

**City of Coral Gables City Commission Meeting
Agenda Item G-10
July 11, 2017
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

**Mayor Raul Valdes-Fauli
Vice Mayor Pat Keon
Commissioner Vince Lago
Commissioner Frank Quesada
Commissioner Michael Mena**

City Staff

**City Manager, Cathy Swanson-Rivenbark
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Parking Director, Kevin Kinney**

Public Speaker(s)

Agenda Item G-10 [2:39:33 p.m.]

A discussion regarding Residential Parking Zone on Edgewater and Biltmore Way
(Sponsored by Vice Mayor Keon)

Mayor Valdes-Fauli: Residential parking zone on Edgewater and Biltmore Way, Vice Mayor Keon.

Vice Mayor Keon: I'd like to ask Kevin Kinney about it. I noticed all along in front of the Biltmore there, there are signs there that say, residential parking zone and yet there is meters. So, it's not clear there that they are there, if you are supposed to use the meter or if it's the residential parking zone. I only ask that you would make some clarification on that issue, as to whether or not – I see people like, am I supposed to park there?- or is it a residential parking zone, but you explained to me said it was either, but the sign doesn't really say that.

Parking Director Kinney: The residents on Biltmore Way who purchase a residential permit, they are allowed to park without paying, everybody else uses the meter. So, I have been thinking about how we might change the language on the sign.

Vice Mayor Keon: Alright – and I asked you about the one on Edgewater and its only because I live in that area, and I know that we have the right to identify parking zones, but I think it's in the discretion that you use, I have the same issue with valet parking, but as to how you determine what building in an area with multiple buildings should have residential parking and who doesn't.

Parking Director Kinney: Well on that one only the... I am going to use the term east Edgewater that's the section that's north/south, those three condo buildings are the three that petitioned and they petitioned after several meetings between them and Public Works traffic and parking. They do have an issue, so when I did my site inspections before they even submitted the petition, what would happen is very early in the morning the 20 spaces that are available on that section of the street would be filled with construction workers or service workers that were walking around the corner down the street. I mean I didn't follow them to see where everybody was going, but there were commercial trucks that would park there essentially all day, and service vehicles would park there all day. So, they were not able to – their first two requests were one, to take out a swale and put in parking, or to remove some signs that are there that restrict parking and neither of those work for the traffic engineers. So, then essentially their last resort was to petition the City for a residential permit zone and the way our ordinance reads is, if I can verify essentially that there are people from outside of the neighborhood parking there and preventing people from that area from parking there, then they are allowed a residential permit.

Vice Mayor Keon: Then how do you define a neighborhood? If there are people from outside the neighborhood, how do you define a neighborhood? I mean you know it, because I know that the people -- that the condos – and I know the people at 1610 Edgewater said something to you. For the most part, 1610 Edgewater don't use street parking. Now the housekeepers may, but they don't use it because they are required to have two parking spaces per unit and there are places to park overflow and they have the areas for the service, they have two service lots on either side for people that are working in the buildings to work there. But you know, you have 90 Edgewater, 100 Edgewater and then you have all of the other – there are all condos go down the same thing too.

Parking Director Kinney: I lived at 90 Edgewater the first couple of years.

Vice Mayor Keon: Right – so you have all of those places 90 Edgewater doesn't have a service bay for people to park for service, 100 doesn't have a service bay if somebody is doing work in

the apartments to park, and so, you have work people that need to park on that on-street parking and when you identify a neighborhood that narrowly, you are excluding a lot of people in the area that use parking. I know another thing that people do because of the parking that's actually on Edgewater, those spaces are not striped at all, so a lot of times people will park in the middle of two spaces and when the other person comes home they go out and move their car so that they can then allow the third person to park there. Those spaces should also be park; they should be striped for parking.

Parking Director Kinney: It works both ways, because there are bays there that if I stripe it, its four spaces, but if you drive by in the evening there will be five or six cars there.

Vice Mayor Keon: I think it's more often what you see is that it could be four or five cars and its three cars, because of the way they choose to park there, but whatever, but I think in those areas where there are a lot of multi-family buildings to identify only three buildings as a neighborhood is a very, very narrow interpretation of the neighborhood.

Parking Director Kinney: Well that street area is the one that petitioned – there are 60 spaces; there are a total of 80 parking spaces on Edgewater Drive...

Vice Mayor Keon: Right – but they may have petitioned, but they didn't petition with the knowledge, with no knowledge of any of the other buildings that they were petitioning.

Commissioner Lago: Which were the buildings?

Vice Mayor Keon: The ones that run parallel to...

Parking Director Kinney: The section that runs north/south, there are three condo buildings, older buildings.

Commissioner Lago: So, they are the ones that are allowed to park all up and down?

