

CORAL GABLES PARKING ADVISORY BOARD

Minutes of April 24, 2008
Parking Department 2801 Salzedo Street

MEMBERS	M	J	J	A	S	O	N	D	J	F	M	A	APPOINTED BY
Mary Young	P	P	P	E	E	-	P	-	P	P	P	P	Mayor Donald D. Slesnick II
Brad Rosenblatt	-	E	P	P	P	-	P	-	P	P	P	P	Commissioner Maria Anderson
Lissette Juncosa	P	P	E	P	P	-	P	-	P	P	P	P	Commissioner Rafael "Ralph" Cabrera, Jr.
Carlos Halley	P	P	P	P	P	-	P	-	P	P	P	P	Vice Mayor William H. Kerdyk, Jr.
Hendrikus Vanderveldt	P	P	P	P	P	-	P	-	P	P	P	P	Commissioner Wayne "Chip" Withers

STAFF
Kevin Kinney

A=Absent
E=Excused
P=Present

GUESTS: Vice Mayor William H. Kerdyk, Jr.

Item 1: **Mechanical Lifts**

Because Vice Mayor Kerdyk came to speak to this issue, the board agreed to take it up first.

The issue of using mechanical lifts to satisfy required parking came before the Parking Advisory Board (PAB) by referral from the City Commission. Mechanical lifts are a parking system that allows stacking of 2 or more vehicles within one parking space. They are distinct from robotic systems that have been discussed over the past several months.

Vice Mayor Kerdyk shared his concerns with the board using the recent example of a mixed use project providing 80 of 150 parking spaces with mechanical lifts. With lifts, the first vehicle that parks can not exit until the second vehicle is removed from the lift. This creates logistical problems even where both spaces are controlled by the same office; it is nearly impossible to contemplate retail or customer use of these spaces in a self-park system. Because of the inefficiency of lifts as a parking solution, Vice Mayor Kerdyk believes their use in mixed use or large commercial settings should be limited.

The PAB reviewed Section 5-1402 and 5-1410 of the building code as they related to automated and mechanical parking systems. By consensus, the PAB agreed that any limits that might be imposed as appropriate for mechanical lifts should not be applied to automotive or robotic systems. There was further discussion related to the size of a parking system and at what point lifts become problematic. Generally, board members expressed that smaller single use developments with 4 or 5 lifts where one unit controlled all the spaces served by a single lift were acceptable.

A motion was made to recommend the following restrictions on the use of mechanical lifts: for any development with parking requirements exceeding 50 spaces mechanical lifts may be used to satisfy no more than 20 percent of required parking, no parking required for service or retail customers may be satisfied by mechanical lifts, and limits on

the use of mechanical lifts do not apply to fully automated or robotic parking systems. This recommendation was seconded and approved unanimously.

Board members thanked Vice Mayor Kerdyk for coming to speak with the Parking Advisory Board.

Item 2:

Minutes

Minutes for the March 27, 2008 board meeting were reviewed and discussed by the board. A motion was made to approve the minutes as written, seconded and passed unanimously.

Item 3:

Commission Update

The Commission approved on first reading the Gables Gateway project at Ponce de Leon and Le Jeune Road. This is a large mixed use development with rental apartments and ground floor retail. In addition, the project was referred to the Parking Department for review of the significant loss of on-street parking.

The Planning Department presented a report on the Metal Roof pilot project to the Commission. This presentation was for informational purposes and recommendations for extension or expansion of permitting for metal roofs will be presented to the Commission at a future date.

Item 4:

Director's Report

A developer at 814 Ponce de Leon is nearly finished with remodeling an existing building. In the process, he is 4 spaces short of meeting off-street parking requirements. A variance will be supported by the parking department only if there is a payment-in-lieu provided for the development of the public parking system.

Several of the public parking organizations in Miami/Dade support changing the County Code related to free parking for those displaying a handicap parking permit in off-street parking. MIA estimates that fraudulent use of handicap permits costs them in excess of \$1,000,000 each year. The proposal is to eliminate the secondary market for handicap parking permits and the economic incentive to cheat.

I met with the County Transit Department to discuss the possible expansion of Lots 12/16 at Ponce de Leon and Le Jeune Road. The proposal is to add up to 70 parking spaces to this 130 space parking lot. This parking lot is currently at capacity. The County is now reviewing our proposal.

Item 5:

Centralized Valet

Kevin outlined the current economic issues related to centralized valet with the current rash of restaurant closings. Brad then discussed the outcome of a meeting between the BID, Parking Department and Centralized Valet contractor. The general outcome of that meeting was to maintain current rates for Centralized Valet while the Parking Department develops a charge per vehicle proposal that is to be available for consideration by early fall.

Item 6:

Gables Gateway

The Parking Department met with the Developer, Public Service and Planning Department to discuss the impact of this proposal on on-street parking. There are 24 parking spaces currently adjacent to this parcel and the current plans call for only 6 spaces after development. On Granello several options were discussed and the developer, parking and public service agreed to a layout that would retain 9 parking spaces. On Ponce de Leon, the project frontage is not available for parking as a result of traffic requirements demanding a right turn lane onto Le Jeune.

Item 7: Parking Replacement Assessment

Kevin presented the draft ordinance to the Development Board and is recommending that the final draft include a discount in the payment-in-lieu fee for developments that are on streets that are directly served by the City Trolley. The board discussed our current experience where many workers park outside the core and ride the trolley to work. Studies of the issue have shown that the Trolley dramatically reduces parking demand downtown.

It was moved to include a provision in the draft ordinance providing for a discounted (50%) payment-in-lieu fee for developments directly served by the Trolley. The motion was seconded and passed unanimously.

Item 8: Adjournment

Board moved to Adjourn
Meeting Adjourned at 9:33 a.m.

Approved:

Chairman

Attest:

Secretary