City of Coral Gables

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

Meeting Minutes

Wednesday, November 19, 2025

5:30 PM

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

Parking Department Conference Room

<u>Parking Advisory Board</u>

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

1.   ROLL CALL & CALL TO ORDER

SUPPORT STAFF

Monica Beltran, Director of Parking, Sustainability & Mobility Services
Matt Anderson, Asst. Director of Sustainability & Mobility
Nicole Gautney, Sustainability Coordinator

GUESTS:
None

Call to Order – the PAB began at 05:31 P.M.

This was Approved on Consent Agenda

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

Excused: 2 -   Board Member McGregor and Chairperson Holian

2.   APPROVAL OF OCTOBER 15, 2025, MEETING MINUTES

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

Yeas: 3 -   Vice Chairperson Detournay,Board Member Valdes and Board Member
                     Famadas

Excused: 2 -   Board Member McGregor and Chairperson Holian

3. MOBILITY AND SUSTAINABILITY UPDATE

 a. Asst. Director Anderson provided an update on the Southern Loop trolley route which was launched on November 3 and is already serving between 40 and 60 passengers daily, showing strong early demand and regional connectivity within the city. Early morning rides at 6:30 am revealed passengers waiting at stops, confirming community interest. Users typically transfer at Douglas Station to the Ponce trolley route, enhancing intra-city mobility. Ongoing promotional efforts include direct outreach to local businesses and schools to boost awareness and ridership. The service supports employees and residents alike, indicating successful integration into daily transit patterns.

 b. Sustainability initiatives have seen strong local engagement, with the Keep Florida Beautiful conference hosting over 100 state affiliates. The conference included a downtown cleanup that collected 325 pounds of litter in 30 minutes. Vice Chair Famadas updated the Board as she attended the documentary, Feeding Tomorrow, KCGB partnered with UM and the Coral Gables Art Cinema to show a documentary on sustainable agriculture, bringing over 55 attendees to the theater on a Monday night. The recent Recycling Drive-Thru serviced over 570 vehicles in three hours, collecting 10,000 pounds of e-waste, 5,000 pounds of shredded paper, and over 70 pounds of plastics, marking it as the largest Recycling Drive-Thru event held by the city. The event is hosted bi-annually with a planned business-focused event on December 6, emphasizing support for local business recycling needs.

 c. Board Member De Tournay is interested in when composting will be available to the city. Asst. Director Anderson updated the Board on the active discussions that are underway to possibly establish a year-round compost drop-off location at the Coral Gables Library, mirroring Pinecrest's existing community composting program.

4. **EV CHARGE STATION CONTRACT - BLINK**

   a. **The electric vehicle charging rate will increase from $0.30 to $0.39 per kWh starting December 1, with new Level 2 chargers to improve efficiency and maximize revenue share. The increase in EV charging rates is aimed at aligning with market standards, as many locations charge around $0.45 per kWh. The new rate will still provide a competitive option for EV users compared to other charging stations in the area. The change is part of an effort to enhance the sustainability of the city's transportation infrastructure while managing operational costs. Charging for city fleet vehicles will move to the fifth floor of the Minorca Garage, freeing more accessible spaces on the second floor for public use.**

5. **UPDATE ON STRIPING CONTRACT**

   a. **Director Beltran gave an update regarding the striping contract, the newly painted Lot 13 striping has enhanced visibility for drivers and pedestrians, reducing the likelihood of accidents. Regular communication between the parking department and public works ensures timely maintenance of the striping and overall parking facilities. The updated striping design has optimized space utilization, allowing for more efficient parking and improved traffic flow in the area.**

6. **UPDATE ON RESIDENTIAL ZONES & CONSTRUCTION STAGING**

   a. **Construction parking demand is rising, with the city actively managing staging plans to avoid neighborhood overflow and generating added parking revenue by accommodating construction vehicles in garages. The recently painted parking lot striping has improved safety and order, with ongoing coordination between parking and public works to address maintenance and permit concerns. Code Enforcement is implementing strict parking policies, including denying inadequate construction plans to preserve neighborhood parking and safety.**

   b. **The extension of Residential Zone 3 aims to balance parking availability amid increased construction and commercial activity, allowing residents to park anywhere within their zone to reduce spillover issues Paid parking areas are maintained primarily where commercial activity demands it, protecting residential blocks like the 600 block as permit-only zones. The Board is pushing for clearer coordination between parking and beautification efforts, especially regarding swale usage and rights, to avoid inadvertent parking loss.**

7. **BLINKAY UPDATE**

     a. **Director Beltran provided a brief update on the Blinkay contract, the app that is used to enforce parking citations. Enforcement is key to managing parking demand and deterring non-resident use, with hourly ticketing proposed as a deterrent despite cost concerns. The transition toward virtual, tag-based permits is planned to improve flexibility and enforcement accuracy.**

8. **COMMISSION ITEMS**

     a. **Director Beltran provided an update on the Aragon lots that is being brought to the Commission. The city is negotiating leasing two small parking lots (10 and 14 spaces) to a private operator, aiming for a combined annual lease payment of approximately $300,000, maintaining current revenue without incurring upkeep costs. The leasing decision prepares for the demolition of Garage 1, ensuring parking availability during construction periods. Private operator rates will likely exceed municipal rates, a concern for residents but necessary for financial viability. The city retains ownership and will monitor the lease terms to protect long-term interests, though future sale possibilities remain uncertain. The leasing move is viewed as a temporary measure to stabilize parking supply and revenue during transitional infrastructure projects.**

9. **OPEN DISCUSSION**

     a. **Board Member De Tournay, and the Board as a whole, is interested in when the Parking Master Plan will begin. Director Beltran informed the Board on the new start date for the Master Parking Study in February 2026. This will evaluate the current parking supply and demand in the city. The study aims to develop effective mobility strategies that integrate various transportation options, including public transit and biking infrastructure. Findings from the study will inform future parking policies and development decisions to enhance urban mobility and address parking shortages. In the January meeting the Board will circle back to this discussion.**

     b. **The PAB 2026 meeting schedule was discussed to avoid conflicts with city holidays and school holiday breaks, with flexibility for members to bypass meetings as needed. The Board agreed to move the February meeting to Thursday, January 15 to accommodate members' schedules. The finalized schedule will be submitted to the city clerk's office for official calendar inclusion.**

ADJOURNMENT
The PAB adjourned at 7:15 P.M.

NEXT MEETING: January 15, 2026
City of Coral Gables Parking Dept. 254 Minorca Ave, Suite 204, Coral Gables, FL 33134, 305-460-5540