



Legislation Text

File #: 20-0117, **Version:** 1

SP 2019-10, Pines BMW, 14800 Sheridan Street, site plan amendment. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND:

PROJECT DESCRIPTION / BACKGROUND:

Doug Snyder, at the request of his client Holman Automotive, Inc., has submitted a site plan amendment application for the property located at 14800 Sheridan Street (AKA: Pembroke Pines BMW). The applicant proposes the demolition of the existing showroom to be replaced with a newly constructed two story showroom / service write up offices, additional buildings will be demolished to allow construction of a canopy area for detailing, photo-booth structure, enclosed fuel tank, generator, and fuel dispenser with canopy and 4 dual car charging units, with associated signage, lighting, landscaping, parking, and traffic circulation.

Background:

The City Commission at its November 19, 1997 approved the Pines Lincoln Mercury dealership (SP 97-76) on the underlying property. The City Commission later approved the following related development applications for this site.

- April 1, 1998 - A parking lot addition (SP 98-10) to the car dealership.
- September 20, 2000 - Installation of a flagpole on site.
- December 19, 2001 - The addition of a Certified Pre-Owned (CPO) building (SP 2001-31) on site.
- September 17, 2003 - Conversion of the Pines Lincoln Mercury Dealership into a BMW dealership (SP 2003-20).
- June 16, 2004 - The addition of a service and parts building (SP 2004-13).
- September 4, 2018 - BMW Garage / Collision Center Addition (SP 2018-05).

The Planning and Zoning Board provided the following approvals for the following minor

development applications:

- 2003 - Relocation of a dealership modular building on site (MSC 2003-17).
- 2004 - Reconfiguration of Drive-thru service area (MSC 2004-22)
- 2014 - The addition of a new parking area for BMW with enclosed battery charging station (MSC 2014-36).
- 2006 - Building Signs (SN 2006-15).

The City Commission at its January 15, 2020 meeting passed on first reading an amendment to the Pembroke Meadows DRI (PH 2019-03). Adoption of application PH 2019-03 is needed for this site plan to be developed as proposed. In addition to the DRI amendment, a future plat note change for the underlying plat will be required which is consistent with this proposal.

City Commission review of this site plan amendment application is required for the following reasons:

- To allow Development within a Planned Unit Development (Pembroke Falls Planned Unit Development - PUD).
- To allow commercial development with a floor area ratio (FAR) exceeding .5 per City Comprehensive Plan requirements.

BUILDINGS / STRUCTURES:

The applicant proposes to demolish +-13,342 square feet of the existing main dealership building on the north side and replace it with a two story showroom totaling 35,585 square feet. The addition will be 42' in height (highest point).

The applicant proposes the following color selections for the showroom addition to match the existing building:

- Base Color - Pure White (Benjamin Moore RAL 9010)
- Storefront / Glass -Kawneer Sterling Grey with Clear Glazing System/ Low E Glass

The following additional structures are proposed on site as a part of this application:

- 10 bay, 3,948 square foot, detail center (south end of building)
- New, 17'-4" high, 1,475 square foot photo booth building (directly south of the wall of existing service building)

- Enclosed (no-roof) emergency Generator, 2 above ground fuel tanks and exterior covered fuel dispenser / canopy for sales vehicles only
- 4, dual charging stations (Model: Chargepoint 4000) in parking islands to the north of the proposed showroom addition.

All structures above will be painted Pure White to match the dealership color. Both charging stations and fuel tanks will be used by BMW only and are not available for general public use.

In addition to the structures above, three modular units (approximately 1,800 square feet each) will be located to the north of the existing collision Center. These units will house sales and administrative staff during construction. The units will include 9,270 square feet of vinyl white canopies which will connect the main building to the temporary units. Wood pedestrian access as well as ADA access ramps will be placed between the three modular buildings. The modular units as well as the canopy will be removed once the showroom addition has been completed.

ACCESS:

The applicant is not proposing any modifications to site access. Current driveways to remain off Sheridan Street, Northwest 146 Avenue, and Northwest 20 Street.

PARKING:

Upon completion of the previously collision center / parking garage addition as well as the work contemplated within this application, the site will contain 1,255 parking spaces. The applicant will allocate 239 parking spaces for public and employee parking while using the remainder for inventory. Employees will park inside the parking garage while the public will be able to park in the main parking area on the north side of the dealership. Only 108 parking spaces are required for the parking dealership based on use.

SIGNAGE:

No new signs are proposed for this site plan application. The applicant at the December 12, 2019 Planning and Zoning Board meeting received a sign variance (ZV 2019-14) to increase the

amount of signage on site. It is therefore anticipated that the applicant will petition the Planning and Zoning Board for signage in the future.

LANDSCAPING:

Landscape for this property consists of the following:

Installation of 17 trees, 21 palms, and 2,164 shrubs is proposed on the property in addition to the previously approved plant material for the parking garage. Totally in 62 trees, 35 palms, and 4,006 shrubs new plant material to be added to the site. Primary species of trees for the newly proposed construction include Live Oak, Small Leaf Clusia tree, and Pigeon Plum. Primary specie of palms is Silver Date Palms, and Florida Royal Palms. Primary species of shrubs include Green Island Ficus, Waxy Jasmine, and Dwarf Mondo Grass.

OTHER SITE FEATURES:

Certain existing parking islands and median dividers as depicted on page AS-102 will be demolished and reconfigured to accommodate the new development and updated service area drive lanes.

The proposed site plan amendment has been reviewed by staff and has been found to be consistent with the DRI amendment application PH 2019-03 as well as the Pembroke Falls Planned Unit Development (PUD) standards.

STAFF RECOMMENDATION:

Transmit to City Commission with a favorable recommendation subject to the following:

1. City Commission approval of DRI amendment application PH 2019-13.
2. City Commission approval of this site plan for development in the Pembroke Falls PUD and to allow commercial development with a floor area ratio (FAR) exceeding .5.
3. City Commission approval and recordation of a plat note change for level of development consistent with this proposal.