

PARKING COMMITTEE AGENDA

Parking Committee - Wednesday, January 18, 2023 - 9:00 a.m.

City Hall - 2nd Floor Conference Room, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

- a. Approval of Minutes from the August 10, 2022 Meeting

4. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject on this Agenda may be heard at this time. Please limit your comments to no more than five (5) minutes, as this section of the Agenda is limited to thirty minutes. The Parking Committee will not be able to take any official action under "Comments from the Public" section.

5. **NEW BUSINESS**

- a. Election of Chair and Vice Chair
- b. Parking Fees
- c. Market Street Parcels

6. **OLD BUSINESS**

- a. Mission Statement

7. **COMMITTEE AND STAFF COMMENTS**

- a. Parking Garage Counting System

8. **ADJOURNMENT**

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

Parking Committee Meeting

Meeting Date: January 18, 2023

Re:

Information

SUBJECT:

Approval of Minutes from the August 10, 2022 Meeting

Attachments

Minutes

MINUTES OF A MEETING OF THE PARKING COMMITTEE OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE 2ND FLOOR CONFERENCE ROOM, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 9:00 A.M. ON WEDNESDAY, AUGUST 10, 2022.

1. **CALL TO ORDER**

Michael Broderick called the August 10, 2022, Parking Committee meeting to order at 9:00 A.M.

2. **ROLL CALL**

Present: Dan Cushman; David Bushea; John Hening; Michael Broderick; Doris Tillman; Anton Kreisl

Absent: Gus Gutierrez

Staff Present: Audria Moore-Wells, Special Projects Coordinator; Brittany Meredith, Deputy City Clerk

3. **APPROVAL OF MINUTES**

- a. Approval of Minutes from the July 13, 2022 Meeting

Motion was made by Anton Kreisl, seconded by Dan Cushman to approve the minutes of the July 7, 2022 Parking Committee Meeting.

AYE: Anton Kreisl, Dan Cushman, David Bushea, Doris Tillman, John Hening, Michael Broderick

Passed

4. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject on this Agenda may be heard at this time. Please limit your comments to no more than five (5) minutes, as this section of the Agenda is limited to thirty minutes. The Parking Committee will not be able to take any official action under "Comments from the Public" section.

No Comments from the Public.

5. **OLD BUSINESS**

- a. Mission Statement

The Committee discussed the Mission Statement, they would like to incorporate all the objectives for paid parking. This Mission Statement should be a live document, so it can be constantly changed and updated as needed. They will be summarizing the document to create a new Mission Statement.

6. **NEW BUSINESS**

a. St. Lucie County Parking Needs

Public Works Director, Mike Reals gave the status update on the initiated and completed recommendations made by the committee. The temporary Parking lot at Atlantic and Melody will be serviceable by the end of next week, once this parking lot is completed, they will be moving on to the parking lot on Indian River Drive. The committee discussed the 2nd designated police parking space and if it is needed. They discussed putting out an RFP with St. Lucie County for the occupancy counters in both parking garages downtown.

Motion was made by Anton Kreisl, seconded by Dan Cushman to recommend exploring the potential purchase or long-term lease of two parcels owned by CEBAD Investments LLC. The parcels are located south of the SLC parking garage, east of the FEC railroad tracks, and north of the Citrus Avenue Bridge and would be used as a temporary or permanent solution to parking in that area.

AYE: Anton Kreisl, Dan Cushman, David Bushea, Doris Tillman, John Hening, Michael Broderick

Passed

7. **COMMITTEE AND STAFF COMMENTS**

No Comments.

8. **ADJOURNMENT**

Michael Broderick adjourned the meeting at 10:12 A.M.

ATTEST:

RECORDING SECRETARY

CHAIR

Parking Committee Meeting

Meeting Date: January 18, 2023

Re:

Information

SUBJECT:

Election of Chair and Vice Chair

Attachments

No file(s) attached.

Parking Committee Meeting

Meeting Date: January 18, 2023

Re:

Information

SUBJECT:

Parking Fees

Attachments

Resolution No. 23-R12 - Parking Permit Fees

RESOLUTION NO. 23-R12

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ESTABLISHING BY RESOLUTION THE **PARKING FEES**; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission held public hearings on Ordinance 22-036 on December 5, 2022 and December 19, 2022 on first and second readings, amending Chapter 34, Article II - Parking; and

WHEREAS, Ordinance 22-036 provides for parking related fees to be established by resolution; and

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. The City Commission sets parking related fees as shown in "Exhibit A" and as adopted by Ordinance 22-036.

SECTION 2. This Resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS WHEREOF, this Resolution has been duly adopted this ____ day of January, 2023.

Linda Hudson, Mayor Commissioner

ATTEST:

Linda W. Cox, City Clerk

**APPROVED AS TO FORM
AND CORRECTNESS**

Tanya Earley, City Attorney

EXHIBIT A

Parking Fees Schedule

All parking permits must be clearly displayed in the dashboard of the vehicle or affixed to the rear window of the driver's side of the vehicle.

