

**City of Coral Gables**  
**Meeting Minutes**  
**Parking Advisory Board**

405 Biltmore Way  
Coral Gables, FL 33134  
www.coralgables.com

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Thursday, June 27, 2019

8:00 AM

The Board meets the fourth Thursday of  
the month.  
Parking Department, Director's Office,  
2801 Salzedo Street, Coral Gables, FL  
33134

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**CALL TO ORDER**

The PAB began at 08:05 A.M.

**ROLL CALL**

**Present:** 4 - Rohaidy, Betancourt, Rua and Perez

**Excused:** 1 - Thomson

**1 DIRECTOR'S REPORT**

- The PAB reviewed and discussed a memo to Finance outlining FY2020 revenue issues as follows:
  - i. Parking is making budget as projections even though there are unanticipated changes in conditions.
  - ii. The closing of four (4) significant restaurants (Bricktops, Boca, Swine and Tarpon Bend) is impacting parking volumes both on- and off-street.
  - iii. A larger than anticipated reduction of parking inventory (nearly 500 spaces citywide) is impacting potential revenue.
  - iv. The increased use of rideshare programs and Freebee is beginning to impact nighttime parking revenues.
- The Director informed the PAB about upcoming Art Installations.
  - i. The "Sun Stories" artwork is being installed on Giralda Plaza. The official unveiling is scheduled for July 12.
  - ii. "The Silence Project" come to the Miracle Mile vacant storefronts July 5th. The installation begins tonight.
- The RFQ (request for qualifications) for Garage 7 (North Ponce Garage) should be complete and posted by procurement this summer.
- Park One (the centralized valet operator) has notified the city that they are currently losing approx. \$20,000 monthly. They are asking for concessions from the city to help control their losses. The Parking Director will be meeting with Park One representatives in the near future to discuss their requests.

**2 PARKING DEPARTMENT ACTION PLANS**

- Improve and Integrate Parking Operations and Management Systems (Smart Parking):

- i. The Director provided a detailed explanation of the Smart Parking action plan to the PAB.
- ii. There were several questions and comments from board members including the need to define and expand the definition of “downtown”.
  - Develop Wayfinding Program:
    - i. The Director discussed the Wayfinding Program action plan with the PAB.
    - ii. There were several questions and comments from board members including the need to update the city’s current parking app.
  - Replacement of Inefficient and Outdated Garage 1:
    - i. The Director provided a detailed explanation of the Garage 1 replacement action plan including the requirement to break ground on this project within three (3) years.
    - ii. Board members discussed the need for a transition plan before Garage 1 goes into construction.
  - Construction of Garage 7:
    - i. The Director presented an update for Garage 7 construction project.
  - Tolley/Freebee passengers’ transactional survey and implementation plan to measure and improve rider satisfaction.
  - The PAB discussed who to survey and anticipated recommendations for enhancement.
  - New Master Plan for Mobility Service within Coral Gables:
    - i. The Director explained this action plan will require substantial funding. It is projected to cost \$250,000 for a Master Plan study.
    - ii. The study would be all inclusive with special attention given to the west and south corridors.
    - iii. It was suggested by board members and the director that someone from public works should be on the project management committee.
  - On a motion from board member Betancourt, seconded by board member Rua the present PAB board members endorsed the action plans proposed for Parking.

### **3 FREEBEE REPORT**

- The Director updated the PAB on possible upgrades and expansion of the Freebee program.
- On a motion from board member Rohaidy with a second from board member Perez the PAB made a resolution to encourage the city to increase advertising on the Freebee vehicles to support the possible upgrades and expansion of services. PAB Member Betancourt abstained from voting on this issue.

### **4 NORTH PONCE GARAGE UPDATE**

- This item was discussed during the Director’s Report.

### **5 CORAL GABLES PARKING RATE SUMMARY**

- The Director and the PAB reviewed the city’s current parking rates and discussed the city’s rate survey of private parking facilities within the City.
- The City of Coral Gables remains below market based on the current and projected rates.

**6 TROLLEY DEPOT CONSTRUCTION UPDATE**

- The Assistant Parking Director/Trolley Manager provided the PAB with an update on the Trolley Depot project.
- The Phase I permits for the Fire Station have been issued. This includes the permits for the Trolley Depot foundations. The construction of the foundations has begun.
- The Phase II permits (for the construction of the Trolley Depot) are expected to be granted by mid-July.
- Once the Phase II permits are issued the construction is expected to take eight (8) months with a substantial completion date projected for mid-March 2020.

**7 OPEN DISCUSSION**

None

**ADJOURNMENT**

The PAB adjourned at 09:08 A.M.

**NOTE**