

Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

NEW BUSINESS:
QUASI-JUDICIAL ITEMS:

3. **SP 2020-01, Lexus of Pembroke Pines**, 11650 W Pines Boulevard, site plan amendment.

Chairman Rose advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Dennis Mele, attorney representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Mele addressed the Planning and Zoning Board. He gave a brief Power Point presentation of the proposed site plan amendment.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Stiles Architecture, agent for owner Countyline Auto Center Inc., has submitted a site plan amendment application for the Lexus of Pembroke Pines dealership located at 16150 Pines Boulevard (AKA: Pines Auto Plaza). The applicant proposes an expansion of the existing Collision Center building with associated parking, landscape, traffic circulation, and lighting. The application also includes the removal and relocation of trash facilities and auto detailing canopies. All work is occurring at the southwest corner of the dealership.

Background

The City Commission at its June 26, 1997 meeting approved the Pines Auto Plaza (SP 97-15) on the underlying property. The following other site plan amendments of significance were approved for this site over time:

- February 13, 2005 – Lexus Used car showroom / parts / service bay addition. (SP 2004-51)
- August 23, 2007 – Pines Auto Plaza Monument Sign (SP 2007-26)
- October 27, 2016 - Lexus Car Wash Addition (SP 2015-20)
- August 16, 2017 – Lexus Car Detail Canopies (SP 2017-01)

BUILDINGS / STRUCTURES:

The applicant proposes the following updates to buildings / structures on site as a result of this application:

A 27'-0" high (highest point measurement), 8,943 square foot expansion of the collision center building. The addition will consist of first floor service area with mezzanine and roof top vehicle storage (18 spaces). The following colors are proposed for the expansion which will match the existing collision center:

- Base Color / Roll Up Doors - Summer White (SW 7557)
- Standing Seam Metal Awning – Hunt Club (Green – SW 6468)

The following additional structures will be modified as a result of this building expansion:

- The demolition of the existing car wash building which currently is located within the new building expansion footprint.
- The relocation of 2 auto prep (detail bays) canopies (12 foot high) to be moved west of current location (Frame: Summer White / Canvas Awning – Parchment).
- Relocation of 4 detail bays (one canopy being removed) into the existing garage (1st floor)
 - Air and power drops will be placed in the existing covered surface parking area directly to the east of the parking garage
- The relocation of trash enclosure which are currently located within the collision center footprint. Three roll out dumpsters on site will be replaced by a trash compactor and dumpster to be located to the north and west of the current trash site.

The floor area ratio of the dealership will rise to .58 as a result of the proposed new development. City Commission review of a special exception is required for non-residential

development with a Floor Area Ratio (FAR) greater than .50 up to 1.0 per Comprehensive Plan requirements. Therefore, approval of this plan must be conditioned upon granting of the special exception request by the City Commission.

ACCESS:

The applicant is not proposing any modifications to site access. Currently, direct access to the dealership are through one driveway off of Pines Boulevard and two driveways on Dykes Road.

PARKING:

Modifications are being made to the site to the parking field to accommodate the changes requested. Four new parking islands are being created in areas to the north and west of the proposed collision center expansion. In addition, the following parking modifications are proposed:

- 19 inventory spaces to the south of the parking garage are being converted to repair storage.
- 5 parking spaces are being added to the parking field to the north of the collision center expansion.
- 8 storage spaces are being on site are being modified to accommodate the covered detail bays and auto prep.

Upon completion of this project, the applicant will provide 231 parking spaces where 231 are required. The remaining 893 storage / inventory spaces are available on site and within the parking garage should additional parking demand be necessary.

In addition to the surface parking improvements above, the applicant will be resurfacing front entryway / drop-off area of collision center with a slip resistant surface.

LANDSCAPING:

Landscape added to this property includes the following:

- Installation of 10 trees, 15 palm, and 840 shrubs and ground covers are proposed on the property. Primary species of trees include Gumbo Limbo, Silver Buttonwood, and Green Buttonwood. Primary species of palms include Sabal Palm and Montgomery Palm. Primary species, of shrubs and ground

covers include Red Tip Cocoplum, Blueberry Flax Lily, and Gold Mound Duranta.

OTHER SITE FEATURES:

The applicant will be adding the following lighting as depicted on page E.1.1:

- 5 surface parking lights with fixtures mounted on concrete poles at 20 feet in height (2 fixtures per pole).
- 3 wall pack lights mounted 20 feet high on the southern elevation of the existing parking garage.
- 8 wall pack lights mounted at 8 feet high on the perimeter of the collision center expansion.
- 5 collision center rooftop lights with fixture on fiberglass poles at 15 feet in height. (2 poles contain double fixtures, 3 poles show single fixture alignment).

In addition, 372 lineal feet of 6 foot high chain-link fence with gates will be installed on the driveway to the west of the collision center expansion.

The applicant provides a phasing plan for this amendment. Phase 1 of the plan will include the demolition of the carwash and relocation of dumpsters, as well as the collision center expansion and addition of northern 5 parking spaces. Phase 2 will include the construction of the auto prep detail bays and 19 space repair storage to the west of the expansion.

STAFF RECOMMENDATION:

Transmit this amendment to the City Commission with a favorable recommendation subject City Commission approval of a special exception request to allow the dealership to exceed a floor area ratio of .5.

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, Members Girello, Gonzalez, Labate
Alternate Members Lippman, Taylor

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner
Luis Manuel, resident Pembroke Pines

The following members of the Planning and Zoning Board spoke in reference to using an automated self-closing type of system to ensure that the doors close automatically when cars are not being moved in and out instead of relying on technicians to close the doors when not moving cars in and out:

Chairman Rose, Vice Chairman Jacob

Dennis Mele, attorney representing the petitioner, voluntarily agreed to look into the use of an automated self-closing type of system to ensure that the doors close automatically when cars are not being moved in and out.

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to transmit, as recommended by staff, to the City Commission with a favorable recommendation; Subject to; ensuring the doors will be closed except when the cars are entering or exiting and to look into the use of an automated self-closing type of system and with that information being available to the City Commission when they hear the item and Subject; to City Commission approval of a special exception request to allow the dealership to exceed a floor area ratio of .5, the Lexus of Pembroke Pines site plan amendment (SP 2020-01), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

4. **SP 2020-08, LaDiM Aviation**, generally located south of Pines Boulevard and east of University Drive within the North Perry Airport property, site plan application.

Chairman Rose advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff