



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	June 8, 2023	Application ID:	MSC 2023-0001
Project:	Volta Charging Stations @ Pembroke Lakes Mall	Project Number:	N/A
Project Planner:	Laura Bonet Arcila, Planner/Zoning Technician		
Owner:	Pembroke Lakes Mall, LLC	Agent:	Julian Davenport
Location:	11401 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP 88-14, SP 93-55, SP 95-24, SP 2007-36, MSC 2007-10, MSC 2007-84, MSC 2008-02, MSC 2008-13, SP 2009-36, SP 2010-16, SN 2010-14, MSC 2011-29, SP 2015-22, MSC 2015-23, SN 2016-04, ZI 2020-01, MSC 2020-05		
Applicant Request:	Addition of ten electric vehicle charging stations		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> City Commission
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Julian Davenport, agent is requesting approval for the addition of ten electric vehicle charging stations at Pembroke Lakes Mall generally located north of Pines Boulevard between Hiatus Road and Flamingo Road.

Pembroke Lakes Mall was approved in 1988 through SP 88-14. Recent modifications to the mall include the following:

- SP 2015-22 (Sears conversion to AMC theaters)
- SN 2016-04 (Adoption of a Master Sign Plan).
- MSC 2020-05 (Conversion of the remaining Sears to Round 1 Entertainment)
- AM 2020-02 (Amendment to Electric Vehicle Charging Ordinance 155.614)
 - Allowance of a changeable copy sign on a maximum of 2 sides of each charging unit. Each changeable copy sign may be up to 10 square feet in size.
 - Update to accessory use standards to allow up to 20 electric vehicle charging stations for shopping centers or free-standing building.
 - Update the definition of operator to include electric vehicle charging kiosk owner.

BUILDINGS / STRUCTURES:

The applicant proposes the installation of the following equipment:

- The installation of ten, level 2 electric vehicle charging stations located within the Pembroke Lakes Mall parking area.
 - Five to be offered as an amenity, and five to have a fee associated with the use.
 - Each charging post will be stainless steel colored and approximately 7 feet tall by 3 feet wide.
 - Each unit will contain a 9 square feet digital display (advertising) on two sides of the unit. City Code section 155.614(D)(2)(b)(ii) allows up to a maximum of ten square feet of changeable copy signage on each side, not to exceed twenty (20) square feet of total signage per unit.
 - The ten electric vehicle charging units will be located within existing landscape islands throughout the site. The following locations are proposed:
 - Four charging stations adjacent to AMC and Round 1 on the eastern side of the site.
 - Two charging stations adjacent to the south of the main mall entrance.
 - Two charging stations adjacent to Macy's on the southwest side of the site.
 - Two charging stations adjacent to the north of the food court entrance.
 - Each charging spaces will be delineated by the following:
 - A 1.5 square foot electric vehicle ground mounted charging sign.
 - The physical parking space will be painted white.

PARKING:

Based on current uses 5,435 parking spaces are required. Currently, 7,031 parking spaces are provided on site, and there is a surplus of 1,596. Out of the ten (10) spaces to be used for electric vehicle charging, five (5) parking spaces will be exclusive for electric vehicles only. The other five spaces (5) will be offered as an amenity to the customers of the shopping center; therefore, the

parking will not be exclusive to electric vehicles. City Code section 155.614(D)(2)(e) allows a maximum of five electric vehicle charging stations per shopping center when offered as an amenity.

No other modifications are proposed at this time.

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

- Enclosed:**
- Unified Development Application
 - Memo from Landscape Division (05/30/23)
 - Memo from Engineering Division (05/24/23)
 - Memo from Zoning Administrator (05/16/23)
 - Memo from Planning Division (05/16/23)
 - Memo from Zoning Administrator (04/18/23)
 - Memo from Planning Division (04/18/23)
 - Memo from Engineering Division (02/08/23)
 - Memo from Planning Division (01/30/23)
 - Memo from Zoning Administrator (01/23/23)
 - Memo from Landscape Division (01/10/23)
 - Memo from Fire Prevention (01/18/23)
 - Miscellaneous Plan
 - Subject Site Aerial Photo
 - Code Section 155.614 regarding Electric Vehicle Parking



