



PALM BEACH COUNTY

LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) ELECTRIC VEHICLE CHARGING STATION (EVCSs) SUBCOMMITTEE

JANUARY 6, 2021

SUBCOMMITTEE MEMBERS

**Dr. Lori Vinikoor, Chair (District 5)
Drew Martin, Vice-Chair (District 2)**

Terrence Bailey (Florida Engineering Society)

**Daniel J. Walesky (Gold Coast Builders
Association)**

**Frank Gulisano (Realtors Association of
the Palm Beaches)**

**Jaime M. Plana (American Institute of
Architects)**

Abraham Wien (Alternate At-Large #2)

INTERESTED PARTIES

Mike Gibaldi (Brickell Energy)

Evan Rosenblatt (Pebb Enterprises)

Emily O'Mahoney (2GHO & Associates, Inc.)

Ron Semp (PlugIn Stations Online)

Jeff Rothe (ChargePoint)

Linda Smithe (Destination Loop)

Board of County Commissioners

**Dave Kerner
Mayor, District 3**

**Robert S. Weinroth
Vice Mayor, District 4**

**Maria G. Marino
Commissioner, District 1**

**Gregg K. Weiss
Commissioner, District 2**

**Maria Sachs
Commissioner, District 5**

**Melissa McKinlay
Commissioner, District 6**

**Mack Bernard
Commissioner, District 7**

County Administrator

Verdenia C. Baker

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**LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB)
ELECTRIC VEHICLE CHARGING STATIONS (EVCSs) SUBCOMMITTEE**

WEDNESDAY, JANUARY 6, 2021 AGENDA

**KENNETH S. ROGERS HEARING ROOM (VC-1W-47)/COMMUNICATIONS MEDIA TECHNOLOGY
(CMT)**

1:00 P.M.

A. CALL TO ORDER

1. Roll Call
2. Motion to Approve Remote Participation by CMT Due to Extraordinary Circumstances
3. Introductions – Mr. Daniel J. Walesky as a New Subcommittee Member
4. Additions, Substitutions, and Deletions to Agenda
5. Motion to Adopt Agenda
6. Adoption of Minutes – December 10, 2020 (Exhibit A)

B. NEW BUSINESS

1. Unified Land Development Code (ULDC) and EVCSs – Presentation by the Zoning Division:
Art. 1, General Provisions; Art. 4, Use Regulations; and, Art. 6, Parking, Loading, and Circulation
2. EVCS Discussion
 - a. Subcommittee Members
 - b. Interested Parties
 - c. Public
 - d. Staff

C. FUTURE MEETINGS/ANTICIPATED EXHIBITS

1. February 4, 2021 –Review of Draft ULDC Amendments

D. MEETING RECAP AND CONCLUSION

E. ADJOURNMENT

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EXHIBIT A

PALM BEACH COUNTY LAND DEVELOPMENT REGULATION ADVISORY BOARD (LDRAB) ELECTRIC VEHICLE CHARGING STATIONS (EVCSs) SUBCOMMITTEE (Updated 12/30/20)

Minutes of December 10, 2020 EVCSs Subcommittee Meeting

On Thursday, December 10, 2020, the Palm Beach County Land Development Regulation Advisory Board (LDRAB) Electric Vehicle Charging Stations (EVCSs) Subcommittee, met in the Medium Hearing Room (VC-1W-60), at 2300 North Jog Road, West Palm Beach, Florida and via Cisco Webex Events communications media technology (CMT).

A. CALL TO ORDER

1. Roll Call

Chair Dr. Lori Vinikoor, called the meeting to order at 1:02 p.m. Mr. Alexander Biray, Site Planner I, called the roll.

Members Present: 3

Drew Martin (District 2, Commissioner Weiss)

Dr. Lori Vinikoor (District 5, Commissioner Sachs)

Terrence Bailey (Florida Engineering Society)*

Members Absent: 3

Jaime M. Plana (American Institute of Architects)

Frank Gulisano (Realtors Association of the Palm Beaches)

Abraham Wien (Alternate At-Large #2)

Interested Parties: 3

Mike Gibaldi (Brickell Energy)*

Emily O'Mahoney (2GHO & Associates, Inc.)*

Linda Smithe (Destination Loop)

County Staff Present: 13

Jon MacGillis, Zoning Director*

Wendy N. Hernández, Deputy Zoning Director

Jeff Gagnon, Principal Site Planner

Adam Mendenhall, Senior Site Planner

Jerome Ottey, Site Planner II

Alexander Biray, Site Planner I

Darlene Perez, Zoning Technician

Scott A. Stone, Assistant County Attorney I*

Bryan Davis, Principal Planner*

Carolina Valera, Senior Planner*

Megan S. Houston, Department of Office of Resilience Director*

Jake Leech, Environmental Analyst*

Lorinda J. Goldsmith, Senior Network Administrator*

* Present via Webex Events.

