



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

THURSDAY, NOVEMBER 19, 2020 AGENDA
2300 NORTH JOG ROAD
1ST FLOOR MEDIUM HEARING ROOM (VC-1E-60)
1:00 P.M. – 2:00 P.M.

A. CALL TO ORDER

1. Roll Call
2. Introduction – Subcommittee Members, Staff, and Interested Parties
3. Elections – Chair and Vice Chair
4. Additions, Substitutions, and Deletions to Agenda
5. Motion to Adopt Agenda

B. BACKGROUND SUMMARY

1. ULDC Electric Vehicle Charging Station (**Exhibit A**)

C. GOALS AND OBJECTIVES

1. Mission Statement and Objectives
 - A. The Subcommittee is tasked with providing their expertise on the proposed amendments while ensuring consistency with the previous direction of the Board of County Commissioners (BCC) and the Comprehensive Plan (the Plan);
The amendments include modifications to:
 1. Article 1: EVCS-related definitions.
 2. Article 4: Modifications to the EVCS use and EVCS requirements for Multifamily, Retail Gas and Fuel Sales, and Business or Professional Office uses.
 3. Article 6: Retail Gas and Fuel Sales parking ratios with EVCS, and design and construction standards of Electric Vehicle Charging Parking Space (EVCPS).The Subcommittee will ensure the drafts are consistent with BCC direction and the Plan.

D. ITEMS FOR NEXT MEETING

1. Discussion Items
2. Establish Meeting Schedule
Possible Dates:
December 10, 2020
January 6, 2021
January 21, 2021
February 4, 2021

E. ADJOURN

EXHIBIT A

CRALLS	Constrained Roadway at a Lower Level of Service
CRE	Commercial Recreation [Ord. 2005-002]
CSA	Concurrency Service Area
CTD	Certificate to Dig [Ord. 2008-037]
dB	Decibel
DBH	Diameter at Breast Height
DCA	State of Florida Department of Community Affairs [Ord. 2004-013]
DEP	Department of Environmental Protection [Ord. 2008-037]
DEPW	Department of Engineering and Public Works
DO	Development Order [Ord. 2016-042]
DOA	Development Order Amendment
DOA	Department of Airports (for the purposes of Art. 16, Airport Regulations)
DOT	State of Florida Department of Transportation
DRAB	Development Review Appeals Board
DRI	Development of Regional Impact
DRO	Development Review Officer
EAA	Everglades Agricultural Area
EAB	Environmental Appeals Board [Ord. 2011-016]
EAC	Expedited Application Consideration
ECB	Environmental Control Board [Ord. 2011-016]
ECR I	PBC Environmental Control Rule I (Onsite Sewage Disposal Systems)
ECR II	PBC Environmental Control Rule II (Water Supply Systems)
EDC	Economic Development Center [Ord. 2004-040]
EPA	United States Environmental Protection Agency
ERM	Environmental Resource Management Department
ERP	Environmental Resource Permit
ESL	Environmentally Sensitive Lands
ESLASC	Environmentally Sensitive Lands Acquisition Selection Committee
ESLO	Environmentally Sensitive Lands Ordinance
EvPA	Everglades Protection Area [Ord. 2014-025]
EV	Electric Vehicle [Ord. 2018-018]
EVCS	Electric Vehicle Charging Station [Ord. 2018-018]
FAA	Federal Aviation Administration
FAC	Florida Archaeological Council [Ord. 2008-037]
F.A.C.	Florida Administrative Code
FAR	Floor Area Ratio
F.A.R.	Federal Aviation Regulation (for the purposes of Art. 16, Airport Regulations)
FBC	Florida Building Code or Florida Building Commission [Ord. 2010-005]
FBSDC	Form Based Code [Ord. 2010-005]
FDEP	Florida Department of Environmental Protection
FDO	PBC Facilities Development & Operations Department
FDOT	Florida Department of Transportation
FDPR	Florida Department of Professional Regulation
FEMA	Federal Emergency Management Agency [Ord. 2004-013]
FHA	Federal Fair Housing Amendments Act [Ord. 2011-016]
FHBM	Flood Hazard Boundary Map
FIA	Federal Insurance Administration [Ord. 2004-013]
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
FLUA	Future Land Use Atlas
FLUE	Future Land Use Element
FMP	Final Master Plan [Ord. 2009-040]
FMSF	Florida Master Site File
FMSP	Final Master Sign Plan [Ord. 2009-040]
FRA	Florida Realtors Association [Ord. 2011-001]
FRP	Final Regulating Plan [Ord. 2009-040]
FSBP	Final Subdivision Plan [Ord. 2009-040]
FSP	Final Site Plan [Ord. 2009-040]
F.S.	Florida Statutes

EXHIBIT A

d. Runs and Drop-Off

Facilities shall be subject to the following standards:

- 1) Outdoor runs, outdoor play areas, and yards shall be prohibited;
- 2) Adequate drop-off areas shall be provided; and,
- 3) Three drop-off spaces measuring 12 feet in width by 20 feet in length shall be provided for every 50 dogs.

e. Outdoor Areas

Outdoor activities shall be prohibited except as follows:

- 1) Shall be personally supervised and under the restraint or control of a person by means of a leash;
- 2) Shall only be allowed within areas designated for such activities on the Final Site Plan, unless Dog Daycare is sole use of property; and,
- 3) Waste shall be picked up immediately and disposed of properly within the establishment.

10. Electric Vehicle Charging Station Facility

a. Definitions

A facility that provides infrastructure that supplies electric energy for the charging of electric vehicles for a fee. Electric vehicles shall include, but not limited to: battery-powered electric vehicles, plug-in hybrid electric vehicles, electric motorcycles, and fuel cell vehicles. The service is provided to the public and the facility can be manned or unmanned. [Ord. 2018-018] [Ord. 2019-034]

b. Location Criteria for Principal Use

- 1) An EVCS facility shall comply with [Art. 5.E.2, Location Criteria](#). [Ord. 2018-018]
- 2) An EVCS facility with a CL FLU designation shall comply with [Art. 5.E.1, Major Intersection Criteria](#). [Ord. 2018-018]
- 3) **I-95 or Turnpike Interchanges**
A parcel with a Commercial High (CH) Future Land Use designation within 0.50 miles of an I-95 or Turnpike interchange shall be exempt from the location criteria listed above. [Ord. 2018-018]

c. Design and Construction Standards for Stations for Principal or Accessory Use

- 1) The location of the EVCS (charger and/or charging space(s)) shall not be located in the following areas: [Ord. 2018-018]
 - a) required loading areas; [Ord. 2018-018]
 - b) required landscape buffers, islands, or medians; and, [Ord. 2018-018]
 - c) Any other areas that will impede vehicular or pedestrian traffic circulation or visibility. [Ord. 2018-018]
- 2) All EV parking spaces shall be a minimum of nine feet in width by 18.5 feet in length. The charging unit may be installed in front of the space or on the side. An optional pedestrian access aisle (between 18 inches to 2 feet) may be provided between the unit and the vehicle. Two adjacent EVCS spaces may utilize the same access aisle; [Ord. 2018-018]
- 3) EV spaces shall be painted green, or shall be marked by green painted lines or curbs; [Ord. 2018-018]
- 4) A canopy, if provided, shall not exceed 15 feet in height over the charging unit; [Ord. 2018-018]
- 5) Each EV space shall be marked by a sign designating the parking space as an electric vehicle parking space, in accordance with [Art. 8.B.2, Small Signs](#) and the Manual on Uniform Traffic Control Devices (MUTCD) of the Federal Highway Administration. Each sign shall include the following information [Ord. 2018-018]
 - a) Voltage and amperage levels; [Ord. 2018-018]
 - b) Any applicable usage fees; [Ord. 2018-018]
 - c) Safety information; and, [Ord. 2018-018]
 - d) Contact information for the owner of the charging station, to allow a consumer to report issues relating to the charging station. [Ord. 2018-018]
- 6) A generator, if provided, shall comply with [Art. 5.B.1.A.19, Permanent Generators](#). [Ord. 2018-018]

EXHIBIT A

d. Accessory Use

EVCS shall be permitted as an accessory use to non-residential uses when a parking space(s), equipped with EVCS infrastructure, is provided within the parking lot or vehicular service area of a principal use for public or private use. An accessory EVCS may be Permitted by Right located in any zoning district subject to the following: [Ord. 2018-018] [Ord. 2019-034]

1) Accessory to Non-Residential Uses

Shall not exceed a maximum of 20 spaces or ten percent of the total required parking spaces for the use or, whichever is less. [Ord. 2018-018]

11. Financial Institution

a. Definition

An establishment engaged in deposit banking.

b. Typical Uses

A Financial Institution may include but is not limited to commercial banks, savings institutions, and credit unions.

c. Approval Process – CC District, PDD with CL or CLO FLU, and Commercial Pod of PUD

A Financial Institution 5,000 square feet or less in the CC Zoning District, PDD with CL or CLO FLU designation, or Commercial Pod of a PUD, may be Permitted by Right. [Ord. 2019-005]

d. Zoning Districts – CN and CLO Districts, and Neighborhood Center of TND

A Financial Institution in the CN and CLO Zoning Districts, and Neighborhood Center of a TND, shall be limited to a maximum of 5,000 square feet.

12. Financial Institution with Drive-Through Facilities

a. Definition

A Financial Institution that includes drive-through teller facilities. [Ord. 2019-005]

b. Approval Process

1) CC District, Commercial Pod of PUD, PDD with CL and CLO FLU, and TMD

A Financial Institution 5,000 square feet or less, and with three drive-through lanes or less, may be allowed subject to DRO Approval, in the following zoning districts: [Ord. 2019-005]

a) CC;

b) PDD with CL or CLO FLU designation; and, [Ord. 2019-005]

c) TMD in the Rural Tier, Exurban Tier, and the Development Area of the AGR Tier. [Ord. 2019-005]

2) CG Zoning District, PDD with CH and CHO FLU, Commercial Pod of PIPD, and TDD

A Financial Institution 5,000 square feet or less in size with three or less drive-through lanes, may be Permitted by Right, in the following zoning districts: [Ord. 2019-005]

a) CG district; [Ord. 2019-005]

b) PDD with CH or CHO FLU designation; [Ord. 2019-005]

c) Commercial Pod of a PIPD; and, [Ord. 2019-005]

d) the Development Area of an AGR-TMD. [Ord. 2019-005]

3) Single Drive-Through ATM Exception

A maximum of one drive-through ATM lane shall not be considered a drive-through lane for purposes of determining the threshold above. [Ord. 2019-005]

c. Zoning Districts – TDD

Drive-up teller units shall be located in the rear of a building with access from an alley, interior parking area, or a street not designated as a main street.

13. Financial Institution – Freestanding ATM

a. Definition

An entirely automated unstaffed Financial Institution, either located in a stand-alone kiosk or the façade of a building where the owner or tenants have no managerial authority over the operation of the ATM.

b. Zoning Districts – TDD

A Freestanding ATM with a drive-through ATM lane shall be located in the rear of a building with access from an alley, interior parking area, or a street not designated as a main street.

c. Thresholds

All Freestanding ATMs shall be subject to the following requirements:

1) The owner or operator shall maintain at least one manned full-service Financial Institution within Palm Beach County;

2) The structure shall not exceed 100 square feet, excluding canopies provided for decorative aesthetics or protection from weather;

