

City of Coral Gables



Meeting Minutes

Wednesday, March 18, 2026

5:30 PM

<https://coralgables.zoom.us/j/88988422772>

Parking Department Conference Room

Parking Advisory Board

*Chairperson Ada Holian
Vice Chairperson Lisa Detournay
Board Member Blanca Famades
Board Member Stuart McGregor
Board Member Fernando Valdes*

1. CALL TO ORDER & ROLL CALL
PAB began at 05:32 P.M.

SUPPORT STAFF

Monica Beltran, Director of Parking, Sustainability & Mobility Services

John Kowalchik, Asst. Director of Parking Operations

Matthew Anderson, Asst. Director of Sustainability & Mobility

Carlos Gutierrez, Parking Admin & Enforcement Supervisor

Nicole Gautney, Sustainability Coordinator

GUESTS:

No Guests

Present: 4 - Vice Chairperson Detournay, Board Member Valdes, Board Member Famadas and Chairperson Holian

Absent: 1 - Board Member McGregor

2. APPROVAL OF FEBRUARY 11, 2026, MEETING MINUTES

Board Member De Tournay motioned to approve the January meeting minutes; Board Member Famadas seconded the motion. The motion was unanimously approved.

Yeas: 4 - Vice Chairperson Detournay, Board Member Valdes, Board Member Famadas and Chairperson Holian

Absent: 1 - Board Member McGregor

3. MOBILITY & SUSTAINABILITY UPDATES

a. Asst. Director Anderson reported on the Southern Loop trolley route launched November 3, operating Monday through Saturday from 6:30 a.m. to 10:00 p.m. Ridership increased from 1,437 passengers in January to over 1,500 in February, showing month-over-month ridership increases. Freebee had 6,000 passengers in February and 75,000 passengers rode the Ponce trolley route. Ongoing updates to the trolley, parking, and bike master plans are being coordinated simultaneously to align city mobility goals.

b. On the Sustainability side, there will be many events and activities to look forward to during the month of April leading to Earth Day. Some events that were highlighted were the Spring Downtown Community Cleanup on April 6, an Earth Day movie screening at the Art Cinema on April 22, and the bi-annual Recycling Drive-Thru on April 25. On April 20, the Community Composting program will be unveiled at the Coral Gables Library.

4. MOBILITY HUB UPDATE

a. Director Beltran updated the Board on the pending Garage 1 demolition to begin construction on the Mobility Hub and the plans to mitigate loss of over 240 parking spaces by reallocating city and private parking resources, adding valet stations, and introducing reservation systems with Gorilla Posts for better space control. The Mobility Hub will provide 626 parking spaces to the downtown area and provide micro-mobility options such as Freebee services.

b. Board Members Famadas and De Tournay raised concerns regarding the overall scale of the project and its long-term purpose. Board Member De Tournay questioned whether the structure needed to reach the proposed height, suggesting that certain elements, such as rooftop amenities, could potentially be reduced in favor of a smaller, more traditional parking facility. Board Member Famadas expressed concerns about whether the design aligns with the character and identity of Coral Gables. Both Board Members also discussed the challenge of justifying the project's scale and cost given the possibility that parking demand may evolve over time.

c. Director Beltran acknowledged that advancements in autonomous vehicles and changing transportation trends may impact future parking needs. However, she explained that the city must address current parking demands while maintaining flexibility for future adaptations. Director Beltran also noted that the project has already received city approval and that staff are now focused on managing the temporary loss of more than 200 parking spaces during construction of the Mobility Hub. Mitigation efforts are expected to include expanding valet services, relocating city vehicles, and exploring the implementation of a park-and-ride service.

5. PAY STATION & METERS UPDATE

a. Asst. Director Kowalchik updated the Board that the city is removing 200 out of 354 single-space meters and installing 25 new pay stations to improve payment flexibility, including cash options for users experiencing Wi-Fi connectivity issues or without smart phones.

6. GARAGE MAINTENANCE & PRESSURE WASHING CONTRACT UPDATE

a. Asst. Director Kowalchik updated the Board on the finalized interior pressure washing contracts across four garages, with exterior cleaning contracts in negotiation to maintain cleanliness and safety.

7. OPEN DISCUSSION

a. Board Member Holian requested an update on the Parking Master Plan; Director Beltran provided the update stating that they met with the consultants, and they submitted a scope with different tasks that staff is reviewing as well as receiving an estimate to begin moving forward. Director Beltran will bring the scope to review at the next meeting.

b. Board Member Holian raised concerns regarding the possible removal of property taxes and the need to identify alternative revenue sources such as state income tax to sustain city services. While no definitive plans exist yet, leadership acknowledges the high likelihood of revenue shortfalls requiring new funding models. Director Beltran highlights the city's prudent budgeting practices, controlled staffing levels, and commitment to responsive service delivery despite uncertainties. Potential expansions of senior exemptions and other targeted relief measures are being considered as alternatives to full tax elimination.

c. Board Member Famadas inquired about the faculty parking at St. Phillips and multiple trucks from Public Works have blocked the parking spaces. Director Beltran notified her to call the Parking office as they are not allowed to park there. Board Member Famadas requested information on swale parking and why some are permit-only while others are Pay-By-Phone. The city will reevaluate signage and permit rules to ensure consistency and address neighborhood concerns about parking availability.

8. ADJOURNMENT – The PAB adjourned at 6:42 P.M.

Next Meeting – April 15, 2026

**City of Coral Gables Parking Dept. 254 Minorca Ave, Suite 204,
Coral Gables, FL 33134**

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