



Legislation Text

File #: 21-0376, **Version:** 1

SP 2020-11, Memorial Hospital West Cancer Institute Expansion, generally located on the northeast corner of Flamingo Road and Pines Boulevard, site plan application. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: **PROJECT DESCRIPTION / BACKGROUND:**

Kimley Horn, agent for South Broward Hospital District, requests site plan consideration to allow the demolition of existing commercial building (formerly Petco / Toy R Us) to accommodate construction of a new Memorial Hospital West Cancer Institute building with associated parking, lighting, walkways, and landscaping. The "Memorial Hospital West Cancer Institute Expansion" (SP 2020-11) site is generally located on the northeast corner of Flamingo Road, containing +-6.8 acres. Memorial Hospital West was initially constructed in 1990 and several buildings have been added to the hospital campus over the years. Recent building additions of significance to the campus include the Graduate Medical Facility expansion (SP 2015-18), Memorial Bed Tower Addition (SP 2016-05), and Southwest Parking Garage (SP 2016-23).

The City Commission at its October 19, 2016 meeting approved a rezoning of this property to Hospital District (HD) with associated design guidelines through Ordinance 1856. The HD guidelines outlined existing development, future projects, permitted uses with associated development criteria for the existing hospital campus. Ordinance 1856 included the following provisions for the hospital district which were accepted by Hospital representatives:

- Existing cancer center building could not exceed 70 feet in height.
- All other buildings along Johnson Street could not exceed 65 feet in height.
- Changes to access on Johnson Street require a super majority (4/5) vote of the City Commission.
- Removal of proposed parking garage at northwest corner of hospital.

South Broward Hospital District acquired +-6.8 acres of property located at the northeast corner which formerly housed Petco and Toys R' Us in August of 2018. The applicant contemplates the demolition of the existing commercial building on site and the construction of the new "Memorial Cancer Institute".

The following related applications were passed at City Commission on first reading on May 5, 2021 and scheduled to be heard for second reading on June 2, 2021:

- Second reading of the Pembroke Lakes Regional Center Development of Regional Impact (DRI) amendment application (PH 2021-01). That application contemplates the removal of the new hospital parcel from the Pembroke Lakes Regional Center DRI.
- Second readings of a zoning text change application (ZC 2020-05) and map amendment (ZC 2020-07). Zoning change application ZC 2020-05 will update the Hospital District (HD) guidelines to create development standards for the subject property as well as update future development plans for the hospital campus in general. Zoning map amendment (ZC 2020-07) will rezone the subject +-6.8 acre property from B-3 (General Business) to HD (Hospital District).
- A plat note amendment/delegation request (SUB 84-12) to the underlying Pembroke Lakes Regional Center plat is also required reflective of the proposed development.

City Commission review of the site plan is required per Hospital District (HD) requirements. Commission review has been tentatively scheduled for June 16, 2021.

BUILDINGS / STRUCTURES:

The applicant proposes to demolish the existing vacant building on site (formerly housed Petco and Toys R' Us) and build a new Memorial Hospital Cancer Institute on site. The proposed 4 story, 120,100 square foot, Memorial Hospital Cancer Institute will be 80 feet in height (Highest point).

The Institute will function as a self-contained outpatient cancer treatment center which includes all outpatient administrative functions, and therapeutic facilities on site. In addition to the typical medical offerings provided in these facilities, the applicant will incorporate a top floor garden area with trellis into the building design for the therapeutic benefit of patients.

The following colors are proposed for this building:

- Precast Concrete Walls - GPK #2781C, K3458, sand blast finish
- Formed Metal Wall System - Centria Medium Gray, Kawneer Colonial White, Centria Blue 287
- Trellis - Knotwood (Iroko)
- Exterior Glazing - Viracon VNE18-63/V175, V1086

The overall architecture and colors of the proposed Memorial Cancer Institute building is designed to follow the existing theme of the main hospital building to the north.

ACCESS:

Vehicular access to this site will be through the following:

- One existing driveway via Northwest 4 Street.
- A one way access drive into the Memorial Cancer Institute from Flamingo Road.
- Indirect cross access with the adjacent commercial parcel (El Dorado) with connections to the mall ring road and Pines Boulevard.

Public entries to the Memorial Cancer Institute will be provided on the east and south elevations of the building. The south entry, which will act as the main entry to the building, features a covered drop off area for patients.

The north side of the building will house loading dock space as well as garbage disposal areas. This area will be completely enclosed by a 6 foot high wall with access gates on the north and east sides for service vehicles only.

The applicant has provided the City with a letter which outlines improvements being made off-site as part of this application. The letter also provides applicant commitment to revisit traffic conditions on the site 6 months after issuance of certificate of occupancy. A financial commitment will be made in the form of a bond should the traffic study warrant such improvements. Engineering division reviewed this letter and has no objections.

PARKING:

The applicant will be providing 329 parking spaces for the Memorial Cancer Institute property

where 301 parking spaces are required based on use. Seven parking spaces will be equipped with electric vehicle charging stations for the convenience of patrons. A row of parking at the southeast corner

LANDSCAPING:

Landscape for this property consists of the following:

Installation of 115 trees, 33 palm trees and 4,866 shrubs, accent plants, and ground covers are proposed on the property. Primary species of trees include Pigeon Plum, Pink Tabebuia and Silver Buttonwood. Primary species of palm trees include Cabbage Palm, Florida Thatch Palm and Montgomery Palm. Primary species of shrubs, accent plants, and ground covers include Dwarf Yaupon Holly, Green Island Ficus and Dwarf Firebush.

Memorial Cancer Institute is also installing a roof top garden that will include an additional 6 trees, 12 palm trees and 1,975 shrubs, accent plants and ground covers. Primary species of trees include Clusia Rosea. Primary species of palm trees include Triple Christmas Palm and Cabada Palm. Primary species of shrubs, accent plants, and ground covers include Ground Orchids, Indian Blanket Flower and Beach Sunflower.

SIGNAGE:

No signage is formally being proposed as part of this plan. The applicant will be required to submit an amendment to the hospital master sign plan once sign details are finalized.

OTHER SITE FEATURES:

The proposed parking lot will be illuminated by a series of full Cut off LED lighting fixtures (4,000 K) mounted atop metal poles (30' tall). No other exterior lighting has been proposed at this time.

NOTIFICATION:

Per Hospital District (HD) guidelines, HOA notice of this application was provided to the Flamingo Villas, Pierpointe, and Colony Pointe homeowner associations.

STAFF RECOMMENDATION:

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

- City Commission approval of this building for height and development within the Hospital HD district.
- City Commission approval of zoning text change application (ZC 2020-05) and companion rezoning map amendment (ZC 2020-07).
- City Commission approval of a plat note change reflective of development proposed on this property.