

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Meeting Minutes

Wednesday, February 11, 2026

5:30 PM

<https://coralgables.zoom.us/j/88988422772>

Parking Department Conference Room

### Parking Advisory Board

*Chairperson Ada Holian  
Vice Chairperson Lisa Detournay  
Board Member Blanca Famades  
Board Member Stuart McGregor  
Board Member Fernando Valdes*

**1. CALL TO ORDER & ROLL CALL.**

**Present:** 4 - Vice Chairperson Detournay, Board Member Valdes, Board Member Famadas and Chairperson Holian

**Absent:** 1 - Board Member McGregor

**2. APPROVAL OF JANUARY 15, 2026, MEETING MINUTES.**

Board Member De Tournay motioned to approve the January meeting minutes; Board Member Valdes seconded the motion. The motion was unanimously approved.

**Yeas:** 4 - Vice Chairperson Detournay, Board Member Valdes, Board Member Famadas and Chairperson Holian

**Absent:** 1 - Board Member McGregor

**3. PUBLIC COMMENTS.**

**No public comment.**

**4. MOBILITY & SUSTAINABILITY UPDATE.**

- a. Asst. Director Anderson reported on the Southern Loop trolley route launched November 3, operating Monday–Saturday from 6:30 a.m. to 10:00 p.m. Ridership increased from 1,346 passengers in December to 1,437 in January, showing month-over-month ridership increases. A new gas-powered trolley was added to the fleet recently, and another diesel trolley will be deployed after installation of cameras and inspections, expected in the next few months. Most trolleys are now operational following recent maintenance challenges, supported by a dedicated automotive team maintaining vehicles at the Trolley Maintenance facility. Electric trolley options are being explored but currently limited by technology, cost, and community preference for the classic trolley aesthetic.**
  
- b. On the Sustainability side, after the holiday season over 1,096 Christmas trees were collected for reuse in parks and green spaces throughout the city. At the February 10 City Commission meeting, the Commission proposed a special declaration for America’s 250th anniversary with at least three community cleanups, two recycling/ beautification events, and a celebration event planned. Key events include the Sustainability Village at the March 28 farmers market and a new compost drop-off site located at the Coral Gables Library with twice-weekly pickups. Additional Earth Month activities include invasive species removal at Pinewood Cemetery, the Spring Downtown Community Cleanup, an environmental film at the Coral Gables Art Cinema, and the popular Recycling Drive-Thru event on April 25.**
  
- c. The city is evaluating shared bike services with interoperable docking stations across cities, potentially sponsored by companies like Citi Bank, to offer affordable, resident-focused memberships. This approach aims to enhance economic development by improving transit connections between growing business districts and residential areas.**

5. **TRANSPORTATION MANAGEMENT ASSOCIATION.**
  - a. **Asst. Director Anderson updated the Board on the quarterly meetings that have been held with regional partners including South Miami, University of Miami, Miami-Dade County, CITT, the Underline, and the Coral Gables and Great Miami Chamber of Commerce, aiming to create a Transportation Management Association for better multi-city transit coordination. The TMA would promote workforce transit use, reduce single-occupancy vehicles, and integrate bikes, pedestrians, and transit infrastructure for first/last mile connectivity.**
  
6. **PARKING MASTER PLAN.**
  - a. **Consultant Kimley-Horn is preparing a scope that includes supply-demand analysis focusing first on Downtown and later residential areas, factoring in future developments. Early findings show about 30 percent of parking on Miracle Mile spaces are used by vehicles with disabled placards, creating "ghost" spaces unavailable for paying users and skewing occupancy data. Fraud related to disabled placards was discussed, including misuse of permits and challenges in enforcement since permits are assigned to individuals, not vehicles. The plan will set benchmarks to monitor parking inventory changes and guide policy decisions on space allocation and enforcement.**
  
  - b. **The parking enforcement team has 12 full-time officers with 4 vacancies and 8 part-time staff, leading to some enforcement gaps. Overtime budgets have been added to improve coverage, but vacancies remain due to budget limits. Enforcement is focused on residential zones, school areas, and construction parking, with close coordination with code enforcement to address complaints and illegal parking. Residents are encouraged to report issues via email or phone for faster response.**
  
7. **PAY STATION & METERS UPDATE.**
  - a. **Asst. Director Kowalchik updated the Board that the city purchased and installed 35 new pay stations to replace 200 single-space meters, reducing single-space meters to 154 by fiscal year-end. Though single-space meters generate a small portion of revenue, they remain in limited use in specific areas. Upgrading to pay stations aims to improve payment convenience and efficiency.**

8. **GARAGE MAINTENANCE & PRESSURE WASHING CONTRACT UPDATE.**
  - a. **Asst. Director Kowalchik updated the Board on a new contract that allows pressure washing of all parking garages twice a year with leftover budget allocated for stair tower maintenance. Pigeon control measures at garages have been successful using netting and Avitrol deterrents, reducing nesting and sanitation issues in lots and garages. Some pigeon movements to residential areas were noted, attributed to people feeding birds outside garages.**
  
9. **OPEN DISCUSSION.**
  - a. **Board Member De Tournay discussed how frustrated long-term residents feel by repeated approvals of large developments despite opposition and participation in public meetings.**
  
  - b. **Board Member De Tournay brought concerns about the Mobility Hub design and raises worries due to its size and potential future conversion into condos or other uses. This leads to residents believing that current intentions will not be upheld.**
  
  - c. **Board Member Famadas inquired about the project on Biltmore Way. Director Beltran informed her and the Board that the project remains stalled with no recent progress reported. No immediate new developments are slated to affect parking significantly.**
  
  - d. **Board Member De Tournay reported the lack of visibility on the traffic circle on Biltmore Way and Segovia, mentioning how it is a traffic safety issue. Board Member Famadas also mentioned that Biltmore Way & Coral Way needs to be re-striped. Director Beltran mentioned how quick Melissa DeZayas, Assistant Public Works Director for Transportation, responds and her team addresses these requests with expedited striping scheduled at night to minimize disruption. Additional sections, including Valencia, are added to the striping plan based on employee reports. Public Works is responsive to requests and open to gathering more input to prioritize repainting and signage fixes.**

#### **ADJOURNMENT**

**The PAB adjourned at 6:44 P.M.**

**Next Meeting: March 18, 2026**