

City of Coral Gables

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



Meeting Minutes

Wednesday, October 15, 2025

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**The Parking Advisory Board began at 05:33 P.M.**

Present: 3 - Vice Chairperson Detournay, Board Member Valdes and Chairperson Holian

Absent: 1 - Board Member McGregor

Excused: 1 - Board Member Famadas

2. Approval of September 17, 2025, Meeting Minutes

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

3. Public Comment

Joseph Fadel was interested in the updates for the EV charging stations at City Hall and the current usage at the parking garage where the Mobility Hub will be built. Director Beltran and Asst. Director Anderson provided an overview of the City's electric vehicle charging infrastructure. The Level 3 EV fast chargers located at City Hall are operating under a 10-year, no-cost contract with EVgo, which will expire in February of next year. The City currently owns its Level 2 charging stations and is transitioning these units to the Blink platform to improve maintenance reliability and enhance revenue-sharing opportunities. Blink will supply upgraded chargers featuring adjustable power settings and improved uptime, supported by local parts availability and U.S.-based manufacturing.

4. Mobility & Sustainability Updates

- a. Asst. Director Anderson provided an update on multiple sustainability events which were held over the past few weeks, with volunteer participation ranging from 25 to 75 participants. In addition, King Tide data collection was conducted in partnership with Florida International University (FIU) to document flooding impacts in vulnerable areas and support long-term resilience planning.**
- b. The new southern trolley route is scheduled to launch on November 3, accompanied by a strong marketing campaign to ensure public awareness. At the close of the fiscal year, trolley ridership totaled approximately 922,000 passengers, reflecting an 11 percent decrease. A similar decrease has been recorded within the county's transit system as well, seeing a 10 percent decrease.**
- c. The Freebee on-demand shuttle service reached a record 80,000 boardings, the highest to date. Wait times continue to be actively monitored to maintain service efficiency and rider satisfaction.**

5. Striping Contract Update

- a. Director Beltran gave an update regarding the striping contract, and it is to begin on Parking Lot 13 and other critical areas on October 16. Other areas include St. Phillips and Salvador Park. Continuation of striping activities will depend on both favorable weather and staff availability.**

6. Residential Zones & Construction Staging Updates

- a. Mr. Gutierrez provided an update on residential parking zones being expanded to address spillover parking from nearby commercial and construction areas. A new virtual permit system, requiring vehicle registration and proof of ownership, will reduce fraud and eliminate physical permits. License plate recognition technology will support more efficient and accurate enforcement.**
- b. Increased construction activity continues to strain garage capacity, with construction workers contributing to overcrowding and parking pressure in nearby neighborhoods. Enforcement efforts are ongoing, including citations for improperly parked construction vehicles and coordination with Code Enforcement to ensure adherence to staging plans.**

7. Renewal of Laz Contract & Valet Rates

- a. Director Beltran provided an update on the renewal of the parking services contract with Laz. The renewal includes a service hour rate increase capped at 3 percent, which was budgeted and approved. In addition, valet parking rates will increase from \$12 for three hours to \$15 for four hours and \$18 after four hours. The \$25 charge for overnight parking remains unchanged. These rate changes came into effect on October 1. These updated rates remain competitive with nearby markets such as Coconut Grove. The adjustment is intended to balance rising operational costs while maintaining reasonable pricing for users. The City has communicated the changes publicly through the City website and updated signage to ensure transparency.

8. Blinkay Update

- a. Mr. Gutierrez provided an overview of the City's enforcement software, Blinkay, which has now been in use for one year and is also utilized by Miami Beach and the City of Miami. The transition from heavy Android devices to iPhones, with lightweight belt-mounted printers, has significantly improved officer comfort and efficiency. The system supports GPS tracking, photo documentation, citation issuance, and real-time cloud-based data transfer to Miami-Dade County. Staff can review officer activity, cancel citations when warranted, and respond promptly to resident concerns or errors. Blinkay will also support the City's forthcoming virtual permit system, integrating license plate recognition for streamlined enforcement.
- b. The system simplifies court processes by automatically generating citation files, including photos and notes, for judges to review during virtual parking hearings. Board members discussed signage and striping issues related to citation disputes, and staff emphasized ongoing coordination with Public Works to address faded markings and ensure clear, compliant signage.

9. EV Charge Station Contract – Blink

- a. This item was discussed, and an update was given during the Public Comment section.

10. Open Discussion

- a. Asst. Director Kowalchik gave an update on the department's finances from FY 2025. Parking operations generated over \$19 million, with enforcement revenue still being finalized which is expected to add about \$2 million, bringing the year-end total to over \$21 million. Overtime was used strategically to maintain enforcement coverage, which helps prevent revenue loss, supports residential zone protection, and ensures presence during events and high-impact periods. There is a continued shift toward mobile payment apps and declining use of meters and pay stations. The \$0.25 credit-card processing fee is projected to save the City about \$1 million per year.
- b. Board Member De Tournay initiated a discussion regarding the newly opened Dorothy Thomson Park, noting that the original lot appears to have been divided, with one portion developed as park space and the other currently covered in gravel. Members asked whether the gravel area is intended for future parking or another use. Concerns were raised about the lack of dedicated parking for the park, especially given the expectation that visitors from outside the immediate neighborhood will likely drive. Members observed that similar neighborhood parks, such as the one at Granada and Alhambra, experience high visitation without onsite parking, often leading to spill over into residential streets. It was also noted that residents near neighborhood parks, including North Greenway Park, have already installed 'No Parking' signage due to damage and congestion from visitor parking. Members emphasized the need for clarity on long-term parking plans to prevent similar problems at Dorothy Thomson Park.

11. ADJOURNMENT

The PAB adjourned at 6:56 P.M.

Next Meeting: November 19, 2025