



**City of Coral Gables  
CITY COMMISSION MEETING  
September 9, 2008**

**ITEM TITLE:**

**Ordinance on Second 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 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 (**bold** text indicates change in content since last draft):

*“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)."*

The revised Ordinance is provided as Exhibit A.

## **PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at the 08.13.08 meeting recommended unanimous approval of the draft presented to the City Commission on 08.26.08 (Vote: 7-0).

## **BRIEF HISTORY:**

The City Commission at the 08.26.2008 meeting requested the Planning and Parking Department provide further limitations on the potential number of parking lifts and provide a recommendation on standards for supplemental and/or additional parking lifts.

The proposed language is provided in Staff Recommendation. For comparison purposes, Staff has included the language from the 08.26.08 City Commission meeting below:

### ***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 be 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.*

#### 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.
08.29.08	Second Reading. Advertised per Code requirements.
09.04.08	Second 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.