



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Tesla (2021-197)

Project Location: 3000 S. Federal Hwy

Request: Class 1 Site Plan Modification

PCN: 12-43-46-29-23-000-0010

Board: Site Plan Review and Appearance Board

Meeting Date: September 22, 2021

Board Vote: (7-0)

Board Action:

Approved the Class 1 Site Plan Modification (7-0 vote) for 3000 S. Federal Hwy, by finding the request is consistent with the Comprehensive Plan and Land Development Regulations.

Project Description:

A Class I Site Plan Modification associated with façade and site improvements such as painting of the two structures; modifications to the mansard roof; updating ADA compliance; addition of a freestanding canopy covering six parking spaces; and the addition of vehicle charging stations for service use only.

Board Comments:

N/A

Public Comments:

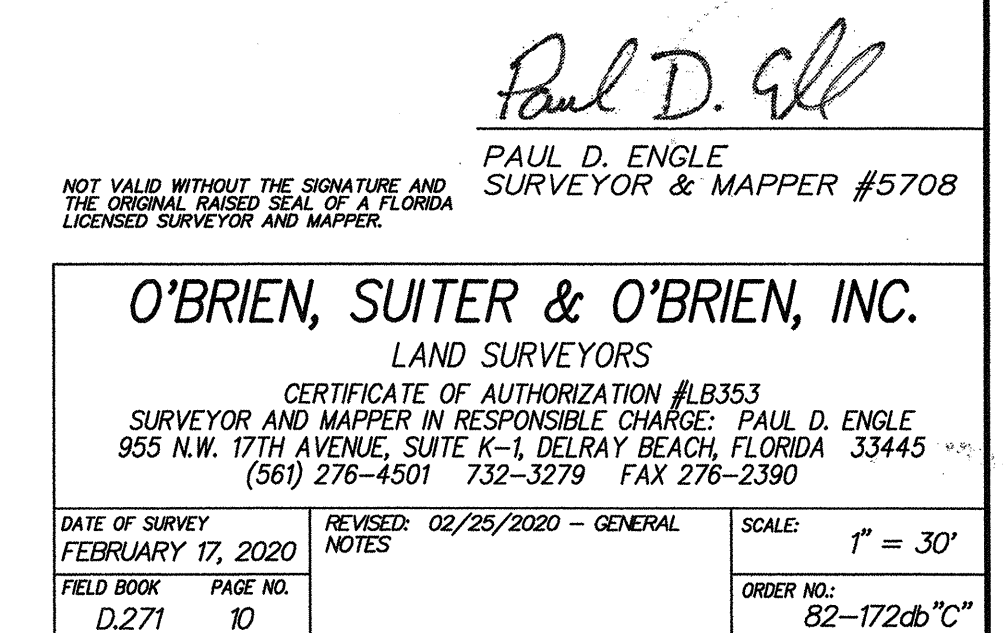
N/A










Associated Actions:

