



Legislation Text

File #: 24-0128, Version: 1

SP2023-0003, Memorial Manor FSER, 801 S Douglas Road, site plan application. (Cole) (District 1)

SUMMARY EXPLANATION AND BACKGROUND:
PROJECT DESCRIPTION / BACKGROUND:

Hope Calhoun, agent for South Broward Hospital District, is requesting site plan approval to construct a free standing emergency room (FSER) with associated circulation, parking, lighting, signage and landscaping located 801 south Douglas Road.

The site currently consists of the Memorial Pembroke 24/7 Emergency Care Center and warehouse (SP75-06, FKA Memorial Hospital Walk In), Memorial Manor (SP88-12), and Memorial's data center (SP2007-23). The applicant is proposing to demolish the existing freestanding ER to accommodate the proposed FSER Facility.

A plat note amendment was approved by City Commission on 4/4/2023 (SUBDR2023-0001). The plat was previous restricted to 45,000 square feet of hospital material management and distribution center, 15,000 square feet of existing hospital use, 24,000 square feet of ancillary hospital office use and a 240 bed nursing home facility which must be owned and operated by a governmental entity for public purposes. Once the recordation of the plat is complete, the plat shall be restricted to 141,000 square feet of hospital use and a 240 bed nursing home facility which must be owned and operated by a governmental entity for public purposes.

Additionally, at the 1/17/2024 City Commission meeting the City Commission passed resolution 2024-R-03 approving a modification to the non-vehicular access line and vacation of the associated ingress/egress easement along Douglas Road.

The applicant is proposing to construct the new facility in the following phases:

- Phase One: Modifications to the northernmost ingress/egress and the construction of the proposed parking field directly to the south of the ingress/egress. This parking field will serve as the primary parking field for the proposed FSER.
- Phase Two: Construction of the proposed free standing emergency room.
- Phase Three: Demolition of the existing Memorial Pembroke 24/7 Emergency Care Center. The site of the freestanding ER will be replaced with a parking lot.

BUILDINGS / STRUCTURES:

The proposed 21' high, 30,200 square foot free standing emergency room will be constructed over a portion of the existing parking field and vacant land adjacent to the freestanding ER.

The building shall consist of various materials including metal and wood look panels, precast concrete, and cement plaster. The color scheme for the building and associated structures shall consist of whites, light tans, and grays. Accents for the building shall consist of whites, grays and blues consistent with Memorial's branding.

Below is a breakdown of the number of beds and square footage of the existing and proposed buildings.

- Memorial Manor: 64 rooms, 120 beds
- Warehouse Building: 45,904 square feet
- Data Center: 18,500 square feet
- Proposed FSER: 30,200 square feet
- Total: 94,604 square feet

In total there is 94,604 square feet of hospital use and 120 beds on site. 46,396 square feet and 120 beds remain for future development.

ACCESS:

Access to the site will be through two existing openings located on Douglas Road. The northernmost access shall be altered to facilitate the proposed site circulation. The existing right turn only ingress shall be closed to prevent conflicts with the proposed free standing emergency room's

entrance.

PARKING:

Currently, there are 268 parking spaces located on the site, inclusive of Memorial Manor, the data center and warehouse. The applicant is proposing to demolish 115 parking spaces to facilitate the FSER; however, 188 new parking spaces will be constructed on site.

- 80 parking spaces are proposed parking field north of the proposed FSER facility and south of the northernmost ingress/egress.
- 76 parking spaces are proposed adjacent to the FSER and on the land in which the existing freestanding ER is currently located.
- 32 parking spaces are proposed adjacent to Memorial Manor. 7 of the parking spaces are new while the remainder are being updated/altered to meet current standards and improve traffic flow.

In total, 331 parking spaces are proposed for the site. Upon completion based on current and proposed uses 243 parking spaces are required, providing a surplus of 88 parking spaces.

At no point in time during construction shall there be a parking deficit in relation to the required parking.

SIGNAGE:

The following ground signs are proposed for the site:

- One, 24 square foot 4'-10" tall internally illuminated monument sign reading, "Memorial Hospital Pembroke Emergency Department" in routed white copy on a blue and red background. Additionally, Memorial's logo is proposed adjacent to the copy. The sign shall be located in a landscape island adjacent to the northernmost ingress. The base of the sign shall be painted SW7016 (Mindful Gray)
- Five, 1.5 square foot internally illuminated pan formed directional signs. The signs will feature white copy on a red and blue background with information for navigating the site. The signs will be distributed evenly throughout the site.

The following wall signs are proposed for the free standing emergency room:

- One, 42.28 square foot internally illuminated channel letter sign reading, "Emergency" in red copy. Additionally, Memorial's logo in red and blue is proposed adjacent to the copy. The sign shall be located on the west elevation.
- One, 21.84 square foot internally illuminated channel letter sign reading,

“Emergency” in red copy. The sign shall be located porte cochere canopy on the north elevation.

- One, 9.9 square foot internally illuminated channel letter sign reading, “Ambulance” in red copy. Additionally, Memorial’s logo in red and blue is proposed adjacent to the copy. The sign shall be located on the canopy for ambulance parking on the east elevation.

All other signs currently existing on site shall remain unaltered.

LANDSCAPING:

The following landscape is being proposed for site:

- Installation of 200 trees, 39 palms (including 7 relocated palms), 2728 shrubs, and 1315 ground covers.
- Primary tree species include: Cocoloba diversifolia - Pigeon plum, Conocarpus erectus - Green buttonwood, Conocarpus erectus var. sericeus - Silver buttonwood, Quercus virginiana - Live oak, and Taxodium distichum - Bald cypress. Primary palm species include: Ptychosperma elegans - Solitaire palm, Roystonea elata - Royal palm, and Sabal palmetto - Sabal palm. Primary shrub species are: Clusia guttifera - Small leaf clusia, Chrysobalanus icaco 'Red Tip', Hamelia patens - Firebush, Muhlenbergia capillaris - Pink muhly grass, Codiaeum variegatum ' Petra' - Petra croton, and Ficus microcarpa 'Green Island' - Green Island ficus.
- Additionally, development is providing protections and acquiring credits for 32 trees slated to remain on site.

OTHER SITE FEATURES:

The proposed parking areas will be illuminated by a series of full cut off LED fixtures (3,000K) mounted upon 25 feet high foot high concrete poles. Both the main entrance and ambulance parking canopies will be illuminated. Additionally, illuminated bollards are proposed along the walkways to the north, east and south of the proposed building. Wall sconces are proposed for the north, south and west elevation. All lighting will comply with the City’s lighting Code.

The lighting for the other facilities on site shall remain unaltered.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposed changes meet code

requirements. Staff therefore recommends approval of this application subject to the recordation of the underlying plat.