

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2022-41

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 A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION AND PROVIDING FOR 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 May 11, 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: 5 to 0) 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 follows¹:

Article 10. Parking and Access

Section 10-110. Amount of required parking.

F. Electric Vehicle Charging. Except single-family residences, duplexes, and townhouses, 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~~ percent (2 5%) 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 fifteen~~ percent (15 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:

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

- 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 percent (15%)~~ twenty percent (20%) of the required off-street parking spaces shall have listed raceway (conduit) and electrical capacity (breaker space) allocated in the electrical room ~~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 a minimum of~~ 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.
 - c. 100% of remaining parking spaces will have sleeving and required structural penetrations of sufficient diameter and number to allow for future installation of EV charging infrastructure.

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 passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF JULY, A.D., 2022.


(Moved: Anderson / Seconded: Menendez)

(Yeas: Menendez, Anderson, Fors, Jr., Mena, Lago)

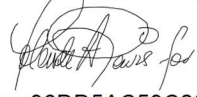
(Unanimous: 5-0 Vote)

(Agenda Item: F-2)


APPROVED:

DocuSigned by:

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VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

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MIRIAM SOLER RAMOS
CITY ATTORNEY