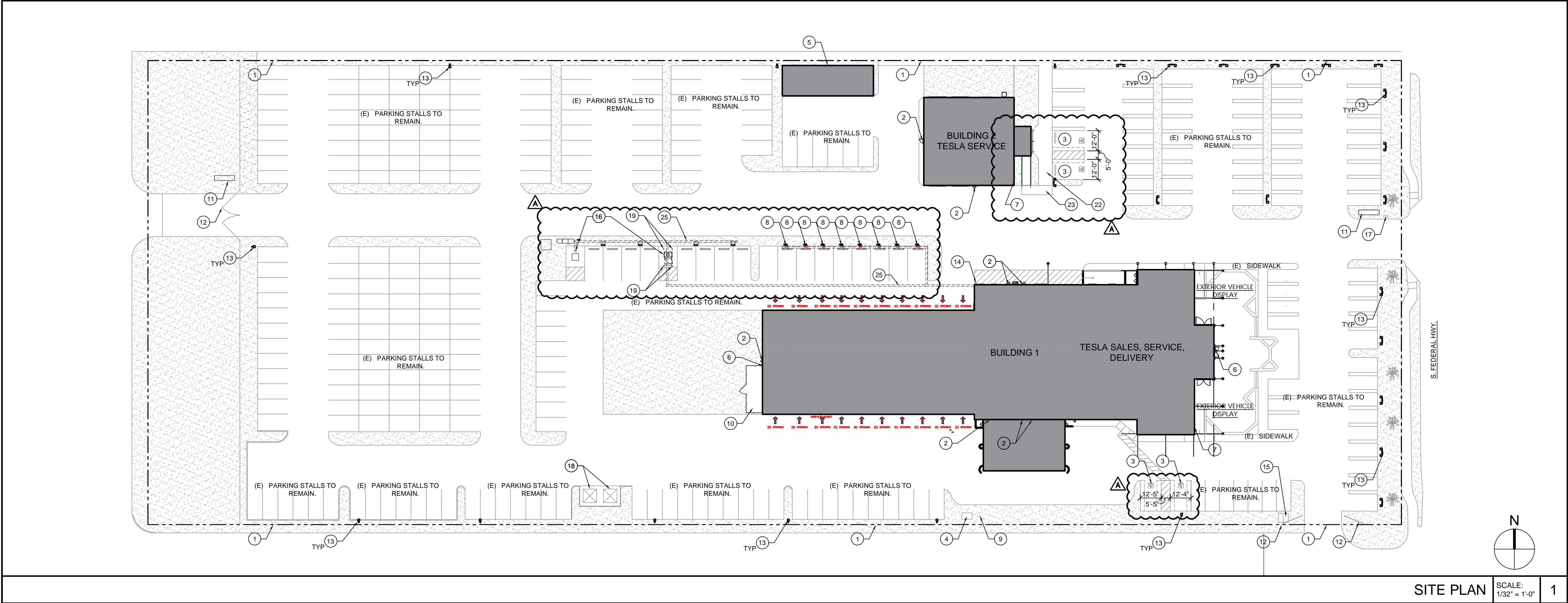
N/A

Next Action: The SPRAB action is final unless appealed by the City Commission.

BLOCK 10
DEL-RATON PARK
(PLAT BOOK 14, PAGE 10)



