

**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

## Summary

<b>Agenda Date:</b>	October 22, 2020	<b>Application ID:</b>	AM 2020-02
<b>Project:</b>	Electric Vehicle Charging Station Code Update	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician		
<b>Agent:</b>	Holland & Knight LLP representing Pembroke Lakes Mall, LLC c/o Brookfield Properties Retail		
<b>Reference Applications:</b>	AM 2017-04		
<b>Applicant Request:</b>	Amendment to section 155.082 Electric Vehicle Charging Station		
<b>Staff Recommendation:</b>	Transmit to City Commission with a favorable recommendation		
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director: <u></u> Planning Administrator: <u></u>		

## Project Description / Background

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Holland and Knight, representing Pembroke Lakes Mall, requests consideration of a text amendment to City Code Section 155.082 - *Electric Vehicle Charging Station*. The proposed amendment will allow for the development of electric vehicle charging stations at the Pembroke Lakes Mall, however, the proposed amendment will apply citywide. The applicant has included the attached ordinance as part of their request.

The City Commission approved the existing electric vehicle charging station ordinance in January of 2018 (Ordinance 1892 – Section 155.082 City Code of Ordinances). The Ordinance established guidelines for the implementation and use of the various types of electric vehicle charging stations.

### DETAILS OF REQUEST:

The applicant requests the following modifications to the existing electric vehicle charging ordinance:

- Update the definition of operator to include electric vehicle charging kiosk owner.
- Expansion of current location standards to allow level 2 charging units to be installed as an accessory use within the B-2 zoning district.
- Allowance of a changeable copy sign on a maximum of 2 sides of each charging unit. Each changeable copy sign may be up to 10 square feet in size.
- Update to accessory use standards to allow up to 20 electric vehicle charging stations for shopping centers or free-standing building.
- Provision allowing only the main charging cabinet to be visible from road right of way. All other related ground mounted equipment must be screened from view.

Additionally, at the request of staff the following modification are proposed:

- Minor reorganization of the section to make the regulations easier to understand.
- Addition of regulations encouraging the installation of residential electric vehicle charging infrastructure at new single and multi-family developments.

### STAFF ANALYSIS:

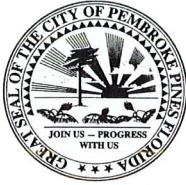
The proposed modifications allow for greater flexibilities toward the development of electric vehicle charging stations. City staff acknowledges that electric vehicle charging station demand will continue to increase as car manufacturers increase production of electric and hybrid models. Additionally, the proposed modifications support objectives 1.2.1 (Protect Air Quality) and 3.4.1 (Support Mobility and Alternative Transportation) within the City's Green Plan.

**Staff Recommendation: Direct the City Attorney to draft an Ordinance for City Commission review.**

**Enclosed:** Unified Development Application

Memo from Planning Division (10/15/20)  
Memo from Zoning Administrator (10/15/20)  
Memo from Engineering Division (10/13//20)  
Memo from Planning Division (10/08/20)  
Justification Letter  
Proposed Ordinance





## City of Pembroke Pines Planning and Economic Development Division Unified Development Application

Planning and Economic Development  
Building -B, Third Floor  
10100 Pines Boulevard  
Pembroke Pines, FL 33026  
Phone: (954) 435-6513  
Fax: (954) 435-6546  
<http://www.ppines.com>

*Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.*

Pre Application Meeting Date: August 3, 2020

# Plans for DRC \_\_\_\_\_ Planner: Cole Williams

Indicate the type of application you are applying for:

