Stuart City Commission
August 10th, 2020

Land Development Code Amendment
Ordinance 2448-2020

Electric Vehicle (EV) Charging Infrastructure

Ordinance 2448-2020

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ADDING A NEW SECTION 2.06.22. OF THE LAND DEVELOPMENT CODE ENTITLED "EV CHARGING INFRASTRUCTURE" OF CHAPTER II ENTITLED “ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY” IN RESPECT OF STANDARDS FOR THE PROVISION OF ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE IN NEW COMMERCIAL DEVELOPMENT GREATER THAN 5,000 SQUARE FEET AND NEW RESIDENTIAL DEVELOPMENTS GREATER THAN 50 DWELLING UNITS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City of Stuart

Charging Rate

Electric Vehicle Charging Rate (EVCR): The rate at which an electric vehicle is charged:

1. Level-1 is considered slow charging. Voltage up to 120v.

2. Level-2 is considered medium charging. Voltage is greater than 120v and includes 240v.

3. Level-3 is considered fast or rapid charging. Voltage is greater than 240v.

EV Infrastructure Provision

All new commercial development greater than 15,000 sq.ft and all new residential development greater than 50 dwelling units are required to provide EVCI to accommodate the future installation of EVCS(s).

1. The ratio of EVCI equipped spaces to non-electrical vehicle parking spaces shall be 10% and will only apply to the total new non-ADA parking spaces.

2. A minimum of 10% of required EVCI equipped spaces shall be provided at a level 2 EVCR.

3. At minimum one (1) required EVCI equipped space shall be ADA accessible and shall be installed in compliance with the current version of the City of Stuart Guide for Accessible Electric Vehicle Charging Station (EVCS).

City of Stuart

Calculation

EV Charging Station (EVCS) requirement:

For every 200 standard parking stalls provided on a site plan:

1. EVCI equipped spaces (10%) = 20 minimum

2. Level 2 EVCI equipped spaces (10% of total EVCI spaces) = 2 minimum

3. ADA accessible EVCI equipped space = 1 minimum

Calculation

	50 Residential Units	5,000 Commercial sq.ft
Parking Spaces Required	75 to 100	14 to 17
EVCI Equipped Spaces (10% or 2 minimum)	5 minimum	2 minimum
Level 2 ECVI Equipped Spaces (10% of ECVI or 2 minimum)	2 minimum	2 minimum
ADA Accessible ECVI Equipped Space (minimum 1 space)	1 minimum	1 minimum

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Standards

The EVCI shall:

- Be installed to meet the National Electrical Code
- Include a correctly sized and labelled raceway to the future EV parking space.
- Have a dedicated space for the future installation of EVCI in the electrical equipment room
- Ensure that all raceways installed for the EVCI shall terminate at the EV parking space.
- Have the following sign: "FUTURE ELECTRIC VEHICLE CHARGING EQUIPMENT AND PANELS" in the electrical equipment room.
- Comply with the Americans with Disabilities Act of 1990.

Discussion & Recommendation

Staff recommend approval at First Reading.