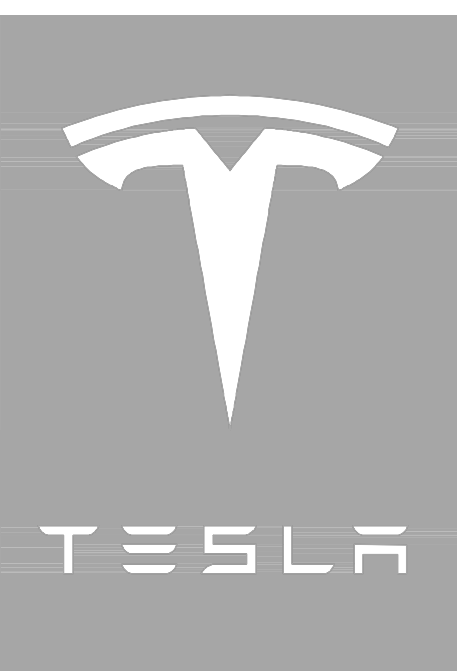
SCOPE OF WORK	PARKING CALCULATIONS	LEGEND	KEY NOTES																																																																								
<p>SITE:</p> <ul style="list-style-type: none">- REMOVING ADA PARKING SPACES ON SOUTHWEST SIDE OF THE SITE, AND RELOCATING TO THE OPPOSITE SIDE OF MAIN SHOWROOM / OFFICE BUILDING FOR COMPLIANCE.- BUILD UP EXISTING ASPHALT AT NEW ADA PARKING SPACES TO ACHIEVE ALLOWABLE SLOPES.- ADDING AN ADDITIONAL ADA PARKING SPACE FOR CODE COMPLIANCE.- ADDING 10 CHARGING STATIONS AND A SUPERCHARGER (NOT ACCESSIBLE TO PUBLIC)- ADDING DIRECT PEDESTRIAN ACCESS FROM PUBLIC SIDEWALK TO MAIN BUILDING ENTRANCE.- UPGRADING SERVICE TO 1200A THROUGH PG&E. ADDING (3) CUSTOMER OWNED TRANSFORMERS. <p>EXTERIOR:</p> <ul style="list-style-type: none">- PAINT EXISTING BUILDING AS INDICATED. EXISTING FACADE/FINISHES TO REMAIN.- REPLACE EXISTING SIGNAGE (TO BE APPLIED FOR UNDER SEPARATE PERMIT)- APPLY BLACK-OUT FILM AT WINDOWS IN SERVICE BUILDING 1 (WHERE NEW RESTROOMS PROPOSED) <p>INTERIOR:</p> <ul style="list-style-type: none">- NEW PAINT & DECOR THROUGHOUT.- NEW FURNITURE AND EQUIPMENT AS INDICATED THROUGHOUT.- NEW RESTROOMS IN SERVICE BUILDING 1 FOR COMPLIANCE WITH CODE.- NEW WASH BAY IN SERVICE BUILDING 2.- ADDITION OF WALLS AND DOOR IN EXISTING BREAK ROOM.- NO CHANGES BEING PROPOSED TO THE USE OF EACH SPACE.	<table><tr><td colspan="3">EXISTING - BUILDING 1 (MAIN)</td></tr><tr><td>STANDARD</td><td>9'-0" x 18'-0"</td><td>74</td></tr><tr><td>ACCESSIBLE</td><td>9'-0"MIN. x 18'-0"</td><td>2</td></tr><tr><td colspan="2">TOTAL EXISTING</td><td>76</td></tr><tr><td colspan="2">TOTAL PROPOSED (ELIMINATING TWO (2) SPACES FOR EV CHARGING EQUIPMENT</td><td>74</td></tr><tr><td colspan="3">REQUIRED - BUILDING 1 (MAIN)</td></tr><tr><td colspan="3">BUILDING 1 (MAIN)</td></tr><tr><td>SALES / OFFICES</td><td>4 PER 1000 SF NET (UP TO 3,000) 3.5 PER 1,000 SF NET AFTER 3,000 / 250 = 12, 12,289 SF / 285 = 43</td><td>55</td></tr><tr><td>AUTO SERVICE</td><td>3 PER 1,000 SF GROSS. 7,547 SF / 1,000</td><td>8</td></tr><tr><td>STORAGE</td><td>1 PER 1,000 SF GROSS. 4,770 SF / 1,000</td><td>5</td></tr><tr><td>ACCESSIBLE</td><td>1 PER 25</td><td>3</td></tr><tr><td colspan="2">TOTAL REQUIRED</td><td>71</td></tr><tr><td colspan="3"> </td></tr><tr><td colspan="3">EXISTING - BUILDING 2 (FLEET)</td></tr><tr><td>STANDARD</td><td>9'-0" x 18'-0"</td><td>11</td></tr><tr><td>ACCESSIBLE</td><td>9'-0"MIN. x 18'-0"</td><td>0</td></tr><tr><td colspan="2">TOTAL EXISTING</td><td>11</td></tr><tr><td colspan="3"> </td></tr><tr><td colspan="3">REQUIRED BUILDING 2 (FLEET)</td></tr><tr><td>SALES / OFFICES</td><td>4 PER 1000 SF (UP TO 3,000) 3.5 PER 1,000 SF AFTER 1,021 SF / 1000</td><td>5</td></tr><tr><td>AUTO SERVICE</td><td>3 PER 1,000 SF GROSS. 