

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF CORAL GABLES AMENDING THE TEXT OF THE OFFICIAL ZONING CODE, ARTICLE 5., "DEVELOPMENT STANDARDS", DIVISION 14, "PARKING, LOADING AND DRIVEWAY REQUIREMENTS", SECTION 5-1410., "MISCELLANEOUS PARKING STANDARDS"; AND ARTICLE 8., "DEFINITIONS"; PROVIDING FOR UPDATED AUTOMATED PARKING STORAGE PROVISIONS AND DEFINITIONS; PROVIDING FOR REPEAL, PROVIDING SEVERABILITY, PROVIDING FOR CODIFICATION THEREOF, AN EFFECTIVE DATE, AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

**WHEREAS**, the City Commission requested the Planning and Parking Department complete further research with reference to limitations to the maximum number of vertical parking lifts as provided for in the Zoning Code, Article 5., "Development Standards", Division 14, "Parking, Loading and Driveway Requirements", Section 5-1410., "Miscellaneous parking standards" and Article 8, "Definitions"; and,

**WHEREAS**, after completing research from various sources and input from various parties, City Staff recommends limitations be provided governing the maximum number of vertical parking lifts; and,

**WHEREAS**, the Parking Advisory Board discussed the proposed revisions and endorsed the proposed changes and requested additional changes to the revisions; and,

**WHEREAS**, after notice duly published, a public hearing was held before the Planning and Zoning Board on August 13, 2008, at which hearing all interested parties were afforded the opportunity to be heard, and the Board recommended approval (7-0 vote) of the Zoning Code text amendment; and

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on August 26, 2008, at which hearing all interested parties were afforded the opportunity to be heard, and the City Commission recommended approval with modifications (5-0 vote) of the Zoning Code text amendment; and

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on September 9, 2008 at which hearing all interested parties were afforded the opportunity to be heard, and the City Commission recommended \_\_\_\_\_ (-\_- vote) of the Zoning Code text amendment.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

**SECTION 1.** The foregoing ‘WHEREAS’ clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables, Article 5., “Development Standards”, Division 14, “Parking, Loading and Driveway Requirements”, and Article 8., “Definitions”; is hereby amended as follows:

***“Article 8. Definitions***

*Vertical parking lift is a two-level/two-deck automated parking lift device and supporting structure for the stacking of two (2) vehicles in a vertical position.*

***Article 5. Development Standards***

***Section 5-1410. Miscellaneous parking standards.***

*B. Automated, parking systems, structures and vertical parking lifts. Parking spaces in automated, parking systems, structures and vertical parking may be utilized for required parking spaces per this Article, provided that all of the following are satisfied:*

- 1. Systems may be self service or fully automated.*
- 2. Vertical parking lifts may utilize the following maximum percentages to satisfy required parking spaces, calculated at two (2) parking spaces per lift, within a building:*
  - a) Twenty percent (20%) of the first fifty (50) parking spaces; and,*
  - b) Ten percent (10%) from fifty-one (51) spaces to two-hundred (200) spaces; and,*
  - c) Five percent (5%) thereafter.*

*Vertical parking lift systems shall be limited to two-levels/decks and each lift shall be controlled exclusively by one (1) tenant/unit*

- 3. The use of automated mechanical parking systems, structures and vertical parking lifts parking does not increase the building bulk and mass, in that the building and mechanical access parking structure or parking lift(s) is no greater in volume than the largest building and parking structure that could be constructed on the parcel proposed for development in strict compliance with the underlying zoning district regulations, with the same number of parking spaces configured exclusively as conventional structured parking.*
- 4. All systems shall have an average delivery rate of no more than five (5) minutes.*
- 5. The parking system shall be located entirely within the confines of the building and is not visible from outside any portion of the structure.*

*C. Additional/supplemental parking spaces as vertical parking lifts. Vertical parking lifts may be utilized for all additional/supplemental parking spaces in excess of the parking*

requirements as required per this Article with no maximum limitation as to total number of lifts subject to all of the following:

1. Vertical parking lift systems shall be limited to two-levels/decks.
2. All systems shall have an average delivery rate of no more than five (5) minutes.
3. The parking system shall be located entirely within the confines of the building and is not visible from outside any portion of the structure.

Conversion of additional/supplemental parking lifts to satisfy required parking may be permitted, however, shall be subject to above Section 5-1410. standards.

- D. Implementation and monitoring of all vertical parking lifts as provided in Section 5-1410 shall be enforced via a restrictive covenant subject to final review and approval by the City Attorney's Office prior to issuance of a Certificate of Occupancy of the applicable structure(s).

**SECTION 3.** Applicants and property owners who have secured Preliminary Board of Architects review and approval prior to adoption of these provisions shall be exempt and/or grandfathered from these provisions.

**SECTION 4.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 5.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 6.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

**SECTION 6.** This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2008.

(Moved: \_\_\_\_ / Seconded: \_\_\_\_)

(\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_)

(Vote: \_\_ - \_\_)

(Agenda Item \_\_\_\_)

DONALD D. SLESNICK II  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

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