



Legislation Text

File #: 2017-24, **Version:** 2

MOTION TO ADOPT PROPOSED ORDINANCE 2017-24 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE 2017-24 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA CREATING SECTION 155.082 TO BE ENTITLED "ELECTRIC VEHICLE CHARGING STATIONS" WITHIN CHAPTER 155 ENTITLED "ZONING CODE" TO PROVIDE FOR DEFINITIONS, TO PROVIDE FOR STANDARDS AND GUIDELINES RELATED TO THE INSTALLATION AND USE OF ELECTRIC VEHICLE CHARGING STATIONS AS PRINCIPAL, ACCESSORY AND AMENITY USES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY EXPLANATION AND BACKGROUND:

1. City planning staff periodically reviews the City Code of Ordinances and makes recommendations on amendments to the Land Development Code. Staff has recently seen an increase in electric vehicle charging station queries throughout the City. Up until now, the City has been permitting individual units for residential use (personal garage units) as well as accessory uses to shopping centers and car dealerships (Shops at Pembroke Gardens, Audi, Cobblestone Plaza etc..). It is anticipated that there will be a further increase in charging station requests in the mid-future with the recent commitments from car manufacturers to convert car production from gas to electric engines. Staff therefore wishes to formalize development standards within the Code of Ordinances.

2. The proposed Code designates specific levels for charging stations.

- Level 1 is considered slow charging and operates on a fifteen to twenty amp breaker on a one hundred twenty volt AC circuit. Level 1 electric vehicle supply equipment (EVSE) replenishes 2 to 5 miles of range during one hour of charging. Primarily used for personal home charging.
- Level 2 is considered medium charging and operated on a forty to one hundred amp breaker on a two hundred eight or two hundred forty volt AC circuit. Level 2 allows for a wide range of charging speeds, all the way up to 19.2 kilowatts (kW), or about 70 miles of range per hour of charging.
- Level 3 is considered fast or rapid charging and operated on a sixty amp or higher breaker on a four hundred eighty volt or higher three phase circuit with special grounding equipment. Level 3 stations are typically characterized by industrial grade

electrical outlets that allow for faster recharging of electric vehicles. Level 3 (480 V) stations can charge a battery to 80% in 30 minutes or less.

3. Electric Vehicle Charging stations may be provided in the following methods:

- As a principal use as an **Electric Vehicle Service Station** (Level 3 Only). These service stations are stand alone brick and mortar based stations and follow the same zoning and development regulations as a traditional service stations. These stations typically include vehicle maintenance and car battery replacement.
- As an accessory use to a principal use (Level 2 and 3 Only). "Accessory use" for the purposes of this section shall be subordinate to the principal use and involve a monetary transaction or subscription for use of the charging service. These charging stations would be permissible within the B-3 (General Business), C-1 (Commercial) and industrial district zones (where underlying land use permits this use). 6-20 charging stations may be permitted per shopping center or freestanding building site subject to parking availability. One parking space for this use shall be designated solely for each charging service position. Charging Unit operators will be required to file for a Local Business Tax Receipt with the City for each location.
- As an amenity use to a principal use (Level 1 and 2 Only). "Amenity use" for the purposes of this section shall be subordinate to the principal use and be offered free of charge. The uses as defined as amenity will be permitted within any district. Parking shall be non-exclusive for these charging units. A maximum of 5 electric vehicle charging stations shall be permitted per site for this use type.

4. The ordinance also includes provisions for signage, maintenance contact information, location and screening of these units.

5. At the November 9, 2017 meeting of the Planning and Zoning Board, the board voted to transmit the Electric Vehicle Charging Station code modifications to City Commission with a favorable recommendation.

6. The City Commission at its December 20, 2017 meeting passed this item on first reading.

7. A revision was added to the Ordinance after consultation with the city attorney referencing Florida Statute 366.94 (3) (a) relating to electrical vehicle charging stations as an accessory use.

8. Administration recommends City Commission pass proposed ordinance 2017-24 on second reading.

FINANCIAL IMPACT DETAIL:

- a) Initial Cost:** No direct cost to City. City would see revenue from issuance of Local Business Tax Receipt for principal or accessory uses.
- b) Amount budgeted for this item in Account No:** Not Applicable.
- c) Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) 5 year projection of the operational cost of the project** Not Applicable.

e) Detail of additional staff requirements: Not Applicable.