



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<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: _____

Plans for DRC _____ Planner _____

City of Pembroke Pines

Received

OCT 22 2019

Indicate the type of application you are applying for:

- ☐ Appeal*
- ☐ Comprehensive Plan Amendment
- ☒ Delegation Request
- ☐ DRI*
- ☒ DRI Amendment (NOPC)*
- ☐ Flexibility Allocation
- ☐ Interpretation*
- ☐ Land Use Plan Map Amendment*
- ☐ Miscellaneous
- ☐ Plat*

- ☐ Sign Plan
- ☐ Site Plan*
- ☐ Site Plan Amendment*
- ☐ Special Exception*
- ☐ Variance (Homeowner Residential)
- ☒ Variance (Multifamily, Non-residential)*
- ☐ Zoning Change (Map or PUD)*
- ☐ Zoning Change (Text)
- ☐ Zoning Exception*
- ☐ Deed Restriction

Planning & Economic Development

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark N/A.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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: Sharon Project #: PRJ 2019-17 Application #: PH 2019-03

Date Submitted: 10/22/19 Posted Signs Required: (exist) Fees: \$ 6,338

SECTION 1-PROJECT INFORMATION:

Project Name: Pines BMW

Project Address: 14800 Sheridan Street, Pembroke Pines 33331

Location / Shopping Center: Adjacent to Sheridan Street and east of I-75

Acreage of Property: +/- 13

Building Square Feet: +/- 143,000

Flexibility Zone: N/A

Folio Number(s): 5140 09 19 0011

Plat Name: Pembroke Falls Parcel C Plat

Traffic Analysis Zone (TAZ): N/A

Legal Description: See attached.

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.

				Resolution I Ordinance #	
1/7/1987	DRI	DRI Approval for Pembroke Meadows	Approved	816	
5/21/1996	Plat	Approve Plat	Approved	Recorded in	Plat Book 163/Page 39
4/13/2004	Plat Note Amendment	Plat Note Amendment	Approved	Recorded in	Plat Book 38119/Page 861
8/30/2010	Plat Note Amendment	Plat Note Amendment	Approved	Recorded in	Plat Book 47764/Page 806
9/4/2018	Site Plan	New collision center & garage	Approved		

SECTION 2- APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: HOLMAN AUTOMOTIVE INC., D/B/A LAUDERDALE BMW

Owner's Address: c/o 200 East Broward Blvd., Suite 1800, Ft. Lauderdale, FL 33301

Owner's Email Address: John Keasling

Owner's Phone: c/o 954-761-2929

Owner's Fax: _____

Agent: Greenspoon Marder LLP

Contact Person: Cynthia Pasch

Agent's Address: 200 East Broward Blvd., Suite 1800, Ft. Lauderdale, FL 33301

Agent's Email Address: cynthia.pasch@gmlaw.com

Agent's Phone: 954-527-6266

Agent's Fax: _____

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: PUD

Land Use / Density: Commercial

Use: Automobile Sales

Plat Name: Pembroke Falls Parcel C

Plat Restrictive Note:

See attached.

PROPOSED

Zoning: Same

Land Use / Density: Same

Use: Same

Plat Name: Same

Plat Restrictive Note:

See attached.

ADJACENT ZONING

North: Sheridan Street ROW

South: PUD

East: PUD

West: PUD

ADJACENT LAND USE PLAN

North: Sheridan Street ROW

South: PUD

East: PUD

West: PUD

-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: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

See attached variance narrative.

SECTION 5- LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

See attached narrative.

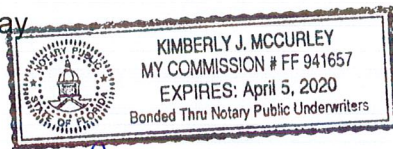
SECTION 7- PROJECT AUTHORIZATION

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] 10/11/19
Signature of Owner Date

Sworn and Subscribed before me this 11 day
of October, 2019



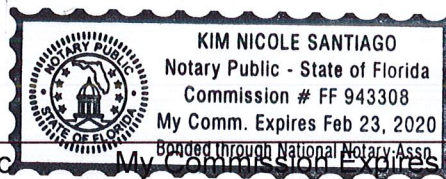
Personally known to me. [Signature] April 5, 2020
Fee Paid Signature of Notary Public My Commission Expires

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] 10/21/19
Signature of Agent Date

Sworn and Subscribed before me this 21 day
of October, 2019



[Signature]
Fee Paid Signature of Notary Public My Commission Expires