1,606 / 333</td><td>5</td></tr><tr><td>ACCESSIBLE</td><td>1 PER 25</td><td>1</td></tr><tr><td colspan="2">TOTAL REQUIRED</td><td>11</td></tr><tr><td colspan="3">*ADDITIONAL VEHICLE STORAGE = 229 SPACES</td></tr></table>	EXISTING - BUILDING 1 (MAIN)			STANDARD	9'-0" x 18'-0"	74	ACCESSIBLE	9'-0"MIN. x 18'-0"	2	TOTAL EXISTING		76	TOTAL PROPOSED (ELIMINATING TWO (2) SPACES FOR EV CHARGING EQUIPMENT		74	REQUIRED - BUILDING 1 (MAIN)			BUILDING 1 (MAIN)			SALES / OFFICES	4 PER 1000 SF NET (UP TO 3,000) 3.5 PER 1,000 SF NET AFTER 3,000 / 250 = 12, 12,289 SF / 285 = 43	55	AUTO SERVICE	3 PER 1,000 SF GROSS. 7,547 SF / 1,000	8	STORAGE	1 PER 1,000 SF GROSS. 4,770 SF / 1,000	5	ACCESSIBLE	1 PER 25	3	TOTAL REQUIRED		71				EXISTING - BUILDING 2 (FLEET)			STANDARD	9'-0" x 18'-0"	11	ACCESSIBLE	9'-0"MIN. x 18'-0"	0	TOTAL EXISTING		11				REQUIRED BUILDING 2 (FLEET)			SALES / OFFICES	4 PER 1000 SF (UP TO 3,000) 3.5 PER 1,000 SF AFTER 1,021 SF / 1000	5	AUTO SERVICE	3 PER 1,000 SF GROSS. 1,606 / 333	5	ACCESSIBLE	1 PER 25	1	TOTAL REQUIRED		11	*ADDITIONAL VEHICLE STORAGE = 229 SPACES			<div><div></div><div>(E) LANDSCAPE AREA</div></div> <div><div></div><div>PROPERTY LINE</div></div> <div><div></div><div>ACCESSIBLE PATH OF TRAVEL - RUNNING SLOPE NOT TO EXCEED 1:20, CROSS SLOPE NOT TO EXCEED 1:48</div></div> <div><div></div><div>ACCESSIBLE ROUTE. 4'-0" WIDE MINIMUM, 5'-0" WIDE AT DOORWAYS. 4" WHITE PAINTED STRIPING, SPACED AT 3'-0" ON CENTER, AT 30 DEGREE ANGLE.</div></div> <div><div></div><div>HIGH POWER POST MOUNTED WALL CONNECTOR AND DISCONNECT, SEE DETAIL 1/A8.02 & ELECTRICAL DRAWINGS.</div></div> <div><div></div><div>(N) STANDARD PARKING STALL</div></div> <div><div></div><div>(E) STANDARD PARKING STALL WITH (N) ELECTRIC CAR CHARGING</div></div> <div><div></div><div>(N) ACCESSIBLE PARKING STALL</div></div> <div><div></div><div>ACCESSIBLE VAN PARKING STALL</div></div>	<div><div>1</div><div>PROPERTY LINE</div></div> <div><div>2</div><div>(E) EGRESS DOOR, SEE 3/A0.02</div></div> <div><div>3</div><div>(E) ACCESSIBLE PARKING.</div></div> <div><div>4</div><div>(E) UTILITY TRANSFORMER TO REMAIN AND BE PROTECTED DURING ALL PHASES.</div></div> <div><div>5</div><div>(N) NEW HIP CANTILEVER CANOPY.</div></div> <div><div>6</div><div>(N) ILLUMINATED TESLA WORD MARK BY SIGN VENDOR</div></div> <div><div>7</div><div>(N) ILLUMINATED T-FLAG BY SIGN VENDOR</div></div> <div><div>8</div><div>POST-MOUNTED WALL CONNECTOR, SEE ELECTRICAL DRAWINGS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 1/A8.02</div></div> <div><div>9</div><div>(E) FIRE HYDRANT</div></div> <div><div>10</div><div>(E) OIL DRUMS AND COMPRESSOR STORAGE.</div></div> <div><div>11</div><div>(N) 10' MONUMENT SIGN BY SIGN VENDOR</div></div> <div><div>12</div><div>(E) GATE TO REMAIN.</div></div> <div><div>13</div><div>(E) SITE LIGHT.</div></div> <div><div>14</div><div>(E) FIRE RISER.</div></div> <div><div>15</div><div>(E) OIL SEPARATOR</div></div> <div><div>16</div><div>(N) V3 SUPER CHARGING STATION</div></div> <div><div>17</div><div>(E) WATER METER.</div></div> <div><div>18</div><div>(E) DUMPSTER CONTAINERS TO REMAIN.