



TOWN OF PALM BEACH

Town Manager's Office

REPORT OF THE BUSINESS AND ADMINISTRATIVE COMMITTEE MEETING HELD ON THURSDAY, SEPTEMBER 9, 2021

I. CALL TO ORDER AND ROLL CALL

The Business and Administrative Committee Meeting was called to order on Thursday, September 9, 2021 at 9:30 a.m. virtually via Zoom. On roll call, all committee members were found to be present.

II. PLEDGE OF ALLEGIANCE

Chair Crampton led the Pledge of Allegiance.

III. APPROVAL OF AGENDA

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

IV. COMMUNICATIONS FROM CITIZENS - None

V. REGULAR AGENDA

A. Old Business

1. Update on Implementation of Paid Parking on the 100 Block of Worth Avenue
Jay Boodheshwar, Deputy Town Manager

Mr. Boodheshwar reported that kiosks were not installed on Worth Avenue and ParkMobile is the primary mode of payment. For visitors who wish to use a kiosk they can use the ones on South Ocean Boulevard. The Public Works Dept. is currently working on getting the signs fabricated and installed which will include the new regulation. Four (4) 30 minute free parking spaces will be implemented to achieve the quick, short term parking requested for picking up merchandise, getting coffee, etc. Similar regulation changes are being completed for the neighboring 100 block streets from Brazilian to Hammon Avenues for the upcoming season.

Member Lindsay inquired if there was consistency regarding the number of paid parking spaces in the same area of each of these ocean blocks and also the number of hourly or two-hourly spaces. Mr. Boodheshwar responded that on the 100 block of Worth Avenue there were more available on-street parking locations than on some of the other blocks. The other blocks are a mixture of residential and commercial. The Worth Avenue block only consists of timed free two-hour parking, loading zones and paid parking. Brazilian, Australian, Peruvian, Chilean and Hammon Avenues also include RPP spaces. A decision was made to modify all of the free hourly spaces to paid parking on the entire 100 block, but it was decided to start at the east end for consistency. There are no kiosks on any of these blocks, ParkMobile is the primary method of payment, the kiosks on S. Ocean Blvd. may be used, if necessary. Unique zones will be set up in ParkMobile in order to get some metrics on how much the spaces are being utilized. This will allow us to run reports on the different zones.

Chair Crampton questioned how the spaces on Worth Avenue were selected. Mr. Boodheshwar stated that contact was made with the Worth Avenue Association to advise them of the Council's action and for them to be a part of the selection of the 30-minute spaces. The recommendation received was used to make the selection of the four spaces on the Avenue, which are mid-block and close to Starbucks and Saks Fifth Avenue. He also stated that at this time there were no other 30-minute spaces in the 100 block of the other ocean-view streets.

2. Discuss Results of Centralized Valet RFP
Jay Boodheshwar, Deputy Town Manager

Mr. Boodheshwar reported that initial interest in the RFP for Centralized Valet in the Business Districts was high as nineteen (19) companies reviewed the RFP. Seventeen (17) participated in the pre-proposal meeting with staff. However, no proposals were submitted to the Town by the deadline date. The Purchasing Dept. contacted companies that had expressed interest to find out the reason for not submitting a proposal. The two main reasons were startup costs, which could be as much as \$20K for valet podiums, signage, radios, uniforms, insurance and rental spaces, which made it too risky to invest in a "for convenience" contract. Also, this was not approached as a long-term (5+ years) contract. The suggestion was also made that the Town should make the investment and use its own brand for this service. The staff recommends to hold off on this issue for now as there are other parking issues being reviewed at this time.

Member Lindsay spoke regarding the reasons for initiating this RFP being the abuse by Worth Avenue business employees taking all the free spaces from customers. She suggested working with some of the landlords to gain access to the private lots, as was done during the Pilot Program.

Chair Crampton agreed with Member Lindsay and stated that he thought the pilot valet program worked very well. He stated that the Town should either subsidize the program or loosen the requirements for the RFP. He requested that at the next meeting, staff's recommendation for the Town should be to either subsidize or partially-subsidize the services or revise the RFP requirements to make them less stringent. Mr. Boodheshwar responded that this is a market related issue and during the research, the more dense communities (eg. Coral Gables or West Palm Beach) these types of services are more successful as the demand is high as there is no free parking and so it is a lot easier to implement. He suggested that instead of an RFP which has very limited or narrow scope we should contact the vendors and let them design a program to service the Town which will be evaluated by staff.

