

**City of Coral Gables
Planning Department Staff Report**

To: Planning and Zoning Board Members

From: Planning Department

Date: August 13, 2008

Subject: **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

The Planning Department recommends approval of the amendment to Zoning Code, Article 5., “Development Standards”, Division 14, “Parking, Loading and Driveway Requirements”, Section 5-1410., “Miscellaneous parking standards”; 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):

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 required parking spaces, 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) 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.

Background

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 Department 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 meeting to present the staff recommended language and secure input and testimony.

Public Hearing Timeline

This Zoning Code amendment is under the purview of the Planning and Zoning Board and City Commission since it requires public hearing review. Upon recommendations from the Planning and Zoning Board, the proposed text amendments will proceed forward for public hearing before the City Commission as follows:

City Commission, 1st Reading –August 26, 2008, 9:00 a.m.

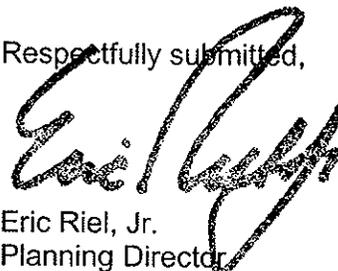
City Commission, 2nd Reading –September 9, 2008, 9:00 a.m.

The above dates and times are subject to change.

Public Notification

The Planning and Zoning Board meeting agenda has been advertised and posted on the City web page. The Planning Department staff report is also posted on the City web page.

Respectfully submitted,



Eric Riel, Jr.
Planning Director

Zoning Code Text Amendment – Parking Lifts
August 13, 2008
Page 3 of 3

Attachment:

A. Ordinance.

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