

MIAMI BEACH

PLANNING DEPARTMENT

MEMORANDUM

Planning Board

TO: Chairperson and Members
Planning Board

DATE: February 23, 2016

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **Discussion – Mechanical Parking**

The Board requested a discussion on mechanical parking be placed on the February 23, 2016 agenda. For reference, below is Section 130-38 of the City Code, which outlines the requirements for mechanical parking. Staff has also included a list of all applications for mechanical parking reviewed and approved by the Board in the last three years.

Sec. 130-38. - Mechanical and robotic parking systems.

(1) Definitions.

- (a) *Mechanical parking* means mechanical parking lifts, robotic parking systems, and/or vehicle elevators.
- (b) *Mechanical parking lift* means an automated mechanism that lifts vehicles to make space available to park other vehicles below it in a vertical tandem fashion.
- (c) *Robotic parking system* means a mechanical garage using elevator systems to hoist individual vehicles from receiving areas to separate auto storage areas.
- (d) *Vehicle elevator* means an elevator used for motor vehicles in lieu of ramps within a parking structure.

(2) Parking spaces to be used to satisfy accessory off-street parking requirements must conform to the provisions of article III "design standards" of this chapter, with respect to all-weather surface area, minimum parking space dimensions, drive width, interior aisle width, and required markings. Therefore, the use of mechanical parking devices, robotic parking systems and vehicle elevators to satisfy accessory off-street parking requirements shall not be permitted, except as hereinafter provided.

(3) Exceptions to the mechanical parking prohibition may be considered by the planning board, pursuant to the conditional use process in chapter 118, article IV of the City Code, if the proposed project meets the following conditions:

(a) Commercial main use parking garages on a separate lot.

(i) Commercial main use parking garages, open to the public, may utilize mechanical parking devices, robotic parking systems and/or vehicle elevators, subject to all other provisions of section 130-68.

(ii) Parking spaces within commercial main use parking garages utilizing mechanical parking may be used to satisfy off street parking requirements for residential or commercial uses required within the building by section 130-68 for the cladding of such garages, as may be required by the design review procedures. Notwithstanding the foregoing, any accessory commercial use within commercial main use parking garages utilizing mechanical parking shall

not generate an off-street parking requirement in excess of 25 percent of the total number of spaces in the garage.

(iii) Parking spaces within commercial main use parking garages utilizing mechanical parking, constructed on land:

- a. Located within a local historic district (except not within the Ocean Beach local historic district); and
- b. On land which was vacant as of October 17, 2008; and
- c. On land within 300 feet of a proposed new hotel development;

May be used to satisfy off street parking requirements for the proposed new hotel units and the following hotel accessory uses: retail (at a maximum of 75 square feet per hotel unit), auditorium, ballroom, convention hall, gymnasium, spa, meeting rooms or other similar places of assembly (not including restaurants or alcoholic beverage establishments). However, in order to utilize mechanical parking to satisfy off street parking requirements for the foregoing uses, the following conditions must be satisfied:

1. At least one-half of all parking spaces within the commercial main use parking garage shall be reserved for use by the general public (not to be used for valet storage for offsite valet services);

2. Mechanical parking permitted under this subsection shall be for the sole purpose of new hotel development. For purposes of this subsection, new hotel development means newly constructed hotel units and the following hotel accessory uses, provided that such hotel accessory uses are part of the same development project as the newly constructed hotel units: retail (at a maximum of 75 square feet per hotel unit), auditorium, ballroom, convention hall, gymnasium, spa, meeting rooms or other similar places of assembly (not including restaurants or alcoholic beverage establishments);

3. A restrictive covenant in a form acceptable to the city attorney committing the parking garage to providing parking for the related hotel property, and maintaining such hotel property as a hotel, for at least 30 years, subject to release by the planning board if such board determines that the restriction is no longer necessary, shall be recorded prior to the issuance of a full building permit; and

4. Suite hotel units, as defined by section 142-1105, cannot satisfy their off-street parking requirements by using mechanical parking.

(iv) Except as described above in subsections 3(a)(ii) and (iii), mechanical parking system within main use parking garages, operating either as commercial garages open to the public, or, as private noncommercial garages, may not be used to satisfy off street parking requirements for uses on a separate lot. This provision may be waived through the procedures detailed in subsection (c), below.

