



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Electric Vehicle Charging Zoning Code Text Amendment**  
Public Hearing: Planning and Zoning Board  
Date & Time: **May 11, 2022; 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 has initiated a request for a Zoning Code Text Amendment as follows:

*An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 10, "Parking and Access," Section 10-110, "Amount of Required Parking" to modify requirements for electric vehicle charging, providing for severability, repealer, codification, and an effective date.*

## 2. APPLICATION SUMMARY

As requested by the City Commission, Staff drafted a Zoning Code text amendment to increase requirements for electric vehicle (EV) charging and infrastructure. The proposed changes include:

- Lower threshold for requirements from 20 off-street parking spaces to 10 spaces
- Increase reserved EV charging stations from 2% of required parking spaces to 5%
- Increase EV infrastructure readiness from 3% of required parking spaces to 15%
- Decrease EV infrastructure capability from 15% of required parking spaces to 10%

The changes will result in a total of 30% spaces with EV infrastructure.

## 3. REVIEW TIMELINE / PUBLIC NOTICE

### City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	05.11.22
City Commission – 1 <sup>st</sup> Reading	TBD
City Commission – 2 <sup>nd</sup> Reading	TBD

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	04.29.22
Posted agenda and Staff report on City web page/City Hall	05.06.22

#### 4. FINDINGS OF FACT

The requests are Text Amendments to Section 10-110 “Amount of Required Parking” in Article 10 “Parking and Access.” The proposed changes are provided in Attachment A in ~~striketrough~~ / underline format.

Zoning Code Section 14-212.5 provides review standards for Zoning Code text amendments:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The intent of the proposed text amendment is to increase the requirements of electric vehicle charging which encourages more electric vehicle ownership which is better for the environment and public health.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendment does not impact the uses that would require off-street parking.
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.	The proposed text amendment does not affect the densities nor intensities of the land uses that would require off-street parking.
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 than the minimum requirements of the Comprehensive Plan.	The proposed text amendment for requiring electric vehicle charging will not affect the level of service for public infrastructure.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment to require electric vehicle charging does not directly conflict with the objectives and policies of the Comprehensive Plan.

#### *Staff comments:*

The proposed text amendments to Section 10-110 “Amount of Required Parking” in Article 10 “Parking and Access” of the Zoning Code increases the requirements for electric vehicle charging parking minimums. This proposed increase of electric vehicle parking implements strategies to reduce greenhouse gas emissions within the City’s borders, which fulfils many goals, objectives, and policies of the Comprehensive Plan. The standards identified in Section 14-212.5 for the proposed Zoning text amendment are satisfied.

## 5. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

*An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 10, "Parking and Access," Section 10-110, "Amount of Required Parking" to modify requirements for electric vehicle charging, providing for severability, repealer, codification, and an effective date.*

Staff recommends **Approval**.

## 6. ATTACHMENTS

- A. Proposed text amendment.
- B. Legal advertisement published.
- C. PowerPoint Presentation.

Please visit the City's webpage at [www.coralgables.com](http://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, Ph.D., AIA, AICP, LEED AP  
Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2022-\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING ARTICLE 10, "PARKING AND ACCESS," SECTION 10-110, "AMOUNT OF REQUIRED PARKING" TO MODIFY REQUIREMENTS FOR ELECTRIC VEHICLE CHARGING, PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, the City Commission adopted new requirements for electric vehicle charging stations with Ordinance No. 2018-01; and

**WHEREAS**, the City Commission increased requirements for electric vehicle charging stations and clarify required infrastructure with Ordinance No. 2019-19; and

**WHEREAS**, the City Commission wishes to increase the requirements for electric vehicle charging; and

**WHEREAS**, Staff has draft text amendments to the Zoning Code to increase requirements for electric vehicle charging; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on (month) (day), 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

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

**WHEREAS**, the City staff incorporated changes from first reading, and recommendations from the Planning and Zoning Board, and the City Commission was presented with a final text amendment on Second reading.

**NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:**

**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 to read as follows:

## **Article 10. Parking and Access**

### **Section 10-110. Amount of required parking.**

\*\*\*

F. Electric Vehicle Charging. Except single-family residences, duplexes, and town-houses, electric vehicle charging stations and infrastructure are required for new construction as provided below.

1. Reserved Electric Vehicle Parking. When ~~twenty (20)~~ ten (10) or more off-street parking spaces are required, a minimum of ~~two five~~ three percent (~~2 5~~ 3%) of the required off-street parking spaces shall be reserved for electric vehicle parking, and provide an electric charging station for each space, with a minimum of one (1) space reserved for 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. 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)~~ ten (10) or more off-street parking spaces are required, a minimum of ~~three~~ three percent (~~3~~ 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)~~ ten (10) or more off-street parking spaces are required, a minimum of ~~fifteen~~ ten percent (10 ~~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.

**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 Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

**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 upon the date of its adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D., 2022.

(Moved: / Seconded:)

(Yeas: )

( ; Vote)

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY

## MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL  
PLANNING AGENCY / PLANNING AND ZONING BOARD - MAY  
11, 2022

in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

04/29/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Guillermo Garcia*

Sworn to and subscribed before me this  
29 day of APRIL, A.D. 2022

*Christina Lynn Ravix*

(SEAL)

GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING  
HYBRID MEETING ON ZOOM PLATFORM**

**City Public Hearing**      **Local Planning Agency / Planning and Zoning Board**  
**Dates/Times**              **Wednesday, May 11, 2022, 6:00 p.m.**

**Location**                      **City Commission Chamber, City Hall**  
   **405 Biltmore Way, Coral Gables, FL 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 Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Vacation of public alleyway)
2. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (LPA review/Future Land Use Map Amendment)



# City of Coral Gables

3. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (TDRs)
4. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process," Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE). (Mixed Use Site Plan and Cond. Use Review)
5. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a replat of 42,543 square feet (0.977 acres) into a single tract of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and dedication of 1,725 square feet; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Tentative Plat)
6. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a previously approved but expired Building Site Determination pursuant to Zoning Code Section 14-206.6, "Building Site Determination" to separate into two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 13-18 Block 236, Coral Gables Riviera Section Part 11 (601 Sunset Drive), Coral Gables, Florida; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other (1) building site consisting of Lot 16, 17 and 18 (west parcel); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

7. An Ordinance of the City Commission of Coral Gables, Florida amending the City of Coral Gables Zoning Code, Article 8 "Historic Preservation" and Article 14 "Process" to address inconsistencies in the Zoning Code and revise the Historic Designation process; providing for severability clause, codification, and providing for an effective date.
8. An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 10, "Parking and Access," Section 10-110, "Amount of Required Parking" to increase requirements for electric vehicle charging, providing for severability clause, repealer provision, codification, and providing for an effective date.
9. An Ordinance of the City Commission of Coral Gables, Florida, providing for a text amendment to the City of Coral Gables official Zoning Code by revising Article 15 "Notices", Section 15-102 "Notice", Subsection C "Mail Notices" providing that when a notice radius extends outside of the City limits, notice shall be mailed outside of the City limits only to addresses that are within three hundred (300) feet of the City's municipal boundary; providing for severability, repealer, codification, and an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, May 11, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: ([www.coralgables.com/pzb](http://www.coralgables.com/pzb)) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cctv](http://www.coralgables.com/cctv)) as well as Channel 77 on Comcast.

Sincerely,  
Ramon Trias  
Assistant Director of Planning and Zoning  
City of Coral Gables, Florida  
4/29

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## *Electric Vehicle Charging*

### ZONING CODE TEXT AMENDMENT

PLANNING & ZONING BOARD  
MAY 11, 2022



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## ELECTRIC VEHICLE REQUIREMENTS ZONING CODE

- 2018** ● — **Ord. No. 2018-01** – Establish electric vehicle charging requirements of 2% of required off-street parking 20 or more
- 2019** ● — **Ord. No. 2019-19** – Clarify EV-ready requirements to be 3% and EV-capable to be 15% of required off-street parking 20 or more
- 2022** ● — **Ord. No. 2022-XX** – Increase requirements for EV charging and EV-Ready parking; decrease EV-capable; and lower threshold to 10 or more

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## CURRENT EV NETWORK

### City EV Infrastructure

- Current “EV Installed”: 26 charging stations and 41 charging points (includes EVGo at City Hall)
- Future (Garages and Surface Parking Lots): 26 stations and 52 charging points

### Mobility Hub:

- 2nd floor- EV Installed: 45 stations: 74 charging points
- 3rd floor- EV Capable: 48 stations: 79 charging points

**Total: 145 charging stations: 246 charging points**

**Current Statistics- ChargePoint-City Stations (30 ports)**

**24 of 30 stations considered heavy to moderate usage  
(remaining 6 newer stations-Lot 20)**

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## CORAL GABLES CURRENT REQUIREMENTS

### New Developments: 20 or more off-street spaces:

- 2%: “EV Installed “: Parking with charging stations.
- 3%: “EV Ready”: Infrastructure installed except EV Station.
- 15%: “EV Capable”: Conduit run with capacity in electrical panels.

**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.

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## PROPOSED CHANGES TO EV REQUIREMENTS

1. Lower threshold for requirements from 20 off-street parking spaces to 10 spaces
2. Increase reserved EV charging stations from 2% of required parking spaces to 5%
3. Increase EV infrastructure readiness from 3% of required parking spaces to 15%
4. Decrease EV infrastructure capability from 15% of required parking spaces to 10%

**Increased from 20% to 30%**

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## EV REQUIREMENTS COMPARISON

MUNICIPALITY	EV CHARGING	EV-READY	EV-CAPABLE
<b>CURRENT CORAL GABLES</b>	2%	3%	15%
<b>PROPOSED CORAL GABLES</b>	5%	15%	10%
<b>MIAMI-DADE</b>	-	BEFORE 2022: 10% AFTER 2022: 20% *	-
<b>MIAMI</b>	-	-	20%
<b>MIAMI BEACH</b>	2%	-	-
<b>ORLANDO</b>	2%	-	10% NON-RESIDENTIAL 20% RESIDENTIAL

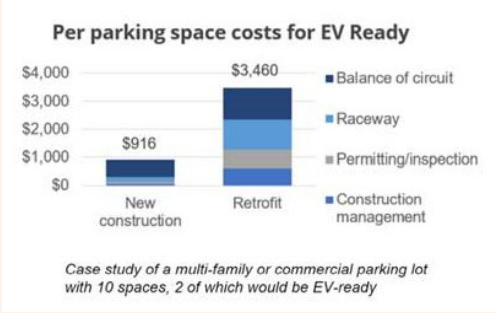
\* MDC Definition: *EVSE-Ready Space shall mean a parking space with full circuitry installed in accordance with the Florida Building Code and ready for the charger to be connected.*

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# EV COSTS AND POTENTIAL SAVINGS

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\*Source: City of Orlando

SOURCE: DENVER	EV CHARGING	EV-READY	EV-CAPABLE
NEW CONSTRUCTION		\$1,300 PER SPACE	\$300 PER SPACE
RETROFIT		\$6,300 PER SPACE	\$2,500 PER SPACE
SAVINGS	SAVINGS OF \$2,040 - \$4,635	SAVINGS OF \$5,000 PER SPACE	SAVINGS OF \$2,200 PER SPACE

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# REVIEW TIMELINE

1	PLANNING AND ZONING BOARD: 05.11.22
2	CITY COMMISSION – 1 <sup>ST</sup> READING: TBD
3	CITY COMMISSION – 2 <sup>ND</sup> READING: TBD

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# *Electric Vehicle Charging*

## ZONING CODE TEXT AMENDMENT

PLANNING & ZONING BOARD  
MAY 11, 2022