2. Motion to Approve Remote Attendance by CMT Due to Extraordinary Circumstances

Motion to approve remote attendance by CMT based on extraordinary circumstances of the coronavirus pandemic for Mr. Bailey, by Mr. Martin, seconded by Dr. Vinikoor. The Motion passed unanimously (2-0).

3. Additions, Substitutions, and Deletions to Agenda

Mr. Gagnon noted there were no additions, substitutions, and deletions to the Agenda.

4. Motion to Adopt Agenda

Motion to adopt the Agenda, by Dr. Vinikoor, seconded by Mr. Martin. The Motion passed unanimously (2-0).

5. Adoption of Minutes – November 19, 2020 (Exhibit A)

Motion to adopt the Minutes from November 19, 2020, by Dr. Vinikoor, seconded by Mr. Martin. The Motion passed unanimously (2-0). Staff were unable to hear Mr. Bailey.

B. NEW BUSINESS

1. EVCS Technologies- Presentation by the Office of Resilience (OOR)

a. Electric Vehicle Charging Technologies – Memo from Jake Leech, OOR (Exhibit B)

Dr. Leech presented a PowerPoint for electric vehicle (EV) charging technologies. AC Level 1 was explained, including advantages and disadvantages, such as the ability to be used on all EVs but charges slow. AC Level 2 was explained, including proposing to require infrastructure for Multifamily and Business or Commercial Office uses. Dr. Vinikoor asked if it requires a 220 line. Dr. Leech responded that it does. Dr. Vinikoor also asked about the plug. Dr. Leech responded Staff proposing a requirement that the equipment will be hardwired directly into the circuits. Dr. Vinikoor also asked for clarification regarding Tesla. Mr. Gibaldi responded that Tesla has an adaptor. Level 3 (DC Fast) was explained, including advantages and disadvantages, such as not having a global plug and using a substantial amount of electricity. Mr. Martin asked if there are any recommendations for where the chargers will be required. Dr. Leech responded that Staff are recommending Level 2 for Multifamily and Business or Professional Office uses, and Level 3 for Retail Gas and Fuel Sales. Dr. Leech further responded Staff propose CHAdeMO, Combined Charging System (CCS), or both plugs be required for Level 3. Mr. Martin expressed concern about Tesla. Mr. Gibaldi responded that there is a broad network of chargers for Tesla already.

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Dr. Leech added he believes there is already an adaptor for Tesla. Mr. Martin also expressed concern about having one charger for all EVs by 2021. Dr. Leech responded that if he means by the projected adoption of the proposed Code amendments for August 2021, then no. Dr. Vinikoor added that the Code can be amended. Ms. Hernández said she would look into the concern. Mr. Gibaldi noted that Tesla drivers are in a good spot for the next couple of years with the Level 3 charger, and that amending the Code is sensible. Dr. Vinikoor noted that Staff will need to narrow down because of the diversity in charging and connectors, and may need a consultant.

2. Unified Land Development Code (ULDC) Article 4 Use Regulations and EVCS; Retail Gas and Fuel Sales – Presentation by the Zoning Division

Mr. Gagnon presented a PowerPoint, explaining he wants to focus discussion on Level 3 for Retail Gas and Fuel Sales uses. He further provided some questions for consideration:

