

*City of Coral Gables*

## PARKING DEPARTMENT

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**MEMORANDUM**

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**TO:** Peter Iglesias, ACM Operations      **DATE:** April 16, 2018  
**FROM:** Kevin Kinney, Parking Director      **SUBJECT:** MXD Overlay

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Peter,

Following the conversation at staff meeting on Friday concerning the proposed Zoning Code Text Amendment for small scale projects in the Mixed Use District (MXD), I again reviewed the sites potentially impacted by the new regulations. It appears there is approximately 100,000 sq. ft. of development sites that could use these regulations to increase FAR without providing additional parking supply. If all these sites were built to the maximum allowed, the amount of parking waived would be approximately 500 spaces.

In calculating how many spaces are needed to meet the potential demand generated by additional FAR, there are several factors that reduce total spaces needed. Most of the potential development sites are on the Ponce de Leon Trolley route. In addition, multiple small mixed-use developments create an appropriate condition for a shared parking analysis. Shared parking justifies a reduction in parking between 20% and 25%. Many of the parcels that could use the new regulations are currently developed and unlikely to be redeveloped in the next decade; for this analysis, if 50% of the parcels are redeveloped, we would likely need 200 parking spaces to meet the demand over the next decade.

The South MXD district has 400 public parking spaces within the Village of Merrick Park garages, just over 300 are currently on monthly contracts for non-VMP businesses in the south MXD district. Between the VMP garage and available surface lot parking spaces, there are approximately 100 uncommitted parking spaces available to meet potential demand. 15% to 20% of the current contract parkers are construction workers for several large projects in the area; after construction, these spaces will also be available for infill. VMP indicates that there is no automobile dealership storage

To support the new small parcel MXD regulations the City needs to develop some additional public parking spaces (50-100). These spaces could be developed as a City parking lot or additional parking in one of the larger developments in the MXD.