Member Lindsay expressed her concern regarding paid parking areas in certain sections of the street blocks and not others. She suggested contacting individual merchants and also the Worth Avenue Association to get their views regarding this issue.

Chair Crampton stated that the valet parking is a good idea, it just needs more work to be done to move it forward. He suggested that the staff contact the Worth Avenue and the South County Road Associations and also the merchants. He suggested setting aside spaces in the Apollo lot for employee parking, which could be subsidized. And now that we have opened up vacant spaces in private surface and sub-surface lots, more flexibility is provided.

Mr. Boodheshwar stated that there were three (3) different types of visitors who park on Worth Avenue: (1) short term (picking up online orders, coffee), (2) shoppers (window, walk-in, restaurant) and (3) employees. He also stated that the merchants do not want kiosks on the street and there's a strong desire for some kind of free parking which should focus on short visits. He suggested making the entire Worth Avenue free for 30 minutes, as a first step to consider before eliminating free parking.

After robust discussion, it was decided that the valet pilot program should also be revisited as another option for the upcoming winter season.

3. Further Consideration of Implementation of Placard Parking on Eastern Portion of the 400 Block of Peruvian Avenue
Jay Boodheshwar, Deputy Town Manager

Chair Crampton stated that this recommendation was approved by the Town Council after which it was stated that a previous agreement with the Town had allowed the residents of that block to control the parking.

Mr. Boodheshwar gave a summary of the major parking issues the committee is handling. He spoke regarding the expansion of the parking placard program

and its benefits – providing the ability to park for extended periods of time and the income the Town receives from the program. The placard program has minimized vehicle turnover and therefore less noise and traffic. A study was conducted during the season (February) and showed that the 400 block of Peruvian was rarely occupied by more than 50% of the on-street spaces. Due to a long waiting list for placards on the 300 block of Peruvian and the 400 block has empty spaces, the placard program was expanded. He stated that there seemed to be some confusion related to the parking regulations on this street and the streetscape improvements that took place many years ago, for which the residents are still being assessed. He stated that there are no conditions related to parking in the agreement as the Town cannot in perpetuity regulate public parking in the public right of way in association with improvements that are being privately assessed.

Chair Crampton suggested contacting the Chairs or Presidents for the buildings to get their views regarding the situation before we proceed.

B. New Business

1. Proposed Modifications to Hours of Parking Enforcement and Paid Parking Maximum Hours Permitted for Purchase

Jay Boodheshwar, Deputy Town Manager

Mr. Boodheshwar stated that over time the parking regulations have evolved and sometimes whenever regulations are implemented there is not a full review done of neighboring regulations and this can create some inconsistencies. He then gave an overview of the various days/hours of parking enforcement throughout the Town and the changes, if any, that would be made to certain areas. He stated that there are eight (8) streets/blocks that are being recommended for modification to the days of enforcement from Monday thru Saturday enforcement to Monday thru Sunday enforcement and there are nine (9) areas/streets for modification of the hours of enforcement to create consistency. The areas for modification were Australian (100 blk), Bradley Place (100 blk), Brazilian (100 blk), Chilean (100 blk), Coconut Row (300 blk), Hammon (100 blk), Hibiscus (200 and 300 blks), Peruvian (100, 200, 300 blks), Phipps Park (N & S), Royal Palm Way (100 blk), RPW Muni Lot (300 blk), S. Ocean Blvd. (200, 300, 400 blks) Sunrise (200 blk) and Worth Ave (100 blk).

Chair Crampton inquired how the public would be informed of the changes. Mr. Boodheshwar stated that the details would have to worked out before it is presented to the Town Council. After a decision has been made, a News Release will be distributed, and a public education period will follow before citations are written.

After discussion, it was recommended that staff prepare a memo to the Town

Council relating to the overall consistency and how enforcement will take place.

Chair Crampton passed the gavel and made the Motion.

Motion was made by Chair Crampton and seconded by Member Lindsay to direct staff to prepare a memo to the Town Council relating to consistency and enforcement and how the new regulations will be communicated to the public. On roll call, the Motion passed unanimously.

VI. ANY OTHER MATTERS - None

VII. ADJOURNMENT

The Business and Administrative Committee Meeting of Thursday, September 9, 2021 was adjourned at 10:45 a.m. without benefit of a Motion.

APPROVED:

Lewis S.W. Crampton, Chair

ATTEST:

Queenester Nieves, CMC, Town Clerk

Date