



Legislation Text

File #: 20-0661, **Version:** 1

MOTION TO APPROVE THE LEXUS OF PEMBROKE PINES SPECIAL EXCEPTION AND SITE PLAN AS RECOMMENDED BY THE PLANNING AND ZONING BOARD; LOCATED AT 16150 PINES BOULEVARD

SUMMARY EXPLANATION AND BACKGROUND:

1. 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.

2. 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 / garage / 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)

3. 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)

4. 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 (1

st floor)

- o 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.

5. 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.**

7. Modifications are being made to the existing 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.

8. 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.

9. 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).

10. 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.

11. 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.

12. The Planning and Zoning Board at its August 13, 2020 meeting voted to transmit this application with a favorable recommendation subject to the following:

1. City Commission approval of a special exception request to allow the dealership to exceed a floor area ratio of .5.

2. Ensuring the roll up 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.

13. The applicant provides the City special exception justification statement as well as a letter stating that they will install automatic roll up doors in response to the Planning and Zoning Board conditions.

14. Staff reviewed the site plan and found it to conform with Code requirements. Staff also reviewed the special exception request and supports the request.

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.