

Transmit to City Commission with a favorable recommendation subject to the following:

1. City Commission adoption of Zoning Change application ZC 2022-02 with associated flexibility unit allocation.
2. Satisfaction of Broward County comments.
3. City Commission approval of a municipal dedication for this replat.

Chairman Rose 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 submitted an email in reference to this item:

George Diaz, Vice President, Tuscan Pines HOA, 18513 SW 1 Street

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Member Girello, seconded by Member Labate, to transmit, as recommended by staff, the Skyrise Townhomes Plat (SUB2022-0001) application, to the City Commission with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman  
Members Girello, Labate

NAY: Member Gonzalez

Motion Passed

6. **SP 2022-0012, HCA Florida University Hospital Pembroke Pines FSER**, 10100 Pines Boulevard, site plan application.

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 property owner, Davie Medical Center, LLC, submitted an application to construct a Freestanding Emergency Room (FSER) with associated landscape, parking, traffic circulation and signage.

On March 15, 2023, the City Commission approved Ordinance 2003 which provided for the following amendments to the City Center MXD guidelines:

- A. The creation of a Medical District within the MXD associated uses and development criteria.
  - a. MXD District will allow the following uses:  
B-3 zoning district are permitted in the Medical District. Specifically, general office, medical office, specialty medical use, standalone emergency room, research and development, and support services and retail for these uses are permitted in the Medical District.
- B. Designation of the Medical District within Block 7 of City Center (Pembroke Pines City Hall plat north - former City Hall site).
- C. The creation of block 8 of City Center (Pembroke Pines City Hall plat south)
  - a. Acknowledgement of 150 assisted living facility within this block (Providence Living under construction).
  - b. Assignment of 150 dwelling units, of which 80% are age restricted, on block 8.
  - c. Associated Intensity and Dimensional Standards (Table 13c)
- D. Removal of self-storage and service station use and standards within the Community Commercial District.
- E. General updates to reference Ordinances and zoning district names throughout the document to be consistent with the approved Land Development Code re-write of 2021.
- F. Exhibits Page: Revised accordingly to provide a revised master plan and specific legal description for the Medical District and assignment of senior housing parcels.

The City Commission at its August 3, 2022 meeting voted to approve the ninth amendment to the purchase and sale agreement for City Center, which allowed Pines and Palm Ave 2022, LLC (FKA Terra World Investments, LLC) to purchase the subject property. Pines and Palm Ave 2022, LLC. (FKA Terra World Investments, LLC) later transferred ownership to Davie Medical Center Inc, for the purposes of developing medical uses on the property.

On May 18, 2022, the City Commission approved a plat note amendment (delegation request) to the underlying plat which limited development to the following uses:

- This plat is restricted to 150 Midrise units with at least 80 percent of those units restricted to persons 62 years or older on Tract A; 120,000 square feet of office use

on Tract A-1, Tract A-2, and Tract A-3; and 150 Adult Living Facility (ALF) units on Tract A-4.

On January 12, 2022, the City Commission approved the eighth amendment to the Purchase and Sale agreement with Terra World Investments, LLC. provided for the revised legal descriptions, purchase prices, inspection periods, approvals and closing dates for the closing of Phase III A and Phase III B of the Property (old City Hall property).

As part of the closing of the northern portion of the City Hall property, Terra paid the City \$450,000 toward future traffic improvements on Palm Avenue.

### **BUILDINGS / STRUCTURES:**

The applicant proposes a one story, 10,860 square foot, freestanding emergency care facility (FSER). The proposed building will be 30 feet high (highest point).

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

- Main Body Colors– Sherwin Williams Sand Dollar (SW 6099), Sherwin Williams Practical Beige (SW 6100)
- EIFS - DRVIT Systems Color 104 (Off-White)
- Metal Coping – Kynar 500 (Sandstone)
- Window Frame – Clear Anodized
- Window Glazing – Viracon Gray
- Barrel Tile Roof – Boral USA – New Southern Blend

The building will include a emergency canopy / drop off area on the west (main) elevation of the building and an ambulance canopy / drop off on the east elevation.

