



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Zoning Code Text Amendment – Bicycle Storage**
Public Hearing: Planning and Zoning Board
Date & Time: **November 8, 2017; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. 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, by amending Article 4, "Development Standards," Section 4-201, "Mixed Use District (MXD);" Article 5, "Development Standards," Section 5-604, "Coral Gables Mediterranean Style Design Standards," and "Parking, Loading, and Driveway Standards," Section 5-1409, "Amount of Required Parking" to increase the requirements for bicycle parking; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

2. BACKGROUND INFORMATION

Both the Comprehensive Plan and the Bicycle & Pedestrian Master Plan outline goals and objectives to promote bicycling, improve bicycle parking, and enhance transportation options. To implement these policies, Staff has prepared Zoning Code text amendments to establish requirements for bicycle storage in new developments and increase these requirements in Mixed Use Districts and developments using the Mediterranean Style bonus. Increased bicycle use benefit the city by decreasing dependency on fossil fuels, reducing automobile congestion, increasing available automobile parking, and strengthening the health and well-being of residents, businesses, and visitors.

The Mobility Element of the Coral Gables Comprehensive Plan outlines goals and policies to provide accessible and economically viable transportation options that meet the needs of residents, employers, employees and visitors. These include supporting incentives that promote bicycling and improve bicycle access to/and between local destinations.

The Coral Gables Bicycle & Pedestrian Master Plan, adopted in 2014, recommends expanding bicycle parking options. Encouragement Action #11 states specifically: "Expand bicycle parking options by amending the City code so that new or fully renovated buildings over 50,000 square feet and parking garages are required to provide covered and well-lit bicycle parking and showers for employees." The increase of long-term bicycle parking incentivizes and encourages commuters and residents to travel more often by bicycle.

The Leadership in Energy and Environmental Design (LEED) awards a credit to development projects when buildings provide secure bicycle racks for 5% or more of all commercial or institutional building users. This percentage increases to 30% or more of the residential building occupants for multi-family developments. These required percentages are higher than both the current requirements for the Mediterranean Style Design bonus and the Mixed Use District (MXD) in the Coral Gables Zoning Code.

Municipalities around the country, such as Davis, Cambridge (MA), Chapel Hill, and other comparable cities, require new development to provide long-term parking for bicycles as a means to promote more employees and citizens to travel by bicycle.

Staff researched that best practices base the required bicycle parking on the square feet of the primary use, rather than a percentage of required automobile parking. The City of Davis, which is comparable in size to Coral Gables, is a Platinum-status Bicycle-Friendly Community. This municipality bases their required bicycle parking from the Land Use of the building site. This Ordinance is provided as Attachment A.

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided below in ~~striketrough~~/underline format.

ARTICLE 4 – Zoning Districts

Division 2. Overlay and Special Purpose Districts

Section 4-201. Mixed-Use District (MXD).

H. Parking/vehicle storage.				
1	✓	✓	Bicycle storage.	To encourage the use of bicycles, etc., a minimum of <u>one (1) ten (10)-foot rack bicycle storage space</u> for each two hundred and fifty (250) parking spaces <u>every four (4) units or fraction thereof</u> shall be provided. <u>A minimum of one (1) bicycle storage space for each two thousand (2,000) square feet of office shall be provided. A minimum of one (1) bicycle storage space for each four thousand (4,000) square feet of retail shall be provided.</u> The location shall be convenient to users and shall be subject to review as a part of the site plan review.

ARTICLE 5 – Development Standards

Division 6. Design Review Standards

Section 5-604. Coral Gables Mediterranean Style Design Standards.

B. Development bonus standards.

4.	✓	✓	✓	Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) <u>one (1)</u> bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces every two (2) units or fraction thereof. <u>A minimum of one (1) bicycle storage space shall be provided in secure, covered areas for each one thousand five hundred (1,500) square feet of office, and one (1) bicycle storage space shall be provided in secure, covered areas for each one thousand (1,000) square feet of retail. All Bicycle Parking shall be in accordance with the City's adopted Bicycle Master Plan.</u>
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Division 14. Parking, Loading, and Driveway Requirements

Section 5-1409. Amount of required parking.

G. Bicycle Storage. Bicycles, bicycle storage facilities (racks) shall be provided for all parcels of 20,000 square feet or greater.

