City Commission

Zoning Code Text Change
Remote Parking
August 26, 2014

Changes since First Reading:

❖ If applicant owns the structure, the applicant has to own the remote parking spaces

❖ If the applicant leases the structure, the applicant may lease the remote parking spaces

❖ Commission waiver if project site requiring remote parking is located outside CBD

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❖ Required parking must be in City

Central Business District
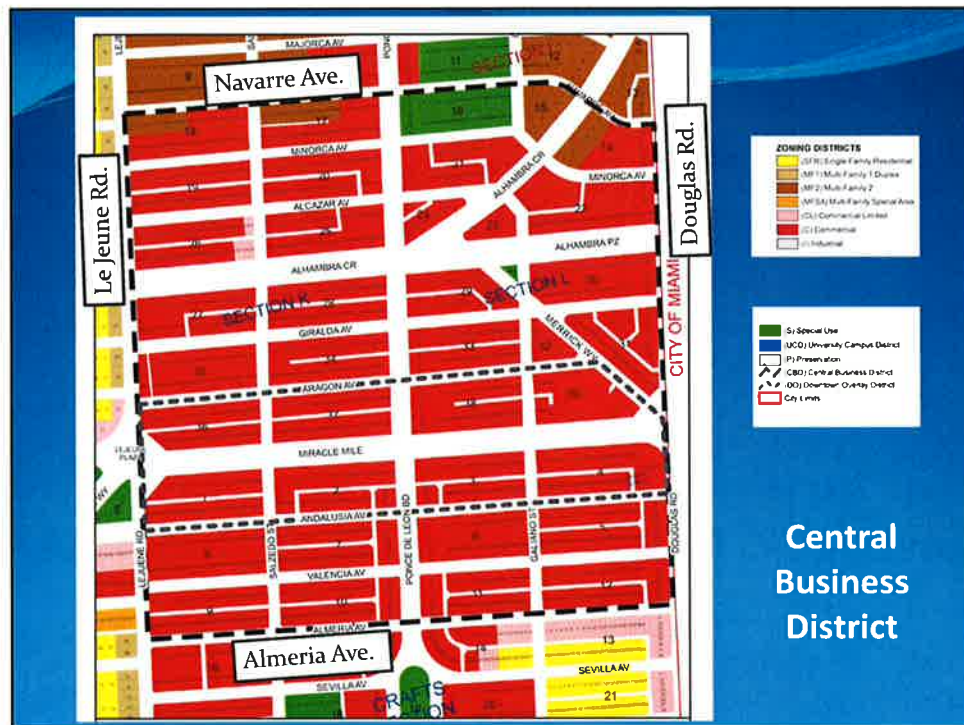
Current Code Provision:

❖ Within 500 feet of building site

❖ Not in Single Family District

❖ Restrictive Covenant or Parking Easement

❖ Cap at 50% for residential uses in CBD (Sec. 5-1409 E.3)

❖ No further guidelines on the process

Project Eligibility:
❖ Expansion of existing project or change of use
❖ Project seeking remote parking must be located in CBD (can be waived by Commission)
❖ Director finds infeasible or impracticable to provide required parking onsite (a one time finding, cannot be basis for later enforcement)

Requirements for Remote Parking Spaces:
❖ Must be in CBD (can be waived by Commission)
❖ Must be within City limits
❖ Not in a single family zoning district
❖ Owned by Applicant if Applicant owns the structure

Application for Remote Parking:

❖ Survey of remote parking – location, traffic flow and physical layout
❖ Document that applicant owns/leases remote parking
❖ If leased, min. one year lease, and not terminated less than 90 days
❖ Demonstrate remote parking spaces are not required to serve the development where they are located
❖ Copy of approved plan for remote parking
❖ Demonstrate no action would interfere with parking arrangement
❖ Application fee (via separate resolution)

Covenant:

- ❖ Applicant owns or leases remote parking
- ❖ New application process required to relocate approved remote parking
- ❖ Report unplanned changes within 5 days; submit remedial plan within 10 days (may be extended for good cause)
- ❖ Authorize staff entry during normal operating hours
- ❖ Annually submit affidavit as part of Certificate of Use renewal
- ❖ Renewed documentation for new or renewed lease
- ❖ Appeals of Director's decision pursuant to Code provision

Remedial Plan for Remote Parking:

- ❖ Payment in lieu of required parking
- ❖ Modify the intended use (i.e. reduce size, change use)
- ❖ Secure alternate remote parking
- ❖ Provide additional parking on-site

Failure to Comply:

- ❖ Notice and opportunity to cure
- ❖ If fail to cure, then application is revoked
- ❖ May not reapply for 6 months following revocation

City Commission Waivers:
❖ If project site requiring remote parking outside CBD
❖ If remote parking is outside CBD (must be in City)
❖ If remote parking is greater than 1,000 feet from the project site requiring remote parking

City Commission Findings:
❖ No harm to public interest
❖ Will not create parking problems

Staff's Concerns for Remote Parking outside the City limits:
❖ Cannot verify whether the parking facility meets the parking needs of the approved use
❖ No authority to enforce the Zoning Code of another jurisdiction
❖ Lack of information on the various uses and their corresponding parking ratios for the parking facility
❖ Lack of information as to how such change of use further impacts any approved remote parking leases
❖ No knowledge if parking spaces are over-committed to serve different projects and uses outside the City
❖ Difficult for staff to conduct site visits for remote parking location
❖ City's public parking will be taxed for required parking purposes if the remote parking is not being used as intended
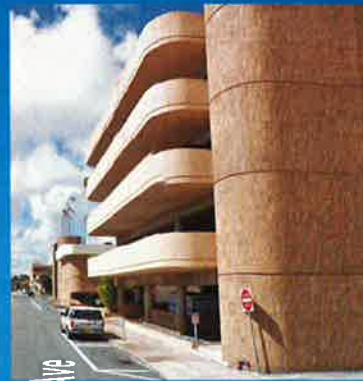
2,750' from CBD

Coral Gables
Police Garage

3301 Ponce de Leon
- 1991, request to convert storage space to professional office
- 9.23.91, Board of Adjustment denied a 10-parking space variance
- 11.13.91, Commission overruled the Board's denial upon appeal; approved a long-term lease in Police Garage for 10 spaces; waived the 500' distance
- 1,650', 6 blocks from remote parking location

4119 Ponce de Leon
- 03.06.00, Board of Adjustment approved a 23-space parking variance
- 23 off-site spaces located at 3875 Shipping Ave., Miami
- Remote parking 150' away

4119 Ponce de Leon (5,600' from CBD)

3875 Shipping Ave., Miami

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