

CORAL GABLES PARKING ADVISORY BOARD

Minutes of November 15, 2023

City Hall / First Floor Conference Room

405 Biltmore Way, Coral Gables FL 33134

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

SUPPORT STAFF

Kevin Kinney, Parking Director

John Kowalchik, Parking Operations Assistant Director

Matt Anderson, Mobility and Sustainability Assistant Director

N=No Meeting

A=Absent

E=Excused

P=Present

V=Virtual

GUESTS

None

The PAB began at 5:32 P.M.

Call to Order

Public Comments - None

1. New Member Introduction

- The PAB members and staff were introduced.
- New board member McGegor introduced himself.

2. Approval of 06/28,2023 Meeting Minutes

- On a motion from board member Valdes and seconded by board member Tournay the PAB approved the June 28, 2023, meeting minutes as amended.

3. Development Review Projects

- Director Kinney discussed two (2) Development Review Committee (DRC) projects.

- b. The first project was the closing for a small piece of an alley for a park space project on Blue Road, which doesn't impact parking.
 - c. The second project was the Gables Waterway project.
 - i. Director Kinney presented a profile handout of the project to the PAB.
 - ii. Director Kinney, using the handout, discussed the possible loss of 21 parking spaces.
 - iii. Director Kinney explained this is a mixed-use project with commercial space on levels 1 & 2 and residential space above.
 - iv. On a motion by board member Valdes and seconded by board member McGegor the PAB recommends we do not lose any of the 21 on-street parking spaces.
 - v. The PAB also discussed potential additional traffic congestion in the area caused by the proposed project.
 - vi. The PAB also discussed bump-outs and greenspace for the project.
4. Striping Project for Ponce De Leon
- a. Director Kinney told the PAB there is \$30,000.00 available in the budget for on-street striping projects.
 - b. Director Kinney recommended that the striping project be for Sevilla to Alcazar on Ponce De Leon.
 - c. On a motion by board member McGegor seconded by board member Valdes the PAB approved the project to restripe Ponce De Leon from Alcazar to Sevilla per the director's recommendation.
 - d. Board member Valdes discussed the parking issue on Madruga Ave near the Madruga Bakery. Director Kinney said he has been discussing the area with Public Works. Director Kinney said the Board can put it on a future agenda and discuss a project to improve the area for parking.
 - e. Board member Famada discussed the possibility of restriping around Salvador Park. Director Kinney said he would look into it if there were additional fund left over from the Ponce De Leon striping project.
5. Traffic Update for FY2024
- a. Director Kinney told the PAB that although the summer was slow (as expected) traffic is trending up September and October.
 - b. Director Kinney explained that Parking Enforcement and Police monitor the traffic at the Coral Gables Schools for drop-off and pick-up (when students are coming to and leaving the schools). Also, Parking Enforcement will monitoring International Studies Preparatory Academy (school).
6. Minorca Garage Opening
- a. Director Kinney told the PAB that Human Resources are scheduled to move into their office space on the ground floor of the facility in December. Parking is scheduling to move to the new office space in January.
 - b. Director Kinney explained that the new parking garage will be a gateless system, which is user friendly and should ease traffic flow in and out of the facility.

- c. Board member Famadas asked the director if we will be offering preferred parking rates for city residents. The director said we are still exploring the possible options and how they can be implemented.
7. Parking Lot 3 Expansion
- a. Director Kinney provided the PAB with a handout showing the possible expansion of Parking Lot 3.
 - b. Director Kinney said the lease of the expanded space for the lot expansion could cost between \$15,000 to \$20,000 monthly, but the potential revenue could easily be \$400,000 a year.
 - c. The capital expenditure to expand the parking lot is anticipated to be around \$150,000.
 - d. On a motion by board member Valdes and seconded by board member Tournay the PAB approved the director to explore the possibilities and negotiate a contract for land with the property owner, which could then be brought before City Commission for consideration.
8. Potential Parking Lot at 2501 Galiano
- a. Director Kinney explained to the PAB the possible costs and revenues with a temporary lease or revenue sharing deal.
 - b. Director Kinney said he would explore the business possibilities with the property owner and get back to the PAB.
9. Open Discussion
- a. On a motion by board member Valdes and seconded by board member Tournay the PAB asked the June 23, 2023, meeting minutes be amended to include the statement that 760 Ponce project provide Loading and Unloading inside the property.
 - b. Board member Famadas discuss the PAB's position on the on-street swells and bump-outs. In particular, she spoke about the projects on Velencia and Biltmore Way west of Le Jeune Road.
 - c. The PAB discussed the meeting schedule for December and January since several board members had conflicts. Director Kinney said he would look into the possibility of having a board meeting the week of December 15 if there are any agenda items that need to be addressed in December and get back to the board members. The PAB agreed that the January board meeting should occur as normally scheduled.
 - d. Board member Valdes wanted to discuss the ordinances regarding the number of vehicles per dwelling on Riviera Drive. It appears this area has a dense university student population causing parking issues in the area.
 - e. Board member Valdes questioned if there were parking spaces reserved for ride share programs around the city? The director said there are some spaces around the city reserved for taxi/rider share vehicles, but there are less than ten.

ADJOURNMENT

The PAB adjourned at 7:06 P.M.