

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
www.coralgables.com

## Meeting Minutes

### Parking Advisory Board

*Chairperson Javier Betancourt*  
*Board Member Blanca Famadas*  
*Board Member Ada Holian*  
*Board Member Vicky Rua*  
*Board Member Carlos Xiques*

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Wednesday, March 30, 2022

5:30 PM

Police and Fire Headquarters,  
Community Meeting Room

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#### GUESTS

None

#### CALL TO ORDER

PAB Meeting was not telecasted due to lack of technical availability.  
Meeting was recorded by audio.  
The PAB began at 05:33 P.M.

#### ROLL CALL

**Present:** 4 - Board Member Rua, Board Member Xiques, Chairperson Betancourt and Board Member Famadas  
**Excused:** 1 - Board Member Holian

#### 1 PUBLIC COMMENTS

- No Public comments at beginning of meeting.
- Mr. Tom Prescott (The Biltmore Hotel) joined the PAB meeting at 7:05 p.m.. Mr. Prescott was representing the Prescott Family, stewards of The Biltmore Hotel. He was there to comment on Agenda Item #5 and assured the PAB if there were any questions with the ongoing parking lot issues, he was available to answer them.
  - Director Kinney said the PAB had discussed the agenda item but not taken any action at this time.
  - Chair Betancourt read to Mr. Prescott the five questions the PAB requested the Parking Director to answer on this item. Questions are as follows: Who controls the parking lot? Who should manage the parking lot? Should there be a parking fee? Where should funds (revenue from paid parking) be directed? and Who should be eligible to receive discounted parking at the lot?

#### 2 APPROVAL OF FEBRUARY 23, 2022 MEETING MINUTES

- Member Famadas requested a revision be made to the minutes as follows:
  - i. A change to Item #2 correcting a typo to read from Susi to Sushi.

•On a Motion by Member Famadas, Seconded by Member Rua, the PAB approved the February Meeting Minutes with corrections.

### **3 QUARTERLY REVIEW OF PARKING ENFORCEMENT**

•Director Kinney reported the number of Parking Citations issued year to date have increased year over year to 34,000, marking a return to pre-pandemic levels.

•Chair Betancourt inquired what had been determined on the item of bringing the citation system in-house. Director Kinney explained it has been in discussion with city officials for a few years, but no action is anticipated soon.

•Director Kinney reviewed the Clerk of Courts monthly report that itemizes the City's enforcement activity over the past month and year to date. The County oversees the citation management, appeal process and collections.

### **4 REVIEW STRATEGIC PLAN – FIVE METRIC INDICATORS**

•Director Kinney identified the five draft action plans for the Parking Department in the current Strategic Plan that goes thru the year 2025. The action plans are:

- i. Develop and program Coral Gables Mobility Hub
- ii. Enhance and update City owned parking lots
- iii. Achieve an approval level above 90th Percentile from Trolley/Freebee passengers by 2025
- iv. Increase/Expand alternative transportation services and options
- v. Increase alternative mobility options and integrate with parking management and operation systems

Strategic Goals identified for the city include:

Improve mobility and safety throughout the city by reducing the intensity of traffic

- vi. Increase utilization rate of alternative modes of transportation by 6% by 2025
- vii. Increase satisfaction with city transit services to satisfied / very satisfied by 2025
- viii. Decrease high incidence rate locations of correctable vehicle-pedestrian accidents, pedestrian injuries, and falls by 50% by 2025
- ix. Implement a wayfinding program by 2025 (include historic sites)
- x. Increase EV charging infrastructure to 120 ports by 2025

•Director Kinney indicated that some goals in the current strategic plan were carried over from the previous plan due to delays caused by the Covid-19 pandemic and shortage of funds. With the ongoing recovery the goal will be to move forward to enhance parking and mobility services.

•Member Rua asked for clarification on whether the PAB is to be briefed on Trolley and Freebee operations or if these are under the purview of the

Transportation Advisory Board. Chair Betancourt explained that the TAB is to advise and vote on mobility issues, but since the Parking Department and Director managing transit service report to the PAB they will continue to brief the PAB on operational issues.

