

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

Wednesday, May 25, 2022

5:30 PM

Police and Fire Headquarters,
Community Meeting Room

GUESTS

None

CALL TO ORDER

The PAB began at 5:32 P.M.

ROLL CALL

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

PUBLIC COMMENTS

•No Public Comments.

1 APPOINTMENT OF BOARD CHAIR

•On a Motion by Member Famadas, Seconded by Member Xiques, the PAB voted Ms. Ada Holian as Chairperson for the PAB.

2 INTRODUCTION OF NEW BOARD MEMBER

•Chair Holian welcomed Mr. Roberto Lasa, newly appointed to the PAB by Commissioner Menendez. Mr. Lasa introduced himself and expressed how pleased he is to join the PAB and help the community.

3 APPROVAL OF APRIL MEETING MINUTES

•On a Motion by Member Rua, Seconded by Member Xiques, the PAB approved the April Meeting Minutes.

4 QUARTERLY REVIEW OF PARKING OPERATIONS

•Parking Director Kinney presented the PAB with a three weekly rolling revenue average (\$225K per week) representing an unprecedented amount of on-street parking and revenue in the city.
•Chair Holian asked if there has been a change in on-street parking volume due to all the construction around the city. Parking Director

responded there are approximately 100 parking spaces unavailable due to construction.

- 2nd slide of the presentation Transient Revenue and Traffic by Monthly - represents all hourly (transient) parking at all municipal facilities and on-street month-to-month revenue. March marked the largest number of transactions recorded (360K per month) which proves a significant recovery from the pandemic.

- 3rd slide of the presentation Transient Traffic Monthly - represents a breakdown of transient on-street and garage transactions.

- 4th slide of the presentation Short Term Hours parked in Garages - represents breakdown of transient parking in the garages. Blue bars represent the year 2019 and the average was over 120K transactions per month. The mustard color represents 2022 which shows the city is about 85% back to its pre-pandemic numbers.

- 5th slide of the presentation Monthly Parking Permits - represents total permit sale in all municipal facilities (Lots, On-street, and Garages) 2019-2022. The city was selling approx. 2300 permits per month pre-pandemic. There was a significant drop (\$120K loss revenue per month) in revenue from sales during the pandemic in 2020-2021. However, the city is back to 80% of its pre-pandemic permit sales mainly because a lot of offices are still working from home.

- Member Lasa asked about the dip in January and asked if it was a seasonal reason. Parking Director said yes, it was due to the Christmas holidays and explained the best quarters for revenue are usually the second and third quarter of the year.

- Member Xiques asked how the city is performing according to its revenue forecast. Parking Director said the city will exceed its forecast and revenue is bound to increase with the new Minorca garage and mobility hub once they open.

5 DOVER, KOHL & PARTNERS - BILTMORE WAY COMMUNITY MEETINGS

- Parking Director informed the PAB that at the last commission meeting City Commission approved the contract to start putting together a plan for the redevelopment of Biltmore Way. City Staff will be recommending public meetings involving the community begin late summer/early fall 2022. Parking Director will ensure the PAB is involved and informed of any developments.

- Member Famadas mentioned Commissioner Anderson has been in contact with residents of the area. Member Famadas' main concern is losing additional parking spaces; and would like to ensure there are no bump-outs or parallel parking in the plans.

- Chair Holian mentioned she has seen the plans and there is an association (Biltmore II Building) who has taken initiatives on making their own recommendations, but there is no consensus nor sponsorship by the city.

6 FOURTH OF JULY OPERATIONS

- Parking Director informed the PAB this year there will be celebrations for Independence Day as they have been cancelled in the past two years.
- Chair Holian asked if there have been any notable challenges to this year's celebration. Parking Director responded the main issue this year is transportation and lack of parking. He mentioned drop off and pick up location will be secured by contract with The Biltmore Hotel or at either the Congressional Church or Church of the Little Flower.

7 DISCUSSION OF RATE SURVEY

- Staff has been working on a rate study and review that will be presented at the June meeting. There will be rate comparisons ranging from \$2.00 - \$8.00 per hour for parking in private and public facilities.
- Member Xiques asked if the rates are relative to Coral Gables private/public facilities, or throughout Miami Dade. Parking Director responded primarily it is City of Coral Gables but will look to other cities.
- Member Rua asked if this is mandated by law. Parking Director said it is not by law, but it is important to remain aware of market rates.
- Member Famadas asked if there is a difference in rates between on-street and garage parking. Parking Director responded on-street is more expensive to encourage the public to park at the municipal garages. In addition, there is a .50 surcharge for on-street parking in the central business district to help pay for Block by Block-street cleaning services.
- Parking Asst. Director Kowalchik explained on-street is for short term parking as opposed to long term parking in the Garages.
- The PAB expressed it would not support raising the parking rates at this time.

8 CAFÉ SEATING IN PARKING LANE

- Parking Director informed the PAB city Commission extended the program by sixty days to end August 31, 2022, instead of May 31, 2022. City Police, Fire and Traffic Divisions are concerned the public is not safe at some of the locations. The city will work to draft a plan for permanent sidewalk cafés thru the city. The plan would involve the restaurant to pay for the loss space and extend the sidewalk out to convert it to a permanent alfresco seating.
- Member Holian expressed concern on how challenging it is to walk on Giralda with the number of people and outdoor furniture currently out on the sidewalks.

9 OPEN DISCUSSION

- Member Lasa and Member Famadas expressed concern about the scooters left around town. Parking Director said the city will go out for an RFP and once a new scooter rental vendor is selected, the Parking Dept.

may be more directly involved in managing scooters.

- Member Famadas asked what happened with the draft Resolution from 2.23.2022 requesting review of projects impacting public parking supply.

- Response from March 30, 2022 Minutes, Item #9 (ii)...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 and will share the Development Review Committee's agenda with the new Chair before the monthly DRC meeting in the event there is something the PAB must review.

- Member Famadas expressed concern about the bump-outs built throughout the city by new developments. Parking Director mentioned if there are projects that propose bump-outs the PAB will be able to take a position on the design.

- Parking Director informed that the County Commission passed an Ordinance that prohibits any business from refusing transactions in cash. This may impact management of metered parking spaces.

- Member Rua requested an update on the Mobility Hub construction. Parking Director noted the city submitted a \$25M dollar grant proposal and are still in the process of completing the design, but there is no immediate plan to break ground due to current construction costs.

- Member Xiques asked if the cost of the construction was part of the budget. Parking Director said the initial cost was \$42 million dollars but due to inflation and supply issues, the cost has increased significantly.

ADJOURNMENT

The PAB adjourned at 6:40 P.M.

NOTE