(b) Existing multifamily buildings.

(i) Existing multifamily buildings with a deficiency of parking may utilize mechanical parking devices within the space of the existing parking structure area. All parking lifts shall be located within a fully enclosed parking garage and shall not be visible from exterior view. No outside parking lifts shall be permitted.

(ii) The increased number of parking spaces as a result of mechanical parking under this provision shall not be used to satisfy any accessory off-street parking requirements.

(c) Projects proposing to use mechanical parking devices, robotic parking systems and/or vehicle elevators to satisfy accessory and main use off-street parking requirements.

(i) Projects proposing to use mechanical parking devices, robotic parking systems and/or vehicle elevators to satisfy accessory and main use off-street parking requirements shall prepare schematic floor plans prior to site plan review by the applicable land use board. Two sets of schematic floor plans shall be required:

1. One set of schematic plans sufficient to show the proposed development project with accessory and main use off-street parking requirements satisfied by traditional, nonmechanical means, meeting all aspects of the design standards for parking spaces required in article III of chapter 130, and other provisions of these land development regulations, and requiring no variances from these provisions; and

2.A second set of schematic plans, sufficient to show the same proposed development project, utilizing mechanical parking devices, robotic parking systems and/or vehicle elevators to satisfy accessory and main use off-street parking requirements.

The first set of schematic plans shall be reviewed by planning department staff for zoning compliance prior to the site plan review hearing by the applicable land use board. This first set of schematic plans may include one level of below-grade parking spaces, provided such below grade spaces are within the confines of the subject development site and are not located below city property, adjacent private property that is not part of the development site or any rights-of-way. If it is determined that these schematic plans meet the requirements of the design standards of the city code, then the total number of parking spaces shown on the plans shall be noted. Henceforth, the project may proceed to site plan approval based on the second set of plans, using mechanical parking. However, if the first set of schematic plans includes below grade parking spaces, at least 50 percent of the number of below grade parking spaces shown in the first set of plans must be located below grade in the second set of plans utilizing mechanical parking. Further, the allowable residential density, and the intensity of the uses permitted for the proposed project, shall not exceed that which would have been permitted using the number of parking spaces noted on the first set of plans using traditional parking. No variances to these provisions shall be permitted.

(4) As part of the conditional use review process for the use of mechanical parking devices, robotic parking systems and/or vehicle elevators under any of the provisions of this section, the planning board shall consider the following review criteria when considering each application for the use of mechanical parking systems:

- (a) Whether the scale of the proposed structure is compatible with the existing urban character of the surrounding neighborhood;
- (b) Whether the proposed use of mechanical parking results in an improvement of design characteristics and compatibility with the surrounding neighborhood and has demonstrated to the planning board how the scale, mass, volume and height of the building are reduced by the use of mechanical parking;
- (c) Whether the proposed use of mechanical parking does not result in an increase in density or intensity over what could be constructed with conventional parking;
- (d) Whether parking lifts or mechanisms are located inside, within a fully enclosed building, and not visible from exterior view;
- (e) In cases where mechanical parking lifts are used for self-parking in multifamily residential buildings; whether approval is conditioned upon the proper restrictive covenant being provided limiting the use of each lift to the same unit owner;
- (f) In cases where mechanical parking lifts are used for valet parking; whether approval is conditioned upon the proper restrictive covenant being provided stipulating that a valet service or operator must be provided for such parking for so long as the use continues;
- (g) Whether a traffic study has been provided that details the ingress, egress and circulation within the mechanical parking facility, and the technical and staffing requirements necessary to ensure that the proposed mechanical parking system does not cause excessive stacking, waiting, or backups onto the public right-of-way;
- (h) Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided;

