



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Zoning Code Text Amendment – Electric Vehicle Charging**
Public Hearing: Planning and Zoning Board
Date & Time: **February 13, 2019; 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 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.

2. BACKGROUND INFORMATION

As directed by the City Commission, Staff has prepared Zoning Code text amendments to revise the existing electric vehicle charging requirements for new construction.

In January of 2018, the City Commission adopted text amendments to the Zoning Code to require electric vehicle charging stations and infrastructure. In fall of 2018, Tesla and other electric vehicle manufacturers approached the City to consider amending the Zoning Code to specify the appropriate electrical infrastructure.

3. PROPOSED ZONING CODE TEXT AMENDMENT

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

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. 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. When twenty (20) or more off-street parking spaces are required, a minimum of fifteen 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

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 | 02.01.19 |
| Posted agenda on City web page/City Hall | 02.04.19 |
| Posted Staff report on City web page | 02.08.19 |

7. STAFF RECOMMENDATION

The Planning and Zoning Division recommends approval.

8. ATTACHMENTS

A. 02.01.19 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
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for Planning and Zoning
City of Coral Gables, Florida