



## City of Coral Gables Planning and Zoning Staff Recommendation

<b>Applicant:</b>	City of Coral Gables
<b>Application:</b>	Zoning Code Text Amendment - Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1410, "Shared parking reduction standards"
<b>Public Hearing - Dates/Time/ Location:</b>	Planning and Zoning Board October 14, 2015, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

### Application Request

The City of Coral Gables is requesting review and consideration of the following:

*An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1410, "Shared parking reduction standards" creating provisions for shared parking reductions as a part of a mixed use site plan or planned area development; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.*

### Background Information

City Staff is requesting a Zoning Code text amendment to create provisions allowing for the utilization of shared parking reduction standards for Mixed Use (MXD) and Planned Area Development (PAD) projects.

Under the proposed text amendment MXD and PAD developments that meet the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency, would have the option of reducing required parking by the sharing factor indicated in the shared parking matrix (see proposed Zoning Code text amendment below) when two (2) or more of the following uses are included: residential, hotel, office or retail.

**Proposed Zoning Code Text Amendment**

The proposed Zoning Code text amendments are provided below in ~~strikethrough~~/underline format and within the Draft Ordinance (see Attachment A).

**Article 2 - Decision Making and Administrative Bodies**

**Division 14. Parking, Loading, and Driveway Requirements**

**Section 5-1410. Shared parking reduction standards.**

A. Reductions from the minimum required parking spaces from the Zoning Code may be approved as part of a Mixed Use site plan or Planned Area Development (PAD) that meets the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency. Reductions shall be calculated using an accredited system for calculating shared parking. Such reduction shall exclude any and all proposed and anticipated parking spaces reserved exclusively for a specific use such as office, residential, retail, etc. Dedicated valet parking spaces, however, may be part of the shared parking reduction. A restrictive covenant shall be required stating that the amount of parking required as a result of the shared parking reduction shall not be reserved exclusively for a specific use.

The number of required spaces may be reduced by any one (1) or more of the following methods, as may be required by the City:

1. Urban Land Institute (ULI) Shared Parking Methodology using the City's parking code requirements. A ULI Shared Parking Methodology and the assumptions in the calculation must be approved by the City.
2. Shared parking matrix. The shared parking matrix provides the method for calculating shared parking for mixed use buildings and planned area developments. The parking required for any two (2) uses is calculated by dividing the number of spaces required by the lesser of the two (2) uses by the appropriate factor from the table below and adding the result to the greater use parking requirement. For example, if a residential use requires one-hundred (100) spaces and a retail use requires twenty (20) spaces, the twenty (20) spaces will be divided by the sharing factor of one-and-two-tenths (1.2) reducing the total required parking to one-hundred (100) spaces plus seventeen (17) spaces. A sharing factor of one-and-one-tenth (1.1) shall be allowed for uses not indicated in this chart.



appropriate time following closing to accommodate the departure of valet parked cars. Projects shall submit an operational plan for the valet service, specifying details, including but not limited to maximum wait times, distance from valet drop-off points to valet parking areas, operational modifications to the functioning of any required parking areas such as stacking, and the number of operators at peak and non-peak hours.

**Public Hearing Timetable**

Consideration of the proposed Zoning Code text amendment by the City Commission has yet to be determined.

**Public Notification**

The following has been completed to provide notice of the request:

<b>Public Notice</b>	
<b>Type</b>	<b>Date</b>
Legal advertisement	10.02.15
Posted agenda on City web page/City Hall	10.02.15
Posted Staff report on City web page	10.09.15

**Staff Recommendation**

The Planning and Zoning Division recommends approval of the following:

*An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1410, "Shared parking reduction standards" creating provisions for shared parking reductions as a part of a mixed use site plan or planned area development; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.*

**Attachments**

- A. Draft Ordinance in ~~strikethrough~~/underline format.
- B. PowerPoint Presentation.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Trias", with a stylized flourish at the end.

Ramon Trias  
Director of Planning and Zoning  
City of Coral Gables, Florida

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 5, "DEVELOPMENT STANDARDS," DIVISION 14, "PARKING, LOADING, AND DRIVEWAY REQUIREMENTS," SECTION 5-1410, "SHARED PARKING REDUCTION STANDARDS," CREATING PROVISIONS FOR SHARED PARKING REDUCTIONS AS A PART OF A MIXED USE SITE PLAN OR PLANNED AREA DEVELOPMENT; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, City Staff is requesting a Zoning Code text amendment to create provisions that would allow for the utilization of shared parking reduction standards for mixed use projects and planned area developments; and,

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on October 14, 2015, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended (approval/denial) (vote: \_\_ - \_\_) of the text amendment; and

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on (Month) (Date), 2015, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: \_\_ - \_\_).

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 is hereby amended as follows (changes in ~~strike-through~~ / underline format):

## Article 5 - Development Standards

### Division 14. Parking, Loading, and Driveway Requirements

#### Section 5-1410. Shared parking reduction standards.

A. Reductions from the minimum required parking spaces from the Zoning Code may be approved as part of a Mixed Use site plan or Planned Area Development (PAD) that meets the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency. Reductions shall be calculated using an accredited system for calculating shared parking. Such reduction shall exclude any and all proposed and anticipated parking spaces reserved exclusively for a specific use such as office, residential, retail, etc. Dedicated valet parking spaces, however, may be part of the shared parking reduction. A restrictive covenant shall be required stating that the amount of parking required as a result of the shared parking reduction shall not be reserved exclusively for a specific use.

The number of required spaces may be reduced by any one (1) or more of the following methods, as may be required by the City:

1. Urban Land Institute (ULI) Shared Parking Methodology, as amended, using the City's parking code requirements. A ULI Shared Parking Methodology and the assumptions in the calculation must be approved by the City.
2. Shared parking matrix. The shared parking matrix provides the method for calculating shared parking for mixed use buildings and planned area developments. The parking required for any two (2) uses is calculated by dividing the number of spaces required by the lesser of the two (2) uses by the appropriate factor from the table below and adding the result to the greater use parking requirement. For example, if a residential use requires one-hundred (100) spaces and a retail use requires twenty (20) spaces, the twenty (20) spaces will be divided by the sharing factor of one-and-two-tenths (1.2) reducing the total required parking to one-hundred (100) spaces plus seventeen (17) spaces. A sharing factor of one-and-one-tenth (1.1) shall be allowed for uses not indicated in this chart.

Use						Use
Residential						Residential
Hotel						Hotel
Office			1			Office
		1.1	1.1			
Retail		1.4	1	1.4		Retail
	1.2	1.7	1.7	1.2		
	1.3	1	1.3			
	1.2	1.2				
		1				

3. Applicants may provide a parking study completed by a licensed professional engineer, engineering firm or similar, justifying the proposed parking solution as provided below.
  - a. Parking study. A study must be prepared using a professionally appropriate methodology that is approved by the City, detailing land uses in accordance with Institute of Transportation Engineers (ITE) parking generation categories. At a minimum, the methodology must incorporate all of the following considerations, as well as any other data or analyses that the City deems appropriate for the requested reduction.
    - i. Parking characteristics of similar projects and uses. The study must incorporate analyses of actual parking demand at similar uses and projects located in the City. The analysis may also reference similar uses and projects located in Miami-Dade County, or elsewhere in South Florida. These analyses must evaluate factors such as the uses, hours of operation, peak parking demands, location, amount and type of reserved parking that is proposed, proposed impact on nearby on street parking, and occupancy rates of the similar use and project in comparison to those of the proposed uses and project.
    - ii. Operational assessment. The study must demonstrate how the project will optimize the parking operations and traffic conditions within a quarter (1/4) mile of the project boundaries, and propose and agree to provide appropriate mechanisms to protect the surrounding neighborhood, including but not limited to appropriate signage and the locations of all ingress and egress points.
    - iii. Transit. The study must analyze the impact of nearby transit services on parking demand for the project, and must also analyze the projected use of other alternative modes of travel such as bicycle and pedestrian. The study must reference and the project must propose to contribute to the enhancement of nearby transit services through expanding routes and lengthening hours of service.
    - iv. Valet plan. The study must reference and the project must propose to provide adequately staffed valet services during the hours of operation of all uses, including an appropriate time following closing to accommodate the departure of valet parked cars. Projects shall submit an operational plan for the valet service, specifying details, including but not limited to maximum wait times, distance from valet drop-off points to valet parking areas, operational modifications to the functioning of any required parking areas such as stacking, and the number of operators at peak and non-peak hours.

**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.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This ordinance shall become effective \_\_\_\_\_, 2015.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY



## Planning and Zoning Board

# Zoning Code Text Amendment Shared Parking Reduction

October 14, 2015

## Proposed Zoning Code Text Amendment

### Section 5-1410. Shared parking reduction standards.

- A. Reductions from the minimum required parking spaces from the Zoning Code may be approved as part of a Mixed Use site plan or Planned Area Development (PAD) that meets the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency. Reductions shall be calculated using an accredited system for calculating shared parking. Such reduction shall exclude any and all proposed and anticipated parking spaces reserved exclusively for a specific use such as office, residential, retail, etc. Dedicated valet parking spaces, however, may be part of the shared parking reduction. A restrictive covenant shall be required stating that the amount of parking required as a result of the shared parking reduction shall not be reserved exclusively for a specific use.

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## Proposed Zoning Code Text Amendment

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## Proposed Zoning Code Text Amendment

3. Applicants may provide a parking study completed by a licensed professional engineer, engineering firm or similar, justifying the proposed parking solution as provided below.
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## Proposed Zoning Code Text Amendment

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## Proposed Zoning Code Text Amendment

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## Public Notifications

- ❖ The following has been completed to solicit input and provide notice of the application:

Type	Date
Legal advertisement	10.02.15
Posted agenda on City web page/City Hall	10.02.15
Posted Staff report on City web page	10.09.15

## Staff Recommendation

- ❖ The Planning and Zoning Division recommends **approval** of the proposed Zoning Code text amendment



## Planning and Zoning Board

### Zoning Code Text Amendment Shared Parking Reduction

October 14, 2015