

City of Pembroke Pines
Commission Order 2025-02
Page 1 of 4

**COMMISSION ORDER OF THE
CITY OF PEMBROKE PINES, FLORIDA
CITY COMMISSION**

COMMISSION ORDER NUMBER:	2025-02
DATE AND AGENDA	December 4, 2024
BOARD ACTION:	APPROVED
APPLICANT:	Baptist Health South Florida, Inc. ("FSER")
FILE NUMBERS:	SP2023-0004
PETITION FOR:	Approval of the Baptist FSER @ Edison site plan for height and development within a planned district, as recommended by the Planning and Zoning Board; generally located west of Southwest 145 Avenue, between Pembroke Road and Pines Boulevard:
LOCATION:	+4.7-acre parcel within the Edison Pembroke Mixed Use Development (MXD), generally located west of Southwest 145 Avenue, between Pembroke Road and Pines Boulevard.
LEGAL DESCRIPTION:	Parcel ID 514022070011, DUKE PEMBROKE B 179-100 B A POR OF PAR "A" DESC AS: COMM AT NE COR OF SAID PAR "A", BEINGA P/C, SLY 13.14 TO P/R/C, SLY 75.47, SW 100 TO P/C, SLY 190.06 ,E 12 TO P/C, SLY 211.39 TO POB, NW 351.95, NW 119.43, NW 138.44 TO A PI ON W/L OF SAID PAR "A" & P/C, SLY 374.62, E 528.35, NE 230.51 TO A PI ON W R/W/L OF SW 145 AVE, NW 29.29 TO P/C, NLY 221.49 TO POB
FINDINGS OF FACT:	The City Commission, pursuant to the provisions of Chapter 37 of the City's Code of Ordinances entitled Quasi-Judicial Proceedings and section 155.304 of the City's Land Development Code (Quasi_judicial Proceedings) after having heard and considered the following matters, hereby makes the following Findings of Fact: 1. Michael Stamm, Jr., Assistant City Manager and Director of the Planning and Economic Development Department, presented on behalf of the City. Mr. Stamm was sworn in. All documentary evidence and exhibits offered by Mr. Stamm were accepted by the City Commission and admitted into the public record. Petitioner

City of Pembroke Pines
Commission Order 2025-02
Page 2 of 4

requests approval for the FSER Site Plan to construct a medical office / freestanding Emergency Department building with associated parking, traffic circulation, lighting, signage, and landscaping on a +-4.7-acre parcel within the Edison Pembroke Mixed Use Development (MXD), Site Plan Application (SP 2023-0004) (the “Application”).

2. Section 155.303, of the City code outlines the decision-making authority of various entities within the City. Department staff’s authority in terms of process for development applications is part of Section 155.303 (A)(2)(f)(g). The Department recommends action on applications, that are reviewed by the Planning and Zoning Board and or City Commission. The Department also establishes application submittal requirements and review procedures.
3. Staff has reviewed the proposed FSER development application based on Land Use, Zoning, Plat and Site plan standards.
4. The site plan application was heard by the City’s Planning and Zoning Board on November 14, 2024 which voted unanimously to transmit the application with a favorable recommendation to the City Commission consistent with the Planning and Economic Development Department’s recommendation.
5. The proposed FSER is located within the Edison Pembroke Mixed Use Development (MXD) and the development is consistent with the uses allowed within the Edison Pembroke Mixed-Use Development (MXD) Zoning District. Pursuant to section 155.301(A)(4)(C) of the City’s Land Development Code, site plans located within a planned district as defined in 155.450-155.456 shall require review and action by the City Commission.
6. The City Commission at its April 17, 2024 meeting approved a zoning text change amendment to the Edison Pembroke MXD (ZC 2023-0001). The amendment allows for consideration of the subject site plan
7. The FSER use is specifically listed within the Edison Pembroke Mixed Use Development (MXD) Zoning District Design Guidelines, therefore it was determined that a special exception is not required. The use charts within the City’s Land Development Code do not require special exception for MXD zoning as they are planned districts with the uses clearly defined.
8. Dennis Mele, Esquire of the Greenspoon Marder LLP appeared on behalf of the Applicant and submitted documentary evidence and multiple exhibits, all of which were admitted into the record and accepted by the Mayor and City Commission. Mr. Mele was sworn in.
9. It was clarified for the record that the proposed FSER is not designed for overnight stays and the patients would be transported to separate hospital facilities for admission should additional care be required.

City of Pembroke Pines
Commission Order 2025-02
Page 3 of 4

Licensing for the FSER is not a function of the City, but is regulated by state agencies.

10. Similar uses to the proposed FSER, that are operated by other entities, exist within the City and use similar naming conventions.
11. The names and addresses of all public speakers were identified and their statements were filed with the City Clerk as a part of the public record. No members of the public spoke on the item.
12. The following documents were submitted for the record and are on file with the City Clerk's Office and are referenced herein and made a part hereof:
 - Exh-A: Consent Affidavit
 - Exh-B: Unified Development Application
 - Exh-C: Letter of Intent - Baptist
 - Exh-D: Edison Pembroke Fiscal and Economic Impact Report
 - Exh-E: Sustainability Statement
 - Exh-F: Excerpts of Planning and Zoning Board Minutes (11/14/24)
 - Exh-G: Aerial Photo
 - Exh-H: Baptist Site Plan

CONCLUSION AND ORDER:

After full and open public consideration and review of the City's records and arguments presented as reflected above in the FINDINGS OF FACT, the City Commission hereby GRANTS Petitioner's request for approval of the Site Plan described in paragraph 1 above.

NOTICES: All notices or other communications required by one party to another shall be given in writing by personal delivery or by regular U.S. mail or sent by telex, facsimile or similar method of electronic communication addressed to such other party or delivered to such other party as follows:

CITY: Charles F. Dodge, City Manager
601 City Center Way
Pembroke Pines, FL 33025
Telephone No. (954) 431-4884
Facsimile No. (954) 437-1149

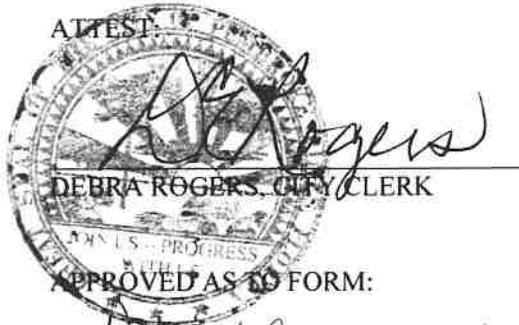
Copy To: Samuel S. Goren, City Attorney
Goren, Chero, Doody & Ezrol, P.A.
3099 East Commercial Blvd., Suite 200
Fort Lauderdale, Florida 33308
Telephone No. (954) 771-4500
Facsimile No. (954) 771-4923

City of Pembroke Pines
Commission Order 2025-02
Page 4 of 4

PETITIONER: Baptist Health South Florida, Inc.
 c/o Dennis D. Mele, Esquire
 Greenspoon Marder LLP
 200 East Broward Blvd., Suite 1800
 Fort Lauderdale, FL 33301
 Telephone No. 954-527-2409

Issuance of this development order by the City of Pembroke Pines does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Pembroke Pines for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

DONE AND ORDERED on this 24th day of March, 2025, Nunc pro tunc to December 4, 2024, in
Pembroke Pines, Florida.



APPROVED AS TO FORM:

Julie K. Blaher 3/24/25
OFFICE OF THE CITY ATTORNEY

ATTEST: *Debra Rogers*
BY: *Angelo Castillo*
CITY OF PEMBROKE PINES, FLORIDA
MAYOR ANGELO CASTILLO