



## STAFF REPORT TO THE PLAN ADJUSTMENT COMMITTEE

Planning, Zoning and Economic Development Department

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**MEETING DATE:** March 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.

This item was originally reviewed by the Plan Adjustment Committee on February 9, 2021. The committee deferred the item and recommended the location of the charging stations be moved south towards Federated Roadway. This submittal reflects the revised location and inclusion of an 8' high screening wall with landscaping as recommended by staff.

If approved, the six EV charging stations will be placed side by side 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 enclosed by an 8' wall with tile finish. Proposed groundcover and shrubs will screen a large portion the equipment enclosure and transformer box.

**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 FEB 24 2021” Planning, Zoning and Economic Development”, except as modified by conditions of approval.
2. Indicate the enclosure door color to match the stucco top band or tile color.
3. 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.
4. The “EV CHARGING ONLY” sign painted on the asphalt is limited to white paint (no neon green).
5. Bollards are limited to a stainless-steel finish (no neon green).
6. 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.
7. 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.
8. 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. Please include the type of mulch to be used under the Plant List.
2. A 3’ wide planting bed is narrow for the planting of the proposed Clusia hedge along the western portion of the wall. If possible, purchase from a nursery that offers cultivated Clusia for narrow planting beds.
3. Please extend the planting bed to the north side of the enclosure on either side of the wall.
4. 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.
5. As per City codes, Section 13-35(a)(1)(c), please include irrigation plans for the proposed landscape.
6. Staff highly recommends the placement of a root barrier to protect the proposed electric box from the existing tree in the terminal island. Please make sure all plans are consistent with tree status utilizing arrows accordingly.
7. This review is preliminary. Full landscape plan review & approval is required at time of permitting.

**ENGINEERING:**

1. Please identify the type and condition of the existing concrete curb
2. Please use City of Plantation standard type “D” or “modified D” curb. Standard details can be found at <https://www.plantation.org/government/departments/engineering-department/private-development-standard-details>
3. Please provide the limit of asphalt restoration (if needed)

**BUILDING:** No objections at this time.

**FIRE DEPARTMENT:**

Reviews:

- Comments 1 – 4 on the Staff Report to Plan Adjustment Committee for March 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.

**Plan Review Contacts**

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