A dumpster / generator area with enclosures will be located immediately south of the emergency building.

### **ACCESS:**

Primary access to this building project will be through two openings on City Center Boulevard west of Palm Avenue.

- Applicant is proposing a new ingress and egress (right in, right out) off Pines Boulevard. Ingress will include the addition of a turn lane on Pines Boulevard. The Pines Boulevard entry / exit will be located west of the site. This entry drive will extend to the site through the FPL easement.

The applicant provided the City preliminary approval from FDOT approving Pines Boulevard access with turn lane improvement (*Reference: FDOT approval letter – Pines Boulevard access (6/27/22)*). Final approval of this Pines Boulevard access with entry drive will be required by the following entities prior to construction:

- Broward County
- Terra Group
- Everglades Pipe Company
- Florida Power and Light
- South Broward Drainage District
- Florida Department of Transportation

The applicant also provides a letter to staff (*Reference: Letter from Applicant – Turn Lane / Mitigation*) that they will obtain approval from all outside agencies for turn lane and access as well as wetlands mitigation on the property prior to obtaining a building permit with the City.

The following access will also be provided on City Center Boulevard, immediately south of the site.

- An existing opening at the southeast corner of the site. The existing median on the City Center Boulevard will be closed off to create a right-in, right out condition at this entry.
- A new full access drive further west on the site.

An additional access drive will connect the site to the existing UFC gym parking lot to the west through the FPL easement.

#### **PARKING / LOADING:**

The applicant proposes 59 parking spaces for the emergency care facility where 39 spaces are required. The site will provide for the following parking distribution:

- 49 Standard Spaces

- 4 Handicapped Parking Spaces

In addition, the following EV parking is proposed:

- 4 parking spaces with EV chargers (Level 2)
- 2 EV ready stalls.

A loading space is also proposed directly south of the proposed building, just west of the generator and dumpster area.

### **SIGNAGE:**

The applicant proposes to modify the existing master sign plan for City Center to allow for ground and building signs consistent with this site plan. The following signs are proposed for the building:

#### **Sign ID**

E-01

#### **Type**

Canopy Sign (Emergency)

#### **Location**

Emergency Canopy (North, South, West Elevations)

#### **Quantity**

3

#### **Copy Area (SF)**

48

#### **Height**

2'-0"

#### **Width**

24'-0"

#### **Number of Faces**

1

#### **Illumination**

Yes

#### **Sign ID**

A-01

#### **Type**

Canopy Sign (Ambulance)

#### **Location**

Ambulance Canopy (North and South Elevations)

#### **Quantity**

2

#### **Copy Area (SF)**

48

**Height**

2'-0"

**Width**

24'-0"

**Number of Faces**

1

**Illumination**

Yes

**Sign ID**

B-01

**Type**

Building Sign (HCA)

**Location**

North Building Elevation

**Quantity**

1

**Copy Area (SF)**

98

**Height**

6'-4"

**Width**

15'-4"

**Number of Faces**

1

**Illumination**

Yes

**Sign ID**

B-02

**Type**

Building Sign (HCA)

**Location**

South Building Elevation

**Quantity**

1

**Copy Area (SF)**

50

**Height**

4'-6"

**Width**

11'-0"

**Number of Faces**

1

**Illumination**

Yes

**Sign ID**

M-01

**Type**

Monument Sign (HCA)

**Location**

Southwest Corner of Parking Area

**Quantity**

3

**Copy Area (SF)**

10

**Height**

6'-0"

**Width**

8'-0"

**Number of Faces**

2

**Illumination**

Yes

**Sign ID**

P-01

**Type**

Pylon Sign (HCA)

**Location**

Northwest Corner of Parking Area

**Quantity**

1

**Copy Area (SF)**

10

**Height**

10'-0"

