



Legislation Text

File #: 18-0001, **Version:** 1

MOTION TO APPROVE THE PEMBROKE PINES MEDICAL CENTER SITE PLAN (SP 2017-20) FOR ALTERNATIVE BUFFERYARD CONSIDERATION, AS RECOMMENDED BY THE PLANNING AND ZONING BOARD; LOCATED AT 8100 JOHNSON STREET (**CONSENT AGENDA**)

SUMMARY EXPLANATION AND BACKGROUND:

1. ADI Development, agent for property owner Ashkar Development & Investments LLC., has submitted a site plan application for the development of a medical office building with associated parking, landscaping, traffic circulation and signage. The Pembroke Pines Medical Center site is generally located south of Johnson Street and west of University Drive (8100 Johnson Street).
2. The applicant proposes a one story building with a covered entry canopy. The proposed building will be 20'-8" in height (highest point) and 8,213 square feet in area.
3. Access to this site will be through an existing driveway which currently connects Johnson Street to the existing Salvation Army building. The development of this site plan will result in that access driveway servicing the medical office only. Salvation Army will still retain access to their site from other existing openings on Johnson Street and University drive. The applicant will provide 29 parking spaces in a proposed parking field to the west of the proposed medical office building. 29 spaces are required based on specialty medical use ratio of 3.5 spaces per 1,000 square feet. Parking areas will be illuminated by a series of full cutoff LED fixtures attached to 20 foot high concrete poles. The covered pickup/drop off covered canopy area will be illuminated by recessed fixtures.
4. A fenced in generator area will be located at the southeast corner of the building. The 6-foot fence and privacy slats will be off-white. A dumpster with enclosure will be located at the southwest corner of the proposed parking area. Trash Enclosure Walls to match blue/grey building color with Brown trash enclosure gates.
5. City Commission approval of this plan is required as the applicant is requesting alternative bufferyard consideration along the west property line. Section 155.056(B)(2) of the City Code requires a 100-foot wide bufferyard, of which the first 50 feet adjacent to the residential uses is required to be landscaped. However, Section 155.056(B)(3), City Code provides that where warranted, the Planning and Zoning Board may recommend to the City Commission other means of buffering including acoustical masonry walls to ward off noise and visually screen non-residential properties from the residential properties. In this case, the requirements of Section 155.056 (B) (2) cannot be met at the west side of property. The applicant is able to provide the 100 foot separation as required, but can only provide the first 20.24' of landscape area from the western property due to the small size of this infill parcel.
6. The applicant provides an alternative bufferyard consisting of a 6-foot high masonry wall on the

west property line in order to help provide separation from adjacent residential St. Boniface Gardens assisted living facility (ALF). In addition, the Landscape architect for the project provides a continuous Cocoplum hedge as well as a high concentration of trees on the west side of the site to provide visible separation. It should be noted that St. Boniface Gardens ALF currently contains several mature canopy trees on the east side of their parcel which will also aid in buffering the two properties.

7. The attached site plan also include provisions for architectural items such as building colors and signage as well as their proposed landscape plan. Existing trees located Johnson street have been retained as part of the proposed landscape plan.

8. The Planning and Zoning Board held a public meeting to consider the subject site plan on December 14, 2017. Letters of objection to the project were entered into the Planning and Zoning Board record and are included in the backup for tonight's meeting. Letters of objection were from small business owners concerned about bringing additional dialysis center competition to the area. The Planning and Zoning Board unanimously voted to transmit this site plan application to the City Commission with a favorable recommendation subject to City Commission acceptance of the alternative buferyard.

9. The applicant concurs with the Planning and Zoning Board recommendation.

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.