



City of Coral Gables
CITY COMMISSION MEETING
August 26, 2008

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment – Parking Lifts. 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.

RECOMMENDATION OF THE CITY MANAGER/PLANNING DEPARTMENT:

The Planning Department recommends approval of the text amendment to 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 as provided below (~~Strikeout~~ and underlining indicates recommended changes to current Zoning Code and **bold** ~~strikeout~~ and underlining indicates recommended Planning and Zoning Board changes):

“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, ~~mechanical~~ parking systems, structures and vertical parking lifts. Parking spaces in automated, ~~mechanical~~ parking systems, structures and vertical parking lifts ~~can be counted as~~ may be utilized for required parking spaces per this Article as well as additional/supplemental parking, provided that all of the following are satisfied:

- 1. ~~Residential~~ Systems may be self service or ~~for~~ fully automated. ~~or two-level lift systems only. Each two-level lift shall by one (1) residential dwelling unit;~~*
- 2. Vertical parking lifts utilized to satisfy required parking and additional/supplemental parking provided within buildings shall be limited to a maximum of twenty percent (20%) of the first fifty (50) parking spaces and a maximum of ten percent (10%) 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. All systems shall have an average delivery rate of no more than five (5) minutes.*

4. *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.*
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. ~~from public view; and~~*
6. ~~*Building facades abutting the street are animated by windows, shutters, planters, columns, relief elements, and other architectural details to give character to the street. All windows shall be recessed at least four (4) inches."*~~

The Ordinance is provided as Attachment A.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at the 08.13.08 meeting recommended unanimous approval (Vote: 7-0).

BRIEF HISTORY:

The City Commission requested the Planning and Parking Department complete further research with reference to limitations to the maximum number of vertical parking lifts. After completing research from various sources and input from various parties, the Departments recommended the limitations as provided within Staff Recommendation. The Parking Director discussed the above provisions with the Parking Advisory Board. The Board endorsed the provisions as written.

The Parking Director will be present at the City Commission meeting to present the staff recommended language. The Planning Department staff report is attached as Exhibit B.

The Planning and Zoning Board at their 08.13.08 meeting discussed the provisions in detail and a summary of the discussion is as follows (see Exhibit C – Planning and Zoning Board meeting for verbatim discussion):

1. Requested the amendments be clarified that automated systems may be installed for both required parking per the Zoning Code and additional/supplemental parking provided by property owners.
2. Suggested smaller projects are permitted a larger percentage of lifts if no increase in size/bulk/mass of the building is permitted.
3. Allow 100% of the total number of additional/supplemental parking to utilize lifts.

After considerable discussion of items 2 and 3 above, Planning Staff suggested the Board recommend approval of the text amendment as drafted and City Staff will complete further research on items 2 and 3 and return to the Board for review. The Board agreed with Planning Staff.

Planning Staff suggested additional study of the following: operational issues based upon total “expected” total number of lifts; adequate vehicle delivery timeframes; access management of vehicles into the lifts; physical operations of the lifts; parking lift users limitations (retails patrons), etc. The Planning Department noted all of the above or other issues will require additional input and recommendation by the Parking Department, Public Works, etc.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
08.26.08	Tbd	First Reading
09.09.08		Second Reading

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
08.13.08	Planning and Zoning Board	Recommended approval (Vote: 7-0)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
07.31.08	Published Planning and Zoning Board Meeting Agenda in newspaper and city web page
08.22.08	First Reading. Posted City Commission Cover Memo and all attachments on City Web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director	Elizabeth Hernandez City Attorney	David L. Brown City Manager

EXHIBIT(S):

- A. Ordinance.
B. 08.13.08 Planning Department Staff Report and Attachments.
C. 08.13.08 Planning and Zoning Board verbatim meeting minutes.