- |   |   |
|---|---|
| <input type="checkbox"/> Appeal*                      | <input type="checkbox"/> Sign Plan                                |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan*                               |
| <input type="checkbox"/> Delegation Request           | <input type="checkbox"/> Site Plan Amendment*                     |
| <input type="checkbox"/> DRI*                         | <input type="checkbox"/> Special Exception*                       |
| <input type="checkbox"/> DRI Amendment (NOPC)*        | <input type="checkbox"/> Variance (Homeowner Residential)         |
| <input type="checkbox"/> Flexibility Allocation       | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation*              | <input type="checkbox"/> Zoning Change (Map or PUD)*              |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input checked="" type="checkbox"/> Zoning Change (Text)          |
| <input type="checkbox"/> Miscellaneous                | <input type="checkbox"/> Zoning Exception*                        |
| <input type="checkbox"/> Plat*                        | <input type="checkbox"/> Deed Restriction                         |

### INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark **N/A**.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with \*).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with \*).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

### Staff Use Only

Project Planner: \_\_\_\_\_ Project Number: \_\_\_\_\_

Date Submitted: \_\_\_\_\_ # Posted Signs Required: \_\_\_\_\_ Fees: \$ \_\_\_\_\_



**SECTION 1-PROJECT INFORMATION:**Project Name: Electric Vehicle Charging Station Code UpdateProject Address: CitywideLocation / Shopping Center: CitywideAcreage of Property: N/A Building Square Feet: N/AFlexibility Zone: Citywide Folio Number(s): N/APlat Name: N/A Traffic Analysis Zone (TAZ): 

Legal Description:

Citywide

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

## SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Pembroke Lakes Mall, LLC c/o Brookfield Properties Retail

Owner's Address: 110 North Wacker Drive, I-17, Chicago, IL 60606

Owner's Email Address: N/A

Owner's Phone: \_\_\_\_\_ Owner's Fax: \_\_\_\_\_

Agent: Holland & Knight LLP

Contact Person: Janna P. Lhota

Agent's Address: 515 East Las Olas Blvd, Fort Lauderdale, FL 33301

Agent's Email Address: janna.lhota@hklaw.com

Agent's Phone: (954) 468-7841 Agent's Fax: (954) 463-2030

*All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.*

## SECTION 3- LAND USE AND ZONING INFORMATION:

### EXISTING

Zoning: N/A

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

\_\_\_\_\_

### PROPOSED

Zoning: N/A

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

\_\_\_\_\_

### ADJACENT ZONING

North: N/A

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

### ADJACENT LAND USE PLAN

North: N/A

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_



*-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-*

**SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY**

Application Type (Circle One):    Variance       Zoning Appeal       Interpretation

Related Applications: N/A

Code Section: \_\_\_\_\_

Required: \_\_\_\_\_

Request: \_\_\_\_\_

Details of Variance, Zoning Appeal, Interpretation Request:

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**SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: \_\_\_\_\_

Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_

## SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

The current application seeks a zoning text change to Section 155.082 of the City of Pembroke Pines (the "City") Land Development Code concerning standards for electric vehicle charging stations on commercial properties. The zoning text amendment is necessary in order to accommodate the deployment of electric vehicle charging ("EVC") stations by a private EVC operator for use by patrons of Pembroke Lakes Mall.

The zoning text amendment will also provide for needed changes to the existing Code to clarify standards and guidelines for EVC stations and to otherwise provide further incentives to commercial property owners to deploy EVC stations in furtherance of the City's Green Plan.

[illegible]



SECTION 7- PROJECT AUTHORIZATION

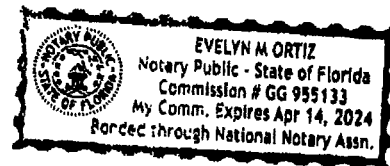
OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]  
Signature of Owner

09-04-2020  
Date

Sworn and Subscribed before me this 4<sup>th</sup> day  
of September, 2020



Fee Paid

[Signature]  
Signature of Notary Public

April 14, 2024  
My Commission Expires

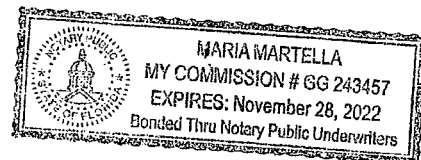
AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]  
Signature of Agent

9-24-2020  
Date

Sworn and Subscribed before me this 24<sup>th</sup> day  
of Sept, 2020



Fee Paid

[Signature]  
Signature of Notary Public

My Commission Expires

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

Date: October 15, 2020  
To: AM 2020-02 file  
From: Cole Williams, Planner / Zoning Technician  
Re: Electric Vehicle Charging Station Code Update

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**Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:**

**ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED**



## MEMORANDUM

October 15, 2020

To: Cole Williams  
Planner/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: AM 2020-02 (Electric Vehicle Charging Stations)

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All of my comments regarding the above code amendment are satisfied.

**CITY OF PEMBROKE PINES  
PUBLIC SERVICES DEPARTMENT  
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

# **DRC REVIEW FORM**



**October 13, 2020**

**PROJECT: *Zoning Section 155.082, 'Electric Vehicle Charging Stations' - Text Amendment***  
**CITY REFERENCE NUMBER: *ZC 2020-06***

**To: To: Joseph Yaciuk, Planning Administrator**  
**Planning and Economic Development Department**

**From: John L. England, P.E.**  
**Environmental Services/Engineering Division, Public Services Department**  
**(954) 518-9046**

## **RECOMMENDATION:**

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The Environmental Services/Engineering Division takes 'No Exception' to the proposed "Text Amendment" to Zoning Section 155-082 , 'Electric Vehicle Charging Stations' and the proposed "Text Amendment" is hereby recommended for 'Consideration' by the Planning and Zoning Board.

## **PLANNING DIVISION STAFF COMMENTS**

### **Recommendations:**

**Date:** October 8, 2020  
**To:** AM 2020-02 file  
**From:** Joseph Yaciuk, Planning Administrator  
**Re:** Electric Vehicle Charging Station Code Update

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### **Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:**

1. Application name should reflect Electrical Vehicle Charging Station Code update. Please do not reference Pembroke Lakes Mall within the title as this is a Universal change. Do not reference section number in title as the section number will change with the Code updates being made by the City. It is OK to reference the 155.082 in the justification as this is the section in which it is currently located.
2. Application shows flex zones, acreages, and zoning / landuse related info which are specific to the mall and not applicable to the request. Should mention Citywide for that info as the guidelines will impact the City.
3. Exhibit A, B, C are not needed and are not pertinent to the application.
4. The City is looking to update the Land Development Code and part of the exercise is to update existing Codes. Please see attached proposal. Perhaps it may be best to include the restructure as well as your changes to the Code. A copy of our proposal has been included in strikethrough and underline format. We would like to include both changes.

# Holland & Knight

515 East Las Olas Boulevard, Suite 1200 | Ft. Lauderdale, FL 33301 | T 954 525 1000 | F 954 463 2030  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Janna P. Lhota  
+1 954-468-7841  
[janna.lhota@hklaw.com](mailto:janna.lhota@hklaw.com)

September 30, 2020

*Via Hand Delivery*

Michael Stamm, Director  
Planning and Economic Development  
City of Pembroke Pines  
601 City Center Way, 3rd Floor  
Pembroke Pines, FL 33025

Re: Section 155.082– Application for Zoning Text Amendment

Dear Mr. Stamm:

Holland & Knight, LLP, on behalf of Pembroke Lakes Mall, LLC and Volta Industries, Inc. d/b/a Volta Charging (“Volta Charging”), files the attached application seeking an amendment to Section 155.082 of the Land Development Code (“LDC”) for the City of Pembroke Pines (the “City”). As will be seen below, the zoning text amendment is being requested to facilitate the deployment of electric vehicle charging stations (“EVC”) at Pembroke Lakes Mall for the benefit of our customers and guests.

Electric-powered vehicles are becoming more and more main stream as an increasing number of consumers opt for eco-friendly cars powered by clean, renewable energy. In response, most every major automaker, including Chevrolet, Ford, Honda, Hyundai, Nissan, and Volkswagen, among others, now have at least one electric model available in response to the increasing customer demand for affordable electric vehicles. As electric vehicles grow in popularity, third party EVC kiosk operators, such as Volta Charging, have emerged to meet the growing demand for the construction of EVC stations on both public and private commercial properties. By contracting with EVC kiosk operators such as Volta Charging, property owners are able to deploy EVC stations at little or no cost, while providing their residents and customers with seamless, simple and free or low-cost charging experiences.

