
- b. The owner of the parking area shall agree to bear the expense of recording the agreement, and agrees that the agreement shall bind his heirs, successors and assigns. The written agreement shall be voided by the town if other off-street facilities are provided in accordance with this chapter.
- c. The parking area shall have been used as a parking area for the entirety of each of the five calendar years immediately preceding the application for special exception.
- d. The parking area shall abut the property on which is situated the principal structure for which it is to furnish the required off-street parking.
- e. The provisions for special exceptions as set forth in sections 134-227 through 134-233 are complied with.
- f. The said parking area shall be located at ground level or below ground level and shall not be located within any structure above ground.

~~Sec. 134-2182. Shared parking in C-TS, C-WA and C-OPI commercial zoning districts.~~

~~(a) Special exception. Although there is no entitlement to shared parking, arrangements for shared parking may be allowed in the CT-S, C-WA and C-OPI commercial zoning districts, subject to the review and approval of a special exception as set forth under sections 134-227 through 134-233 and under the circumstances provided in this section.~~

~~(b) On-site shared parking. When a new use is proposed to occupy existing floor space and the new use would require a greater number of parking spaces than required by the former use, the new use may request sharing of on-site parking to meet the town's off-street parking requirements, provided:~~

- ~~(1) A traffic planner or traffic engineer clearly establishes to the town council, at the applicant's expense, that:

 - ~~a. All uses utilizing the existing parking facilities will primarily utilize these parking spaces at different times of the day, week, month or year;~~
 - ~~b. The sharing of such parking spaces will not result in conflicting or overlapping usage of the parking facilities; and~~
 - ~~c. The available parking will be adequate to serve the needs of the proposed use.~~~~
- ~~(2) If the building official determines that professional advice and/or consultation is required to review the applicant's parking findings, the expense of such professional advice shall be borne by the applicant.~~
- ~~(3) The applicant provides to the town, at the applicant's expense, a recorded three-party agreement, including the town as one of the parties, with enforcement~~

~~running to the town, guaranteeing the continuing availability of the shared parking spaces during the period of operation of the applicant's use. The term of the agreement shall approximate the life of the building or use for which the shared parking spaces fulfill the town's off-street parking requirement. If the shared parking ever ceases to be available or becomes inadequate due to a change in the uses' respective schedules of operation that results in conflicting or overlapping usage, the proposed use shall be required to obtain a new occupancy permit and provide proof that sufficient parking will be provided or shall be required to immediately reduce the intensity of the use served to the extent that it will be conforming to the town's off-street parking requirements.~~

~~(c)Supplemental off-site shared parking. A conforming use may lease to another existing conforming use the former's required or supplemental parking spaces for use by patrons or employees of the latter, provided:~~

- ~~(1) The area to be used for off-site shared parking shall be in the C-TS, C-WA, C-PC or C-OPI zoning district, and, except for shared parking within a parking garage or underground/underbuilding parking area, any area used for off-site shared parking shall be accessible only to and used by parking attendants and shall have controlled access in the form of gates or other barriers acceptable to the town that can be accessed and used only by parking attendants.~~
- ~~(2) Off-site shared parking shall be located no more than 500 feet from the use the off-site shared parking is intended to serve.~~
- ~~(3) The applicant shall provide evidence which shall prove to the satisfaction of the town council that the off-site shared parking use shall not increase noise, light or traffic impacts upon neighboring residential districts.~~
- ~~(4) A traffic planner or traffic engineer establishes to the satisfaction of the town council, at the applicant's expense, that all other establishments using the existing parking spaces will primarily utilize these spaces at different times of the day, week, month or year from that of the applicant's use, and that the sharing of such parking spaces will not result in conflicting or overlapping usage of the parking facilities.~~
- ~~(5) If the director of planning, zoning and building department should determine that professional advice and/or consultant is required to review the applicant's parking findings, the expense of such professional advice shall be borne by the applicant pursuant to sections 134-171 and 134-172.~~
- ~~(6) Off-site shared parking shall only be supplemental, and such parking shall not be used to meet required parking for new construction or expansion or addition to existing floor area.~~
- ~~(7) The town may impose such additional conditions that it deems necessary to~~

~~minimize noise, light and traffic impacts upon neighboring residential districts.~~

- ~~(8) The approval shall initially be limited to a period of six months, whereupon a subsequent review shall be made at a public hearing of the town council at which the interim approval may be renewed, modified or revoked.~~
- ~~(9) The provision for supplemental off site shared parking in an underground garage as a permitted use in the C-WA, C-TS and C-OP zoning district will sunset on January 28, 2024 unless the Town modifies this provision.~~





