

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

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

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Thursday, September 24, 2020

8:00 AM

The Board meets the fourth Thursday of  
the month.

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**Virtual Meeting via Zoom**

**CALL TO ORDER**

The PAB began at 08:05 A.M.

**ROLL CALL**

**Present:** 5 - Thomson, Betancourt, Rua, Perez and Holian

**1 Approval of Minutes from the August 27, 2020 Meeting**

- The PAB unanimously approved the August minutes.

**2 Parking Traffic Update**

- The director reviewed charts showing operational trends with the PAB. Since the peak of the pandemic, we have experienced a slow but steady increase parking and transit activity. At this point parking activity is at approximately 75% of normal and trolley ridership is at approximately 40% of normal.
- Current estimates are that there will be a \$3 - \$4 million shortfall in parking revenue for FY2020.
- The budget for FY 2021 was built on projections that parking revenues for the year will be 20% less than normal.
- The City received twelve proposals from design firms for the Mobility Hub project to replace Garage 1. The RFQ evaluation committee will meet in October to begin review of the proposals.
- The director notified the PAB that the Parking Administrative Office will be moving for the current PSB to the cottage next to City Hall in November.
- The new Trolley Depot is open and operational. A Grand Opening event will be scheduled for a future date.
- Trolleys are currently running with reduced schedules that increase headways by a few minutes, service levels more than cover current demand. We are running a 5 Trolley schedule and 4 units for the Freebee service. We will continue to monitor ridership and adjust service as required.

**3 Parking Section of New Zoning Code (draft)**

- The PAB reviewed “Article 10 - Parking and Access” in the draft of the Zoning Code.

- The PAB discussed in detail Section 10 -109, including Payment in Lieu and remote off-street parking.
- The PAB discussed in detail Section 10 - 109 - B - 1 - a (Applicability) and 10 - 109 - B - 3 (Noncompliance).
- The PAB questioned their roll in reviewing payment in lieu determinations that will necessarily impact the operations and supply of public parking.
- On a motion by PAB member Betancourt and seconded by PAB member Rua the PAB unanimously requests a formal roll reviewing proposal for payment in lieu of parking.

#### **4 Draft Parking Trust Fund**

- The PAB reviewed and discussed proposed draft amendments to the City Code related to parking replacement assessment and payment in lieu.
- The PAB discussed how to ensure that funds in the Parking Trust Account are spent on project that support the public parking system.
- After much discussion the PAB recommended a few changes to the draft ordinance and requested that the draft come back at the next PAB meeting for review.
- On a motion from PAB member Betancourt and second by PAB member Perez the PAB requested a formal roll in reviewing and making recommendations in the use of the "Parking Trust Fund."
- On a motion from PAB member Holian and seconded by PAB member Rua the board directed the deletion of Sec. 74 - 172 -d -3 from the draft ordinance. "3) Where a development abuts a street served by the Coral Gables Trolley, any permitted payment-in-lieu shall be reduced by 25 percent." The motion was approved unanimously.

#### **5 Draft Resolution Parking Replacement and Payment in Lieu Fees**

- The PAB reviewed and discussed a draft resolution amending Resolution 2013-256 to add a parking in lieu fee in accordance with city code chapter 74.
- On a motion by PAB member Betancourt and seconded by PAB member Holian the board unanimously approved the resolution as amended with a stipulation that the resolution be reviews by the PAB every three (3) years.

#### **6 Open Discussion**

- Chair Thomson questioned the availability of parking around the Village of Merrick Park (VMP). The City Commission had discussed and recommended the use of Public Parking in the Shops at Merrick Park to alleviate on-street parking congestion in the area.
- Chair Thomson started a discussion of a Bird Road development that could cause parking and traffic congestion issues in the area. The director

stated that historically many of the on-street parking spaces north of VMP were used by monthly permit parkers. Over the past several years, Parking is reducing/eliminating on-street parking permits (monthly parking) to make the on-street parking spaces more available for short-term transient parkers.

- The PAB asked for an update for Lot 31 at Greco and LeJuene. The director stated there is still no official offer from the developer for this property.

## **ADJOURNMENT**

- The PAB adjourned at 09:27 A.M.

## **NOTE**