- (i) In cases where the proposed facility includes accessory uses in addition to the parking garage, whether the accessory uses are in proportion to the facility as a whole, and delivery of merchandise and removal of refuse, and any additional impacts upon the surrounding neighborhood created by the scale and intensity of the proposed accessory uses, are adequately addressed;
 - (j) Whether the proximity of the proposed facility to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated;
 - (k) Whether a cumulative effect from the proposed facility with adjacent and nearby structures arises, and how such cumulative effect will be addressed;
- (5) Mechanical parking devices, robotic parking systems and/or vehicle elevators must also satisfy the following conditions:
- (a) The noise or vibration from the operation of mechanical parking lifts, car elevators, or robotic parking systems shall not be plainly audible to or felt by any individual standing outside an apartment or hotel unit at any adjacent or nearby property. In addition, noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions outside of the parking garage;
 - (b) For mechanical lifts, the parking lift platform must be fully load-bearing, and must be sealed and of a sufficient width and length to prevent dripping liquids or debris onto the vehicle below;
 - (c) All free-standing mechanical parking lifts must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage; robotic garages and vehicle elevators must have backup generators sufficient to power the system;
 - (d) All mechanical lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift;
 - (e) The ceiling heights of any parking level with parking lifts within the parking garage shall be a minimum of 11 feet by six inches;
 - (f) All mechanical parking systems, including lifts, elevators and robotic systems, must be inspected and certified as safe and in good working order by a licensed mechanical engineer at least once per year and the findings of the inspection shall be summarized in a report signed by the same licensed mechanical engineer or firm. Such report shall be furnished to the planning director and the building official; and
 - (g) All parking lifts shall be maintained and kept in good working order.
- (6) The proposed use of mechanical parking systems, including mechanical parking lifts, robotic parking systems or vehicular elevators, for any type of development or improvement, including, but not limited to, vehicle storage, whether proposed under the provisions of section 130-38, or any other section of the City Code, shall require compliance with the provisions of subsections 130-38(4) and 130-38(5), and shall require the review and approval of the planning board, pursuant to the conditional use process in chapter 118, article IV of the Code.
- (Ord. No. 2008-3617, § 1, 10-7-08; Ord. No. 2014-3838, § 1, 2-12-14)

Conditional Use Permits approved with Mechanical Parking 2013 - Present

Approved on 4-30-13 PB meeting:

- 1- **File No. 2082. 1231-1251 17 Street.** The applicant, SOBE17, LLC is requesting Conditional Use approval, pursuant to Sections 142-303 and 130-38 (4) of the City Code, to build a structure over 50,000 sq. ft. with mechanical lifts with a total of 66 parking spaces, as well as a hotel with 116 rooms, and a small 58-seat restaurant for hotel guests only.

Approved on 8-27-13 PB meeting:

- 2- **File No. 2124. 321 Ocean Drive – Mechanical Lifts.** The applicant, 321 Ocean Drive, LLC, is requesting a Conditional Use Permit pursuant to Chapter 130, Article II of the Miami Beach City Code, for a mechanical parking system.

Approved on 9-24-13 PB meeting:

- 3- **File No. 2133. 2912 Collins Avenue, 211 29th Street, and 231 29th Street. Mechanical Lifts.** The applicant, 2912 Collins Avenue, LLC., is requesting Conditional Use approval, pursuant to Chapter 118, Article IV, Chapter 130, Article II, and Chapter 142, Article IV, to build a 7-story, 150-room hotel with ground level commercial uses, and a mechanical parking lift system.

Approved on 10-29-13 PB meeting:

- 4- **File No. 2138. 2301 and 2377 Collins Avenue - The Perry Hotel.** The applicant, 2377 Collins Resort, L.P., a Delaware Limited Partnership, is requesting a Conditional Use Permit pursuant to Chapter 130, Article II, and Chapter 118, Article IV, of the Miami Beach City Code, for a mechanical parking system within the existing parking garage.

Approved on 11-19-13 PB meeting:

- 5- **File No. 2000. 49 Collins Avenue - Mechanical Lifts.** The applicant, Southpointe Heights, LLC, is requesting approval for a modification to a Conditional Use Permit, pursuant to Chapter 118, Article IV and Chapter 130, Article II of the Miami Beach City Code, in order to replace the approved robotic parking system with a traditional mechanical lift system.

Approved on 02-06-14 PB meeting:

- 6- **File No. 2014. 730-814 1st Street – Radio Bar and Residence.** The applicants, NF First Street LLC and BK First Street LLC, BK First Street Development, LLC, and 814 Property Holdings, LLC, are requesting modifications to a previously issued Conditional Use approval, pursuant to Section 118-195 of the Miami Beach City Code, for the construction a new 7-story mixed use building, with mechanical parking. Specifically, the applicant is requesting to expand the building and site to the west on an additional parcel, modify the previously proposed uses, modify the names of the owners, and modify previously approved conditions limiting the number of restaurants on the site.

