

City of Coral Gables

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



Meeting Minutes

Wednesday, September 17, 2025

5:30 PM

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*

Support Staff:

Monica Beltran, Director of Parking & Mobility Services

John Kowalchik, Asst. Director of Parking Operations

Matt Anderson, Asst. Director of Mobility & Sustainability

Nicole Gautney, Sustainability Coordinator

Guests: None

Call to Order – the PAB began at 05:40 P.M.

Roll Call

Present: 3 - Vice Chairperson Detournay, Board Member Famadas and Chairperson Holian

Excused: 2 - Board Member McGregor and Board Member Valdes

Public Comment – there was no public comment.

3. Item 1. Approval of August 20, 2025, Meeting Minutes

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

2. Item 2. Mobility & Sustainability Updates

- a. Asst. Director Anderson provided an update on upcoming sustainability initiatives. Five Park(ing) Day sites will be activated throughout the downtown area on September 19, featuring pop-up mini parks and participation from local businesses, including Grou Coffee, Belle Fleur, and the Miami Transit Alliance. The Economic Development, Keep Coral Gables Beautiful (KCGB), and Chamber of Commerce teams will share program information and promote local businesses. This event aims to raise awareness of sustainable transportation and local commerce while enhancing public space activation and downtown foot traffic. Additionally, the International Coastal Cleanup will take place on September 20 at Cartagena Park, with approximately 57 volunteers registered to participate. Board members were encouraged to attend and help promote the event.**
- b. Asst. Director Anderson reported on the new Southern Loop trolley route, which will be partially funded through an FDOT grant and presented to the City Commission for approval on September 25. The route is expected to launch by early November and will connect to key hubs, including Douglas Station and nearby office buildings, to expand public transit options. Integration with the existing trolley app will ensure consistent service hours from 6:30 a.m. to 10:00 p.m.**
- c. Marketing and signage efforts will precede the trolley route launch to raise public awareness. Asst. Director Anderson noted that safety messaging for scooter users was recently shared through the City's E-News and social media, in coordination with the Communications Team and Police Department. The messaging emphasized compliance with road laws and introduced potential updates to state regulations, that potentially allow for setting minimum riding and requiring a valid ID for rentals. These efforts respond to Board and Commission concerns regarding safety amid increased scooter usage. The City continues to explore ordinance updates and ongoing communications to reinforce safe riding practices.**

3. Item 3. Aragon Parking Lots Update

- a. Director Beltran provided an update on the Aragon parking lot status, noting that the item was not discussed during the recent Commission meeting. She anticipates that the City will resume discussions with the owners of the LaSalle and middle-lot. Two drainage improvement projects have been initiated for the area; however, due to the high associated costs, the City has decided to pause the work and continue exploring options and negotiations regarding the lots.

4. Item 4. Striping Contract Update

- a. The striping contract has received an approved purchase order and vendor; however, rain delays and staffing shortages have postponed the work. Completion is expected once weather conditions improve. The contract includes striping in the Salvador parking areas. Funding was secured prior to the close of the fiscal year on September 30, ensuring there are no budgetary interruptions. Drainage issues remain a concern in certain lots, contributing to flooding during heavy rain. Continuation of striping activities will depend on both favorable weather and staff availability.

5. Item 5. Renewal of Laz Contract & Valet Rates

- a. Director Beltran provided an update on the renewal of the parking services contract with Laz. The renewal includes a service hour rate increase capped at 3 percent, which was budgeted and approved. In addition, valet parking rates will increase from \$12 for three hours to \$15 for four hours. The \$25 charge for overnight parking remains unchanged. Changes are effective October 1st. These updated rates remain competitive with nearby markets such as Coconut Grove. The adjustment is intended to balance rising operational costs while maintaining reasonable pricing for users. The City will communicate the changes publicly through its website and updated signage to ensure transparency.

6. Item 6. Construction Staging & Parking Plans

- a. Director Beltran provided an update on ongoing construction projects requiring parking permits for construction workers. She noted that increased enforcement efforts are being coordinated to support the Code Enforcement team in addressing violations and citing vehicles parked in restricted areas.

7. Item 7. EV Charge Station Contract – Blink

- a. Director Beltran provided an update on the City's electric vehicle charging infrastructure. The new contract with Blink has been finalized. Blink chargers will serve the public while our current ChargePoint charges will remain for city fleet vehicles. Public charging rates will be \$0.39 per kWh, below the market average of \$0.45, to encourage electric vehicle adoption and advance the City's sustainability goals. This expansion demonstrates the City's continued commitment to supporting greener transportation alternatives. While installation timelines and specific locations were not yet confirmed, they are expected to be announced soon. Insurance-related delays had temporarily postponed the final contract execution but have since been resolved.**

8. Item 8. Annual Board Report Review, Update on Parking Plan, & Master Study

- a. The Annual Parking Advisory Board Report was reviewed during the meeting. The report provides a summary of the Board's monthly discussions, initiatives, and recommendations. Board Members were asked to review the document and submit any edits or comments to staff by September 30, after which it will be submitted to the City Clerk. The report highlights the Board's activities and its role in advising on parking-related policies and projects, helping to promote transparency, visibility, and accountability in City decision-making.**

9. Item 9. Commission Items

- a. Director Beltran informed the Board that the City plans to fund the Parking Master Plan beginning in mid-fiscal year (around February), following a delayed budget allocation. The Board emphasized the urgency of completing this plan as soon as possible. Staff are preparing early procurement steps to expedite consultant selection once funding becomes available. The Master Plan will establish a comprehensive citywide parking strategy to address both current and future needs. The Board also recommended integrating transportation and parking studies to align with broader mobility goals, noting that timely completion is essential for managing development impacts and preserving existing parking assets.**

10. Item 10. Open Discussion

- a. Board Member De Tournay initiated a discussion regarding the Mobility Hub, during which the Board collectively expressed concerns about overdevelopment and the resulting loss of Coral Gables' traditional Mediterranean character and quality of life. Members voiced opposition to high-rise residential projects in historically low-rise areas, noting that the sale of public property for private development could undermine city values and public trust. The Board emphasized the importance of strict adherence to building codes and greater resident involvement in planning decisions. They cautioned that unmanaged growth could lead Coral Gables to resemble more densely developed areas such as Brickell, which contrasts with the city's intended character.

ADJOURNMENT

The PAB adjourned at 7:00 P.M.

Next Meeting: October 15, 2025

City of Coral Gables Parking Dept. 254 Minorca Ave, Suite 204, Coral Gables, FL 33134, 305-460-5540

Zoom Information - <https://coralgables.zoom.us/j/88988422772>