As presently written, Section 155.082 does not contemplate this current trend and the emerging business model wherein EVCs are owned and operated by third party vendors for the benefit of commercial properties, such as Pembroke Lakes Mall. Attached hereto is a clean and redlined version of Section 155.082 that highlight our requested changes to adapt the City’s

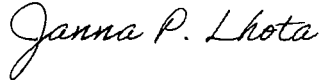


regulations to the current trends and encourage the deployment of EVC stations throughout the City.

We respectfully request that you consider the proposed changes to Section 155.082 of the LDC which will allow the owner of Pembroke Lakes Mall to bring this service to our customers, as well as facilitate and encourage these facilities throughout other commercial centers in the City.

Sincerely yours,

HOLLAND & KNIGHT LLP

A handwritten signature in cursive script that reads "Janna P. Lhota".

Janna P. Lhota

c: Joseph Yaciuk, AICP, Planning Administrator  
Dean Piper, Zoning Administrator  
Cole Williams, Planner

Enclosures

PROPOSED ORDINANCE NO. 2020-\_\_  
ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA AMENDING CHAPTER 155 ENTITLED "ZONING CODE," BY AMENDING SECTION 155.082, ENTITLED "ELECTRIC VEHICLE CHARGING STATION" TO AMEND SECTION 155.082(B) TO CHANGE THE DEFINITION OF "OPERATOR"; TO AMEND SECTION 155.082(D) TO CLARIFY THE TYPE OF ELECTRIC VEHICLE CHARGING STATIONS CONSIDERED AN ACCESSORY USE FOR LEVEL 2 AND 3, TO FURTHER UPDATE SIGNAGE ALLOWED AND TO PROVIDE FOR THE SCREENING OF EQUIPMENT ACCESSORY TO AN ELECTRIC VEHICLE CHARGING STATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS,** City ~~planning~~'s Planning and Economic Development staff periodically reviews the City's Code of Ordinances and makes recommendations on amendments to the Land Development Code pursuant to staff observations during implementation and requests from the City Commission and City Boards; and

**WHEREAS,** City ~~planning~~'s Planning & Economic Development staff is proposing code amendments which will clarify standards and guidelines with regards to electric vehicle charging stations and provide for uniformity in implementation; and

**WHEREAS,** City ~~Staff~~'s Planning & Economic Development staff believes that the proposed changes further implement and facilitate the goals and objections outlined in the City's Green Plan; and

**WHEREAS,** the Planning and Zoning Board for City of Pembroke Pines has reviewed and approved the proposed changes to Section 155.082; and

**WHEREAS,** the City Commission has considered ~~City~~ the Planning and Economic Development staff's proposed recommendations to update Section 155.082 of the City's

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PROPOSED ORDINANCE NO. 2020-\_\_  
ORDINANCE NO. \_\_\_\_\_

Land Development Code and finds that it is in the best interests of the City to adopt this ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE  
CITY OF PEMBROKE PINES, FLORIDA, THAT:**

**Section 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

**Section 2.** Section 155.082 of the City's Code of Ordinances entitled "Electric Vehicle Charging Station Code" is amended as follows:

**Sec. 155.082 ELECTRIC VEHICLE CHARGING STATION.**

(A) Purpose.

(1) The purpose of this chapter is to ensure the effective installation of electric vehicle charging stations. Where any other provisions of the City of Pembroke Pines Code of Ordinances directly conflict with this chapter, this chapter shall control.

(2) All operations of electric vehicle charging stations shall comply with applicable Federal, state, local laws, rules and regulations.

(B) Electric Vehicle Level Classification.

(1) Level 3 operates on a 60 amp or higher breaker on a 480 volt or higher three phase circuit with special grounding equipment.

