



*City of Coral Gables*

PARKING DEPARTMENT

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**MEMORANDUM**

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**TO:** Peter Iglesias, ACM Operations      **DATE:** March 20, 2018  
**FROM:** Kevin Kinney  
Parking Director      **SUBJECT:** PERMIT PARKING IN CBD

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Peter,

Within the Central Business District (CBD) the City has four parking garages with 1,682 spaces. These parking spaces have been developed to support commercial, entertainment and community activity within our downtown. The primary customers served by these garages are visitor. Approximately 800,000 short-term customers park in the City garages annually. Once the demand of short-term parking is met, the public parking system does provide monthly parking permits needed to support downtown commercial vitality.

The City sells approximately 1,297 monthly permits in the four parking garages. Permit traffic in these garages is 790 entrances on an average weekday. Permit sales are at or near capacity in parking facilities in the CBD. The operational limit on permit sales is in place to ensure that there is adequate parking for short-term visitors. However, sale of monthly permit parking also meets specific established public policy goals.

The City Zoning Code provides an exemption from parking requirements for properties in the CBD that meet certain FAR limitations. This is done in part to create a walkable business district with limited curb cuts and without the need for numerous small parking lots. For this development policy to work, the City must provide for the basic parking needs of the CBD, this includes short-term parking for customers, diners and patrons as well as permit parking for employees of businesses that are exempt from parking requirements.

A secondary justification for allowing permit sales in public facilities is to encourage or support relocation of businesses to office space within the City. Commercial leases often provide the tenants with fewer parking spaces than are needed to support their business (2 spaces per thousand square feet is common with many office leases). One recent business relocating into downtown Coral Gables brought approximately 90 employees but with 2 spaces per thousand square feet, they were 50 spaces short of meeting their parking needs. Without the availability of permit parking within the public garages, they could not have relocated to Coral Gables.

An additional concern that arises if the City begins to significantly limit permit parking in the public parking garages is that employees that can't purchase permits may resort to parking on the

street. Preventing long-term parkers from using on-street parking spaces is an express policy of the parking system. On-street parking spaces are intended for short-term high turnover parking. To accomplish this, the parking system must provide off-street parking for those that need long-term employee parking within the CBD.

Finally, as our urban center continues to develop and mature, the City may choose to provide zoning, infill or overlay incentives to achieve quality development objectives. The most common incentives for this purpose involve some relief from parking requirements. To have this as an option, the City must ensure that capacity is built into the parking system as we redevelop our parking facilities.

For these reasons, it is important for the City to support long-term permit parking to the extent it does not adversely impact short-term visitor parking. As we look to redevelop the parking garages on Andalusia, reducing parking supply would significantly impact the City's ability to meet any future demand. Between Garage 4 and Garage 1 there are currently 636 parking spaces; the recently completed Miracle Mile Streetscape project reduced the total number of spaces on Miracle Mile by 95; and redevelopment of Garage 4 and Garage 1 will result in the loss of at least 20 parking spaces on Andalusia.

To break even would require 751 public parking spaces in any redevelopment of these garages. However, 751 provide little room to support any future grow or ability to support infill or overlay incentives. Tim Haahs & Associates will be updating parking demand counts in early April and will have a report based on current conditions within a few weeks after the counts are completed. This update will better substantiate the City's parking needs as they relate to the redevelopment of Garage 4 and Garage 1.