



## STAFF REPORT TO THE PLAN ADJUSTMENT COMMITTEE

Planning, Zoning and Economic Development Department

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**MEETING DATE:** February 10, 2021

**SUBJECT:** PM21-0002: Electrify America – EV Charging Stations @ Westfield Broward Mall – Site Plan Modification

**APPLICANT:** Marisa Gedeon, representative / Broward Mall LLC, owner

**ADDRESS:** 8000 W. Broward Boulevard

**LOCATION:** Located on the southwest corner of Broward Boulevard and University Drive.

**LAND USE / ZONING:** Commercial / SPI-3 (Plantation Midtown)

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**REQUEST:** Site plan modification to allow the conversion of thirteen (13) existing parking stalls to six (6) EV charging stations at the Westfield Broward Mall.

**ANALYSIS:**

The subject property, Westfield Broward Mall, is zoned SPI-3 (Plantation Midtown) and located on the southwest corner of Broward Boulevard and University Drive. The site is bound by Broward Boulevard to the north, commercial uses to the south and west, and University Drive to the east.

The applicant requests approval of a site plan modification to allow the installation of six (6) electric vehicle (EV) charging stations and related equipment (transformer box, power cabinets, switchgear and equipment pads) located in the mall parking lot generally south of the theater and west of Brio. The charging stations will require a paid premium and be available to the public for charging various vehicle brands.

The six EV charging stations would be placed in three rows and service one vehicle from each side. One of the EV charging stations will be handicap accessible. An additional pole light fixture will provide additional illumination in the area. The plans depict six signet power cabinets along with an area for future expansion. Proposed landscape screening (podocarpus) surrounds a portion of the equipment. The transformer box is located outside of the landscape screening.

Section 27-647(b) requires ground equipment be screened from public view by a fence, wall, or hedge. Due to the height of the proposed equipment, staff recommends a wall/fence be built around outside equipment (transformer box, power cabinets and switchgear box) in addition to the provided

landscaping to meet this development standard. This is consistent with the development standard found for the Tesla charging stations located in The Fountains.

Tesla equipment enclosures at The Fountains



**RECOMMENDATION:** The Planning and Zoning Department recommends **APPROVAL** subject to staff comments.

**STAFF COMMENTS:**

**PLANNING AND ZONING:**

1. The development of this project must be consistent with the Plans stamped “Received JAN 25 2021” Planning, Zoning and Economic Development”, except as modified by conditions of approval.
2. At time of permitting, provide an 8’ wall to completely enclose all related equipment boxes (except the FPL transformer). The wall should complement the mall building materials and color. Staff recommends the tile found on the mall ground signs and building be incorporated as the exterior finish material for the wall.



3. Reduce the size of the concrete pad around the FPL transformer to allow for landscape material on south, east, and west sides.
4. Wrapping of the EV charging pumps in green neon light is prohibited. Demonstrate at time of permitting, if pump lighting is proposed, that the lighting will be limited to low level soft white lighting.
5. The “EV CHARGING ONLY” sign painted on the asphalt is limited to white paint (no neon green).
6. Bollards are limited to a stainless steel finish (no neon green).
7. The pole signage at the head of each parking stall shall be limited to one sign not to exceed a height of 7.5 feet.
8. No building permit will be issued for this project until all conditions of approval are complied with and reflected in the plans submitted with the building permit application.
9. The building permit application must be submitted within 12 months or the approval will expire.

**LANDSCAPE:** Staff has no objections to the Site Plan Modification request (EV charging station/s).

At time of permitting please submit the following:

1. Section 13-42(c)(3) requires that existing trees on site shall be shown. Please include the species, height, spread, caliper, condition and disposition of the existing trees in the planting island adjacent to the area of the proposed EV Charging stations and associated equipment.
2. Please clarify what planting is proposed for the landscape area throughout the green area. Section 13-34(k) requires sod to be placed on all areas not covered by main and accessory structures, walks, vehicular use areas and other landscape areas.
3. Please make sure All the equipment associated with charging stations are screened at time of CO; which excludes the proposed signet dispensers (charging units), please make sure to follow FPL guidelines for plantings.
4. Please clarify the type of mulch to be used under the Plant List. City codes prohibit the use of Cypress and/or colored mulch.
5. Please make a note on the landscape plans that an ISA certified Arborist root prunes any existing tree within paving/curbing areas to be installed/modified.
6. Please confirm that the proposed work will not negatively impact the existing tree in the planting island.
7. As per City code, Section 13-45(b), please note the minimum barricade shall be a temporary fence constructed of a minimum of 2” x 4” posts, 48” in height, with 3, 2” x 4” rails spaced equally. Please amend the tree protection barricade to be consistent with City codes.
8. As per City codes, Section 13-35(a)(1)(c), please include irrigation plans for the proposed landscape.

