

CHANGE ORDER OF BUSINESS:

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

7. **SP2023-0004, Baptist FSER @ Edison**, generally located north of Pembroke Road, between SW 145 Avenue and I-75, site plan application. (Joseph) (District 4)

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan application.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for Baptist Health South Florida Inc. has applied 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), generally located west of Southwest 145 Avenue, between Pembroke Road and Pines Boulevard.

The City Commission approved the original Pembroke Pointe PCD map rezoning and design guidelines on June 6, 2007, via Ordinance 1584. The applicant and landowner at that time (Duke Realty) contemplated the development of four identical class A office buildings on +- 35 acres of property. Only one of the contemplated Duke buildings was built.

In 2017, a +- 25-acre portion of the PCD was sold to the TPA group which applied for a modification to the Pembroke Pointe PCD guidelines to accommodate a new office design (AKA: Edison office) in lieu of the three buildings that were not built by Duke Realty. The City Commission approved the PCD update (Ordinance 1893) and Edison office site plan on February 7, 2018. To date, roughly half of the Edison office building/site (north office/parking field) has been completed.

The City Commission on March 2, 2021, approved the Edison Residential Land Use Plan Amendment (PH 2021-02 - Ordinance 1985) which revised the underlying land use for the southern +-7.6 acres of the TPA group property from Office to Irregular Residential 46.1 to develop

up to 350 multi-family units. The approval included a voluntary affordable housing fund commitment of \$500 per unit built to be paid at the issuance of a building permit.

The City Commission at its June 15, 2022, meeting approved related zoning change applications which permitted the proposed site plan to move forward:

- ZC 2021-01 – A related zoning text change to create MXD design guidelines for the subject +- 25 acres to accommodate the Edison residential, hotel, office, and bank buildings.
- ZC 2022-03 - A related zoning map change to the subject +-25-acre property from Planned Community Development (PCD) zoning to Mixed Use Development (MXD) to accommodate a mixture of residential and non-residential uses as permitted by underlying land use.
- ZC 2022-04 – A zoning change to the Pembroke Pointe Planned Commercial Development (PCD) formally reduces the district from +-35 acres to +-10 acres with associated text change to accommodate the reduced district size.

The approval of the zoning change application above included a voluntary commitment by the applicant of \$500,000 toward future city roadway improvements to be paid before the issuance of a building permit for residential development.

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.

The following applications are being heard concurrently on tonight's meeting which are impacted by this proposal:

- MSC2024-0007- Master Sign Plan for Edison Pembroke MXD.
- SP2023-0009 – Site plan amendment to the Edison Pembroke Residential site plan.

The subject application was deferred at the September 12, 2024, Planning and Zoning Board meeting. Staff notes that the October 10, 2024 Planning and Zoning Board meeting was canceled due to the closure of city hall due to Hurricane Milton. The item was ultimately readvertised and placed on tonight's agenda for consideration.

BUILDINGS / STRUCTURES:

DRAFT

The applicant proposes a three-story (plus additional mechanical equipment penthouse), 69,381 square foot, freestanding emergency department and medical office. The proposed building will be 69'-6" high (highest point). City Commission review is required for this site plan application for height and development within a planned district.

The following colors are proposed for the exterior of the emergency care facility:

- Main Body Colors– Sherwin Williams Kestrel White (SW 7516)
- Alucobond Aluminum Composite Panels – Driftwood Mica, Silver Metallic, West Pewter
- Window Glazing – Neutral / Graphite

The building will include a covered ambulance drop-off on the south elevation. A patient customer drop-off lane will be located adjacent to the main entrance to the building at the east elevation.

A trash/generator area with enclosures will be located immediately south and west of the emergency building. WASTEPRO reviewed the location of the trash enclosure and has no objections to servicing the site.

ACCESS:

Access to this site will remain through the existing main driveway on Southwest 145 Avenue as well as cross access with the office building site to the north. Main patient access to the building will be through the east elevation. A covered ambulance drop-off area will be located on the south side of the building.

Staff notes that driveways currently connect the parking fields of the existing developments along the west side of the Southwest 145 Avenue corridor from Pines Boulevard to Pembroke Road. This includes the parking fields of the Shops at Pembroke Gardens, Pembroke Pointe office, Edison office, Fairfield Hotel, Keiser University, and Baptist properties.

PARKING / LOADING:

The applicant requires 251 parking spaces for the emergency care facility. The applicant will provide for the following parking on-site:

- 244 Standard Spaces
- 7 Handicapped Parking Spaces

Staff notes that 7 parking spaces will contain Electric Vehicle (EV) chargers (Level 2). An additional 6 parking spaces will be wired for future EV-units.

