



Legislation Text

File #: 18-0466, **Version:** 1

SP 2018-06, Tesla Charging Stations at Cobblestone Plaza, generally located south of Pines Boulevard, west of I-75 within Cobblestone Plaza, site plan amendment. (Joseph)

Shawn Gleason, agent for Tesla, is requesting an amendment to the Cobblestone Plaza site plan generally located south of Pines Boulevard and west of I-75. The applicant proposes to build a charging station with associated power equipment enclosure, transformer, landscape and signs over an existing parking field to the north and west of the existing Chase Bank building at Cobblestone Plaza.

Background

On January 17, 2018, the City Commission approved Ordinance 1892 which permit the installation of Electric Vehicle charging stations within the City. Ordinance 1892 also established categorized electric charging stations based on levels of service standards as well as location and design criteria for these units.

The proposed charging station is considered a level 3 charging station as per Code definition. Level 3 units are 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. Level 3 charging stations are an allowable use 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.

Proposal

The applicant proposes the installation of the following equipment for this charging station as a result of this application:

- The installation of 16 charging posts occupying 16 parking spaces along Pines Boulevard as depicted in the plan.
 - Each charging post will be approximately 5.5 feet high.
 - Each charging space will be depicted by a 1.5 square foot Tesla Vehicle charging sign mounted at 6 feet.
 - Charging station parking will be exclusive for charging activities only. The proposed shopping center provided on site will still exceed parking required with the introduction of this use.

- The installation of an 8 foot tall equipment enclosure in the Pines Boulevard shopping center landscape bufferyard to the north of the proposed charging posts. The equipment enclosure will house the following equipment:
 - 8 Tesla charging cabinets
 - 1 QED Switchgear Assembly with automatic shutoff switch
 - 8 Auto transformers

The equipment enclosure consist of composite panels between steel metal posts. The enclosure

- The installation of a +- 5 foot tall utility transformer (Green) to the northeast of the equipment enclosure.
- Slight relocation of two existing light poles in the parking area to accommodate the installation of the charging stations.

The applicant will include landscape to screen the proposed equipment enclosure consisting of the following:

- Installation of 2 trees and 14 shrubs is proposed on the property. Primary species of trees include Cathedral Live Oak. Primary species of shrubs include Glossy Privet, Muhly Grass, and Red-Tip Cocoplum.

The proposed plan has been reviewed by staff and was found to be consistent with all applicable city codes.

Staff Recommendation: Approval.