

The following members of the Planning and Zoning Board spoke:

Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez
Alternate Member Lippman

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director
Dean Piper, Zoning Administrator

The following members of the public spoke:

Janna Lhota, attorney representing Pembroke Lakes Mall

Alternate Member Lippman moved to have staff bring a proposed ordinance back to the board for consideration and transmittal to the City Commission. Member Boisvert seconded the motion.

The following members of the Planning and Zoning Board spoke:

Vice Chairman Jacob, Member Girello, Gonzalez
Alternate Member Lippman

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director
Joseph Yaciuk, Planning Administrator

On the motion by Alternate Member Lippman, seconded by Member Boisvert, to have staff bring a proposed ordinance back to the board for consideration and transmittal to the City Commission, the following vote was recorded:

AYE: Members Boisvert, Gonzalez, Alternate Member Lippman

NAY: Vice Chairman Jacob, Member Girello

Motion Passed

4. Discussion and possible action to amend the zoning code to include **Electric Vehicle Charging Stations**.

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief Power Point presentation.

The following staff report was entered into the record:

Details of Request:

City planning staff periodically reviews the City Code of Ordinances and makes recommendations on amendments to the Land Development Code. Staff has recently seen an increase in electric vehicle charging station queries throughout the City. Up until now, the City has been permitting individual units for residential use (personal garage units) as well as accessory uses to shopping centers and car dealerships (Shops at Pembroke Gardens, Audi, Cobblestone Plaza etc.). It is anticipated that there will be a further increase in charging station requests in the mid-future with the recent commitments from car manufacturers to convert car production from gas to electric engines. Staff therefore wishes to formalize development standards within the Code of Ordinances.

Background

The industry designates three specific levels for charging stations.

- Level 1 is considered slow charging and operates on a fifteen to twenty amp breaker on a one hundred twenty volt AC circuit. Level 1 electric vehicle supply equipment (EVSE) replenishes 2 to 5 miles of range during one hour of charging. Primarily used for personal home charging.



Level 1 Example

- Level 2 is considered medium charging and operated on a forty to one hundred amp breaker on a two hundred eight or two hundred forty volt AC circuit. Level 2 allows for a wide range of charging speeds, all the way up to 19.2 kilowatts (kW), or about 70 miles of range per hour of charging.



Level 2 Example

- Level 3 is considered fast or rapid charging and operated on a sixty amp or higher breaker on a four hundred eighty volt or higher three phase circuit with special grounding equipment. Level 3 stations are typically characterized by industrial grade electrical outlets that allow for faster recharging of electric vehicles. Level 3 (480 V) stations can charge a battery to 80% in 30 minutes or less.

REST OF PAGE LEFT BLANK INTENTIONALLY



Level 3 Example - Tesla charging station in Plantation.

- Electric Vehicle Charging Service Stations are considered a freestanding building with EV charger units and associated maintenance, repair, and retail – similar to conventional gas service stations.



Electric Vehicle Charging Service Station

Proposal

City staff requests discussion and possible action as to how these charging stations should be regulated. The following chart provides direction as to how City staff wishes to proceed.

Standard	Level 1	Level 2	Level 3	EV Service Station*
<i>Use</i>	Residential SFR / Amenity	Amenity	Accessory to Principal Use	Free Standing
<i>Power</i>	120 Volts	240 Volts	480 Volts	480 Volts or greater with repair
<i>Location</i>	No Restriction	No Restriction	Visible From Right-of-Way	Existing Service Station Location Requirements
<i>Landscape Requirements</i>	N/A	N/A	Equipment Concealed from ROW	Standard
<i>Signage Maximum</i>	1.5 sq feet per unit	1.5 sq feet per unit	1.5 sq feet per unit	Service Station Requirements
<i>License</i>	N/A	N/A	Use and LBTR	Use and LBTR
<i>Description</i>	Personal Unit for Individual User or amenity	Personal or amenity for a tenant, 5 units or less	6 -20 Units	Service Station Requirements
<i>Parking</i>	Counts towards required, Non-exclusive	Counts toward required, Non-exclusive	One Space per charging unit. Exclusive Parking (Surplus with Pavement Markings)	One Space per charging unit. Exclusive Parking plus service Station Parking Requirements
<i>Zoning</i>	Any	Any	B-3, C-1, M-1, M-2, M-3, M-4, M-5	B-3, C-1, M-1, M-2, M-3, M-4, M-5

All charging stations shall require the proper building permits for installation. It is expected that City staff will adjust these requirements as charging technology changes resulting in reduction of charging times.

Staff Recommendation: City staff to request City Attorney draft an Ordinance revising the City Code of Ordinances reflective of staff recommendations to be considered by the City Commission.

The following members of the Planning and Zoning Board spoke:

Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez
Alternate Member Lippman

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director
Joseph Yaciuk, Planning Administrator

On a motion by Member Girello, seconded by Member Gonzalez, to have City staff request the City Attorney to draft an Ordinance revising the City Code of Ordinances reflective of staff recommendations to be considered by the City Commission, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez
Alternate Member Lippman

NAY: None

Motion Passed

Michael Stamm, Jr., Planning and Economic Development Director, requested to combine the November meetings to one meeting on November 9, 2017 and to combine the December meetings to one meeting on December 14, 2017.

On a motion by Member Gonzalez, seconded by Alternate Member Lippman, to combine the November meetings to one meeting on November 9, 2017 and to combine the December meetings to one meeting on December 14, 2017, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez
Alternate Member Lippman

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

On a motion by Member Girello, seconded by Member Boisvert, to excuse Chairman Rose from this evenings meeting, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez
Alternate Member Lippman

NAY: None

Motion Passed

Member Girello questioned if there are any **updates to the City Center**.

Michael Stamm, Jr., Planning and Economic Development Director, answered in the negative.

Vice Chairman Jacob questioned the **construction status of the Publix** located on Hiatus Road.

The following members of staff spoke in reference to the construction status of the Publix located on Hiatus Road:

Michael Stamm, Jr., Planning and Economic Development Director
Dean Piper, Zoning Administrator

ADJOURN:

Vice Chairman Jacob adjourned the meeting at 8:04 p.m.

ADJOURNED:
8:04 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary