

City of Coral Gables

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

Meeting Minutes

Parking Advisory Board

Chairperson Ada Holian
Board Member Blanca Famades
Board Member Roberto Lasa
Board Member Vicky Rua
Board Member Carlos Xiques

Wednesday, October 26, 2022

5:30 PM

Police and Fire Headquarters,
Community Meeting Room

GUESTS

- Mr. Jorge Navarro - Attorney representing 4311 Ponce de Leon project.
- Mr. Stefan Batic - Parking Off-Street Supervisor

CALL TO ORDER

The PAB began at 5:33 P.M.

ROLL CALL

Present: 5 - Chairperson Holian, Board Member Rua, Board Member Xiques, Board Member Famadas and Board Member Lasa

PUBLIC COMMENTS

- No Public Comments.

1 APPROVAL OF JUNE 22, 2022 MEETING MINUTES

- Chair Holian requested three corrections be made to the minutes as follows:

- ❖ Item #2. Quarterly Review of Parking Operations

- Chair Holian asked to remove "valet" from "parking violations" at the theater on 8th street and 37th Ave.

- ❖ Item # 4 DRC Projects to Discuss

- Project 719 Biltmore Way

- o If angle parking should stay on Biltmore Way; and

- o If there should be angle parking in front of this building.

CORRECTION remove o which were bullet characters to read:

- If angle parking should stay on Biltmore Way; and

- If there should be angle parking in front of this building.

- ❖ Item # 6 Parking Rate Discussion

- o On-street parking meters (2nd bullet point)

CORRECTION remove o which were bullet characters to read:

- On-street parking meters

- On a Motion by Member Rua, Seconded by Member Xiques, the PAB approved the June Meeting Minutes.

The following discussion items were brought up by PAB members during this item. Chair Holian asked Parking Director if the following items should wait to be discussed during 'Open Discussion', Parking Director agreed to provide recap:

- Member Rua requested a recap of 719 Biltmore Way. Parking Director responded project has not moved forward with staging plan or building permit.
- Member Famadas requested status on Biltmore Way Streetscape project as she had heard the project is on hold. Parking Director responded the project is not on hold but has not had any new developments this month.

2 4311 PONCE PROJECT REVIEW

- Parking Director introduced Mr. Jorge Navarro, Attorney representing the Consolation Group, explained the project as per PowerPoint presentation. Consolation Group came before the PAB to confirm there will be no direct impact or loss of parking in the area because of this project.
- As per PP Presentation slide #7, project will have 81 parking spaces onsite and 123 parking spaces offsite. In the middle of the site there is a paseo for loading and unloading with access to the garage.
- Chair Holian asked if the staff from the building will park on the upper level of the building? Mr. Navarro suggested it will be on the upper level.
- Mr. Navarro said one of the conditions was to update the parking study, sign a remote parking covenant to ensure adequate parking is available.
- On a Motion by Member Rua, Seconded by Member Lasa, the PAB recommended moving forward with the project within the limits proposed.

3 AMBASSADOR OF THE MONTH

- Item deferred to November meeting. Ambassador was not available for this meeting.

4 PARKING OPERATIONS UPDATE

- Parking Director presented a PP to the PAB showing how parking occupancies have recovered to pre-pandemic numbers. FY2022 total parking revenue was close to \$19M. See PP presentation slide #3 Annual Revenues by Source 2018-2022. He also advised the PAB the Public Works Department hired a consultant to conduct a study for the Freebee pilot project that will be reviewed by the CMO and then presented to Commission.
- Member Famadas asked about code provision on payment for parking in the different areas of the city. The Parking Director reviewed the current rate schedule with the PAB.

- Parking Director introduced Supervisor Batic who explained to the PAB there has been a 70% increase of traffic in the Municipal Garages compared with the pandemic numbers. Traffic is nearing pre-pandemic numbers.
- Mr. Batic reviewed the new centralized valet ramps, car storage, and Oobeo, a new convenient app offered to customers to facilitate valet services. The app does not have to be installed in order to be used by customers.

5 HOLIDAY PARKING PROMOTION

- Parking Director said historically in December the city has provided a 1hr courtesy notice to patrons with expired meters from Dec. 5 - Dec.25 (20 days). However, there has been some reported abuse with the system. Over the next year staff and the PAB will consider alternatives that may provide a more direct way in which the residents and business can benefit from a holiday parking promotion.
- PAB Member Lasa suggested a pop-up banner on the PayByPhone (PBP) app.
- Member Rua and Famadas asked if residents of Coral Gables can register and receive a discount.
- Parking Director will ask PBP if during those 20 days the first hour could be free of charge and will research the possibility of residents registering to receive a discount.

6 GARAGE PRESSURE CLEANING

- Garage 2 received a violation from the city's Code Enforcement.
- Parking Municipal Garage 2 needs to be pressure cleaned in the next couple of months. The cost is approximately \$100K to clean both the interior and exterior of the garage.
- Parking Director asked the PAB if they recommended moving forward with the pressure cleaning.
- On a Motion by Member Lasa, Seconded by Member Rua, the PAB approved pressure cleaning Garage 2.

7 PROPOSED EV CHARGING FEES

- The current charge at any city facility for EV Charge is \$0.00
- The proposed charge is 4 cents a minute which will cover the cost.
- At 4 cents a minute the city will some funds to help pay for infrastructure improvements.
- On a Motion by Member Lasa, Seconded by Member Famadas, the PAB recommended a fee of 4 cents per minute for electronic vehicles charging.

8 REPORT ON CENTRALIZED VALET

- All signage on ramps have been updated with the new hours and

information. Approximately 4100 vehicles were parked last month.

- With the Oobeo App, patron receives a text message when they park, can pay for the valet and request vehicle to be at a specific operating ramp regardless of where vehicle was left. App does not have to be installed on phone to be accessible.

9 PROJECT UPDATES

- Navarro site on Miracle Mile is proposed to become a new office building.
- Ale House old site Will become a new restaurant - Pisco y Nasca Peruvian Restaurant
- California Pizza old site will become Capital Burger Restaurant.
- Senora Martinez Restaurant will be opening at the bottom of Garage 6 in 2023.
- Mobility HUB Garage 1 is temporarily on hold because until prices normalize.
- The project by Codina Construction on 200 Valencia is proceeding with demolition.
- Minorca Garage will be completed Spring 2023.

OPEN DISCUSSION

- PAB meetings for November and December will be combined to DBA.
- Chair Holian read a paragraph from the PAB 2022 Annual Report: **ITEM #4 CONCERN OVER LOSS OF PARKING IN THE RIGHT OF WAY** As part of their responsibility to review development projects, the PAB sees an ongoing trend resulting in reduced parking in the ROW. Because the curb space is so important to commerce within the Central Business District and the fact it is likely to become more important in the future, the PAB is very concerned with this trend.

The PAB supports limiting removal of parking from the ROW only when it is necessary for traffic and pedestrian safety. The PAB recommends that landscaping and trees be installed on private property adjacent to the ROW and not in bump-outs unless unavoidable. The PAB unanimously recognized this is a strong concern and are all in favor of defending this item.

ADJOURNMENT

The PAB adjourned at 7:02 P.M.

NOTE

Members of the public may join the Parking Advisory Board meeting in person or via Zoom at <https://us06web.zoom.us/j/88988422772>. In addition, a dedicated phone line will be available to listen in the meeting by dialing: (305) 461-6769 Meeting ID: 88988422772.

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