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: 12/21/22

Plans for DRC 1 Planner: Cole Williams

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
- The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
- Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:

Project Name: EV Charging Stations (Volta Charging)

Project Address: 11401 Pines Boulevard, Pembroke Pines, FL 33026

Location / Shopping Center: Pembroke Lakes Mall

Acreeage of Property: Approx. 75 Building Square Feet: 1.1M SF

Flexibility Zone: _____ Folio Number(s): 514013-13-0010, 514013-

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description:

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Pembroke Lakes Mall, LLC

Owner's Address: 11401 Pines Boulevard, Suite 546, Pembroke Pines, FL 33026

Owner's Email Address: michael.cook@bpretail.com

Owner's Phone: 954-436-3311 Owner's Fax: _____

Agent: Volta Charging

Contact Person: Julian Davenport

Agent's Address: 155 De Haro Street, San Francisco, CA 94103

Agent's Email Address: julian.davenport@voltacharging.com

Agent's Phone: 314-223-9034 Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Owner Date

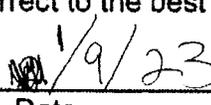
Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

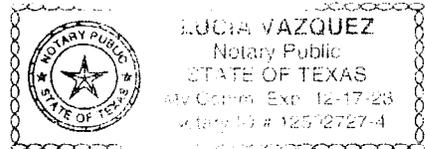
AGENT CERTIFICATION

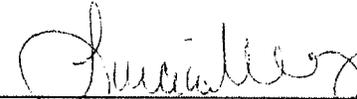
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.


Signature of Agent 
Date

Sworn and Subscribed before me this 9th day

of January, 2023




Signature of Notary Public 12/17/2023
My Commission Expires

MEMORANDUM

May 30, 2023

From: Juliana Salazar Rosario
Landscape Planner / Inspector

Re: (MSC2023-0001) Volta Charging Stations

The City of Pembroke Pines Landscaping Division has conducted a landscape plan review for the above referenced application. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

All landscape comments satisfied.

– landscaping is address through current application LP2022-0012

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is a requirement that projects utilize best management practices set by Florida Friendly Landscape Standards.

JULIANA SALAZAR ROSARIO

Landscape Planner - LIAF Certified Landscape Inspector #23-278
Planning and Economic Development Department
City of Pembroke Pines
954.392.2100 (Office) - jsalazar@ppines.com
City Hall Hours: Monday to Thursday 7am to 6pm - Closed Friday

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

DRC REVIEW FORM



May 24, 2023

PROJECT: PEMBROKE LAKES MALL - EV CHARGING STATIONS (MSC2023-0001)

**To: Laura Bonet Arcila, Planner/Zoning Technician
Planning and Economic Development Department**

**From: John L. England, P.E., Assistant City Engineer
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046**

RECOMMENDATION:

The Engineering Division's DRC 'Comments' have been satisfied and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that an Engineering Permit is required for construction of the proposed project's site engineering related improvements. Submittal of one (1) set of signed and sealed plans, a PDF copy of the signed and sealed plans set, Plans Review Fee and an accompanying Transmittal/Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 16, 2023

To: MSC 2023-0001

From: Laura Bonet Arcila, Planner / Zoning Technician

Re: Volta Charging - Pembroke Lakes Mall

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

MEMORANDUM

May 16, 2023

To: Laura Castano Arcila
Planner / Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2023-0001 (Volta Charging Stations @ Pembroke Lakes Mall)

All of my comments regarding the above Miscellaneous Plan have been satisfied.

