

September 27, 2018 meeting.

On a motion by Member Girello, seconded by Member Gonzalez, to defer the Century Center site plan application (SP 2016-24) to the September 27, 2018 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

7. **SP 2018-05, BMW of Pembroke Pines**, 14800 Sheridan Street, site plan amendment.

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief PowerPoint presentation of the proposed site plan application.

The following staff report was entered into the record:

Holman Automotive, Inc. is requesting a site plan amendment approval for a building addition with associated site modifications to the existing BMW dealership located at 14800 Sheridan Street.

The project consists of the construction of a new collision center and inventory garage building to be located immediately to the west of the existing BMW Dealership. The proposed garage building will be located over an unimproved surface lot that is currently being used for Inventory storage.

The ground floor of the six story multi-use garage structure will consist of a fully enclosed Collision Center, including offices, inspection bays, mechanical bays and prep & paint booths. In addition, it will also include 27 new Service Bays. The upper floors, floors 2 thru 5, will house inventory vehicles. The 6th floor will be available for employee parking. The second floor of the

Garage will connect, at the east side, to the existing 2nd floor parking deck above the existing service canopy and service building. 15 parking spaces will be added to the north of the proposed structure for customer parking.

The proposed 98 foot tall (highest point) Collision center / vehicle storage structure will feature the following colors / materials:

- Main Body – EIFS Benjamin Moore – RAL 9010 Pure White
- Storefront / Window – Kawneer Kynar Sterling Gray with Clear Glazing System
- Aluminum Slat Screen Wall - Benjamin Moore – RAL 9010 Pure White
- Accent Wall – Green Screen Wall

The vehicle inventory garage will include multiple EV charging units on floors 2-5 which are for dealer use only and not provided to the general public consumption on a commercial basis.

To the south of the proposed collision center / vehicle storage addition will be an enclosed surface parking area for collision car storage and house a large dumpster area. The wall will be 10 feet tall and fully enclose the spaces. Additionally, a 2,500 square foot automated car wash tunnel will be added to the south of the collision car storage. The proposed car wash tunnel will be provided for customers and not open to the general public.

The contemplated improvements will result in the loss of 52 surface inventory spaces from the existing site. The new garage improvements will add 867 spaces, netting a gain of 815 spaces to the site. Parking required for the site is 124 spaces. Total parking spaces provided for general use and employees will be 187 spaces. Employees of the dealership will be parking in the new structure.

Landscape additions will include the installation of 45 trees, 14 palms, and 1,842 shrubs is proposed on the property. Primary species of trees include Bald Cypress, Spanish Stopper, and Pigeon Plum. Primary species of palms are Cabbage Palm. Primary species of shrubs include Dwarf Mando Grass, 'Red Tip' / Red Tip Cocoplum, and Green Island Ficus.

The site plan will require City Commission approval for development with the Pembroke

Falls PUD. The proposed site plan has been reviewed by staff and found to comply with Code requirements. Staff therefore recommends transmittal of this application to the City Commission with a favorable recommendation.

Staff Recommendation: Transmit to City Commission with a favorable recommendation.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Member Gonzalez

The following members of staff spoke:

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

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner
Doug Snyder, architect representing the petitioner

On a motion by Vice Chairman Jacob, seconded by Alternate Member Taylor, to transmit, as recommended by staff, the BMW of Pembroke Pines (SP 2018-05) site plan application, to the City Commission with a favorable recommendation; subject to , the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

8. **MSC 2017-20, U-Gas**, 7000 Pines Boulevard, façade and canopy paint change and signage, miscellaneous request.

, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed miscellaneous request.

The following staff report was entered into the record: