

CORAL GABLES PARKING ADVISORY BOARD

Minutes of July 24, 2008

Parking Department 2801 Salzedo Street

MEMBERS	A	S	O	N	D	J	F	M	A	M	J	J	APPOINTED BY
Mary Young	E	E	-	P	-	P	P	P	P	P	P	P	Mayor Donald D. Slesnick II
Brad Rosenblatt	P	P	-	P	-	P	P	P	P	P	P	P	Commissioner Maria Anderson
Lisette Juncosa	P	P	-	P	-	P	P	P	P	P	P	P	Commissioner Rafael "Ralph" Cabrera, Jr.
Carlos Halley	P	P	-	P	-	P	P	P	P	P	P	P	Vice Mayor William H. Kerdyk, Jr.
Hendrikus Vanderveldt	P	P	-	P	-	P	P	P	P	P	E	P	Commissioner Wayne "Chip" Withers

STAFF
Kevin Kinney

A=Absent
E=Excused
P=Present

Item 1: Bugatti Valet Space Request

Klaus Frisch provided a letter and appeared in person at the meeting to request a reconsideration of staff's denial of a valet stand on Ponce de Leon Blvd. immediately South of Andalusia Avenue. Mr. Frisch explained to the Board that his restaurant only fronts Ponce and does not have curb space on any cross street. His customers are currently allowed to use the valet on Andalusia in front of Por Fin Restaurant but would like to operate a valet station on Ponce that would be run by the same company that operates the current location on Andalusia. These two valet sites would be run cooperatively by Por Fin and Bugatti.

Several Board members discussed the potential valet station with Mr. Frisch and explained the Board's policy not to allow valet on Ponce near Miracle Mile. It was particularly noted that allowing a valet station at this location would create a queuing situation that would necessarily block traffic on Andalusia. Board members asked Mr. Frisch whether he had attempted any signage to direct patrons to the valet station on Andalusia. Mr. Frisch indicated that Bugatti had not attempted to place signage on Ponce to direct patrons to the valet station on Andalusia.

The Board generally agreed that the traffic on Ponce at Andalusia was too heavy to allow a valet station at the location requested. A motion to uphold Staff's denial was made and seconded. The Board voted unanimously to deny a valet station at the requested location.

Item 2: DYL Project Review

Laura L. Russo and a team from Perkins & Will, Architects, Inc. came to the Parking Advisory Board to provide an overview of the proposed DYL Project. The project is to be located east of Le Jeune Road between Greco and Granello Avenues. The proposed development site is in excess of 105,000 square feet and is intended as a residential and retail mixed use development. The key component of the proposed development for the Parking Advisory Board is the proposed land exchange that would give the developer City Parking Lot 31 with the City getting an urban park in exchange.

The developer's representative reviewed the project with the Board describing the components of the project, its scale in context to the area, right-of-way improvements,

connections with adjoining properties and the benefits of the proposed exchange of property.

The Board discussed several issues with the developers related to the proposed project. The Board generally feels that the City Parking Lot 31 has greater value than the parcel being received by the City for urban park. They asked several questions related to use of the project garage by businesses in the area. The developer's representatives indicated that there would be an area in the new garage dedicated to short-term parking that would be open. The Board indicated that because of the size of the garage and other parking supply in the area, replacing the 34 lost parking spaces within the garage did not provide any public value. Board members stated that their general policy was that any loss of parking supply within the public system should be compensated by an equivalent investment back into the public system. The developer felt that replacing the spaces in near proximity to Lot 31 was adequate.

After the presentation and discussion, the Board directed staff to prepare a memorandum for approval at the August meeting outlining their position.

- Item 3: Design Group Loading Zone Request
The board reviewed a request from J Design Group for a loading zone at 225 Malaga Avenue. Photos and a street layout were presented by staff. In addition, staff indicated that they had proposed to J Design Group that they use permit parking in a parking lot across the street. The Board noted that the tenant was aware of the parking situation when this building was rented and that they generally opposed restrictive parking zones unless necessary. A motion was made and seconded to deny the request for a loading zone at 225 Malaga Avenue. The motion passed unanimously.
- Item 4: Minutes
Minutes for the June 25, 2008 board meeting were reviewed and discussed by the board. A motion was made to approve the minutes as written, seconded and passed unanimously.
- Item 5: Commission Update
The Commission and City Staff held a budget workshop on July 16, 2008 to discuss the 2009 Budget.
- Item 6: Director's Report
The Director's report was deferred to allow the DYL Project team adequate time to make their presentation.
- Item 7: Open Discussion
At 5915 Ponce, the Property Management Board proposes renewing Plummer Management's lease of 12 parking spaces for \$60.00 per month, per space. Based on the going rate for parking near this property, the Board voted unanimously to support the \$60.00 rate.
- Item 8: Adjournment
Board moved to Adjourn
Meeting Adjourned at 9:15 a.m.

Approved:

Chairman

Attest:

Secretary