

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-8**  
**June 28, 2022**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Michael Mena**

**Commissioner Rhonda Anderson**

**Commissioner Jorge Fors, Jr.**

**Commissioner Kirk Menendez**

**City Staff**

**City Manager, Peter Iglesias**

**City Attorney, Miriam Ramos**

**City Clerk, Billy Urquia**

**Deputy City Attorney, Cristina Suarez**

**Assistant City Attorney, Gus Ceballos**

**Senior Sustainability Analyst, Matt Anderson**

**Public Speaker(s)**

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Agenda Item F-8 [Start: 4:35 p.m.]

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 modify requirements for electric vehicle charging, providing for severability clause, repealer provision, codification, and providing for an effective date. (Sponsored by Mayor Lago)  
(Sponsored by Commissioner Anderson)

Mayor Lago: F-8.

Deputy City Attorney Suarez: F-8 is 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 modify requirements for electric vehicle charging, providing for severability clause, repealer provision, codification, and providing for an effective date. This is a public hearing item. Mr. Ceballos.

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Assistant City Attorney Ceballos: So, we've discussed EV multiple times. I think everybody on this dais is an expert with EV at this point, but I will give a quick recap of what are the proposed changes. So, the first change is the threshold – originally is 20 parking spaces. We are lowering that threshold so any development with ten (10) required off-street parking spaces, all of these regulations will kick in. The three sub-sections, the EV charger, EV-ready, and EV capable are being modified in this manner. So, EV charger is going to be taken from 2 percent to 5 percent; EV-ready is taking from 3 percent up to 15 percent; and EV capable is being modified from 15 percent to 20 percent. Additionally, we are going to be requiring that the entire building structure, all parking spaces have sleeving and structural penetration to allow for any future expansion or installation of these EV chargers to make it much easier. The vast majority of those costs is the retrofit, so this would avoid that issue in the future. If any of you have any questions about anyone of those sub-categories and you'd like me to explain it further, please let me know and I'll be glad to do so.

Commissioner Anderson: No questions.

Mayor Lago: Any comments?

City Clerk Urquiza: No sir.

Mr. Anderson: This continues to put us at a leadership level when it comes to EV charging and EV infrastructure.

Mayor Lago: Commissioner Anderson.

Commissioner Anderson: So, it's come full circle. We've been pushing for this for how long now, since you started.

Mr. Anderson: Well, we had the ordinance in 2018 that we originally implemented and now we are increasing the ordinance to meet the future demand.

Mayor Lago: When I proffered that ordinance in 2018, we were much higher than these numbers and we thought it would be a burden and got a little pushback, and staff said you know what, let's just get started with this and then we'll see how we can raise it up. Now obviously it's a no-brainer. Everywhere you go there are electric vehicles.

Commissioner Anderson: Well, we know it was coming. I was on Planning and Zoning, I was trying for the higher numbers then, but now I'm happy that we are here. So, no one has a public comment or questions. I'm ready to go.

Mayor Lago: Mr. Clerk.

City Clerk Urquiza: No public comment sir.

Mayor Lago: I'll entertain a motion.

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Commissioner Anderson: I'll move it.

Commissioner Menendez: I'll second.

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Commissioner Fors: Yes

Vice Mayor Mena: Yes

Mayor Lago: Yes

(Vote: 5-0)