1. Office Uses. A minimum of one (1) bicycle storage space for each two thousand (2,000) square feet or fraction thereof shall be provided in secure, covered areas.
2. Retail Uses. A minimum of one (1) bicycle storage space for each four thousand (4,000) square feet or fraction thereof shall be provided.
3. Residential Uses. In multi-family districts, a minimum of one (1) bicycle storage space for each four (4) units or fraction thereof shall be provided in secure, covered areas.
4. All Bicycle Parking shall be in accordance with the Bicycle & Pedestrian Master Plan, Resolution No. 2014-123.
5. Substitution of Car Parking with Bicycle Parking. New and preexisting developments may convert up to ten percent (10%) of their auto spaces to unrequired additional bicycle parking, given that the spaces are conveniently located near the entrance. Converted parking spaces must yield at least six (6) bicycle parking spaces per auto space.

4. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are **satisfied**.

5. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment **is consistent** with the Comprehensive Plan.

6. PUBLIC NOTIFICATION

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

Type	Date
Legal advertisement – October PZB	09.28.17
Posted October agenda on City web page/City Hall	09.29.17
Posted October Staff report on City web page	10.06.17
Legal advertisement - November PZB	10.30.17
Posted November agenda on City web page/City Hall	10.27.17
Posted November Staff report on City web page	11.03.17

7. STAFF RECOMMENDATION

The Planning and Zoning Division recommends approval.

8. ATTACHMENTS

- A. City of Davis Appendix N Bicycle Parking Ordinance 1-13.
- B. 11.08.17 PowerPoint Presentation.
- C. 10.30.17 Legal advertisement published.

Please visit the City's webpage at www.coralgables.com to view all Application plans and 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,



Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

Appendix N: Bicycle Parking Ordinance

ORDINANCE NO. #1-13.

**AN ORDINANCE AMENDING CHAPTER 40 OF THE MUNICIPAL CODE
OF THE CITY OF DAVIS TO ADD ARTICLE 40.25A
ESTABLISHING BICYCLE PARKING STANDARDS**

WHEREAS, the City of Davis (“City”) is a nationally acknowledged leader in bicycle planning and use; and

WHEREAS, the City is committed to improving bicycle infrastructure and facilities within the City for residents, students, employees and visitors and increasing the bicycle mode share as described in the City’s General Plan and Bicycle Action Plan; and

WHEREAS, the availability of sufficient and appropriate bicycle parking is a critical part of the City’s strategy to increase bicycle use and meet the goals of its Beyond Platinum Bicycle Action Plan; and

WHEREAS, the purpose of this Bicycle Parking Ordinance for the City is to establish consistent standards for bicycle parking in the city and the need to provide predictability for new developments; and

WHEREAS, the Bicycle Parking Ordinance provides for secure bicycle parking for customers, employees, visitors, and City residents; and

WHEREAS, the standards in the Bicycle Parking Ordinance would supersede and replace bicycle parking guidelines in the Bicycle Action Plan; and

WHEREAS, the Davis Bicycle Advisory Commission reviewed the Ordinance on August 6, 2012 and recommended that the City Council adopt the Bicycle Parking Ordinance; and

WHEREAS, the Safety and Parking Advisory Commission reviewed the Ordinance on November 1, 2012 and recommended that the City Council adopt the Bicycle Parking Ordinance; and

WHEREAS, the Planning Commission held a public hearing on June 12, 2013 and recommended that the City Council adopt the Bicycle Parking Ordinance; and

WHEREAS, the City Council of the City of Davis held a public hearing on October 15, 2013 to consider adoption of the Ordinance; and

WHEREAS, the proposed amendment is exempt from further environmental review pursuant to CEQA Guidelines Section 15303 which categorically exempts new, small facilities and structures and accessory structures, Section 15311 which categorically exempts minor accessory structures, and Section 15061, the general rule that CEQA only applies to projects which have the potential for causing significant effects on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings

The City Council of the City of Davis hereby finds:

1. The Davis Bicycle Advisory Commission held a public meeting on August 6, 2012 to consider the ordinance and recommended approval of the ordinance by the City Council.

2. The Safety and Parking Advisory Commission held a public meeting on November 1, 2012 to consider the ordinance and recommended approval of the ordinance by the City Council.
3. The Planning Commission held a public hearing on June 12, 2012 and recommended approval of the ordinance by the City Council.
4. That the proposed ordinance is in general conformance with the City of Davis General Plan—in particular, supporting the City’s goal of reaching a 30% bicycle mode share.
5. That the public necessity, convenience and general welfare require the adoption of the proposed ordinance, in that, it provides consistent standards for safe and adequate bicycle parking in developments throughout the City.
6. That the proposed amendment is exempt from further environmental review pursuant to CEQA Guidelines Section 15303 which categorically exempts new, small facilities and structures and accessory structures, Section 15311 which categorically exempts minor accessory structures, and Section 15061, the general rule that CEQA only applies to projects which have the potential for causing significant effects on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. Amendment

Chapter 40 of the Municipal Code of the City of Davis is hereby amended to add a new Article 40.25A to Chapter 40, as follows:

ARTICLE 40.25A Bicycle Parking Standards

Sections:

Section 40.25A.010	Purpose
Section 40.25A.020	Applicability
Section 40.25A.030	Definitions
Section 40.25A.040	Bicycle parking standards
Section 40.25A.050	Detailed standards and installation guidelines
Section 40.25A.060	Calculation of required spaces
Section 40.25A.070	Alternative compliance
Section 40.25A.080	Incentives

Section 40.25A.010 Purpose

The purpose of this article is to establish definitions and standards for bicycle parking throughout the City of Davis.

Section 40.25A.020 Applicability

(a) The provisions of this article shall apply to:

- (1) All new multiple dwelling developments, non-residential developments, community facilities and commercial uses set forth in the provisions of this article requiring planning approval or a building permit.
- (2) Existing developments that involve a change in use (e.g. from retail to quick serve restaurant, or residential to office) requiring planning approval or a building permit.

- (3) Existing developments that involve expansion, intensification, addition or any other changes to the site requiring planning approval or a building permit.
- (b) The provisions of this article do not apply to:
- (1) Single-family residences and duplexes.

Section 40.25A.030 Definitions

The terms in this article have the meanings set forth below:

Alternative Compliance: The determination that the prescribed bicycle parking standard per land use type is not warranted for a particular project because of the use or location and that an adjustment to the standard for the project is necessary, based on the considerations established for alternative compliance.

Bicycle Parking Space: The volume of space that is used to accommodate the storage of one locked bicycle. Bicycle parking spaces are to be designed and spaced in a way that accommodates for typical two-wheel bicycles and alternative bicycles.

Alternative Bicycle: Non-traditional bicycles with larger parking space requirements, including but not limited to, cargo bikes, bikes with trailers, recumbent bikes, etc.

Long Term Bicycle Parking: Bicycle parking spaces intended to be used for periods of time that are longer than two hours and are targeted to residents, employees and other long term users. Long term bicycle parking typically offers increased levels of security in lit, covered, and permanently anchored locations, which are proximate to employee or resident locations/entrances. Long term bicycle parking may be accompanied or used in conjunction with storage lockers, locked rooms or enclosures, and parking areas internal to the building.

Short Term Bicycle Parking: Bicycle parking spaces intended to be used for periods of time that are two hours or less and are targeted to visitors, customers and other short term users. Short term bicycle parking racks shall provide two points of contact for a bicycle, allow for locking of the frame to the rack, and be securely anchored to the ground or wall. Short term bicycle parking shall be in a visible location, as near as possible to entrances.

Section 40.25A.040 Bicycle parking standards

- (a) This article establishes bicycle parking standards as follows, except as further noted:

City of Davis Bicycle Parking Standards

Land Uses	Examples	Standard (sf = gross square feet)	Short Term Parking	Long Term Parking
Residential - group living	Fraternity, sorority, co-op housing	1 per bed	25%	75%
Residential - multi family	Apartments, condominiums	1 per bedroom	25%	75%
Lodging	Hotel, motel	1 per 10 guest rooms	50%	50%