- 1) Type of EVCS recommended? Mr. Martin noted that it is not important to rush out a requirement in the Code that may not work out for all vehicles, and the biggest problem is incompatibility and what would happen if the needs for all vehicles are not met. Mr. Mendenhall noted that Tesla is compatible with CHAdeMO. Mr. Martin asked for clarification. Mr. Mendenhall responded that Tesla is compatible with any CHAdeMO DC Fast charging. Dr. Vinikoor asked if the Level three was the final choice for Retail Gas and Fuel Sales. Mr. Gagnon responded that a multiuse compatibility or plug compatibility would be referred.
- 2) Ratio of fuel pumps to EVCS? Ms. Hernández clarified the question presented is more of a two-part question by saying there is going to be a specific threshold for the number of charging stations to the number of fuel pumps. Dr. Vinikoor noted California can be used as a reference. Mr. Martin noted that two charging stations for every eight fuel pumps would be a practical starting point. Dr. Vinikoor noted that getting a comparison of EVs on the road can help determine the answer. Mr. Gibaldi responded with two to three percent. Dr. Vinikoor asked to look into what other States have done.
- 3) EVCSs use free or for a fee? Mr. Martin recommended charging a fee for Level 3.
- 4) Location/placement of EVCSs? Mr. Martin said he doesn't feel like the charging stations need to be hidden but there should indeed be signage, that he has no noise concerns, and that he prefers buffers are not impacted. Dr. Vinikoor agreed with Mr. Martin.
- 5) Additional landscape/screening required? Mr. Martin said he doesn't see a need for additional screening. Dr. Vinikoor agreed.
- 6) Canopy or cover required for EVCS location? Mr. Martin asked if there was a risk of shock. He further said some sort of covering would be needed. Dr. Vinikoor agreed. Ms. Hernández noted that some charging stations have solar panels as the canopy.
- 7) Restricted use of parking space for electric vehicles (actively charging)? Mr. Martin noted he believes it should be restricted. Ms. Hernández noted that existing parking can be converted for electric which would require less spaces for the Convenience Store.
- 8) Size requirement for charging/parking area (ensure ADA accessibility)? Mr. Gagnon noted that there is already guidance but that this question needs to be researched further to cement the fact that accessibility needs to be provided. Dr. Vinikoor noted that if people are charging their cars and are handicapped, the spaces do not need to be close to the Convenience Store. Ms. Hernández noted that it would be no different than a regular car at a fuel pump. Mr. Mendenhall noted that the spaces would already be designed to meet ADA sizes.
- 9) Maintenance and operational requirements for EVCSs? Mr. Martin noted he believes the Subcommittee needs more information and that Staff would need further research. He asked if there is something similar for fuel pumps. Ms. Hernández noted that is regulated by the Department of Agriculture. Mr. Martin noted if something is needed in the Code to ensure it, then it will need to be defined. Dr. Vinikoor agreed with Mr. Martin.
- 10) Setbacks from buildings or other equipment? Mr. Gagnon noted that some of this is already in the building code, but it is something to think about further as far as additional separation requirements in new developments, as well as separation from fueling sites. Ms. Hernández added that Staff is aware that there are some building and fire code regulations that will require them to be separated. Mr. Martin noted he believes the Subcommittee needs more information.
- 11) Additional incentives, bonus Code provisions available (reduced parking requirements, etc.)? Mr. Martin noted he believes they need to determine if this will be market driven, if it is a benefit for retail, will incentives need to be offered, and if the County determines if they need to offer incentives, then they would need to decide what they will be? Dr. Vinikoor agreed with having these locations on GIS maps to promote and use the business. Mr. Gagnon noted that Staff does have maps, but to use this for an additional incentive.

3. EVCS Discussion

a. Subcommittee Members

No further discussion.

b. Interested Parties

Linda Smithe disagreed with charging fees. She noted Tesla does come with an adaptor and that they are available through the marketplace. She asked about access for condos without parking

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garages, and how will it work during a rainy day. Her concern is that older communities don't have access to charging stations for EVs and wanted to know how it will be handled. She also noted she believes businesses should get a tax credit or benefit for putting in the EV equipment, and possibly a waiver on sales tax just like solar equipment. She further listed statistics, encouraged designating parking spaces for EV charging, equity in lower income areas and what will they do. She suggested putting the charging stations near handicap spots and having the charging spot in the middle. Mr. Martin thanked Ms. Smithe and asked if there would be cords that might trip anyone. Dr. Vinikoor noted that older condominiums will benefit from adding charging stations. Mr. Martin noted that putting a time limit on the parking for EVs could help with parking.

c. Public

Jim Knight asked if anyone has talked with the oil companies, and noted that he spoke with someone from the industry who said they are putting in the conduit, but not the charging stations. He agreed with Mr. Martin about charging stations being compatible with Tesla and having different adaptors at the charging stations. He also noted the price per charge depends on the time of day, and asked if the charging facilities would be open 24/7, which would depend on their location.

d. Staff

No further discussion.

C. FUTURE MEETINGS/ANTICIPATED EXHIBITS

1. January 6, 2021 – Initial Review of Draft ULDC Amendments

Dr. Vinikoor asked to have the January 6, 2021 extended 30 minutes. Mr. Martin agreed.

2. February 4, 2021 – Final Review of Draft ULDC Amendments

No further discussion.

D. MEETING RECAP AND CONCLUSION

Dr. Vinikoor noted the meeting was very productive as well as there is good guidance.

E. ADJOURN

Motion to adjourn, by Mr. Martin, seconded by Dr. Vinikoor. The Motion passed unanimously (2-0).

The LDRAB EVCSs Subcommittee adjourned at 2:12 p.m.

Recordings of all LDRAB meetings are kept on file in the Palm Beach County Zoning/Code Revision office and can be requested by contacting the Code Revision Section at (561) 233-5243.