Approved on 02-25-14 PB meeting:

- 7- **File No. 2127. 1215 West Avenue – Domus Hotel Group.** The applicant, 1201 Chelsea, LLP, is requesting a Conditional Use approval, pursuant to Chapter 130, Article II of the Miami Beach City Code, for a mechanical parking system, in association with the construction.
- 8- **File No. 2154. 2206 – 2216 Park Avenue and 427 22nd Street – Vintro II Hotel.** The applicants, Vintro Villas and Encotel, LLC., are requesting Conditional Use approval, pursuant to Article IV Section 118, Article II Section 130, Article II Section 142, Article V Section 118 of the Miami Beach City Code, to develop a mixed use commercial, hotel, and residential project, in excess of 50,000 square feet, with a mechanical parking lift system and a Neighborhood Impact Establishment.
- 9- **File No. 2160. 6372 Collins Avenue – Mechanical Parking.** The applicant, MYPP Holdings, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 130, Article II, and Chapter 118, Article IV, of the Miami Beach City Code to build a new 6-story multifamily project with a mechanical parking system.

Approved on 05-05-14 PB meeting:

- 10- **File No. 2052. 1155 Collins Avenue –** The applicant, EDY Inc., is requesting a modification to certain conditions in the existing Conditional Use Permit, as well as to reduce the amount of commercial accessory uses and increase the number of parking spaces using mechanical lifts, pursuant to Article IV Section 118 of the Miami Beach City Code.

Approved on 05-27-14 PB meeting:

- 11- **File No. 2177. 8701 Collins Avenue - Mechanical Parking for New Residential Development.** The applicant, 8701 Collins Development, LLC, is requesting a Conditional Use Permit, pursuant to Chapter 118, Article IV, Chapter 130, Article II, and Chapter 142 Article II of the Miami Beach City Code, to build a parking garage with a mechanical lift system as part of a new 20-story multifamily development.

Approved on 08-26-14 PB meeting:

- 12- **File No. 2193. 8421-8427 Crespi Boulevard - Mechanical Parking.** The applicant, 8421 Crespi, LLC, is requesting Conditional Use approval to build a parking garage with a mechanical lift system as required parking for a new, 5-story multifamily residential building, pursuant to Article II Section 130-38, Article IV Section 118-192, and Article II Section 142-153.

Approved on 09-23-14 PB meeting:

- 13- **File No. 2209. 400-420 Collins Avenue – Mixed Use Development.** The applicant, Savoy Hotel Partners, LLC, is requesting Conditional Use approval to build a mixed-use structure with a mechanical parking lift system exceeding 50,000 square feet, pursuant to Section 118, Article IV, Section 142, Article II, and Section 130, Article II.

Approved on 10-28-14 PB meeting:

14- File No. 2206. 6080 Collins Avenue – Hotel with Mechanical Parking. The applicant, 6080 Collins, LLC., is requesting Conditional Use approval for a mechanical lift parking system for a 6-story hotel, pursuant to Section 118, Article IV, and Section 130, Article II.

Approved on 12-15-14 PB meeting:

15- File No. 2218. 419 Michigan Avenue – The applicant, RG Michigan 2014, LLC, is requesting Conditional Use approval for a mechanical lift parking system for a 4-story hotel, pursuant to Section 118, Article IV, and Section 130, Article II.

Approved on 4-28-15 PB meeting:

16- File No. 2239. 8204 Harding Avenue – The applicant, Shore Club Suites LLC, is requesting Conditional Use approval for a mechanical lift parking system for a new 4-story apartment building, pursuant to Section 118, Article IV, and Section 130, Article II.

17- File No. 2246. 2901-11 Indian Creek – The applicant, 2901 JMH LLC, is requesting Conditional Use approval for a mechanical lift parking system for a new 7-story apartment building, pursuant to Section 118, Article IV, and Section 130, Article II.

Approved on 12-15-15 PB meeting:

18- File No. 2302. 7645 Carlyle Avenue – The Applicant Carlyle 77 Investments, LLC., is requesting Conditional Use approval for a mechanical lift parking system for a new 3-story Townhouse building, pursuant to Chapter 118, Article IV, and Chapter 130, Article II of the City Code.

TRM/MAB/AG