- Member Famadas asked about the design completion date for the Mobility Hub, currently at 7/31/22. Director Kinney responded the design is at 50% drawings with plans to have completed drawings before summer. It is not clear whether demolition will begin by September 2022. Construction costs are currently very high and the City is looking for additional funding.

- Member Rua asked where the city plans to offer public Parking once Garage 1 is demolished. Director Kinney responded the city is exploring options during the construction and is meeting with businesses and the BID.

- Chair Betancourt asked Director Kinney to include this topic as an Agenda item at the next meeting due to its importance.

## **5 DISCUSSION OF BILTMORE HOTEL WEST PARKING LOT**

- City Attorney is researching historic documents and consulting with a real estate attorney that helped draft the Biltmore Hotel Document to determine who should manage the parking lot and if the parking lot is part of the lease. City Commission has asked Director Kinney to create a plan in the event the city takes charge of the parking lot (total 450 spaces).

- If the city is to operate the lot, it would need significant capital investment to repair and improve asphalt, landscaping, curbs, and lighting. Coral Gables Public Works Department would oversee its renovation.

- Member Rua is opposed to charging for parking at the Hotel. She said it would diminish the allure of it.

- Member Xiques asked if the city does not interfere, would the Hotel have carte blanche to continue charging for parking. Director Kinney stated that the current research was in part to determine who has authority to make decision regarding the parking lot. Once City Attorney concludes reviewing the documents, any issues within city control will be brought to the PAB for review.

- Chair Betancourt asked for the Director to provide answers to the following questions: Who controls the parking lot? Who should manage the parking lot? Should there be a parking fee? Where should funds (revenue from paid parking) be directed? and Who should be eligible to receive discounted parking at the lot?

- Director Kinney said he will bring the item back to the next PAB meeting.

## **6 FREEBEE SERVICE EXPANSION TO 600 AND 700 BLOCK OF VALENCIA**

- Director Kinney confirmed FREEBEE corrected their service area map to include these two blocks.

- Chair Betancourt asked if the city could convert to Tesla vehicles replacing the go-carts. Director Kinney responded he will provide the PAB

an upgrade cost differential at the next meeting.

## 7 MASTER LANDSCAPE PLAN (BUMP OUTS-GREEN SPACE)

•Director Kinney explained that in 2005 a streetscape Master Plan was created by the city to guide installation of landscape areas in the ROW. There are variations on how the plan has been implemented over time. The PAB discussed trees in the ROW and the impact certain methods have on the availability of parking.

## 8 OPEN DISCUSSION

•Director Kinney introduced new Trolley signs that will have a QR code to scan. The QR code will take passengers to a live feed showing the current position of all Trolleys and an estimated time of arrival. He highlighted Trolley ridership on Saturday service has increased to just over 40% of weekday ridership (3200).

•Chair Betancourt asked Director Kinney to provide a report on the two Resolutions that were proposed to City Commission. Director Kinney responded:

i. On the RESOLUTION OF THE PARKING ADVISORY BOARD RECOMMENDING THAT A SIGNIFICANT PORTION (50%) OF THE GROUND FLOOR RETAIL SPACE IN THE NEW MOBILITY HUB BE DEDICATED TO MICRO-MOBILITY AND ATTENDANT SERVICES City Commission said they want the ground floor to include a significant portion of micro-mobility services but did not specify a percentage number. They would like the ground floor to remain flexible and if the need for micro-mobility space increases, they want the ability to expand it.

ii. On the RESOLUTION AMENDING RESOLUTION NO. 26214, SPECIFYING THE PURPOSES OF THE PARKING ADVISORY BOARD INCLUDES REVIEW OF DEVELOPMENT PROJECTS THAT SEEK RELIEF FROM ZONING CODE PARKING REQUIREMENTS TO PROVIDE ADVICE TO THE CITY MANAGER, PARKING DIRECTOR, CITY STAFF AND CITY COMMISSION the Parking Director is to report development projects to the PAB if they impact public parking.

•Member Famadas asked the Director if it is possible to propose a Resolution to reconfigure the green vs parking spaces required. Director Kinney responded that how landscaping and parking are configured impacts parking availability and is within the PAB purview.

## ADJOURNMENT

The PAB adjourned at 07:11 P.M.

## NOTE