(2) Level 2 operates on a 40 to 100 amp breaker on a 208 or 240 volt AC circuit.

(3) Level 1 operates on a 15 to 20 amp breaker on a 120 volt AC circuit.

(4) As electric vehicle technology continues to evolve, the City's Planning and Economic Development Director will review new systems and determine the equivalent level of electric vehicle charging station pursuant to the City's established level classifications.

(C) Definitions. The following terms shall apply to this section as written unless context indicates or requires a different meaning.

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**ORDINANCE NO. \_\_\_\_\_**

**ELECTRIC VEHICLE CHARGING STATION or CHARGING STATION.** An electric vehicle supply equipment station in a private or public parking space which delivers electricity or transfers electric energy to a battery or other energy storage device in an electric vehicle and is classified based on the following levels:

- ~~\_\_\_\_\_ (a) Level 1 operates on a 15 to 20 amp breaker on a 120 volt AC circuit, outlined in subsection (B) above.~~
- ~~\_\_\_\_\_ (b) Level 2 operates on a 40 to 100 amp breaker on a 208 or 240 volt AC circuit.~~
- ~~\_\_\_\_\_ (c) Level 3 operates on a 60 amp or higher breaker on a 480 volt or higher three phase circuit with special grounding equipment.~~
- ~~\_\_\_\_\_ (d) As electric vehicle technology continues to evolve, the City's Planning and Economic Development Director will review new systems and determine the equivalent level of electric vehicle charging station pursuant to the city's established level classifications.~~

**OPERATOR.** The auto manufacturer, representative of auto manufacturer, developer, electric vehicle charging kiosk owner, shopping center property management company, freestanding building owner or lessee, responsible for the installation, management and operation of electric vehicle service and charging stations.

(CD) Electric vehicle service stations as a Principal Use/Level 3.

(1) Electric vehicle service stations shall be the principal use which shall include but is not limited to the following services: charging, maintenance, retail, and/or repair.

(a) Permitted operations including level 3 charging stations ~~with an output of greater than or equal to 480 volts~~, car battery replacement, and vehicle maintenance.

(b) Electric vehicle service station must meet the requirements set forth in § 155.149 and §§ 155.265 through 155.275.

(c) Operators of electric vehicle service stations must apply for a local business tax receipt or use permits in compliance with Ch. 115 of the City Code of Ordinances.

(DE) Electric vehicle charging station as an accessory use/Level 2 and 3.

(1) Electric vehicle charging stations will be considered an accessory use when there is a monetary transaction or subscription associated with the service or some other form of compensation, whether in connection with the initial service or after an identified initial charging period.

(2) Level 2 and 3 electric vehicle charging stations shall be permitted to classify as an accessory use and shall be subject to the following requirements:

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(a) Permitted in B-~~2~~, B-~~3~~, C-1, M-1, M-~~2~~, M-3, M-4, and M-5 zoning districts where underlying land use permits such use.

(b) Signage:

(i) Parking identification signage limited to a maximum 1.5 square feet in size per unit.

(ii) For electric vehicle charging kiosks, changeable copy signage limited to a maximum of ten (10) square feet per side per unit (maximum of two sides).

(c) Accessory use electric vehicle charging stations shall be permitted based on availability of surplus parking, or at the discretion of the City Manager or his or her designee.

(d) Accessory use electric vehicle charging station parking spaces shall be specifically designated for charging an electric vehicle with a sign referencing F.S. § 366.94(3)(a), as may be later amended. One exclusive use parking space per charging station shall be required adjacent to each charging unit. Pursuant to F.S. § 366.94(3)(a), it is unlawful for a person to stop, stand, or park a vehicle that is not capable of using an electrical recharging station within any parking space specifically designated as an accessory use electric vehicle charging station pursuant to the requirements of this subsection.

(e) Count: ~~six to~~ No more than 20 electric vehicle charging stations per shopping center or free-standing building shall be permitted, at the discretion of the City Manager or his or her designee.

