

# City of Coral Gables

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

## Meeting Minutes

### Parking Advisory Board

*Chairperson Ada Holian*  
*Board Member Blanca Famadas*  
*Board Member Roberto Lasa*  
*Board Member Vicky Rua*  
*Board Member Carlos Xiques*

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Wednesday, June 22, 2022

5:30 PM

Police and Fire Headquarters,  
Community Meeting Room

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#### GUESTS

None

#### CALL TO ORDER

The PAB began at 5:30 P.M. (Zoom was not set up properly and did not display live transcript /record).

#### ROLL CALL

**Present:** 4 - Chairperson Holian, Board Member Rua, Board Member Famadas and Board Member Lasa

**Excused:** 1 - Board Member Xiques

#### PUBLIC COMMENTS

•No Public Comments.

#### 1 APPROVAL OF MAY MEETING MINUTES

•On a Motion by Member Rua, Seconded by Member Lasa, the PAB approved the May Meeting Minutes.

#### 2 QUARTERLY REVIEW OF PARKING OPERATIONS

- Parking Director stated the number of citations being issued have increased but are not close to pre-pandemic levels yet.
- Chair Holian asked if the valet parking violations continue at the theater on 8th street and 37th Ave. Parking Director responded those violations have stopped, but there has been a noted issue with Seduction Cosmetic Center on 8th street and Alberca Ave. Parking Enforcement and Police have responded to reported parking violations. There are more frequent calls to neighborhoods for vehicles blocking sidewalks and the response is generally quick. However, most of the parking violations occur near the business district.
- Member Famadas asked if the increase in revenue is due to the fee increase. Parking Director confirmed and added the new rate started just before the pandemic began and increased revenue started in FY20.

- Chair Holian asked about the Restricted Citations in Fiscal Year 18/19 that were as high as 8036. Parking Director responded the code provision used to cover a broad scope of violations (not only for prohibited parking).
- Member Lasa asked if Enforcement officers have been physically attacked while on duty. Parking Director confirmed staff has been attacked, pushed, spat on, thrown rocks at etc. Enforcement staff will be attending a training to learn to de-escalate situations. The Police Dept. is purchasing body cameras and it is possible parking will follow suit.
- Chair Holian asked if citations (tickets) are issued if the violator becomes aggressive. Parking Director responded staff has been instructed to walk away and not issue the ticket.

### **3 AMBASSADOR OF THE MONTH**

Postponed until July meeting

### **4 DRC PROJECTS TO DISCUSS**

- Project 719 Biltmore Way
- When/If there is a contract to redesign the 600-700 block of Biltmore way, the PAB would have to decide to approve the design “as is” which proposes the loss of seven legal parking spaces.
- Member Famadas was concerned about the seven parking spaces that will be removed by this project and the loss of additional parking on the block. She also asked if the parking garage of the building is underground. She is opposed to this project as the property area is too small for the scale of the project. Parking Director responded the parking will not be underground.
- Parking Director asked the PAB to take a position on the following two items:
  - oIf angle parking should stay on Biltmore Way; and
  - oIf there should be angle parking in front of this building.
- Member Rua asked if the spaces need to be angled parking. Parking Director responded the parking spaces should be consistent all throughout Biltmore Way and asked the PAB to vote on their preferred placement of parking spaces (angled or parallel).
- Chair Holian was concerned about the loss of parking as residents require outside service providers and by removing additional parking it puts a strain on the residents of those blocks. She believes the project is not sustainable.
- The PAB instructed staff to draft a resolution for City Commission.
- Members asked staff when this would go to commission. Parking Director responded August 28, 2022.
- Chair Holian asked if the project is approved with the loss of parking what would replace the seven parking spaces. Parking Director responded the builder will build bump outs and an Uber space for pick up and drop off.
- On a Motion by Member Famadas, Seconded by Member Rua, the PAB

requested staff to draft a resolution that expresses that the PAB would like to maintain angle parking and 100% of the parking spaces currently available on the 600 and 700 Block of Biltmore Way. The PAB voted all in favor - motion passed.

- Project The Regency Tower
- Located on Salzedo between Valencia and Almeria.
- The project proposes parking on the right of way on Salzedo creating several new parking spaces but will lose two parking spaces on Valencia.
- Codina Construction will provide traffic studies as the project progresses. Parking Director does not believe there is a problem with parking going north on Salzedo.
- Member Famadas asked if the building will have a parking garage. Parking Director confirmed there will be covered parking and a recreation park that will be built.
- Chair Holian reaffirmed the PAB is resolute about not losing anymore spaces.
- On a Motion by Member Rua, Seconded by Member Famadas, the PAB requested staff to prepare a resolution to eliminate bump-outs and ask developers to provide greenspace within their property. The PAB voted three in favor (Holian, Rua, Famadas); one abstain (Lasa) - motion passed.

## **5 FOURTH OF JULY OPERATIONS**

- Parking Director informed the PAB this year there will be a celebration and fireworks for Independence Day. They have been cancelled in the past two years due to the pandemic.
- Shuttle buses and Trolleys will pick up at City Hall and University of Miami and will drop off at the Biltmore Hotel Parking Lot.
- The city advertised the celebration in the City of Coral Gables E-News and expect a significant number of attendees.

## **6 CORAL GABLES PARKING RATE DISCUSSION**

- Parking Director shared a rate comparison presentation for:
  - oOn-street parking meters
    - The comparison included City of Miami beach, City of Coral Gables, City of Miami-where per hour parking ranges up to \$10.00. Brickell with limited on-street spaces the average is \$4.00/hr. Coconut Grove average is \$3.00/hr. City of Hollywood average is \$4.00/hr.
  - oMunicipal Garages
    - The comparison included City of Coral Gables \$2.00/hr.; both private and public garages average \$8.25 for two hours. The Plaza will be \$3.00/hr.; Village of Merrick Park all day shopping is \$10 per day and overnight is \$24.00; Gables Station is \$3.00/hr.
- Parking Director informed the businesses on Ponce de Leon Blvd in the Business Village (near Village of Merrick Park) have asked the city to do

something about the lack of on-street parking in that area.

- Chair Holian mentioned the parking app for Village of Merrick Park parking garage is not user friendly.
- City of Coral Gables average monthly parking is \$112 per month. City rates range from \$107-\$117.70 per month. Staff surveyed fifteen (15) privately operated facilities. The average low cost in a private garage was \$118.5, median cost was \$120, and high cost with reserved parking spaces \$160-250 per month.
- Member Rua asked if the monthly charge in Municipal Garages included E-V (electric vehicle) charge service. Parking Director confirmed but in the future patrons will have to pay for the use of electricity.
- Assistant Parking Director added the city is considering surcharge for parking if patrons do not remove their vehicle after it is done charging.

## **7 PARKING LOT REHABILITATION FOR 2023**

- Member Rua asked staff to install new E-V charge stations in or near Lot 21. Parking Director said he will consider listing this lot as part of the lot rehabilitation project.
- Parking Director informed the PAB there are two (2) lots that will be renovated this year that will offer the public e-v charging stations. The lots are Lot 8 (240 Giralda Ave) and Lot 17 (217 Madeira Ave).

## **8 OPEN DISCUSSION**

- Member Rua asked about Freebee (status of contract renewal). Parking Director responded he asked the consultant to review the current headways. One of the reasons the company has claimed their wait times are longer is because since the pandemic they do not load multiple parties in the same vehicle.
- Assistant Parking Director said one of the issues is the new application which seems to have a lot of glitches.
- Member Rua informed staff she was upset to see a Freebee vehicle on 37 Avenue (Freebee is not authorized to travel on main avenues).
- Parking Director said the consultant will have the study ready before the end of July and it will be shared with the PAB.
- Member Famadas asked about the Biltmore Hotel parking lot issue (Hotel wants to charge for parking at their lot). Parking Director said parking in the lot will stay free for now. The city shared ideas with the hotel on how to offset parking abuse including limiting parking to 24hrs and charging a fee to patrons who go over the limit.
- Member Famadas asked if it was possible to copy Miami Beach and designate a general residential zone for an area in the city. Parking Director said this would be challenging as some residents may not want it on their block.
- Member Rua asked about the progress of the Mobility Hub. Parking Director said there needs to be a correction in the construction cost before

breaking ground. There will be meetings after fourth of July to decide what the facade (the side panels) will look like.

**ADJOURNMENT**

The PAB adjourned at 7:09 P.M.

**NOTE**