

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, BY AMENDING ARTICLE 5, “DEVELOPMENT STANDARDS,” SECTION 5-1409, “AMOUNT OF REQUIRED PARKING,” REVISING THE EXISTING ELECTRIC VEHICLE CHARGING REQUIREMENTS FOR NEW CONSTRUCTION; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at the request of the City Commission, Staff has drafted a Zoning Code text amendment to revise the existing electric vehicle charging requirements for new construction;

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on February 13, 2019, at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended (approval) (vote: 4 to 1) of the text amendment; and

WHEREAS, on March 12, 2019 the City Commission was presented with text amendments to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: 5-0); and

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on March 26, 2019, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with text amendments to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on Second 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 follows¹:

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 14. Parking, Loading, and Driveway Requirements

Section 5-1409. Amount of required parking.

- F. Electric Vehicle Charging. Except single-family residences, duplexes, and townhouses, electric vehicle charging stations and infrastructure is required for new construction as provided below.
1. ~~Residential and non-residential parking~~ Reserved Electric Vehicle Parking. When twenty (20) or more off-street parking spaces are required, a minimum of two percent (2%) of the required off-street parking spaces shall be reserved for ~~electrical~~ electric vehicle parking, and provide an ~~electrical~~ electric charging station for each space, with a minimum of one (1) space reserved for ~~electrical~~ electric vehicle parking, subject to the following:
 - a. The electric vehicle charging station shall have a minimum charging level of AC Level 2.
 - b. All components of the electric vehicle charging station shall be located entirely within the confines of the building and not visible from outside any portion of the structure.
 - c. All components shall be located above the minimum flood elevation.
 - d. The charging station shall contain a retraction device, coiled cord, or a place to hang cords and connectors above the ground surface.
 - e. Signage shall be posted at the charging station stating "Charging Station." Signs shall have no greater length than eighteen (18) inches.
 - f. ~~All new multi-family, mixed use, or hotel development with twenty (20) or more units shall also provide access to 240-volt capability throughout the garage to offer charging opportunities to residents and guests.~~
 - g. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up to the next whole number.
 2. Electric Vehicle Infrastructure Readiness. In addition to subsection F. 1. above, when twenty (20) or more off-street parking spaces are required, a minimum of three percent (3%) of the required off-street parking spaces shall have Electric Vehicle Supply Equipment infrastructure installed for the future installation of Electric Vehicle Charging Stations ("EV-Ready"), subject to the following:
 - a. Each required parking space shall include make-ready infrastructure with a minimum of 40-Amps on an independent 240-volt AC circuit for every electric vehicle Space.
 - b. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up to the next whole number.
 3. Electric Vehicle Infrastructure Capability. In addition to subsection F. 1. and 2. above, when twenty (20) or more off-street parking spaces are required, a minimum of fifteen

¹ Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

percent (15%) of the required off-street parking spaces shall have listed raceway (conduit) and electrical capacity (breaker space) allocated in a local subpanel to accommodate future EVSE installations (“EV-Capable”), subject to the following:

- a. All conduits and subpanels installed throughout the new construction shall be sized to accommodate 60A or 40A breakers for each parking space.
- b. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up to the next whole number.

ARTICLE 8 – DEFINITIONS

Electric Vehicle Supply Equipment (EVSE) infrastructure: The equipment, as defined by the National Electrical Code, which is provided to support future electric charging. This shall include, but not be limited to: the design load placed on electrical panels and service equipment to support the additional electrical demand, the panel capacity to support additional feeder / branch circuits, the installation of raceways, both underground and surface mounted, to support the electrical vehicle supply equipment.

EV-Ready - Refers to a parking space that includes the following components: listed raceway (conduit), sufficient electrical panel service capacity, overcurrent protection devices, wire, and suitable termination points such as a junction box with a service loop or directly landed within an EVSE (i.e. Full Circuit).

EV Capable - Refers to parking spaces that have listed raceway (conduit) and electrical capacity (breaker space) allocated in a local subpanel to accommodate future EVSE installations

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 _____, 2019.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2019.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY