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November 22, 2023
Revised April 22, 2024

Mr. Joseph Yaciuk
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

Re: Edison Pembroke Baptist Health Site Plan – Letter of Intent

Dear Joe:

Pembroke 2 Owner, LLC and Pembroke 145 Office LLC (collectively “Applicant”) own approximately 25 acres comprised of the south approximately 6+/- acres of the Duke Parcel A Plat and all the land in the Duke Parcel B (the “Property”). The Property is located north of Pembroke Road on the west side of SW 145 Avenue in the City of Pembroke Pines (the “City”). One (1) office building is developed on the Property.

The Property received site plan approval for 2 office buildings, an apartment building and a parking garage for Phase 1 consistent with the MXD. One office building is constructed and parking for the existing office building is located on the parking field to the north.

The proposed amended site plan is for a 70,000 square foot building to be used for medical office/free-standing emergency department (“FSED”) in Phase 1. The FSED is located on the first floor and medical offices are located on the second and third floors. The Property is zoned MXD and the City Commission approved an amendment to the MXD on April 17, 2024. One of the changes in the amendment was to include the FSED as a permitted use in the MXD. The site plan is consistent with the permitted uses and development standards in the approved MXD. The use is also consistent with the Office Park land use plan designation of the Comprehensive Plan. Surface parking is provided to meet the requirements in the MXD. Approximately 5-7 parking spaces are provided on the adjacent residential parcel and reserved through the execution and recording of a parking easement reserved exclusively for the Baptist site plan. The proposed use and intensity are consistent with the approved plat note restrictions. See attached correspondence from Darby Delsalle.

The building will include medical and healthcare related facilities, including a free-standing emergency department, and/or a combination, fixed location or mobile diagnostic imaging services utilizing CT, MRI, PET, PET/CT or similar high end imaging equipment, ambulatory surgical center, and medical/administrative offices, including related amenities and

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other medical and accessory uses, permitting operation on a 24 hour/7 day per week basis with no overnight stays. An ambulance will be stationed on the site to transport patients to other medical facilities on an as needed basis.

One of the goals of the Edison Pembroke MXD is to create a pedestrian friendly environment. This site plan supports that goal by maintaining the walking trail along the western portion of the parcel. This path extends to the southern boundary of the MXD and north to the Pembroke Point development. Sidewalks are provided to connect the site to the public sidewalk along SW 145 Avenue. The site plan supports the City's Green Plan by incorporating green building elements, bicycle parking and electric vehicle chargers. See attached sustainability statement from BA Health.

Unlike emergency departments that are physically attached to a hospital, the Baptist FSED proposed within the MXD would only receive emergency vehicles if the Fire Rescue team elected to take a patient to this facility. On rare occasions patients are transported to FSED's via emergency vehicles. The decision of where to transport patients via emergency vehicles is made by the Fire Rescue team based on patient acuity and facility proximity.

The Baptist team met with the City of Pembroke Pines Fire Marshal, Asst. Fire Marshal, and the Division Chief of Rescue, who stated that given the FSED's proximity to the existing hospital at Pines Boulevard and Flamingo Road they do not anticipate they would transport patients via emergency vehicle to the proposed Baptist FSED with any degree of regularity. Most patients are expected to arrive to the Baptist FSED via personal vehicles. As mentioned above, the Baptist FSED will always have a private ambulance service on-site for the sole purpose of transferring any patients, as needed, to a nearby hospital facility. Any emergency vehicle and/or ambulances departing the Baptist FSED site is instructed to and will not utilize any lights/sirens until they have left the property. Based on the condition and acuity of the patient they will be transported to the nearest hospital, hospital of their choosing or a Baptist facility."

Please let me know if you need any additional information to review the enclosed application.

Sincerely,

GREENSPOON MARDER LLP

Cynthia A. Pasch

Cynthia A. Pasch, AICP
Land Planner

cc: Evan Shaw via email