Please Note:

9. Tree/palm trimming permits must be obtained directly through the Public Works Department – Landscape if any pruning is to be done.
10. This review is preliminary. Full landscape plan review & approval is required at time of permitting.

**ENGINEERING:**

1. Please clarify the extent of the proposed conduit and clarify if it is within a utility easement.
2. Please identify any utilities that maybe in conflict with the proposed conduit run including but is not limited to stormwater, water, sewer, ... etc

3. An Engineering permit shall be required for all site work including but not limited to conduits, asphalt, curb, and concrete work

**BUILDING:** No objections.

**FIRE DEPARTMENT:**

Reviews:

- Comments 1 – 4 on the Staff Report to DPZED for February 10, 2021 decision.

No objections as to this site plan modification approval with the understanding that the applicant and/or owner are aware of following items:

1. All aspects of fire and life safety shall comply with the current Florida Fire Prevention Code edition.
2. An approved electrical shunt switch, that terminates all electrical power after main breaker, shall be provided in a location approved by the City of Plantation Fire Department.
3. Any secured perimeter (i.e. fencing) shall be provided with an approved Knox system to open gate.
4. Conditions may arise upon review of any and all required permitting plans.

**UTILITIES:** No objection to the site plan modification.

**POLICE:** No objection to the site plan modification.

1. Please ensure that the proposed light will not have any adverse effect on the existing lights in the parking lot.
2. Trespass signs during all phases of construction. Below is the Florida State Statute for Trespassing on a construction site FSS 810.09(2) (d).

**Construction sites.** Trespassing on a construction site is a felony of the third degree, punishable as provided in s. 775.082, s.775.083, or s. 775.084, if the property trespassed is a construction site that is:

- A. Greater than 1 acre in area and is legally posted and identified in substantially the following manner: “THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY.”; or
- B. One acre or less in area and is identified as such with a sign that appears prominently, in letters of not less than 2 inches in height and reads in substantially the following manner: “THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY.” The sign shall be placed at the location on the property where the permits for construction are located. For construction sites of 1 acre or less as provided in this subparagraph, it shall not be necessary to give notice by posting as defined in s. 810.011(5).
- C. It shall not be necessary to give notice by posting on any enclosed land or place not exceeding 5 acres in area on which there is a dwelling house in order to obtain the benefits of Florida State Statutes 810.09 and 810.12 pertaining to trespass on enclosed lands.
- D. “Posted land” is that land upon which:
  1. Signs are placed not more than 500 feet apart along, and at each corner of, the boundaries of the land, upon which signs there appears prominently, in letters of not less than 2 inches in height, the words “no trespassing” and in addition thereto the name of the owner, lessee, or occupant of

said land. Said signs shall be placed along the boundary line of posted land in a manner and in such position as to be clearly noticeable from outside the boundary line; or

2. Conspicuous no trespassing notice is painted on trees or posts on the property, provided that the notice is:
  - a. Painted in an international orange color and displaying the stenciled words “No Trespassing” in letters no less than 2 inches high and 1 inch wide either vertically or horizontally.
  - b. Placed so that the bottom of the painted notice is not less than 3 feet from the ground or more than 5 feet from the ground; and
  - c. Placed at locations that are readily visible to any person approaching the property and no more than 500 feet apart on agricultural land.
  - d. Beginning October 1, 2007, when a landowner uses the painted no trespassing posting to identify a “no trespassing” area, those painted notices shall be accompanied by signs complying with subparagraph 1 and placed conspicuously at all places where entry to the property is normally expected or known to occur.

**Plan Review Contacts**

Planning and Zoning: (954) 797-2225

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Building Department: (954) 797-2250

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