



Legislation Text

File #: 20-0288, Version: 1

SP 2019-14, Providence Living at Pembroke Pines, generally located south of Pines Boulevard and west of Palm Avenue, site plan application. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Dwayne Dickerson, agent for contract purchaser Providence Investments, LLC, submitted an application to develop a three (3) story, 117 unit, 130 bed assisted living and memory care facility (ALF) with associated signage, lighting, landscaping, and parking. The "Providence Living at Pembroke Pines" (SP 2019-14) site is generally located south of Pines Boulevard and west of Palm Avenue.

The City Commission at its January 16, 2019 meeting voted to approve the sale of the subject 3.15 acre parcel of City Center to Providence Investments, LLC, for the development of up to a 150-room assisted living / memory care facility (Ordinance 1922).

The City Commission also took the following actions related to this ALF project:

- October 16, 2019 meeting adopted Ordinance 1935 which created design criteria for Assisted Living Facility Use within the City Center MXD.
- February 19, 2020 meeting approved Resolution 3687 which revised the plat note on the Pembroke Pines City Hall Plat to allow Assisted Living Facility use.

BUILDINGS / STRUCTURES:

The applicant proposes a 3-story, 114,003 square foot, Assisted Living Facility. The proposed building will be +/- 57 feet high (highest point). The proposed 117 unit ALF will contain 130 beds with the following unit / bedroom distribution per floor:

- Floor 1 - 37 units, 40 beds
- Floor 2 - 49 units, 55 beds
- Floor 3 - 31 units, 35 beds

The following colors are proposed for the exterior of the ALF building:

- Main Body Colors- Sherwin Williams Opaline (SW 6189), Sherwin Williams Lacewing (SW 6729), Sherwin Williams Little Boy Blue (SW 9054), Sherwin Williams French Moire (SW 9056)

- Trim, Brackets, Railings - Sherwin Williams Extra White (SW 7006)
- Shutters, Doors, Gable Accents - Sherwin Williams Dark Night (SW 6237)
- Base Stone - Coastal Reef Pearl White
- Standing Seam Metal Roof - Nevada Silver

ACCESS:

Primary access to this building project will be through two openings on the existing east/west access road off Palm Avenue.

- The westernmost access drive will be a new entry to be shared with the property to the west of the ALF. A portion of the existing center median on the access road will be removed to accommodate ingress/egress at that location.
- The easternmost opening currently exists and will be full access to the main entrance of the facility.

Additional access to the site is also available from the western (main) City Center property through the FPL easement via City Center Boulevard.

PARKING:

The applicant proposes 66 parking spaces for the Assisted Living Facility where 65 spaces are required. The site will provide for the following parking distribution:

- 63 Standard Spaces
- 3 Handicapped Parking Spaces

An additional drop off area with porte-cochere will also be provided at the main entrance of the building. The applicant will provide regular transportation via van for their clients through the porte-cache area.

SIGNAGE:

The applicant proposes to modify the existing master sign plan for City Center to allow for a new monument sign on site. The new double sided monument sign will be located to the east of the easternmost entrance to the ALF. The sign will display the name, "Providence Living at Pembroke Pines Assisted Living / Memory Care" at 19.25 square feet in illuminated push through text on aluminum panels.

A new attached building sign will be located on the east elevation of the proposed ALF. The attached building sign will read, "Providence Living Assisted Living and Memory Care" in bronze illuminated pin mounted letters.

LANDSCAPING:

Landscape for this property will consist of the following:

- Installation of 39 trees, 41 palms, and 1,112 shrubs is proposed on the property. Primary species of trees include Pink Trumpet, Cathedral Live Oak, and Gumbo Limbo. Primary species of palms include Sabal Palm, Mexican Fan Palm, and Montgomery Palm. Primary species of shrubs include Fakahatchee Grass, Small Leaf Clusia, and Cocoplum.

OTHER SITE FEATURES:

The parking areas for this perimeter building will be illuminated by a series of 4000k LED fixtures (bronze) mounted atop 25 foot poles. Additional pedestrian scale LED light poles will be located along walkways around the building. Wall mounted down lights will be placed on the building to provide further illumination of the east, west and south elevations of the building.

The Environmental Services Department reviewed the proposed utility availability on site and documented in their March 3, 2020 memo the need for further evaluation and potential upgrade to the sewer infrastructure on this site. Staff therefore conditions the site plan upon applicant evaluation and potential upgrades to the sewer system to the satisfaction of the Environmental Services Department prior to issuance of vertical construction permits.

South Broward Drainage District reviewed the proposed site plan and has issued a comment sheet dated March 5, 2020 of requirements which will be required by the District prior to the applicant receiving a paving and drainage permit. The applicant has agreed to work with the district to satisfy all comments.

Staff reviewed the proposed application and finds it to be consistent with the purchase and sale agreement with the City as well as compatible with surrounding residential use to the south as well as future contemplated community commercial uses to the north and west of the development parcel.

STAFF RECOMMENDATION:

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

1. Applicant evaluation and potential upgrades to the sewer system to the satisfaction of the Environmental Services Department prior to issuance of vertical construction permits.
2. Satisfaction of South Broward Drainage District comments.