EXHIBIT A

Use Classification: Commercial		Loading Standard
Adult Entertainment	1 space per 200 sq. ft.	N/A
Auction, Indoor	1 space per 200 sq. ft.	A
Auction, Outdoor	1 space per 250 sq. ft. of enclosed or indoor space	N/A
Bed and Breakfast	1 additional space for each guest room	N/A
Car Wash, Automatic Self-Service (13)	1 space per 200 sq. ft. of office, retail, or indoor seating area	N/A
Catering Service	1 space per 200 sq. ft.	A
Cocktail Lounge	1 space per 3 seats	A
Convenience Store	1 space per 200 sq. ft.	A
Dispatching Service	1 space per 250 sq. ft.	N/A
Dog Daycare	3-12-foot by 20-foot transient spaces for 50 dogs; 1 space per 500 sq. ft. of cage and retail area	A
Financial Institution		
Financial Institution with Drive-Through Facilities (13)	1 space per 250 sq. ft.	A
Financial Institution – Freestanding ATM (9)	2 spaces	N/A
Flea Market, Indoor	2 spaces per 200 sq. ft.	A
Flea Market, Outdoor	1 space per 250 sq. ft. of affected land area	N/A
Gas and Fuel Sales, Retail and Electric Vehicle Charging Station (EVCS)	Number of parking spaces to be based on associated Principal Use structure (i.e. Convenience Store, etc.)	N/A
Green Market, Permanent	1 space per 250 sq. ft.	A
Hotel or Motel	1.25 spaces per room; (convention areas, restaurants, etc. over 2,000 sq. ft. to be calculated separately)	A
Kennel, Type 2 (Commercial) or Kennel, Type 3 (Commercial, Enclosed)	1 space per 500 sq. ft. of cage and retail area	A (8)
Landscape Service	1 space per 250 sq. ft. of office; plus 1 space per 1,000 sq. ft. of outdoor storage area for employee parking	B
Laundry Service (13)	1 space per 200 sq. ft.	A
Marina	1 space per 250 sq. ft.; plus 1 space per wet slip; plus 1 space per 3 dry slips	A
Medical or Dental Office	1 space per 200 sq. ft.	A
Microbrewery	Taproom: 1 space per 3 seats Manufacturing and Processing: 2 spaces per 1,000 sq. ft.	A
Office, Business or Professional	1 space per 250 sq. ft.	A
Pawnshop	1 space per 200 sq. ft.	A
Personal Services	1 space per 200 sq. ft.	N/A
Repair and Maintenance, Heavy	1 space per 250 sq. ft.	B
Repair and Maintenance, Light	1 space per 250 sq. ft.	A
Repair Services, Limited	1 space per 250 sq. ft.	N/A
Restaurant, Type 1 (13)		A
Restaurant, Type 2 (13)	1 space per 3 seats including outdoor seating area	A
Retail Sales (13)	1 space per 200 sq. ft.	A
Rooming and Boarding House	1 space for each guest room	N/A
Self-Service Storage, Limited Access	1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately	A (6)
Self-Service Storage, Multi-Access	1 space per 200 storage bays; minimum of 5 customer spaces; security quarters calculated separately	N/A
Single Room Occupancy (SRO)	1.25 spaces per room	A
Theater or Performance Venue	1 space per 3 seats; plus 1 space per employee	A
Unmanned Retail Structure (11)	2 spaces	N/A
Vehicle Equipment Sales and Rental, Heavy	1 space per 250 sq. ft. of enclosed area; plus 1 space per 5,000 sq. ft. of outdoor sales, rental and display area	B
Vehicle Sales and Rental, Light	1 space per 250 sq. ft. of enclosed area; plus 1 space per 5,000 sq. ft. of outdoor sales, rental and display area	B
Veterinary Clinic	1 space per 250 sq. ft., excluding animal exercise areas	N/A
Vocational School	1 space per classroom; plus 1 space per 4 students; plus 1 space per 250 sq. ft. of administration, and assembly areas	N/A
[Ord. 2006-004] [Ord. 2006-036] [Ord. 2008-037] [Ord. 2009-040] [Ord. 2011-016] [Ord. 2012-027] [Ord. 2013-021] [Ord. 2016-042] [Ord. 2017-007] [Ord. 2017-025] [Ord. 2019-005] [Ord. 2019-039] [Ord. 2020-001]		

EXHIBIT A

3) Valet Parking

The DRO may approve the use of valet parking to satisfy required parking. Valet parking shall not cause customers or patrons who do not use the valet service to park off site or in the R-O-W, or cause queuing in a street, driveway, or drive aisle. The following additional standards shall apply to valet parking: **[Ord. 2020-001]**

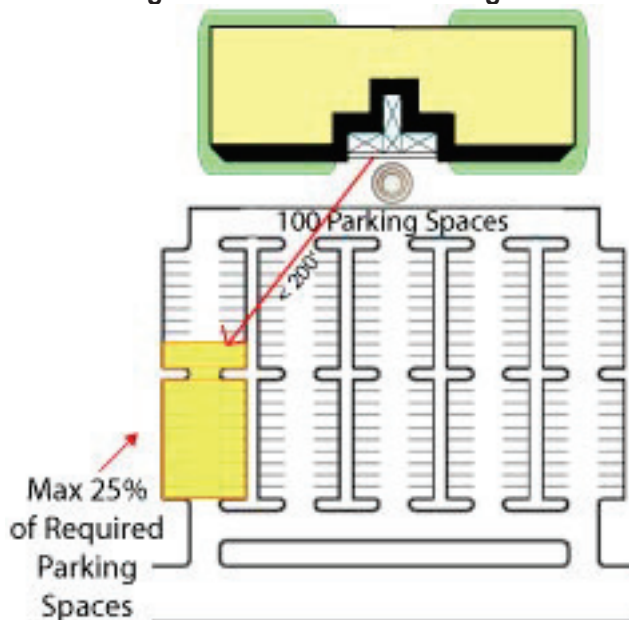
a) Maximum Number

The maximum number of spaces reserved for valet parking shall not exceed 25 percent of the minimum number of required parking spaces for commercial uses over 20,000 square feet and 50 percent for all other uses. **[Ord. 2020-001]**

b) Location

Valet parking for commercial uses shall not be located within 200 feet of a public entrance to a building. Areas designated for valet parking shall not interfere with vehicular circulation or emergency access.

Figure 6.B.3.A – Valet Parking Illustration



4) Electric Vehicle Charging Parking Space (EVCPS)

A parking space that provides infrastructure that supplies electric energy for the charging of electric vehicles, without a fee, is associated with the principal use, and is part of the required number of parking spaces, shall be considered an EVCPS. Any parking space that requires a fee is subject to Art. 4.B.2.C.10, Electric Vehicle Charging Station Facility. **[Ord. 2019-034]**
[Ord. 2020-001]

a) Non-Residential Uses

Shall not exceed a maximum of 20 spaces or ten percent of the total required parking spaces for the use or uses in the development, whichever is less. **[Ord. 2019-034]**

b) Residential Uses

An EVCPS is Permitted by Right. **[Ord. 2019-034]**

c) Design and Construction Standards

(1) Each EV space shall be marked by a sign designating the parking space as an electric vehicle parking space, in accordance with Art. 8.B.2, Small Signs and the Manual on Uniform Traffic Control Devices (MUTCD) of the Federal Highway Administration. Each sign shall include the information pursuant to Art. 4.B.2.C.10.c.5)a), c), and d). Vehicles that are not capable of using the Electrical Vehicle Charging Station are prohibited from parking in this space; and **[Ord. 2019-034]**

(2) EV spaces shall be painted green, or shall be marked by green painted lines or curbs. **[Ord. 2019-034]**