



## Legislation Text

---

**File #:** 18-1014, **Version:** 1

---

MOTION TO APPROVE THE BMW COLLISION CENTER / PARKING GARAGE SITE PLAN FOR DEVELOPMENT IN THE PEMBROKE FALLS PLANNED UNIT DEVELOPMENT AS RECOMMENDED BY THE PLANNING AND ZONING BOARD; LOCATED AT 14800 SHERIDAN STREET.

### **SUMMARY EXPLANATION AND BACKGROUND:**

1. 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.
2. 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.
3. 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 6<sup>th</sup> floor will be available for employee parking. The second floor of the Garage will connect, at the east side, to the existing 2<sup>nd</sup> 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.
4. 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
5. 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.
6. 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.
7. 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.

8. 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.

9. The Planning and Zoning Board at its August 9, 2018 meeting voted to transmit this application to the City Commission with a favorable recommendation.

10. The applicant concurs with the Planning and Zoning Board recommendation and has submitted their consent agenda affidavit (attached).

11. 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.

12. Staff recommends approval of the the BMW Collision Center/Parking Garage site plan amendment application.

#### **FINANCIAL IMPACT DETAIL:**

- a) **Initial Cost:** None.
- b) **Amount budgeted for this item in Account No:** Not Applicable.
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) **5 year projection of the operational cost of the project:** Not Applicable.
- e) **Detail of additional staff requirements:** Not Applicable.