</div></div> <div><div>19</div><div>INSTALL NEW 6" DIA CONCRETE FILLED PIPE BOLLARD.</div></div> <div><div>20</div><div>NOT USED</div></div> <div><div>21</div><div>NOT USED</div></div> <div><div>22</div><div>(E) CONCRETE LANDING. MAX 2% SLOPE ALL DIRECTIONS.</div></div> <div><div>23</div><div>(E) CONCRETE SIDEWALK. MAX 5% RUNNING AND 2% CROSS SLOPE</div></div> <div><div>24</div><div>NOT USED</div></div> <div><div>25</div><div>(N) TRENCH FOR WALL CONNECTOR AND SUPER CHARGER POWER</div></div>
EXISTING - BUILDING 1 (MAIN)																																																																											
STANDARD	9'-0" x 18'-0"	74																																																																									
ACCESSIBLE	9'-0"MIN. x 18'-0"	2																																																																									
TOTAL EXISTING		76																																																																									
TOTAL PROPOSED (ELIMINATING TWO (2) SPACES FOR EV CHARGING EQUIPMENT		74																																																																									
REQUIRED - BUILDING 1 (MAIN)																																																																											
BUILDING 1 (MAIN)																																																																											
SALES / OFFICES	4 PER 1000 SF NET (UP TO 3,000) 3.5 PER 1,000 SF NET AFTER 3,000 / 250 = 12, 12,289 SF / 285 = 43	55																																																																									
AUTO SERVICE	3 PER 1,000 SF GROSS. 7,547 SF / 1,000	8																																																																									
STORAGE	1 PER 1,000 SF GROSS. 4,770 SF / 1,000	5																																																																									
ACCESSIBLE	1 PER 25	3																																																																									
TOTAL REQUIRED		71																																																																									
EXISTING - BUILDING 2 (FLEET)																																																																											
STANDARD	9'-0" x 18'-0"	11																																																																									
ACCESSIBLE	9'-0"MIN. x 18'-0"	0																																																																									
TOTAL EXISTING		11																																																																									
REQUIRED BUILDING 2 (FLEET)																																																																											
SALES / OFFICES	4 PER 1000 SF (UP TO 3,000) 3.5 PER 1,000 SF AFTER 1,021 SF / 1000	5																																																																									
AUTO SERVICE	3 PER 1,000 SF GROSS. 1,606 / 333	5																																																																									
ACCESSIBLE	1 PER 25	1																																																																									
TOTAL REQUIRED		11																																																																									
*ADDITIONAL VEHICLE STORAGE = 229 SPACES																																																																											