(f) Equipment, other than the main charging station cabinet, must be concealed ~~from~~ from the road right of way by landscape or other means and ~~may be~~ may be permitted in landscape and utility buffers, subject to prior approval by city staff.

~~(g) Electric vehicle charging stations must be visible from the road right of way.~~

~~(h)~~ Operators of electric vehicle charging stations must apply for a local business tax receipt or use permits in compliance with Ch. 115 of the City Code of Ordinances.

~~(i)~~ All equipment components, including but not limited to functioning, shall be maintained at all times.

~~(j)~~ Current contact information, including but not limited to a telephone number for a representative or department of the operator of the charging station shall be posted on each station as contact to report all issues relating to the particular station.

~~(EF)~~ Electric vehicle charging station as an amenity use ~~level 1 and 2~~.

(1) Electric vehicle charging stations will be considered an amenity use when the service is offered free of charge.

(2) Level 1 and 2 electric vehicle charging stations shall be permitted to be classified as an amenity use and shall be subject to the following requirements:

(a) Permitted in all zoning districts.

(b) Signage:

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**PROPOSED ORDINANCE NO. 2020-\_\_**  
**ORDINANCE NO. \_\_\_\_\_**

(i) Parking identification signage limited to a maximum 1.5 square feet in size per unit.  
(ii) For electric vehicle charging kiosks, changeable copy signage limited to a maximum of ten (10) square feet per side per unit (maximum of two sides).

(c) Amenity use electric vehicle charging stations spaces will count towards the required parking set forth in Ch. 155 of the City Code of Ordinances.

(d) Amenity use electric vehicle charging station parking spaces shall not be exclusively designated for charging an electric vehicle.

(e) Count: a maximum of five electric vehicle charging stations per shopping center or free-standing building shall be permitted.

(f) All equipment components, including but not limited to functioning, shall be maintained at all times.

(g) Current contact information, including but not limited to a telephone number for a representative or department of the operator of the charging station shall be posted on each station as contact to report all issues relating to the particular station.

(G) Residential Electrical Vehicle Charging Infrastructure

(1) Single-Family.

(a) All new residential construction that includes a carport or garage, is encouraged to install an electrical outlet and circuit breaker dedicated for electric vehicle charging infrastructure. When locating such equipment in a residential garage or carport, the following shall be depicted on the plans:

- i. The location where the vehicle will be typically parked.
- ii. The location of the charging station.
- iii. Electrical plans showing circuit, panel schedules and routing.

(2) Multi-Family.

(a) In addition, all new residential multi-family projects that have a common parking area are encouraged to provide electric vehicle charging outlets and grounded alternating current outlet in at least five (5) percent of the total number of parking spaces. All outlets shall be located within the required parking area.

**Section 3.** It is the intention of the City Commission of the City of Pembroke Pines that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Pembroke Pines, Florida, and that the Sections of this

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**PROPOSED ORDINANCE NO. 2020-\_\_**  
**ORDINANCE NO. \_\_\_\_\_**

ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

**Section 4.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

**Section 5.** If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the remaining portions or applications remaining in full force and effect.

**Section 6.** This Ordinance shall become effective upon passage and adoption.

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PROPOSED ORDINANCE NO. 2020-\_\_\_\_  
ORDINANCE NO. \_\_\_\_\_

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE  
PINES, FLORIDA, ON THE FIRST READING, THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.

PASSED ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE  
PINES, FLORIDA, ON THE SECOND AND FINAL READING, THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.

CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

By: \_\_\_\_\_

MAYOR FRANK C. ORTIS

\_\_\_\_\_  
MARLENE D. GRAHAM

CITY CLERK

ORTIS \_\_\_\_\_

CASTILLO \_\_\_\_\_

GOOD \_\_\_\_\_

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ORDINANCE NO. \_\_\_\_\_

SCHWARTZ \_\_\_\_\_

APPROVED AS TO FORM:

SIPLE \_\_\_\_\_

\_\_\_\_\_  
OFFICE OF THE  
CITY ATTORNEY

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