



Legislation Text

File #: 21-1082, **Version:** 1

SP 2021-17, Southwest Hammocks, 6400 Pines Boulevard, site plan application. (Joseph)

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

David J. Coviello, agent, requests site plan consideration for the construction of a 100 unit affordable, supportive housing facility with associated signage, parking, lighting, and landscaping. The proposed facility will be located on a 6.43 acre parcel of the Howard Foreman Health Park campus generally located north of Pembroke Road and west of Southwest 81 Avenue.

In March 2021, the City entered into a sub-sub lease with Southwest Hammocks LLLP to develop a Special Residential Facility 3 (Affordable housing) project on the Howard C. Forman Campus.

The City Commission at its June 2, 2021 meeting approved a plat note amendment (delegation request) to the Pembroke Pines Health Park Plat with associated flex unit allocation via resolution 3746 which would allow the proposed development to be built as proposed. The plat note amendment at time of draft had yet to be recorded.

BUILDINGS / STRUCTURES:

The applicant proposes a 3-story, 45 foot tall (highest point) 120,372 square foot special residential facility. The building will contain building with 100 units (135 sleeping rooms) consisting of the following layout:

- 35 - two bedroom units
- 50 - one bedroom units
- 15 - studio units

The following colors are proposed for the exterior of this new facility:

- Main Body Colors:
 - SW 6890 Osage Orange
 - BM 1469 Eagle Rock
 - BM 957 Papaya
 - HC-164 Pultran Gray
 - BM OC-17+PM-19 White Dove
- Entrance Canopy / Entrance Gate: White
- Picket Fence: White
- Window Frame: Natural Aluminum

ACCESS:

Access to this building will be through a full access driveway to Pembroke Road.

Environmental Services reviewed the proposed access and has placed the following condition on the site plan as listed in its December 2, 2021 memo:

“Proposed Southbound Left-Turn out of project drive onto Eastbound Pembroke Road is contingent upon receipt of a favorable recommendation for the proposed directional turning movement by both the City’s Traffic Engineering Consultant and the Florida Department of Transportation’s (FDOT) Roadway Design Consultant for the Broward County Metropolitan Planning Organization’s (BCMPO) funded widening of Pembroke Road from University Drive west to Douglas Road.”

New sidewalks will be installed which will provide pedestrian connectivity throughout the site.

PARKING:

The applicant proposes 88 parking spaces onsite where 85 spaces are required. Parking required is based on the following facility use:

- 135 beds
- 5,000 square feet of associated services (calculated as medical office use)

The parking areas for this perimeter building will be illuminated by a series of 3000k LED fixtures (natural aluminum) mounted atop poles of various heights (20’, 12’, 10’). Additional recessed lighting will be placed under the building which will illuminate the building surface parking lot. The lighting as proposed for this site conforms to residential lighting standards per Section 116 of

the City Code of Ordinances.

SIGNAGE:

The applicant proposes the following signage on site:

- A 50 square foot sign depicting the name, "CARRFOUR" in stainless steel letters on the west side of the building.
- A 24 square foot externally illuminated monument sign displaying the text, "SOUTHWEST HAMMOCKS" in black mounted letters as well as the text, "CARRFOUR" in stainless steel lettering.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 204 trees (including mitigation trees), 123 palms, 1,775 shrubs and 3,608 groundcovers. Primary species of trees include, Brazilian Beautyleaf, Wild Tamarind, Live oak and Bald Cypress. Primary species of palms include Solitaire palm and Cabbage palm. Primary species of shrubs include Dwarf saw palmetto, Schefflera and Bravo Croton.

OTHER SITE FEATURES:

The site features an outdoor plaza at the main entry to the building (west elevation) as well as a residential courtyard between units. The outdoor plaza will be paved and contain tables and chairs adjacent to the dining area. The residential courtyard will include a combination of hardscape as well as artificial turf and clusters of trees. Both areas provide outdoor gathering space for the residents and visitors of the facility.

A dry retention area is proposed to the east of the building. The dry retention area will feature a walking path as well as a butterfly garden.

The applicant provides a sustainability statement as required for new projects as per section 155.6120-155.6123. The Southwest Hammocks project has been registered with the Home Innovation Research Laboratory and the contemplated plan has been evaluated under the criteria of the National Green Building Standard (NGBS) 2015 program. It is anticipated that the project will achieve NGBS gold level certification.

An Economic Impact Statement is also included which describes the investment in the property and the affordability aspect of the project, and expected permanent employment. The applicant estimates an investment of +-\$20 million into the project. Five permanent management and services positions will be employed as well as associated construction and related service industry jobs will be servicing this business.

STAFF RECOMMENDATION:

Approval, subject to the following:

- Satisfaction of Environmental Services comments regarding property access.
- Recordation of June 2, 2021 City Commission plat note amendment.