TOWN OF PALM BEACH

Planning, Zoning & Building Department

SUMMARY OF ACTIONS TAKEN AT THE
DEVELOPMENT REVIEW TOWN COUNCIL MEETING
HELD ON
WEDNESDAY, OCTOBER 14, 2020

- I. CALL TO ORDER AND ROLL CALL
- II. INVOCATION AND PLEDGE OF ALLEGIANCE
- III. COMMENTS OF MAYOR GAIL L. CONIGLIO
- IV. COMMENTS OF TOWN COUNCIL MEMBERS
- V. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE
- VI. APPROVAL OF AGENDA

ACTION: APPROVED AS AMENDED WITH A ONE MONTH DEFERRAL GRANTED TO 70 MIDDLE ROAD

VII. DEVELOPMENT REVIEWS

A. Appeal

1. Appeal of ARCOM Decision Regarding 110 Seagate Road

ACTION: GRANTED WITH DIRECTION THAT PROJECT MUST GO BACK TO ARCOM SO THEY CAN CONSIDER CRITERIA 4, 6 AND 8 OF THE TOWN CODE, SECTION 18-205.

B. Time Extensions and Waivers

2. Time Extension of Construction for 210 Worth Avenue

ACTION: APPROVED WITH CONDITIONS

3. Time Extension of Construction for 259 Worth Avenue

ACTION: APPROVED WITH CONDITIONS

setback of 12.58 feet in lieu of the 15 foot minimum required for the newly constructed boat house when raising the finished floor elevation to 9 NAVD thus increasing the height in the setback. [Applicant's Representative: Maura Ziska Esq] Request for Withdrawal per Letter Dated September 14, 2020 from Maura Ziska.

ACTION: WITHDRAWN

- i. **Z-20-00291 VARIANCE(S)** Zoning District: R-B Low Density Residential The application of Hi Mount LLC (Amy Zabetakis, Manager), relative to property located at **756 HI-MOUNT RD**, legal description on file, is described below. The applicant is proposing a new 8,327 square foot, two story residence on the subject property that will require the following variances: 1) Section 134-895(1): A chimney with a height of 13.56 feet in lieu of the 8.8 foot maximum allowed; 2) Section 134-8893(11): A lot coverage of 33% in lieu of the 30% maximum allowed for a two story residence in the R-B Zoning District; 3) Section 134-1: The proposed sub-basement is under the confines of the building above it and also below the lowest grade of the public street (Hi Mount Road) in front of the lot, however, it is not completely underground. A variance is being requested to allow a proposed sub-basement where a portion is not completely underground as there is a substantial change of grade from Hi Mount Road to Lake Trail. 4) Section 134-1670(c): A height of the retaining wall along the north property line to be 11.03 at its maximum height in lieu of the 7 foot maximum allowed. 5) Section 134-1670(c): A retaining wall at the northwest corner of the house, in the side yard within 10 feet of the property line that is at 14 feet in height in lieu of the 10 foot maximum from adjacent grade. [Applicant's Representative: Maura Ziska Esq] Request for Deferral to the November 13, 2020 Meeting per Letter Dated September 29, 2020 from Maura Ziska.

ACTION: DEFERRED TO NOVEMBER 13, 2020

VIII. ORDINANCES

A. First Reading

1. **ORDINANCE 11-2020** An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Of Palm Beach's Comprehensive Plan By Amending The Infrastructure Element, As Well As The 10-Year Water Supply Facility Work Plan; Providing For Incorporation Of Recitals; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Hereof; Providing For Codification; Providing An Effective Date.

ACTION: APPROVED

IX. ANY OTHER MATTERS

- A. Planning and Zoning Commission Record and Report: Proposed Modifications and Changes to Chapter 134 Zoning, Regarding Lot Fill,

Mechanical Equipment and Off-Site Supplemental Parking.

ACTION: NO ACTION TAKEN ON LOT ELEVATION AND OFF-SITE SUPPLEMENTAL PARKING; AUTHORIZED STAFF TO DRAFT ORDINANCE ON MECHANICAL EQUIPMENT CHANGES.

- B. Possible Additional Landmark Incentives

ACTION: RECOMMEND STAFF TO PROCEED WITH CONCEPT

- C. ARCOM's Request to Consider Demolitions

ACTION: LEAVE STATUS QUO

- D. Waiver of Fees for Special Exception Zoning Applications to Eliminate the Annual Town-Serving Requirement that were Previous Special Exception Conditions of Approval for Thirteen Businesses in the Town

ACTION: APPROVED

- E. Reconsideration of the Decision by the Town Council to Reconsider the Previous Approval of Z-20-00261, Variance(s), for 800 S. County Rd.

ACTION: SPECIAL TOWN COUNCIL MEETING CALLED ON FRIDAY, OCTOBER 16, 2020 AT 9:00 A.M. TO CONTINUE DISCUSSION

- X. ADJOURNMENT