

CORAL GABLES PARKING ADVISORY BOARD

Minutes of March 27, 2008
Parking Department 2801 Salzedo Street

MEMBERS	A	M	J	J	A	S	O	N	D	J	F	M	APPOINTED BY
Mary Young	E	P	P	P	E	E	-	P	-	P	P	P	Mayor Donald D. Slesnick II
Brad Rosenblatt	-	-	E	P	P	P	-	P	-	P	P	P	Commissioner Maria Anderson
Lissette Juncosa	P	P	P	E	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

Item 1: Minutes
Minutes for the February 28, 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 2: Commission Update
The Commission voted to approve the Bahamian Village Project south of US1 at Grand Avenue.

The Commission approved a mixed use development at 4311 Ponce De Leon with both traditional garage spaces and mechanical lifts. There was significant discussion about how many of the spaces required should be satisfied with a lift system. The matter was referred to the Parking Advisory Board for consideration.

The Commission approved the Art Cinema project on first reading. There were several questions raised. The Development Department will work with the Cinema operator to finalize the agreement and bring the issue back to the Commission for second reading.

Item 3: Director's Report
Parking revenue in the garages continues to increase. 2008 revenue is currently running approximately 14% above 2007 revenue for the same time period. On-street revenue is lagging behind last year primarily because two (2) of our collection zones are experiencing dramatic reductions in revenue as a result of significant vacancies related to construction projects.

Another factor impacting on-street revenue is the number of restaurants that have closed within the past several months. Within the last 12 months there have been 13 restaurants close within the CBD and Village Merrick Park. Some of these closings account for a reduction of parking revenue in the \$1,200 to \$1,500 range.

The Parking Department is preparing for our six (6) month budget review. To date we are operating well within budget and expect to complete the current fiscal year without need for any budget adjustments.

Item 4: **Residential Parking Permits**
This item was tabled by general consensus until a future meeting.

Item 5: **Parking Replacement Assessment**
Mr. Kinney provided the Board with a draft ordinance that amends the current 74-140 to limit its scope to short-term closure of metered parking spaces. In addition, a new code provision is proposed to assess a one-time parking replacement fee that would replace the existing annual assessment in 74-140. Finally, in the new ordinance, there is the opportunity for developers to obtain a limited reduction in parking requirements under a defined payment-in-lieu system. Revenues collected under the assessment and payment-in-lieu system would be dedicated to developing additional public parking.

The board discussed the proposed ordinance and when it would or would not be appropriate to allow a developer or property owner to pay into a fund rather than provide parking on-site. The board asked if there were other cities that had similar programs. Mr. Kinney outlined a few programs where a developer could reduce or eliminate his parking requirements by paying into a parking fund.

The board expressed general support for the concept of a limited program and felt that it would be helpful for property owners and for the public parking system.

Item 6: **Miracle Mile Streetscape Improvements**
Brad indicated that the Business Improvement District (BID) is looking to put together a small working group in an effort to move the streetscape improvement plan forward. Because parking is a key issue for the businesses on Miracle Mile, they would like the support/participation of the Parking Department.

The board reviewed the streetscape proposals from the November 2006 parking study. By general consensus the board felt that this was a key issue in the future development of downtown and directed staff to provide information and participate in the working group organized by the BID.

Item 7: **Mechanical Lifts**
This item was referred to the Parking Advisory Board by the City Commission at the request of Commissioner Kerdyk.

Item 8: **Adjournment**
Board moved to Adjourn
Meeting Adjourned at 9:21 a.m.

Approved:

Chairman

Attest:

Secretary