Vice Mayor Keon: No, they are the ones that are allowed to park across the street from there; there's how many?- 20 or...

Parking Director Kinney: 21 spaces.

Vice Mayor Keon: 21 spaces there and they are the only people that are allowed to park there.

Commissioner Lago: I lived on one of the units there, but I lived on 100 Edgewater and it was very, very difficult and that was the fault of 100 Edgewater; 100 Edgewater sold a portion of their property years ago and got rid of all of the visitor parking, so now you have maybe five or six visitor parking, and per each unit you have one parking space, so when my wife and I got married we moved to 100 Edgewater and it wasn't like 90, which has overflow parking. It was horrible in the sense that I constantly had to park on the street, sometimes I found myself parking all the way at the end and having to walk past your building.

Vice Mayor Keon: That's it, and that's what we are saying.

Commissioner Lago: It's not like I'm going to find parking, so I don't have to wait an hour or two hours. Whoever showed up and moved their cars just to keep driving up and down the street.

Vice Mayor Keon: So, they dedicated that parking now that was around the corner at the end of the street to just those buildings, and I think that the definition of neighborhood is far more expansive than one or two buildings.

Mayor Valdes-Fauli: So what's your suggestion, what's the...?

Vice Mayor Keon: That there's nothing in residential parking, I mean its neighborhood parking, its on-street parking for the neighborhood, but somebody has to do work...

Commissioner Quesada: [Inaudible]

Vice Mayor Keon: Pardon me?

Commissioner Quesada: Who designated that parking?

Vice Mayor Keon: As residential?

Parking Director Kinney: It was my determination.

Vice Mayor Keon: The Parking Department did.

Commissioner Quesada: I lived at 90 Edgewater for five years and had the same experience.

Parking Director Kinney: But the issue with this is, when there is no restriction there, there is no parking for those three developments, because there are people that park there all day.

Commissioner Quesada: There is zero parking?

Vice Mayor Keon: There is onsite parking; those buildings have onsite parking.

Commissioner Quesada: They have parking.

Vice Mayor Keon: They have parking; they have onsite parking,

Parking Director Kinney: There is very limited parking.

Vice Mayor Keon: But they have onsite parking.

Parking Director Kinney: I just followed the Code.

Vice Mayor Keon: I know, but I think in following the Code you have to use some discretion.

Commissioner Quesada: I agree with Commissioner, do we need to do a motion here, because I agree with you.

Vice Mayor Keon: If you are going to follow the Code you have to use some discretion, and the problem is once you give something it is exceedingly hard to take it away, exceedingly hard to take it away. So, as far as I'm concerned, I don't care if you leave the sign there, but I don't think you should enforce it, because I don't think it's appropriate and I think you should continue to...

City Manager Swanson-Rivenbark: Vice Mayor we are hearing the concerns and I would ask that we sit down and we speak with Parking and the Assistant City Manager and we bring you back an update, either by individually briefing you all or by memo as to how we will resolve it.

Commissioner Quesada: And just for clarity, City Manager, I was just talking to her on the side here, she said well, those people have parking in front of their building, but anyone that lives on Edgewater no matter what building has that experience that Vince explained earlier, because I experienced that for years. So, every building has that problem.

Commissioner Lago: You didn't have two parking spaces at 90?

Commissioner Quesada: No. No. I only had one.

Commissioner Lago: Then I misspoke. I thought you had a...you had excess parking.

Parking Director Kinney: You can purchase a second space.

Commissioner Quesada: Yes, but they are not for sale and there is a queue that's years long, so you can never get it. I had to do it every day, that's when I first started riding a skateboard, because I would park so far away....

Commissioner Lago: Wouldn't there be times when you couldn't find a parking space and you'll just sit there waiting and waiting, and its 45 minutes until somebody would leave.

Commissioner Quesada: You start following people like in a mall.

Parking Director Kinney: Even with the signs those spaces on the north/south of east Edgewater, those are typically full.

Commissioner Quesada: It affects everyone, so it's almost like that building is getting a benefit compared to everyone else, which I completely agree with Commissioner Keon on this, because we've all been stuck there not having any parking.

Parking Director Kinney: I have too. I have too.

Mayor Valdes-Fauli: Can I say something? We have a meeting that starts in about ten minutes and we have by law to set the millage rate. We'll continue these discussions, it's very interesting and very valuable, but by law we have to set the millage rate. We can either put these off, the discussion items off till the next meeting or we can continue and have a very brief budget meeting where we set the millage rate.

Vice Mayor Keon: The two items that I have on there should not take more than five minutes.

Mayor Valdes-Fauli: OK – the two items that will put us to 3 o'clock.

[End: 2:50:15 p.m.]