

## 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, 1<sup>st</sup> Reading –August 26, 2008, 9:00 a.m.*

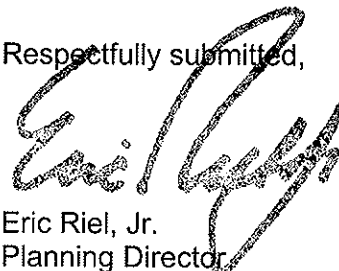
*City Commission, 2<sup>nd</sup> Reading –September 9, 2008, 9:00 a.m.*

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.

N:\P Z B\Zoning Code Amendments\Parking Lifts\08 13 08 staff report.doc

**CITY OF CORAL GABLES, FLORIDA****ORDINANCE NO. \_\_\_\_\_**

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.

**WHEREAS**, the City Commission requested the Planning and Parking Department complete further research with reference to limitations to the maximum number of vertical parking lifts as provided for in the Zoning Code, Article 5., "Development Standards", Division 14, "Parking, Loading and Driveway Requirements", Section 5-1410., "Miscellaneous parking standards"; and,

**WHEREAS**, after completing research from various sources and input from various parties, City Staff recommends limitations be provided governing the maximum number of vertical parking lifts; and,

**WHEREAS**, the Parking Advisory Board discussed the proposed revisions and endorsed the proposed changes; and,

**WHEREAS**, after notice duly published, a public hearing was held before the Planning and Zoning Board on August 13, 2008 , at which hearing all interested parties were afforded the opportunity to be heard, and the Board recommended \_\_\_\_\_ ( \_ \_ vote) of the Zoning Code text amendment; and

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on August 26, 2008 at which hearing all interested parties were afforded the opportunity to be heard, and the City Commission recommended \_\_\_\_\_ ( \_ \_ vote) of the Zoning Code text amendment; and

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on September 9, 2008 at which hearing all interested parties were afforded the opportunity to be heard, and the City Commission recommended \_\_\_\_\_ ( \_ \_ vote) of the Zoning Code text amendment.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

**SECTION 1.** The foregoing ‘WHEREAS’ clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables, Article 5., “Development Standards”, Division 14, “Parking, Loading and Driveway Requirements”, and Article 8., “Definitions”; is hereby amended as follows:

***“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 lifts can be counted as required parking spaces, provided that all of the following are satisfied:*
- 1. Systems may be self service or fully automated.*
  - 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.*

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

**SECTION 6.** This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2008.  
(Moved: \_\_\_\_\_ / Seconded: \_\_\_\_\_)  
(\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_)  
(Vote: \_\_\_\_ - \_\_\_\_)  
(Agenda Item \_\_\_\_)

DONALD D. SLESNICK II  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

N:\P Z B\Zoning Code Amendments\Parking Lifts\08 13 08 parking lift ord 1st reading.doc