FEE TYPE	FEE
<p>Business Parking Permit This permit allows vehicles that do not meet the definition of a commercial vehicle to park in designated loading zones. All loading zone regulations shall apply. You must have a valid BTR to obtain this permit.</p>	<p>\$50.00 per year</p>
<p>Contractor Parking Permit – Limited This permit allows commercial vehicles actively engaged in the construction or repairs of a business located in the downtown area to park in excess of the 2-hour parking limit. This permit does not reserve a specific space for the sole use of the permit holder.</p>	<p>\$15.00 per day \$60.00 per week \$200.00 per month</p>
<p>Contractor Parking Permit – Unlimited This permit allows commercial vehicles actively engaged in the construction or repairs of a business located in the downtown area to park in excess of the 2-hour parking limit. This permit allows the permit holder to reserve a specific space for its sole use.</p>	<p>\$25.00 per day \$100.00 per week \$350.00 per month</p>
<p>Marina Parking Permits This permit allows the permit holder to unlimited use of the parking lot on the north side of the marina.</p>	<p>\$50.00 per month</p>
<p>Late Payments Shall apply to any citation unpaid after 30 days.</p>	<p>\$18.00</p>
<p>Immobilization Fee This fee applies to the removal of the device and related administration fees.</p>	<p>\$100.00</p>

Parking Committee Meeting

Meeting Date: January 18, 2023

Re:

Information

SUBJECT:

Market Street Parcels

Attachments

No file(s) attached.

Parking Committee Meeting

Meeting Date: January 18, 2023

Re:

Information

SUBJECT:

Mission Statement

Attachments

Mission Statement

In 2021 The City Commission of Fort Pierce received an official recommendation to put forth a resolution authorizing the implementation of a paid parking system in the city's downtown business and arts district and beach parking area on South Hutchinson Island. This recommendation was the result of a unanimous decision made by the city's parking committee; a volunteer citizen committee tasked with improving the parking conditions in the city and addressing specific parking related issues.

The committee's decision to formally recommend paid parking specifically in downtown was in part the result of a professional parking study commissioned by the City of Fort Pierce and executed by Walker Consultants. In addition, the parking committee has received direct comment from many members of the public, residents and business owners who have attended the public committee meetings to make their parking concerns heard. By far the most common complaint that the committee has received directly from the public has been the regarding the lack of turnover and available parking inventory in downtown's most in demand areas.

To address the many complaints and concerns the citizens of this Fort Pierce have brought to the committee's attention, and in acknowledgement of the professional recommendations given in the parking study provided by Walker Consultants, the Fort Pierce Parking Committee feels the best way to move forward for the city is to implement a paid parking system.

There are three Key objectives for a paid parking system:

- **Turnover:** The on street parking spaces downtown are the highest in demand spaces for visitors and residents looking to patron our businesses. Currently the majority of these spaces are time restricted 2 hour parking. The intention of this restriction is to encourage turnover, reserving these spaces for patrons who only need to park long enough to shop, dine, get a haircut, etc. Unfortunately, the city does not have the resources available to properly enforce the 2 hour parking in a consistent enough way to assure that the downtown businesses properly benefit from the restriction. The result is chronic violation of the 2 hour parking restriction by many members of the public who regularly park in these spaces all day without major fear of penalty. This parking condition is of no benefit to the downtown business community or the patrons who seek convenient on street parking when they come downtown.

To properly enforce the 2 hour restrictions to the point where violations were no longer prevalent would require a significant financial investment by the city in additional staffing, vehicles and equipment. These costs would fall directly on the taxpayers (even those who do not live, work or patron downtown) and would be "in perpetuity costs" that would need to be carried in the city's budget every year. Furthermore, the parking restrictions currently end at 5pm on weekdays and are not in place on weekends when many establishments are the busiest, namely our bars and restaurants, as well as our special events like the farmers market and Friday Fest.

- **Cost and enforcement:** While the primary goal of a paid parking system is to encourage turnover of the most in demand spaces (on street parking), a secondary goal of the system is to prevent parking violations in a way the ultimately does not cost the taxpayer anything. A paid parking system like the one described in the Walker study would be managed and enforced by a private operator whose costs would be paid for by the revenue from the parking fees and while

the system would require initial investment by the city, once these initial costs are recouped (through revenue from the parking fees) the continuing cost of managing and enforcing the parking downtown would require no additional staff, vehicles or equipment to be provided and paid for by the city. In effect we would have enforcement that pays for itself.

In addition this could potentially free up existing code enforcement staff to focus their efforts on other enforcement needs within the city since they would no longer need to patrol the designated paid parking downtown.

- **Parking culture and inventory:** Downtown is growing. New businesses and new development like King's Landing will only put additional strain on our already insufficient parking inventory. Anyone who has come downtown on a Friday evening or during one of our events downtown can tell you that there is just not enough available parking. This causes people to drive around looking for spaces close to their destination or be forced to park blocks away. The fear is that this condition will drive people away downtown. In addition we have seen that the lack of convenient parking, coupled with not enough resources for enforcement, encourages people to park illegally on unsanctioned lots, rights of way or private property. The fact that this parking behavior is occurring on a regular basis is a clear indication that city needs more parking inventory and proper enforcement to encourage a culture of orderly and well regulated parking downtown.

A long term goal of the parking committee is to help create the opportunity and means for the city to add more parking inventory downtown (most likely in a structured multistory parking garage) located as close as possible to the most sought out destinations downtown. The parking committee has commissioned an additional study to determine the most feasible and cost-effective possible locations for new parking to be built. While the benefits and necessity of additional parking downtown are obvious, development of this scale would come at significant costs. An additional goal of a paid parking system would be to create a revenue stream that could be funneled into building additional parking saving the citizens at large the cost of paying for this development through increased ad valorem taxes or at the expense of other funded budget expenditures the city needs to serve it's citizens.

If we increase enforcement alone without increasing inventory, we will drive people away from downtown. To solve the parking issues downtown we must implement a better system of enforcement and increase inventory. The parking committee has considered different ways to accomplish this but the method which presents the greatest chance of success and which is expected to provide the best result for city with the lowest cost over the long term is a paid parking system.

Parking Committee Meeting

Meeting Date: January 18, 2023

Re:

Information

SUBJECT:

Parking Garage Counting System

Attachments

No file(s) attached.