SITE PLAN

SCALE: 1/32" = 1'-0"

1



FREDERICK J. GOGLIA
ARCHITECT, NCARB, RDI
1850 CRAIG ROAD, SUITE 300
PH. (314) 415-2400 FAX (314) 415-2300
ST. LOUIS, MO 63146
www.arvc.com

TESLA SALES, SERVICE, DELIVERY

3000 S. FEDERAL HWY.
DELRAY BEACH, FL 33483

ISSUE / REVISION
02.26.21 75% ISSUE
XX.XX.XX PERMIT ISSUE

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

SITE PLAN

SCALE: AS NOTED
PROJECT NUMBER: 200473

SHEET NUMBER

A1.01

SUPERCHARGER (V3) DATASHEET



MARCH 2019

CHARGING INFRASTRUCTURE DEPLOYMENT

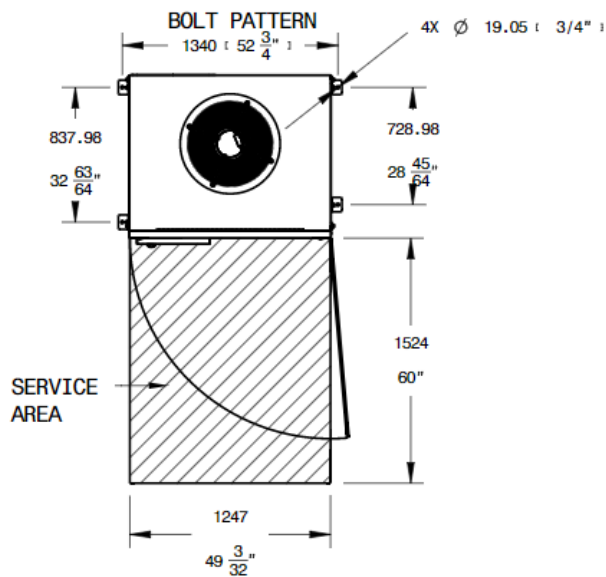
SUPERCHARGER CABINET V3 (PN 1450758-00-D)							
AC INPUT [POWER]	AC Input Power	Input [V _{AC}]	480	440	415	400	380
		Peak Power [kVA]	433	TBD	TBD	TBD	TBD
	AC Input Voltage	380 V _{AC} - 480 V _{AC} , 3AC+N					
	AC Input Current	521 A _{AC} Max.					
	Frequency	50 Hz / 60 Hz					
	Power Factor	≥ 0.99					
	Current THD	Pending test					
	Voltage THD	Pending test					
AC INPUT [MECHANICAL]	Conductor Size Range	L1, L2, L3, N: 150 – 400mm ² , 250MCM – 750MCM					
		PE: #14 AWG - 2/0					
	Conductor Material Type	L1, L2, L3, N: Cu, Al		PE: Cu			
	Lug Temperature Rating	90° C					
DC BUS [POWER]	DC Bus Power	Input [V _{AC}]	480	440	415	400	380
		Peak Power [kW]	622	TBD	TBD	TBD	TBD
	DC Bus Voltage	898 - 961 V _{DC}					
	DC Bus Current	Input [V _{AC}]	480	440	415	400	380
		Cont. Current [A _{DC}]	640	TBD	TBD	TBD	TBD
DC BUS [MECHANICAL]	Conductor Size Range	P, N: 150 – 300mm ² , 250MCM – 600MCM					
		Mid: 2.5 – 35mm ² , 14 AWG – 1 AWG					
		PE: #14 AWG - 2/0					
	Conductor Material Type	Pos, Neg. Mid: Cu, Al		PE: Cu			
	Lug Temperature Rating	90° C					
DC POST [POWER]	Post Output Power	258kW Peak					
	Post Output Voltage	180 - 500 V _{DC}					
	Post Output Current	428A _{DC} Continuous					
	Number of Charge Posts	1 - 4					
	Max voltage drop	10 V _{DC}					
DC POST [MECHANICAL]	Conductor Size Range	V+, V- : 50 – 300mm ² , 1/0 - 600MCM					
		PE: #14 AWG - 2/0					
	Conductor Material Type	Pos., Neg. : Cu, Al		PE: Cu			
	Lug Temperature Rating	90°C					
SYSTEM	Efficiency	96%					
PROTECTION	AC Input side: Class 1	DC Output side: Isolated DC Output					
	Over Voltage/Current/Temperature, Surge Protection, Isolation Monitoring						
	Short-Circuit Protection	External Electronic Trip Circuit Breaker					
	Short Circuit Current Rating	85 kA RMS symmetrical					
ENVIRONMENTAL	Operating Temperature	-30°C to 50°C, -22°F to 122°F					
	Ingress Protection	IP66 (Electronics), IP2X (Thermal Roof)					
	Ventilation Requirements	Ventilation Not Required					
NOISE	Typical noise at 1m	Pending test					
CERTIFICATIONS	ETLus, cETL, FCC, ICES-003-B pending						
LAYOUT	Max. Distance to Charge Post	100 m, 340 ft.					
WEIGHT	Supercharger Cabinet Weight	1500 kg, 3307 lbs. approximate					
DIMENSIONS	Depth, Width, Height	1000, 1250, 2200 mm; 39 12/32, 49 7/8, 86 20/32 in.					
MOUNTING	Per-anchor min. Shear Strength	Pending calculation					
	Per-anchor min. Tension Strength	Pending calculation					