**Width**

5'-5"

**Number of Faces**

2

**Illumination**

Yes

**Sign ID**

W-01

**Type**

Wayfinding Sign (HCA)

**Location**

Southeast Corner of Parking Area

**Quantity**

1  
**Copy Area (SF)**  
4  
**Height**  
4'-0"  
**Width**  
4'-0"  
**Number of Faces**  
1  
**Illumination**  
No

**LANDSCAPING:**

The following landscape is being proposed for this site:

- Installation of 80 trees (including relocated trees), 21 palms (included relocated palm trees), 1,133 shrubs, and 360 groundcovers. Primary species of trees include: *Conocarpus erectus* – Green buttonwood, *Bursera simaruba* – Gumbo limbo, *Quercus virginiana* – Live oak, *Lysiloma latisiliqua* – Wild tamarind, and *Coccoloba diversifolia* – Pigeon plum. Primary species of palms include: *Roystonea regia* – Royal palm, *Sabal palmetto* – Cabbage palmetto. Primary species of shrubs include: *Chrysobalanus icaco* – Cocoplum, *Ficus microcarpa* – Green island ficus, *Codiaeum variegatum* – Petra croton, *Podocarpus marcophyllus* – Podocarpus, *Tripsacum floridanum* – Florida gamagrass, and *Stephanotis floribunda* – Wax jasmine.
- Trees that will remain on site include *Lagerstroemia indica* – Crape myrtle, and *Quercus virginiana* – Live oak. The *Roystonea regia* – Royal palm are the only palms that will be relocated.

**OTHER SITE FEATURES:**

The parking areas for this perimeter building will be illuminated by a series of full cut off, 4000k LED fixtures mounted atop 18-foot-high aluminum poles. Recessed lights will be placed within the emergency and ambulance canopies. The proposed lighting is compliant with city code requirements.

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 as sustainable:

1. Accessibility to public transportation



2. Four (4) Electric Vehicle 'EV' charging stations and two (2) Electric Vehicle-Ready 'EV' charging stations. The proposed EV charging stations meet the MXD requirement to provide a total of six (6) current and future stations.
3. Landscape water use 30% reduction per Water Sense Budget Tool
4. Indoor water use 26% reduction per LEED Indoor Water Use Calculator
5. Plumbing fixtures comply with ANSI/ASHRAE/ASHE 189.3
6. Potable water is not used for vacuum pumps or air compressors
7. Energy saving white reflective "cool" roof
8. Total steel recycled content 25 tons. Raw materials saved: 1. Iron Ore -- 7,000 lbs. 2. Coal -- 37,000 lbs. 3. Limestone -- 6,000 lbs.
9. Efficient MERV 11 & 14 filters
10. Interior doors with 70% pre-consumer recycled material
11. VOC content restrictions to provide only low- and no-VOC products
12. Materials for the facility were selected with the life cycle of the building taken into consideration
13. High efficiency boilers
14. Energy efficient LED lighting
15. Construction materials were selected with environmental impacts in mind, considering the life cycle of the materials, maintenance requirements, and replacement costs over time
16. Construction and Demolition waste diversion encouraging minimum 95%

The applicant also provides an Economic Impact Statement referencing the following economic investment and benefits of the project:

- 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 annual 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.

Staff reviewed the proposed application and finds it to be consistent with the purchase and sale agreement with the City and the underlying Medical District zoning for this property.

**STAFF RECOMMENDATION:**

Transmit to the City Commission with a favorable recommendation.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Lippman, Member Girello

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director/ACM

The following members of the public spoke:

Dennis Mele, attorney, representing the petitioner  
Charles Cleveland, resident Pembroke Pines

On a motion by Member Girello, seconded by Member Labate, to transmit, as recommended by staff, the **HCA Florida University Hospital Pembroke Pines FSER** (SP2022-0012) site plan application, to the City Commission with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed