

City of Coral Gables City Commission Meeting
Agenda Item F-5
December 5, 2017
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Pat Keon
Commissioner Vince Lago
Commissioner Frank Quesada
Commissioner Michael Mena

City Staff

City Manager, Cathy Swanson-Rivenbark
Assistant City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia

Public Speaker(s)

Agenda Item F-5 [0:00:00 p.m.]

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, severability clause, codification, and providing for an effective date. (11.08.17 PZB recommended approval, Vote: 7-0)
(Sponsored by Commissioner Lago)

Mayor Valdes-Fauli: F-5, required parking to establish electric vehicle charging stations.
Commissioner Lago.

Commissioner Lago: Thank you, Mayor.

City Attorney Ramos: 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, severability clause, codification, and providing for an effective date. This is a public hearing item.

Planning and Zoning Director Trias: Mayor, at the request of the Commission, we have prepared an ordinance that requires two percent of the required parking to be electric charging stations. I will skip the PowerPoint. Thank you.

Mayor Valdes-Fauli: Is there a motion?

Vice Mayor Keon: Can I -- I have a question on this.

Mayor Valdes-Fauli: Of course.

Vice Mayor Keon: And, I -- when you -- you're requiring it to be two percent. I know -- I have seen parking garages where the garages are -- in other places, where the garage is -- they require the infrastructure for charging stations, so that people can put charging stations in their -- you know, at their parking space because in most -- is this apartments, condos and...

Planning and Zoning Director Trias: Yes.

Vice Mayor Keon: Whatever?

Planning and Zoning Director Trias: Yes.

Vice Mayor Keon: It's both. In most condominiums, people are generally assigned parking with their, you know -- with their -- as part of their documents. So, you know, if you have like only, you know, a certain bank of them, they may not be the person's parking space. And a lot of times, people charge overnight, and so that means people can't go there. What I see now in the larger condos where the infrastructure is put in place, so anyone can -- place can have a parking station, you know, at their parking spaces, so it's not, you know, a matter of only being able to -- it's like, you know, some specified places.

Commissioner Lago: No, I agree with you.

Vice Mayor Keon: I think in an apartment building or maybe office parking or whatever, I don't know what that's the case, but if we...

Commissioner Lago: I agree.

Vice Mayor Keon: Could look at maybe just -- between first and second reading, could we look at how that's treated?

Commissioner Lago: I think the issue here -- and just playing off your comments, I think we need to be a little bit flexible and we need to find some sort of common ground. This was brought to me by an individual, who lives in the City of Coral Gables who told me, listen, Vince, I can't charge my electric vehicle...

Vice Mayor Keon: (INAUDIBLE) in Aragon?

Commissioner Lago: Yeah.

Vice Mayor Keon: Right.

Commissioner Lago: Or I can't -- you know, and I want to -- and another person said, I want to buy an electric vehicle, but my building doesn't offer it. Again, I don't want to reprimand existing buildings. Again, they'll come up with the times, and maybe Matt Anderson can come up and give us a little background on it. They're going to have to come up with the times, because it's happening already. There's more and more electric vehicles. And, I'm dealing with that right now, because I'm in the process of trying to buy an electric vehicle. And, I was explaining to the Manager it's virtually impossible right now. They're sold out everywhere. The vehicle is not like the Tesla, even though the Tesla is also sold out. But more affordable vehicles, you can't even get them right now. So, I want to be flexible, like the Vice Mayor said, but I want to make sure that if you're going to come to the City with a new project, that you need to understand that it needs to be easy for a person to retrofit the existing structure, so that all the electricity's in place, all the conduit, you know, any of the substations, you know, transformers, everything is in place, so that it's kind of a simpler process.

Unidentified Speaker: And these requirements, we've kind of touched on these before, too, but as part of LEED. You can get up to one point for covering two percent of the parking spaces. So, we have it under our LEED ordinance, but this is also an additional great requirement to have within it.

Planning and Zoning Director Trias: This is a very standard way of dealing with this issue. And, what it does is it requires two percent and then it establishes definitions in basically the current requirements for voltage and so on.

Commissioner Lago: Well, don't for...

Commissioner Mena: (COMMENTS MADE OFF THE RECORD)

Commissioner Lago: But no, no. Mike, Mike...

Commissioner Mena: I just had a question. It's not requiring additional parking...

Unidentified Speaker: No.

Planning and Zoning Director Trias: No.

Unidentified Speaker: Yeah. It's...

Commissioner Mena: It's just allocating existing parking...

Vice Mayor Keon: Right.

Unidentified Speaker: Two percent.

Vice Mayor Keon: But, in a con...

Commissioner Lago: Her point is a good point.

Vice Mayor Keon: But in a condominium, though...

Commissioner Lago: Yeah.

Vice Mayor Keon: All of the parking is assigned by unit, so you would have to add additional parking stations if you were going to do it this way.

Commissioner Lago: So, what...

Vice Mayor Keon: So, what you're saying is...

Commissioner Lago: What she's saying is -- it makes a perfect point. Like, for example, this ordinance doesn't help a person, whose space has already been called for, but they're not -- they don't have the electricity there. You understand? They...

Vice Mayor Keon: The infrastructure.

Commissioner Lago: Yeah, the infrastructure is there, excuse me.

Vice Mayor Keon: Is not there. And, we require -- is there a building official -- Ramon, you can tell me. Do we require that every line be a homerun? We can't splice into another -- I mean, it's all in conduit. Does it all have to be homerun?

Commissioner Lago: For this, yes.

Vice Mayor Keon: See, that's why I think that...

Planning and Zoning Director Trias: May I make...

Vice Mayor Keon: That's why you have to have the infrastructure in place...

Planning and Zoning Director Trias: If you look at...

Vice Mayor Keon: So people can do it.

Planning and Zoning Director Trias: F -- if you look at Item F, it says that. I mean, it talks about having the capability throughout the garage to offer charging opportunities to residents, so we do have that in the ordinance.

Commissioner Lago: Yeah.

Vice Mayor Keon: Right.

Commissioner Lago: And don't forget, our LEED ordinance...

Vice Mayor Keon: Right.

Commissioner Lago: That I drafted, it only applies to buildings 25,000...

Unidentified Speaker: 25,000 square feet.

Commissioner Lago: Square feet or larger. So -- but this, this will apply to all buildings.

Unidentified Speaker: Yeah.

Unidentified Speaker: Right.

Commissioner Lago: So, if you have, let's say, a 10,000-square-foot building that has, you know, ten units, you know, a thousand-square foot unit or fifteen -- depending, whatever it may be. Again -- but we need to find that happy medium, like the Vice Mayor said, because, again, it suits no purpose if a person who is buying or renting a unit in a building, they don't have access to this infrastructure.

Planning and Zoning Director Trias: Right.

Commissioner Lago: You understand? Because of a designated parking space.

Planning and Zoning Director Trias: And in the text of the ordinance, what we have is you're required to have two percent -- and if you look at F -- all new buildings shall also provide access to 240-volt capability throughout the garage.

Commissioner Lago: That's the deal. That's it right there.

Planning and Zoning Director Trias: Okay, so we...

Commissioner Lago: That's...

Planning and Zoning Director Trias: Do have it already in the ordinance...

Commissioner Lago: That's it.

Planning and Zoning Director Trias: For new buildings.

Commissioner Lago: Okay.

Commissioner Mena: What's the -- I mean, I'm not sure how to ask this question, but what -- how much does it cost for a developer if they're going to have to do this? I mean, is this a significant...

Commissioner Lago: To me, I mean, it costs a little bit of money, but when you're developing a project and you're already doing all this electrical work anyways and you're at the beginning...

Commissioner Mena: Cheaper at the beginning.

Commissioner Lago: It's really cheap in comparison to retrofitting an existing building. So, -- but I what I will tell you this, developers -- like when we brought the LEED ordinance here a year and a half ago, they didn't fight it. They understand that this is moving in a direction -- especially buildings that are rental buildings, because let's say for a (INAUDIBLE) or a developer's going to hold the rental building, it makes economic sense for their building to be efficient.

Commissioner Mena: Yeah, sure.

Commissioner Lago: And again, if you look around you, there's more and more people that are buying electric vehicles. So, if you don't have the capabilities for electric charging, you may not be able to get those clients through the door, because they may not want to rent in your building.

Commissioner Mena: Well, but that's...

Mayor Valdes-Fauli: Matt, you want to say something?

Commissioner Mena: That's sort of a point in favor of letting the market control that, though.

Commissioner Lago: Yeah, but I'm saying it's happening already. That's why...

Commissioner Mena: No...

Commissioner Lago: I have people saying I need -- they're coming to us and saying, hey, we need this type of infrastructure.

Vice Mayor Keon: But, they're going to -- it will require additional parking, because it's not someone's permanent parking space. It is -- it's a charging space.

Commissioner Mena: It's a station.

Vice Mayor Keon: It's a station.

Sustainability Specialist Anderson: And, studies...

Mayor Valdes-Fauli: Go ahead.

Sustainability Specialist Anderson: Studies are showing that by 2025, that EVs are going to compromise about 14 to 15 percent of automobile sales.

Vice Mayor Keon: Absolutely.

Sustainability Specialist Anderson: So, I mean, there's an increase in demand. And, we could just see from the ten parking -- the ten Level II that we have in our parking garages. We've almost had 5,000 charging sessions just within our parking garages. So, the infrastructure that we have in place has been working great and we want to continue to add to that to give our residents and our visitors an opportunity to be able to come into the city and have charging infrastructure available to them.

Commissioner Lago: Perfect.

Vice Mayor Keon: Thank you.

Mayor Valdes-Fauli: Do I hear a motion?

Commissioner Lago: So move.

Vice Mayor Keon: I'll move it.

Commissioner Lago: Second. I'll second it.

Mayor Valdes-Fauli: Alright. Will you call the roll, please?

Commissioner Mena: Yes.

Commissioner Quesada: Yes.

Vice Mayor Keon: Yes.

Commissioner Lago: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Vice Mayor Keon: Good deal.