



**City of Coral Gables  
CITY COMMISSION MEETING  
January 10, 2023**

**ITEM TITLE:**

**Ordinances on First Reading. Zoning Code Text Amendments.**

1. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 10, "Parking," Section 10-109, "Payment in Lieu and Remote Off-Street Parking;" to revise remote parking and payment-in-lieu processes, requirements, and fee structures; providing for severability, repealer, codification, and for an effective date.
2. An Ordinance of the City Commission of Coral Gables providing for text amendments to the Code of the City of Coral Gables, Chapter 74, Article III, Division 5 entitled "Parking Replacement Assessment," providing for updates to the assessment provisions and procedures, and providing for severability, repealer, codification and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 12.14.22 meeting recommended approval of the proposed zoning code text amendment (vote: 6-0).

**BRIEF HISTORY:**

As requested by the City Manager, Zoning Code text amendments are proposed to clarify the Remote Parking and Payment-in-lieu procedures and fee structure. The Remote Parking and Payment-in-lieu requirements were amended significantly with the Zoning Code Update, adopted via Ordinance No. 2021-07 (as amended). The most significant change in 2021 was to allow remote parking for new construction in the Central Business District (CBD), Ponce de Leon Boulevard corridor, and the Design & Innovation District. In addition to allowing this parking option for new construction, anyone proposing to utilize Remote Parking must pay into the Parking Trust Fund of an amount of 25% of the total required parking as a public benefit. However, the intent was to collect a payment into the Parking Trust Fund for each remote parking space provided (i.e. 100% of the remote parking spaces).

Additionally, the consideration for smaller redevelopments that were discussed at length during the Zoning Code Update was also not clearly incorporated into the Zoning Code. Therefore, Staff is proposing to clarify this original intent of payment for each remote parking space provided, summarized as follows:

- A payment of 100% of the requested remote parking spaces is paid into the Parking Trust Fund
- Payment-in-lieu may only be utilized either when a prior remote parking agreement has been terminated and no alternate parking arrangement can be made, or when on-site or remote parking are determined infeasible or impracticable
- 10 spaces minimum for Remote Parking, otherwise the applicant may utilize the Payment-in-lieu program
- Less than 25 spaces will be reviewed administratively by the Development Services Director
- Specific requirements for Miracle Mile, as it is required to remote park

The basis of providing a payment with each parking space is based on the estimated cost of construction for parking structures. A February 2021 appraisal was conducted specifically related to requiring Remote Parking on Miracle Mile. The appraisal had estimated that a property owner would save between \$25,000 to \$30,000 per parking space by not providing on-site parking in a parking structure. Based on this analysis, the following fees were adopted via Resolution 2021-44:

- \$12,500 per space – city-wide (Central Business District (CBD) and Ponce de Leon Boulevard)
- \$10,000 per space – Design & Innovation District
- \$5,500 per space – Miracle Mile

**Planning & Zoning Board**

At their November 1, 2022, Planning & Zoning Board meeting, the proposed text amendment was presented to the Board. After discussion, the City Manager requested to defer the item until the December Planning & Zoning Board meeting.

At their December 14, 2022, Planning & Zoning Board meeting, the proposed text amendment was revised to clarify that the intent of the proposed changes is to not allow a payment-in-lieu unless the approved remote parking has been terminated by the private parking facility and unable to obtain remote parking elsewhere, or if the on-site parking or remote parking are determined infeasible or impracticable. The Board still expressed their concerns that the current fees are too low and recommended that the fees to be reviewed and increased.

The draft Ordinance for the Zoning Code text amendment is provided as Exhibit A. The draft Ordinance for the City Code text amendment is provided as Exhibit B.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
10.21.22	PZB Legal Advertisement.
10.28.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.

12.02.22	PZB Legal Advertisement.
12.09.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
01.03.23	City Commission meeting agenda posted on City webpage.

**EXHIBIT(S):**

- A. Draft Ordinance – Zoning Code.
- B. Draft Ordinance – City Code.
- C. 12.14.22 Planning & Zoning Board Staff Report with attachments.
- D. Excerpt from 11.01.22 PZB meeting minutes.
- E. Excerpt from 12.14.22 PZB meeting minutes.