Restaurant – quick serve	Deli, coffee shop, bar	1 per 150 sf	75%	25%
Restaurant – sit down	Restaurant	1 per 500 sf	75%	25%
Retail, general commercial	Grocery store, hardware, furniture	1 per 1000 sf	75%	25%
Commercial Services	Garden supply, appliance stores, auto repair, auto dealership (office/showroom)	1 per 1000 sf	75%	25%
Office	Professional, medical, dental, government, clinic, bank	1 per 1,500 sf	75%	25%
Shopping Center	Mix of personal services, retail, restaurants, offices	1 per 1,750 sf	75%	25%
Institutional	Schools, day care	1 per 2,500 sf	75%	25%
Light Industrial	R&D, business park	1 per 2,000 sf	25%	75%
Industrial	Warehouse, manufacturing, hospital	1 per 7,500 sf	25%	75%
Civic, cultural, religious centers	Library or museum (occupancy), places of worship (seats)	10% of maximum occupancy or seats	75%	25%
Commercial Recreation	Theater (seats), health club (occupancy)	10% of maximum occupancy or seats	75%	25%
Open space, parks, recreational uses	Ball field, driving range, playground, parks	As determined by the Community Development and Sustainability Director		
*Downtown (Core Area)	Includes all non-residential land use types in downtown	Apply same standards for land use above when feasible. City provides an on-going bicycle rack program for the Downtown Core Area.		

(b) *Downtown Core Area – All Non-Residential Uses. The City employs an on-going bicycle parking program within the public right-of-way for the Downtown Core Area. Businesses and developments within the Downtown Core Area are not required to provide bicycle parking if adequate on-site space is not available, as determined by the Community Development and Sustainability Director. Downtown multi-family developments shall comply with the requirements of this article.

(c) Minimum requirements. All non-residential uses shall provide a minimum of two bicycle parking spaces per site. In the case of multi-tenant buildings minimum required bicycle parking shall be two spaces per tenant. Alternative compliance may supersede this requirement.

(d) Alternative compliance, as established in Section 40.25A.070, may be applied to all land use classifications.

(e) Short-term and long-term percentages listed in the table are intended as guidelines subject to a final determination by the Community Development and Sustainability Director.

Section 40.25A.050 Detailed standards and installation guidelines

All accessory bicycle parking spaces shall be provided on the same parcel as the building or use to which such spaces are required. Bicycle rack installation locations must be near or within visual site distance of building entrances. Further detailed standards and findings- such as acceptable dimensions are provided in the Association of Pedestrian and Bicycle Professionals' "Bicycle Parking Guidelines" and the City of Davis "Project Development Standards Guide", which is maintained by the Department of Community Development and Sustainability.

Section 40.25A.60 Calculation of required spaces

(a) When a tract of land is developed with a mixed use building or development such as residential/commercial, residential/office, or retail/office, but is developed under single ownership or control, the required bicycle parking will be determined by calculating the required parking for each individual land use and then adding the individual requirements together to create a total bicycle parking requirement.

(b) When the required number of spaces is based on net building area, the net building area of any accessory use is included with the primary use in the calculation. (e.g. manufacturing site with accessory office space).

(c) After the bicycle parking requirement has been calculated, if the requirement results in a fraction of a space to be provided, the parking space requirement shall be rounded to the nearest whole number.

Section 40.25A.070 Alternative Compliance

(a) Upon written request by the applicant, the Community Development and Sustainability Director or her/his designee may approve alternative compliance from the provisions of this article, which may include, but is not limited to, a reduction or deviation in the number, type, or location of the required bicycle parking, and may include a waiver of the requirement.

(b) Considerations used in the determination may include, but are not limited to:

- (1) Physical site planning constraints;
- (2) Proximity to existing bicycle parking;
- (3) Projects that cannot be classified into the provided land use categories;
- (4) Provision of enhanced bicycle facilities provided in the development;
- (5) Inclusion of the site within a larger development for which adequate bicycle parking is already provided; or
- (6) Unforeseen circumstances or individual land use changes

Section 40.25A.080 Incentives

(a) Should a business or institution be interested in going above and beyond the bicycle parking requirements and amenities as specified in this article, certain measures can be taken. The Director of Community Development or her/his designee reserves the right to implement certain incentives to help assist the implementation of increased bicycle amenities, such as, locker rooms, showers, or indoor secure bicycle parking. Potential incentives may include offsetting the required number of vehicle parking spaces (2 spaces maximum or five percent (5%) of required vehicle parking), or other design requirements to accommodate space for secure bicycle parking, and other bicycle commuter amenities.

SECTION 3. Amendment.

Section 40.05.090(c) of the Davis Municipal Code is hereby deleted and of no further force or effect.

SECTION 4. Amendment.

Section 40.11.070 (INTERIM RESIDENTIAL CONVERSION (RC) ZONE) of the Davis Municipal Code is hereby amended to read in full as follows:

40.11.070 Special conditions.

(a) A site plan and architectural approval shall be required for all remodeled, converted structures, for new building structures and building additions and for any other exterior site reversion, except for single family and duplex use.

(b) Off-street parking and loading facilities shall be required for all uses as follows:

(1) New building structures and uses shall be required to provide off-street parking per Sections 40.25.010 to 40.25.120.

(2) Building conversions and additions requiring an expansion of seventy-five percent or more of the existing gross building square footage shall be required to provide off-street parking per Sections 40.25.010 and 40.25.120.

(3) Building conversions and additions requiring an expansion of fifty percent to seventy-four percent of the existing gross building square footage shall be required to provide off-street parking at a ratio of one-half that required per Sections 40.25.010 and 40.25.120. Where the total number of spaces required by this subsection calls for a fraction of a space of one-half or greater, it shall require the provision of one full space.

(4) Building conversions and additions requiring an expansion of less than fifty percent of the existing gross building square footage shall be required to provide off-street parking at a ratio of one-third that required per Sections 40.25.010 and 40.25.120. Where the total number of spaces required by this subsection calls for a fraction of a space of one-half or greater, it shall require the provision of one full space. Unpaved parking lot and driveway surfaces may be utilized; provided, that the surfacing material and drainage are reviewed and approved by the community development and sustainability director.

(5) Joint driveway and parking lots are encouraged where feasible.

(c) Fencing. Fences shall be designed to complement the residential character of adjacent buildings, as reviewed and approved by the community development and sustainability director or his/her designee, except for single-family and duplex residences used as such.

(d) Landscaping. Landscaping shall be provided to enhance the residential character of the zone. This shall include the preservation of all trees and landscaping, including lawns, where appropriate to maintain the residential character.

(e) Signing. All signs for converted or new structures and uses shall have the following characteristics and be approved by the community development and sustainability director or his/her designee:

(1) New buildings and converted uses may have a maximum of twenty-five square feet in total signing, including temporary signs. Any one sign shall be a maximum of fifteen square feet,

which may be located on the building under the roofline or may be located on a low profile pole structure not to exceed six feet in height and must be set back five feet from the property line.

(2) New buildings and converted uses which have a second frontage on a street may be credited with an additional twenty-five square feet of signing if that signing is utilized on that particular secondary frontage. New buildings and converted uses which have a second frontage on a public parking lot, alley or pedestrian/bicycle alley may be credited with an additional fifteen square feet of signing if that signing is utilized on that particular secondary frontage.

(3) All signs are to be architecturally compatible with the zone.

(4) Unified total sign programs are encouraged for multiple use and buildings and adjacent uses.

(5) Otherwise, uses must conform to the provisions of Section 40.26.020.

(f) Building colors, scale and building materials of new or converted buildings are to be compatible with the purpose of the zone and existing adjacent structures and/or the neighborhood, as determined by the community development and sustainability director or his/his designee.

(g) Street parking should be converted to a diagonal parking, where feasible, subject to approval by the public works department.

(h) The planning commission may allow variance from the ordinance-established setback requirements when the planning commission has determined that the setbacks substantially obstruct the fulfillment of residential conversion objectives.

SECTION 4. Amendment.

Section 40.14.090(e) of the Davis Municipal Code is hereby deleted and of no further force or effect.

SECTION 5. Amendment.

Section 40.15.090(f) of the Davis Municipal Code is hereby deleted and of no further force or effect.

SECTION 6. Amendment.

Section 40.18A.070(b) of the Davis Municipal Code is hereby amended to read in full as follows:

40.18A.070 Special conditions.

- (b) Off-street parking and loading facilities shall be required for all uses, as provided in Sections 40.25.010.

SECTION 7. Amendment.

Section 40.26.4000(f)(2) of the Davis Municipal Code is hereby deleted and of no further force or effect.

SECTION 8. Effective Date

These ordinance amendments shall become effective on and after the thirtieth (30th) day following its adoption and shall be published as required by law.

INTRODUCED on _____, AND PASSED AND ADOPTED on _____, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Joseph F. Krovoza
Mayor

Zoe S. Mirabile, CMC
City Clerk



Comprehensive Plan



Bicycle Master Plan

BICYCLE PARKING



Proposed Zoning Code Text Amendments:

- Requires a minimum amount of bicycle parking on all parcels 20,000 sqft or greater for offices, retail, and multi-family uses.
- Clarifies minimum for MXD properties
- Increases standards for Mediterranean Bonus

CORAL GABLES.
THE CITY BEAUTIFUL

ARTICLE 4 – ZONING DISTRICTS:

Division 2. Overlay and Special Purpose Districts

Section 4-201. Mixed-Use District (MXD).

H. Parking/vehicle storage.

1.	X	X	Bicycle storage.	To encourage the use of bicycles, etc., a minimum of <u>one (1) ten (10) foot rack bicycle storage space for each two hundred and fifty (250) parking spaces every four (4) units</u> or fraction thereof shall be provided. <u>A minimum of one (1) bicycle storage space for each two thousand (2,000) square feet of office shall be provided. A minimum of one (1) bicycle storage space for each four thousand (4,000) square feet of retail shall be provided.</u> The location shall be convenient to users and shall be subject to review as a part of the site plan review.
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ARTICLE 5 – DEVELOPMENT STANDARDS:

Division 6. Design Review Standards

Section 5-604. Coral Gables Mediterranean Style Design Standards.

B. Development bonus standards.

4.	X	X	X	Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) <u>one (1)</u> bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces <u>every two (2) units or fraction thereof. A minimum of one (1) bicycle storage space shall be provided in secure, covered areas for each one thousand five hundred (1,500) square feet of office, and one (1) bicycle storage space shall be provided in secure, covered areas for each one thousand (1,000) square feet of retail. All Bicycle Parking shall be in accordance with the City's adopted Bicycle Master Plan.</u>
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ARTICLE 5 – DEVELOPMENT STANDARDS:

Division 14. Parking, Loading, and Driveway Requirements

Section 5-1409. Amount of required parking.

G. Bicycle Storage. Bicycles, bicycle storage facilities (racks) shall be provided for all parcels of 20,000 square feet or greater.

1. Office Uses. A minimum of one (1) bicycle storage space for each two thousand (2,000) square feet or fraction thereof shall be provided in secure, covered areas.
2. Retail Uses. A minimum of one (1) bicycle storage space for each four thousand (4,000) square feet or fraction thereof shall be provided.
3. Residential Uses. In multi-family districts, a minimum of one (1) bicycle storage space for each four (4) units or fraction thereof shall be provided in secure, covered areas.
4. All Bicycle Parking shall be in accordance with the Bicycle & Pedestrian Master Plan, Resolution No. 2014-123.
5. Substitution of Car Parking with Bicycle Parking. New and preexisting developments may convert up to ten percent (10%) of their auto spaces to unrequired additional bicycle parking, given that the spaces are conveniently located near the entrance. Converted parking spaces must yield at least six (6) bicycle parking spaces per auto space.

STAFF RECOMMENDATION:

BASED UPON THE COMPLETE FINDINGS OF FACT, STAFF RECOMMENDS **APPROVAL** OF THE ZONING CODE TEXT AMENDMENT.



Bicycle Parking

ZONING CODE TEXT AMENDMENT

PLANNING AND ZONING BOARD
NOVEMBER 8, 2017

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

**NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - NOV. 8, 2017**

in the XXXX Court,
was published in said newspaper in the issues of

10/30/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
30 day of OCTOBER, A.D. 2017

Diana Herrera

(SEAL)

MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

City Public Hearing	Local Planning Agency / Planning and Zoning Board
Dates/Times	Wednesday, November 8, 2017, 6:00 - 9:00 p.m.
Location	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," adding Section 4-207, "Giraldi Plaza Overlay" to modify and supplement the existing Commercial District standards and criteria to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-201, "Mixed Use District (MXD);" Article 5, "Development Standards," Section 5-604, "Coral Gables Mediterranean Style Design Standards," and Section 5-1105, "Landscape Requirements;" and Article 8, "Definitions;" to clarify what constitutes open space; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 5, "Development Standards," Section 5-1409, "Amount of Required Parking," to establish provisions for charging stations of electric vehicles; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Development Standards," Section 4-201, "Mixed Use District (MXD);" Article 5, "Development Standards," Section 5-604, "Coral Gables Mediterranean Style Design Standards," and "Parking, Loading, and Driveway Standards," Section 5-1409, "Amount of Required Parking" to increase the requirements for bicycle parking; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

5. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Track 3, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Track 3, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

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

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2008-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

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