

## CORAL GABLES PARKING ADVISORY BOARD

Minutes of November 20, 2024

Parking & Mobility Services Conference Room  
204 Minorca Avenue, Coral Gables FL 33134

MEMBERS	J	F	M	A	M	J	J	A	S	O	N	D	APPOINTED BY
Ada Holian	P	P	P	P	P	P		P	P	P	P		Mayor Vince Lago
Blanca Famadas	P	P	P	E	P	A		P	P	P	P		Vice Mayor Rhonda Anderson
Stuart McGregor	P	P	P	P	V	P		V	A	V	A		Commissioner Kirk Menendez
Lisa De Tournay	P	P	P	P	P	P		P	P	P	P		Commissioner Ariel Fernandez
Fernando Valdes	P	P	P	P	P	A		P	P	P	P		Commissioner Melissa Castro

### SUPPORT STAFF

Monica Beltran, Parking & Mobility Services Director  
John Kowalchik, Parking Operations Asst Director  
Matt Anderson, Mobility & Sustainability Asst Director  
Ivette Amaya Piedra, Parking Data Specialist Lead  
Diego Cancel-Montalvo, Mobility & Sustainability Manager

N=No Meeting  
A=Absent  
E=Excused  
P=Present  
V=Virtual

### GUESTS

Minorca Ventures LLC

- Joe Jimenez
- Devon Vickers

David Plummer & Associates

- David Plummer

The Boschetti Group

- Jose Boschetti

The PAB began at 05:30 P.M.

Call to Order

Public Comment – there was no public comment.

Item 1: Approval of October 16, 2024, Meeting Minutes

- On a motion by board member Valdes, seconded by board member De Tournay, the PAB approved the meeting minutes of October 16, 2024.

## Item 2: Development Review Projects

- a. Representatives of Minorca Ventures LLC presented on behalf of 299 Minorca Avenue building project (presentation attached). Key points discussed:
  1. 45 units.
  2. 4,800 sq ft of retail.
  3. There is no onsite parking designed for this development. They require 56 parking spaces, which will be remote parking spaces. They prefer 254 Minorca Ave garage but are also speaking to 255 Alhambra Circle.
  4. 8 stories building.
  5. Remote parking fee \$12,500/space and owner pays monthly permit.
  6. Discussed parking study conducted by David Plummer & Associates.
  7. There will be no changes to the on-street parking. The 3 metered parking spaces on Salzedo St. will remain enforce.

## Item 3: Discuss/Review Resolution Draft

- a. Parking Director, Monica Beltran, suggested that the Public Parking Resolution being developed should be split in two, 1) Loss of Public Parking and 2) Cost of Remote & In-lieu of parking. The current draft Resolution will be sent back to the Legal Department to be revised and separated into 2 Resolutions.

## Item 4: 2025 Board Meeting Dates

- a. Motion by board member Famadas to not have a PAB meeting in December, seconded by board chair Holian.
- b. Motion by board member De Tournay to continue meeting on the third Wednesday of every month at 5:30 p.m. for calendar year 2025, seconded by board member Valdes. Next PAB meeting will be held on January 15, 2024.

## ADJOURNMENT

The PAB adjourned at 7:13 P.M.

Approved:

Attest:

---

Chairman

---

Secretary