SUPERCHARGER (V3) DATASHEET

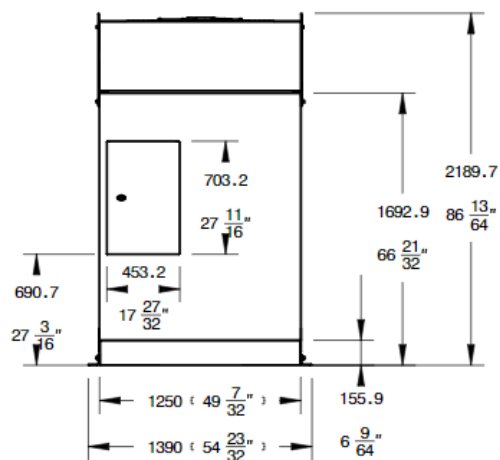
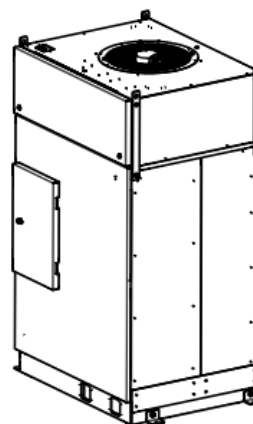


MARCH 2019

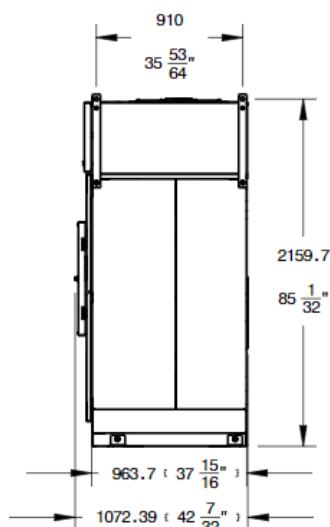
CHARGING INFRASTRUCTURE DEPLOYMENT



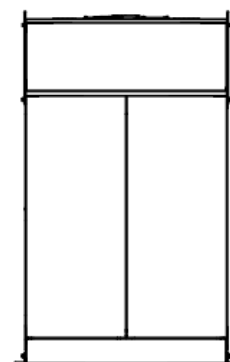
TOP VIEW



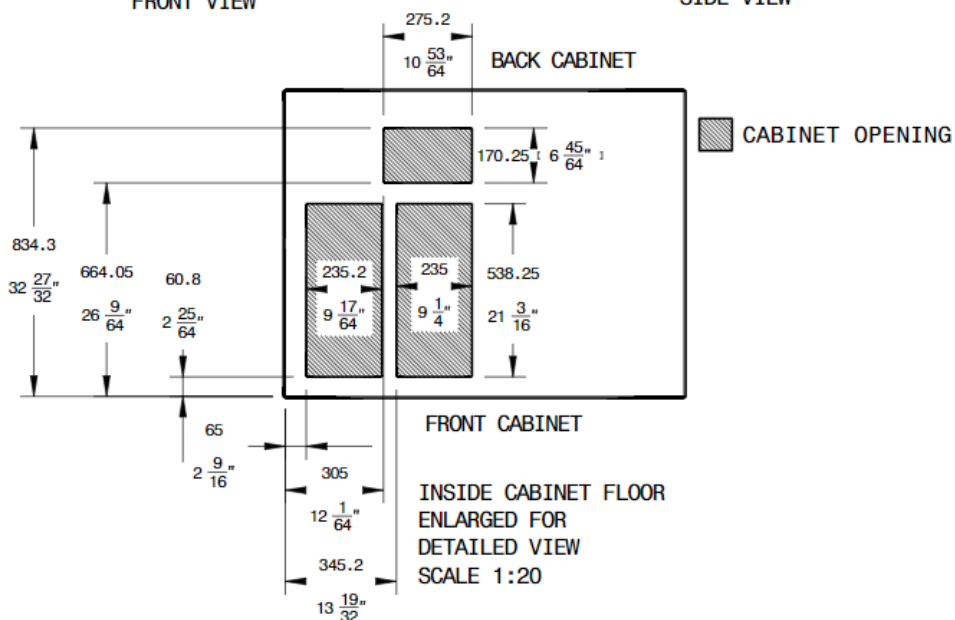
FRONT VIEW



SIDE VIEW



BACK VIEW



SUPERCHARGER (V3) DATASHEET



MARCH 2019

CHARGING INFRASTRUCTURE DEPLOYMENT

INDUSTRIAL SITE CONTROLLER (PN 1137202-02-C)		
ELECTRICAL	Input Voltage	120 V _{AC} - 480 V _{AC}
	Input Power	100 W Max.
	Frequency	50 Hz / 60 Hz
	Overvoltage Protection	Category III
ENVIRONMENTAL	Operating Temperature	-30°C to 50°C, -22°F to 122°F
	Ingress Protection	IP67, NEMA 4
	Relative Humidity	100% condensing, wet location rated
COMMUNICATION	Protocols	Modbus TCP, DNP3, Rest API
	Backhaul	Ethernet, 4G LTE
CERTIFICATIONS	UL 61010-1, CSA-22.2, IEC-61010-1	
MECHANICAL	Dimensions	L: 255 mm (10 in) W: 530 mm (20.9 in) H: 730 mm (28.7 in)
	Weight	21.4 kg (47.2 lbs)



GRIECO FORD

Customer
Parking



GRIECO FORD

3000

Customer
Parking





GRIECO FIELD











FLEET SALES

FLEET SALES





FLEET SALES

FLEET
SALES









SERVICE
PARTS
BODY SHOP
FAST DELIVERY
7-346-9542
ayford.com

POLICE



Delray Ford
EXPRESS DELIVERY
1-877-346-9542