In addition to the above, the following parking will be available to Baptist:

- 2 reserved service/emergency spaces will be provided in the ambulance service area.
- 7 off-site parallel spaces for Baptist's use just south of the property line on the Edison Residential property.

SIGNAGE:

A master sign plan (MSC 2024-0007) for all parcels within the Edison Pembroke MXD is being heard by the Planning and Zoning Board concurrently at tonight's meeting. The master sign plan includes all building and ground signs to be permitted on site.

LANDSCAPING:

The following landscape is being proposed for Baptist site:

- Installation of 153 trees, 31 palms, 846 shrubs, and 4994 ground covers. Additionally, a total of 7 canopy trees and 4 palms are being relocated.
- Primary tree species include: *Conocarpus erectus* - Green buttonwood, *Quercus virginiana* - Live oak, *Bursera simaruba* - Gumbo limbo, *Conocarpus erectus* 'sericeus' - Silver buttonwood, *Taxodium distichum* - Bald cypress, *Simarouba glauca* - Paradise tree, and *Lysiloma latisiliquum* - Wild tamarind. Primary palm species include: *Sabal palmetto* - Sabal palm and *Thrinax radiata* - Florida thatch palm. Primary shrub species are: *Conocarpus erectus* 'sericeus' - Silver buttonwood, *Chrysobalanus icaco* 'Red tip' - Red tip cocoplum, *Clusia guttifera* - Small-leaf clusia, *Eugenia myrtifolia* - Brush cherry, *Ixora coccinea* 'Nora Grant' - Red ixora, *Myrcianthes fragrans* 'compacta' - Compact Simpson stopper. Groundcover species include: *Tripsacum dactyloides* - Fakahatchee grass, *Arachis glabrata* - large leaf perennial peanut, *Carmona microphylla* - Fukien tea, *Chrysobalanus icaco* 'Horizontalis' - Horizontal cocoplum, *Dianella tasmanica* - Blueberry flax lily, *Ilex vomitoria* 'Stokes Dwarf' - Dwarf yaupon holly, *Nephrolepis exaltata* - Boston fern, and *Ficus macrocarpa* 'Green Island' - Green Island ficus.

OTHER SITE FEATURES:

The surface parking areas for this building will be illuminated by a series of full cut-off, 4000k LED fixtures mounted atop 30-foot-high concrete poles. Recessed lights will be placed

within the ambulance and main entry canopy. The proposed lighting is compliant with city code requirements.

As part of this plan, the applicant will construct a small tower plaza at the northwest corner of the Baptist parcel. The plaza will contain decorative pavers and a tower sign. The plaza area will connect to a mulch walking path required to be built adjacent to I-75.

The applicant provides a sustainability statement (*Reference: Sustainability Statement*) as required for new projects as per section 155.6120-155.6123. The following items are listed by the applicant that address the land development code.:

1. Lockable Bike racks/storage
2. Electric Vehicle 'EV' charging stations
3. High LRV color pallet to reduce heat gain
4. High Efficiency Lighting
5. Low-flow toilets, shower fixtures and faucets
6. Use of drought-tolerant plant material
7. Water Sense or similar irrigation controller
8. Recycling will be provided if the service is offered by the trash provider
9. Use of Low VOC products inside the building air barrier
10. MERV 8 filters to improve indoor air quality
11. Transit stop adjacent to the property and future shuttle stop
12. Smoke-free campus

The applicant also provides an Economic Impact Statement for the Edison residential and Baptist building performed by Munitytics. referencing the following economic investment and benefits of the Baptist project:

- Anticipated Taxes 2024: \$60,099
- Development Fees: \$1,977,155
- Employment: 90 healthcare jobs at an average employee cost of \$159,110
- Additional temporary employment while under construction.

Staff reviewed the proposed site plan and found the proposal to be consistent with the underlying land use and MXD zoning for the property.

STAFF RECOMMENDATION:

Transmit to the City Commission with a favorable recommendation.

Chairwoman Gonzalez inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Vice Chairman Golditch, Member Labate

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Member Bhojani, seconded by Vice Chairman Golditch, to transmit, as recommended by staff, the Baptist FSER @ Edison (SP2023-0004) site plan application, to the City Commission with a favorable recommendation; the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Bhojani and Labate

NAY: None

Motion Passed

(Secretaries Note: The Planning and Zoning Board approval of the Edison Master Sign Plan (MSC2024-0007) included the applicant's offer to not illuminate signage on the southern elevation of the Baptist building (facing future residential).