



**Pembroke Pines FSER
10100 Pines Blvd.
Economic Impact Analysis**

HCA Florida University Hospital is one of the largest local hospital operators in Broward County. HCA Florida University Hospital has had the privilege of helping local families with their medical needs for over a year now. HCA Florida University Hospital uses local consultants, along with local labor to build new buildings and their associated infrastructure, improving and enhancing surrounding neighborhoods to treat the medical needs of the community. As such, HCA Florida University Hospital will help improve Pembroke Pines with the razing of the vacant former city hall site and building a new 11,000 square foot free standing emergency room, while contributing the following information.

Pembroke Pines FSER overall project investment:

Total Investment: \$25,642,000.

Project Employment and Wages

Construction Employment and Wages:

- Building an average free standing emergency room: 100 jobs
- Average salary for general labor - \$41,600
- Tradesmen - \$81,200

Permanent Employment:

Pembroke Pines FSER will consist of a new 11,000 Square feet building, offering local emergency medical services. Staffing for this type of facility could consist of approximately 12 employees per shift with an average salary of approximately \$80,000. Total yearly wages and salaries are estimated to be \$2,400,000.

Economic Impact of Taxes

Pembroke Pines FSER expected economic impact of the development (taxes):

- Total estimated property taxes would be around \$230K. The actual amount is dependent on the Broward County assessed value and the millage rate at the time.
- Direct permit fees/impact fees are estimated to be \$550,000 – Fees paid to City of Pembroke Pines