delrayford.com













NO
PARKING
EXCEPT
HERE

FORD

3000 SOUTH FEDERAL HWY
DELRAY BEACH, FL 33483

EXPRESS DELIVERY 1-8

Delrayford.com

GRIECO
AUTOMOTIVE









GRIECO FORD



FORD



GRIECO

FORD









SUPERCHARGER (V3) DATASHEET



MARCH 2019

CHARGING INFRASTRUCTURE DEPLOYMENT

SUPERCHARGER CHARGE POST VER. 3 (PN 1088585-00-D)		
POST INPUT/OUTPUT [POWER]	Post Power	250 kW peak
	Post Voltage	180 - 500 V _{DC}
	Post Current	350 A _{DC} cont. @ 35°C
DC INPUT [MECHANICAL]	Conductor Size Range	V+, V- (2x/pole): 70 – 185mm ² , 2/0 – 350 MCM PE: 25 - 50mm ² , 3AWG – 1/0
	Conductor Material Type	V+, V- : Cu, Al PE: Cu
	Lug Temperature Rating	90° C
PROTECTION	Over Current/Temperature, Uneven Current Split	
ENVIRONMENTAL	Operating Temperature	-40°C to 50°C, -40°F to 122°F
	Ingress Protection	IP44
CERTIFICATIONS	UL 2202, CSA 22.2 NO 107.1-16 <i>pending</i>	
LAYOUT	Max. Distance to Cabinet	100 m, 340 ft.
WEIGHT	Charge Post Weight	64 kg, 140 lbs. <i>approximate</i>
DIMENSIONS	Depth, Width, Height	250, 810, 1687 mm; 9 27/32, 31 7/8, 66 13/32 in.
MOUNTING	Per-anchor min. Shear Strength	<i>Pending calculation</i>
	Per-anchor min. Tension Strength	<i>Pending calculation</i>

SUPERCHARGER (V3) DATASHEET



MARCH 2019

CHARGING INFRASTRUCTURE DEPLOYMENT

UNITS: MM [IN]