MEMORANDUM

April 18, 2023

To: Laura Castano Arcila
Planner / Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2023-0001 (Volta Charging Stations @ Pembroke Lakes Mall)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide full scope of work letter including level of charging stations being provided, if any payment will be required, etc. Note: If there is no charge, code limits total number to 5.
4/18/2023 – Not Provided.
2. Provide acknowledgement that all relevant requirements of **Section 155.614 – Electrical Vehicle Parking** will be met.
4/18/2023 – Not Provided.
3. Provide dimensions of parking spaces, including ADA striping for required ADA compliant spaces.
4/18/2023 – Minimum parking space size is 9' x 19'. Dimension of 18' does not meet code.
4. Provide dimensions of screens in individual units as code restricts area to 10 sq. ft. per side (Section 155.614 (C)(2.)(2.)(b)(ii)).
4/18/2023 – Not Provided.
- ~~5. Provide dimensions of Electric Vehicle Charging signs. Maximum 1.5 sq. ft. allowed (Section 155.614 (C)(2.)(2.)(b)(i)).~~
6. Provide details of landscaping being added for screening units and if any existing trees will be removed/relocated.
4/18/2023 – Not Provided.
- ~~7. Provide details of bollards to protect EV Charging units.~~
8. Confirm no parking lot light poles will be affected with any of the proposed locations.
4/18/2023 – Not Provided.
9. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.

New Comment:

1. **“Volta” branding on parking space not allowed. “EV”, “Charging”, etc. are allowed.**
2. **Provide written response to remaining comments. After review additional comments may be made.**

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 18, 2023
To: MSC 2023-0001
From: Laura Bonet Arcila, Planner / Zoning Technician
Re: Volta Charging - Pembroke Lakes Mall

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Include a detailed scope of work letter. Include chargers, enclosures, transformers, landscape etc.
2. Clarify if the charging stations are free or is there a fee associated with using the chargers.
3. Remove Volta text from the striping.
4. ~~Clarify the size of the sign post.~~
5. Provide information about the number of ADA spaces on site.
6. Provide the number of existing parking spaces, and clarify how many will be removed or swapped for electric vehicle charging.
7. Provide a letter of future compliance with the following: Operators of electric vehicle charging stations must apply for a local business tax receipt or use permits in compliance with Chapter 115 of the City Code of Ordinances. All equipment components, including but not limited to functioning, shall be maintained at all times. Current contact information, including but not limited to a telephone number for a representative or department of the operator of the charging station shall be posted on each station as contact to report all issues relating to the particular station. Provide how these chargers will be maintained.
8. Reference code section 155.614 for standards regarding electric vehicle charging stations.
9. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**



DRC REVIEW FORM

February 8, 2023

Project: *EV Charging Stations (Volta Charging)*
City Reference Number: *MSC 2023-0001*

To: Laura Bonet Arcila, Planner/Zoning Technician
Planning and Economic Development Department

From: Roger Bezerra, P.E., Civil Engineer
Environmental Services/Engineering Division, Public Services Department
(954) 518-9040

COMMENTS:

1. General Comment – Public EV charging stations provided by a private entity must present reasonable number of accessible EV chargers to grant physical access for people who use mobility devices. The City suggests that at least two out of the 10 proposed EV Charging Station be constructed evenly distributed, in this case, one in the front and another one in the back of the building (See Plans Mark-Ups for reference)
2. General Comment – As seen in the ADA guidelines, all scenarios presented show the Accessible Charging Stations to be on the same elevation as the pavement.
3. Enlarged Site Plan (Sheet C-2) – Shift one of the proposed EV Charging Stations across the driving lanes and convert this proposed standard EV Charging Station into an accessible EV Charging Station.
4. General Comment – For the suggested Accessible EV Charging Station Parking Space on the north side of the building (Charging Station 05), construct a depressed sidewalk from the accessible aisle to connect to the existing sidewalk and install protective bollards adjacent to the newly constructed sidewalk.
5. General Comment – Provide EV Charging Station signs preferable for handicap clients/users and depict the signs in front of the accessible EV Charging Station parking stall.

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE IN
LETTER FORMAT ACCOMPANIED WITH THE PLANS.**

6. General Comment – Verify with Electrical the minimum cover between the directional bore and the grade elevation.
7. General Comment – On the ‘Profile’ sheets from S1 through S6, label the EV Charging Stations numbers corresponding to the profile drawings.
8. General Comment – Add the attached ‘City Accessibility and Pavement Markings and Signage Requirements Notes’ to each plan sheet.
9. General Comment – Add the attached City Standards R-32 (Sheets 1 and 4 of 4), R-41 and R-47.
10. General Comment – Add the following BCTED Ground Sign Assembly.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans and the Plans Review Fees will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Construction Permit.

ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE IN LETTER FORMAT ACCOMPANIED WITH THE PLANS.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 30, 2023
To: MSC 2023-0001
From: Laura Bonet Arcila, Planner / Zoning Technician
Re: Volta Charging - Pembroke Lakes Mall

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Include a detailed scope of work letter. Include chargers, enclosures, transformers, landscape etc.
2. Clarify if the charging stations are free or is there a fee associated with using the chargers.
3. Remove Volta text from the striping.
4. Clarify the size of the sign post.
5. Provide information about the number of ADA spaces on site.
6. Provide the number of existing parking spaces, and clarify how many will be removed or swapped for electric vehicle charging.
7. Provide a letter of future compliance with the following: Operators of electric vehicle charging stations must apply for a local business tax receipt or use permits in compliance with Chapter 115 of the City Code of Ordinances. All equipment components, including but not limited to functioning, shall be maintained at all times. Current contact information, including but not limited to a telephone number for a representative or department of the operator of the charging station shall be posted on each station as contact to report all issues relating to the particular station. Provide how these chargers will be maintained.
8. Reference code section 155.614 for standards regarding electric vehicle charging stations.
9. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

MEMORANDUM

January 23, 2023

To: Laura Castano Arcila
Planner / Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2023-0001 (Volta Charging Stations @ Pembroke Lakes Mall)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide full scope of work letter including level of charging stations being provided, if any payment will be required, etc. Note: If there is no charge, code limits total number to 5.
2. Provide acknowledgement that all relevant requirements of **Section 155.614 – Electrical Vehicle Parking** will be met.
3. Provide dimensions of parking spaces, including ADA striping for required ADA compliant spaces.
4. Provide dimensions of screens in individual units as code restricts area to 10 sq. ft. per side (Section 155.614 (C)(2.)(2.)(b)(ii)).
5. Provide dimensions of Electric Vehicle Charging signs. Maximum 1.5 sq. ft. allowed (Section 155.614 (C)(2.)(2.)(b)(i)).
6. Provide details of landscaping being added for screening units and if any existing trees will be removed/relocated.
7. Provide details of to protect EV Charging units.
8. Confirm no parking lot light poles will be affected with any of the proposed locations.
9. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.

Please contact me with any questions.

MEMORANDUM

January 10, 2023

From: Juliana Salazar Rosario
Landscape Planner

Re: (MSC2023-0001) Volta Charging Stations

The City of Pembroke Pines Landscaping Division has conducted a landscape plan review for the above referenced application. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

1. The mall is currently undergoing landscape permits through phases. The proposed EV stations will interfere with proposed landscaping in the specified islands/proposed area. The coordination between these landscape plans and the proposed EV stations will be necessary to ensure the proper mitigation is followed through as proposed on the landscape plans.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining to the DRC comments please contact me directly.

Juliana Salazar Rosario
jsalazar@ppines.com
954-392-2100



DRC REVIEW FORM

FIRE PLANS EXAMINER Brian Nettina, Asst. Fire Marshal
Bnettina@ppines.com
954.499.9566

PROJECT NAME: EV Charging Station – Pembroke Lakes Mall
REFERENCE #: MSC 2023 - 01
DATE REVIEWED: 1/18/2023

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THIS REVIEW.

155.614 ELECTRIC VEHICLE PARKING

(A) Purpose.

1. The purpose of this article is to ensure the effective installation of electric vehicle charging stations. Where any other provisions of the City of Pembroke Pines Code of Ordinances directly conflict with this LDC, this article shall control.
2. All operations of electric vehicle charging stations shall comply with applicable Federal, state, local laws, rules and regulations.
3. Electric Vehicle Level Classification
 - a) Level 3 operates on a 60 amp or higher breaker on a 480 volt or higher three phase circuit with special grounding equipment.
 - b) Level 2 operates on a 40 to 100 amp breaker on a 208 or 240 volt AC circuit.
 - c) Level 1 operates on a 15 to 20 amp breaker on a 120 volt AC circuit.
 - d) As electric vehicle technology continues to evolve, the City's Planning and Economic Development Director will review new systems and determine the equivalent level of electric vehicle charging station pursuant to the city's established level classifications.

(B) Electric vehicle service stations as a Principal Use.

1. Electric vehicle service stations shall be the principal use which shall include but is not limited to the following services: charging, maintenance, retail, and/or repair.
 - a) Permitted in B-3, C-1, I-L, I-M, I-H zoning districts.
 - b) Permitted operations including level 3 charging stations, car battery replacement, and vehicle maintenance.
 - c) Electric vehicle service station must meet the requirements set forth in 155.432 and 155.528.
 - d) Operators of electric vehicle service stations must apply for a local business tax receipt or use permits in compliance with Ch. 115 of the City Code of Ordinances.
 - e) receipt or use permits in compliance with Ch. 115 of the City Code of Ordinances.

(C) Electric vehicle charging station as an accessory use.

1. Electric vehicle charging stations will be considered an accessory use when there is a monetary transaction or subscription associated with the service or some other form of compensation, whether in connection with the initial service or after an identified initial charging period.
2. Level 2 and 3 electric vehicle charging stations shall be permitted to classify as an accessory use and shall be subject to the following requirements:
 - a) Permitted in B-2, B-3, C-1, I-L, I-M and I-H zoning districts where underlying land use permits such use.
 - b) Signage:
 - i. Parking identification signage limited to a maximum of 1.5 square feet in size per unit.
 - ii. For electric vehicle charging kiosks, changeable copy signage limited to a maximum of ten (10) square feet per side per unit (maximum of two sides).
 - c) Accessory use electric vehicle charging stations shall be permitted based on availability of surplus parking or at the discretion of the City Manager or designee.

- d) Accessory use electric vehicle charging station parking spaces shall be specifically designated for charging an electric vehicle with a sign referencing F.S. § 366.94(3)(a), as may be later amended. One exclusive use parking space per charging station shall be required adjacent to each charging unit. Pursuant to F.S. § 366.94(3)(a), it is unlawful for a person to stop, stand, or park a vehicle that is not capable of using an electrical recharging station within any parking space specifically designated as an accessory use electric vehicle charging station pursuant to the requirements of this subsection.
- e) Count: A maximum of 20 electric vehicle charging stations per shopping center or freestanding building shall be permitted, at the discretion of the City Manager or designee.
- f) Equipment, other than the main charging station cabinet, must be concealed from the road right of way by landscape or other means and may be permitted in landscape and utility buffers, subject to prior approval by city staff.
- g) Operators of electric vehicle charging stations must apply for a local business tax receipt or use permits in compliance with Ch. 115 of the City Code of Ordinances.
- h) All equipment components, including but not limited to functioning, shall be maintained at all times.
- i) Current contact information, including but not limited to a telephone number for a representative or department of the operator of the charging station shall be posted on each station as contact to report all issues relating to the particular station.

(D) Electric vehicle charging station as an amenity use.

1. Electric vehicle charging stations will be considered an amenity use when the service is offered free of charge.
2. Level 1 and 2 electric vehicle charging stations shall be permitted to be classified as an amenity use and shall be subject to the following requirements:
 - a) Permitted in all zoning districts.
 - b) Signage.
 - i. Parking identification signage is limited to a maximum of 1.5 square feet in size per unit.
 - ii. Changeable copy signage for electric vehicle charging kiosks may only be placed on two sides of the electric vehicle charging kiosks, with a maximum of ten (10) square feet signage on each side. No electric vehicle charging kiosk may exceed twenty (20) square feet signage.
 - c) Amenity use electric vehicle charging stations spaces will count towards the required parking set forth in 155.603-155.606.
 - d) Amenity use electric vehicle charging station parking spaces shall not be exclusively designated for charging an electric vehicle.
 - e) Count: a maximum of five electric vehicle charging stations per shopping center or free-standing building shall be permitted.
 - f) All equipment components, including but not limited to functioning, shall be maintained at all times.
 - g) Current contact information, including but not limited to a telephone number for a representative or department of the operator of the charging station shall be posted on each station as contact to report all issues relating to the particular station.

