



## Legislation Text

**File #:** 23-0369, **Version:** 1

MOTION TO APPROVE THE HCA FLORIDA UNIVERSITY HOSPITAL PEMBROKE PINES FSER SITE PLAN FOR DEVELOPMENT WITHIN A PLANNED DISTRICT, AS RECOMMENDED BY THE PLANNING AND ZONING BOARD; LOCATED SOUTH OF PINES BOULEVARD AND WEST OF PALM AVENUE (FORMER CITY HALL SITE)

### (QUASI - CONSENT AGENDA)

#### SUMMARY EXPLANATION AND BACKGROUND:

1. 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 the former City Hall Site located south of Pines Boulevard and west of Palm Avenue within Pembroke Pines City Center. City Commission of this site plan for development in a Planned District is required as per section 155.301(A)(4)(c) of the city Land Development Code.
2. 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.
3. The City Commission at its August 3, 2022 meeting unanimously 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 sold the site to Davie Medical Center Inc, for the purposes of developing medical uses on the property consistent with the agreement for purchase and sale.

4. On May 18, 2022, the City Commission unanimously 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.

5. On January 12, 2022, the City Commission unanimously 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 real estate closing of the northern portion of the City Hall property, Terra paid the City \$450,000 toward future traffic improvements on Palm Avenue.

#### 6. **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.

#### 7. **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.

## 8. **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 electric vehicle (EV) parking spaces are 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.

## 9. **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 HCA site:

5 canopy signs total

- ☐ 3 signs on emergency canopy

- ☐ 2 signs on ambulance canopy

2 building signs

- ☐ 1 sign on north building elevation
- ☐ 1 sign on south building elevation

3 ground signs

- ☐ 1 monument sign - southwest corner of parking area
- ☐ 1 pylon sign - northwest corner of parking area
- ☐ 1 wayfinding sign - southeast corner of parking area

10. **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.

11. **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.

12. The applicant provides a sustainability statement (*Reference: Sustainability Statement*) as required for new projects as per section 155.6120-155.6123.

13. 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 +/- \$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.

14. The Planning and Zoning Board at its April 13, 2023 meeting voted unanimously to transmit this application to the City Commission with a favorable recommendation.

15. The applicant concurs with the Planning and Zoning Board decision and has filed a consent agenda affidavit.

#### **FINANCIAL IMPACT DETAIL:**

- a) Initial Cost:** None.
- b) Amount budgeted for this item in Account No:** Not Applicable.
- c) Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) 5 year projection of the operational cost of the project:** Not Applicable.
- e) Detail of additional staff requirements:** Not Applicable.

#### **FEASIBILITY REVIEW:**

*A feasibility review is required for the award, renewal and/or expiration of all function sourcing contracts. This analysis is to determine the financial effectiveness of function sourcing services.*

- a) Was a Feasibility Review/Cost Analysis of Out-Sourcing vs. In-House Labor Conducted for this service?** Not Applicable.