

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," TO ESTABLISH PROVISIONS FOR ELECTRIC VEHICLE CHARGING STATIONS; 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 requiring a percentage of off-street parking spaces to be reserved for electric vehicle charging stations;

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on November 8, 2017, at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended approval (vote: 7-0) of the text amendment;

WHEREAS, a public hearing for First Reading was held before the City Commission on December 5, 2017, 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: 5-0).

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:

¹ Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

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 are required for new construction as provided below.

1. Residential and non-residential 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 vehicle parking, and provide an electrical charging station for each space, with a minimum of one (1) space reserved for electrical 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.

ARTICLE 8 – DEFINITIONS

Electric Vehicle Charging Level is the standardized indicators of electrical force, or voltage, at which an electric vehicles’ battery is recharged which include the following specifications:

- (1) Level 1 requires a 15 or 20 amp breaker on a 120-volt AC circuit and standard outlet;
- (2) Level 2 requires 40 to 100-amp break on a 240-volt AC circuit; or
- (3) Level 3 requires a 60-amp or higher dedicated breaker on a 480-volt and higher three-phase circuit with special grounding equipment. A Level 3 charging shall use an off-board charger to provide the AC to DC conversion, delivering DC directly to the car battery.

Electric Vehicle Charging Station is a parking space that is served by electric vehicle charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy source device in an electric vehicle.

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 _____, 2018.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2018.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY