

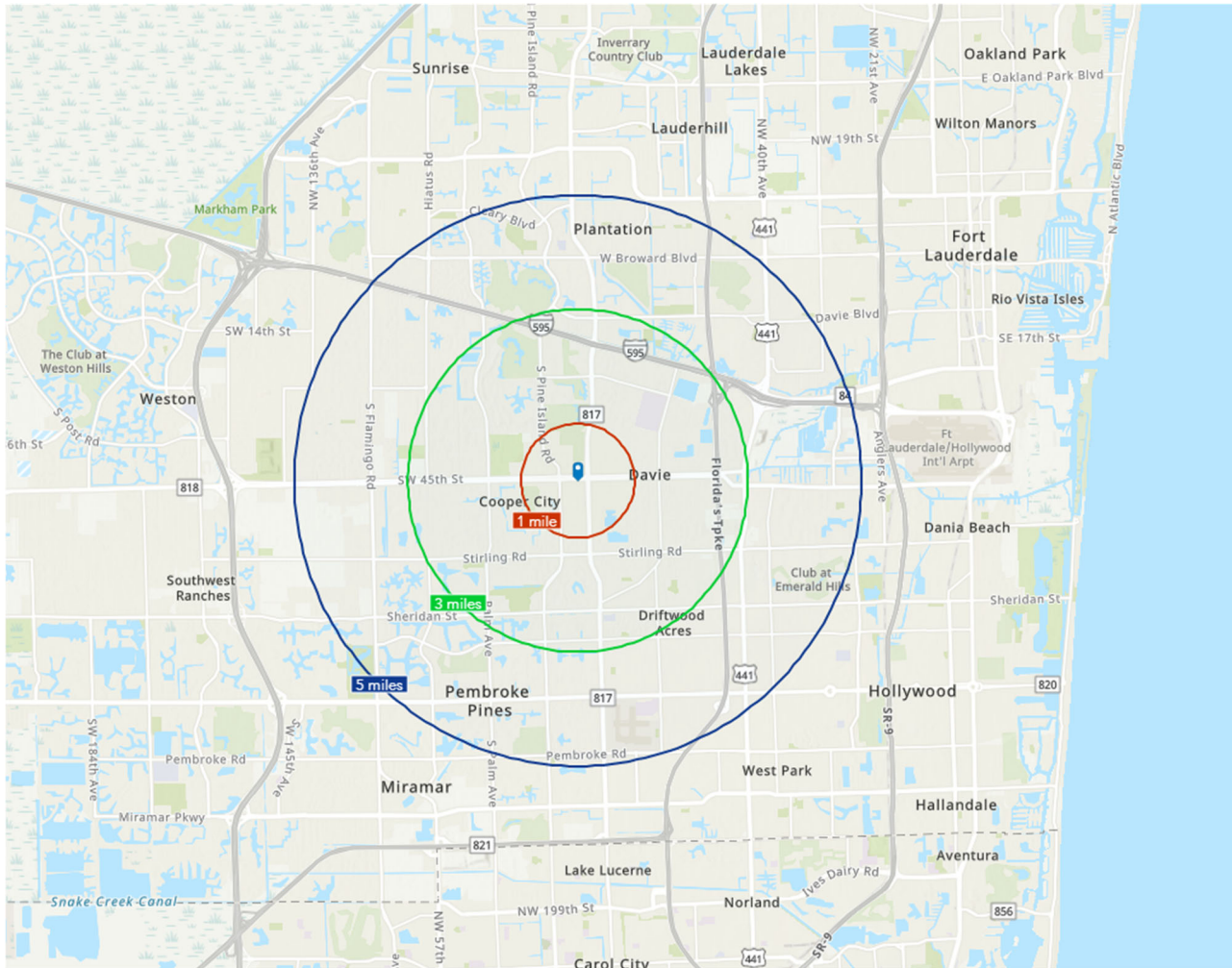


DAVIE, FLORIDA OVERVIEW

FEBRUARY 11, 2026



DAVIE, FLORIDA



Site Overview

- 9.5-acre site on Griffin Road, Davie, FL.
- Site next door to Publix Shopping Center at corner of Griffin Road and S University Drive.
- One mile from HCA Florida University Hospital and Nova Southeastern University and three miles from Memorial Hospital Pembroke.
- Currently zoned and entitled for 185 senior living units and 42,000-sf outpatient medical facility. City of Davie likes the medical and senior focus. The site could potentially be rezoned for other/ additional medical uses.

Zoning & Entitlements

Fully approved plans & site work complete



DEVELOPER:

HOME COMMUNITIES COMPANY, INC.
60 14th STREET SOUTH, SUITE 100
BIRMINGHAM, AL 35233
TEL: (205)660-4404

ENGINEER:

PILLAR CONSULTANTS, INC.
22320 S. UNIVERSITY DRIVE, SUITE 104
DAVIE, FL 33328
TEL: (904)840-6333

ARCHITECT

BAKER BARRIOS ARCHITECTS, INC.
180 S. GRANGE AVENUE, SUITE 1700
ORLANDO, FL 32801
TEL: (407)926-3000

LANDSCAPE DESIGNER:

BAKER BARRIOS ARCHITECTS, INC.
180 S. GRANGE AVENUE, SUITE 1700
ORLANDO, FL 32801
TEL: (407)926-3000

LAND DESCRIPTION

PARCEL 01

PARCEL 02

PARCEL 03

PARCEL 04

PARCEL 05

PARCEL 06

PARCEL 07

PARCEL 08

PARCEL 09

PARCEL 10

PARCEL 11

PARCEL 12

PARCEL 13

PARCEL 14

PARCEL 15

PARCEL 16

PARCEL 17

PARCEL 18

PARCEL 19

PARCEL 20

PARCEL 21

PARCEL 22

PARCEL 23

PARCEL 24

PARCEL 25

PARCEL 26

PARCEL 27

PARCEL 28

PARCEL 29

PARCEL 30

PARCEL 31

PARCEL 32

PARCEL 33

PARCEL 34

PARCEL 35

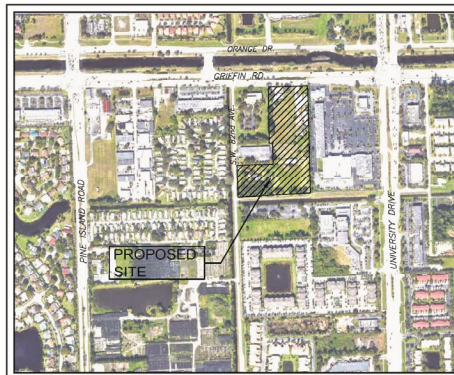
PARCEL 36

PARCEL 37

HOME COMMUNITIES

8180 GRIFFIN ROAD

SITE DEVELOPMENT PLANS
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



LOCATION MAP

NOT TO SCALE

SECTION 12, TOWNSHIP 50 SOUTH, RANGE 40 EAST

PROJECT INFORMATION

PURPOSE/USE: ASSISTED LIVING/INDEPENDENT LIVING/MEMORY CARE FACILITY AND MEDICAL OFFICE BUILDING COMPLEX. ZONING: FV-2 (FV-2B PART) & FV-2 (PART) B, CT.

CHARACTER OF DEVELOPMENT: THE DEVELOPER'S INTENT IS TO CONSTRUCT A 187 UNIT ASSISTED LIVING/INDEPENDENT LIVING/MEMORY CARE FACILITY AND A 42,000 SF MEDICAL OFFICE BUILDING. IT HAS BEEN DEMONSTRATED THAT THE TOWN OF DAVIE CAN BENEFIT FROM THIS PROJECT AS THE NEED FOR ELDER CARE INCREASES. HOME COMMUNITIES WILL CONTRIBUTE TO THE IMAGE OF DAVIE AS A LOCATION FOR MEDICAL CARE AND WILL ALSO PROVIDE FOR A PEDESTRIAN FRIENDLY DEVELOPMENT. THE ESTIMATED COST OF CONSTRUCTION FOR THIS DEVELOPMENT IS \$20MM.

PROPERTY LOCATION: 8180 GRIFFIN ROAD, DAVIE, FLORIDA

AVAILABILITY OF UTILITY SERVICES: MUNICIPAL POTABLE WATER AND WASTEWATER SERVICES WILL BE SUPPLIED BY THE TOWN OF DAVIE.

LEVEL OF DEVELOPMENT APPROVED BY BROWARD COUNTY: NOT CURRENTLY PLATTED

ANTICIPATED TRAFFIC GENERATION: 2,038 AVG. TRIPS/DAY.

SHEET INDEX:

- CS-1 COVER SHEET
- SP-1 SITE PLAN
- SP-2 BOUNDARY/TIPO SURVEY
- SP-3 BOUNDARY/TIPO SURVEY
- C-1 PAVING, GRADING AND DRAINAGE PLAN
- C-2 ENGINEERING DETAILS
- C-3 ENGINEERING DETAILS
- C-4 GEOMETRY & PAVEMENT MARKING AND SIGNAGE PLAN
- C-5 WATER AND SEWER PLAN
- C-6 SANITARY SEWER PROFILE
- C-7 STANDARD WATER DETAILS
- C-8 GENERAL NOTES AND SPECIFICATIONS
- C-13 GENERAL NOTES AND SPECIFICATIONS
- A-1 COLOR SITE PLAN
- A-2 ASSISTED LIVING BUILDING 1ST FLOOR PLAN
- A-3 ASSISTED LIVING BUILDING 2ND FLOOR PLAN
- A-4 ASSISTED LIVING BUILDING 3RD FLOOR PLAN
- A-5 ASSISTED LIVING BUILDING ELEVATIONS
- A-6 ASSISTED LIVING BUILDING ELEVATIONS
- A-7 ASSISTED LIVING BUILDING COLOR RENDERING
- A-8 ASSISTED LIVING BUILDING COLOR RENDERING
- A-9 OFFICE/MEDICAL BUILDING FLOOR PLANS
- A-10 OFFICE/MEDICAL BUILDING ELEVATIONS
- A-11 OFFICE/MEDICAL BUILDING ELEVATIONS
- L-300 PLANTING NOTES AND SCHEDULES
- L-301 PLANTING NOTES AND SCHEDULES
- L-300 PLANTING PLAN - OVERALL SITE
- L-311 PLANTING PLAN - TREES
- L-312 PLANTING PLAN - TREES
- L-313 PLANTING PLAN - TREES
- L-321 PLANTING PLAN - SHRUBS & GROUNDCOVERS
- L-322 PLANTING PLAN - SHRUBS & GROUNDCOVERS
- L-323 PLANTING PLAN - SHRUBS & GROUNDCOVERS
- L-330 PLANTING DETAILS
- L-331 PLANTING DETAILS
- TD-1 EXISTING TREE DISPOSITION PLAN
- TD-2 EXISTING TREE DISPOSITION PLAN
- FR-1 FIRE RESCUE PLAN
- E-1 PHOTOGRAPHIC LIGHTING PLAN & DETAILS
- ER-1 EROSION CONTROL PLAN



SCALE: N.T.S.
DATE: 07/10/2024
DRAWN BY: JHW
STATE OF FLORIDA
SHEET NO.
CS-1
15004C



PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors
5830 E. University Drive - Suite 104
Davie, FL 33328
Phone: (904) 840-6333
P.E. #3481

HOME COMMUNITIES
TOWN OF DAVIE
BROWARD COUNTY, FLORIDA

Current Zoning & Entitlements



Site Development Plans approved by Town of Davie on May 11, 2022, containing the following:

- Parcel A: 42,000 SF Commercial Outpatient Medical Facility. *[We are proposing to convert this facility to an Inpatient Rehab Facility. More information to follow.]*
- Parcel B: 236,968 SF Commercial Senior Living consisting of 101 Independent Living, 60 Assisted Living and 24 Memory Care units, including building plans, elevations, and color renderings.
- Paving, grading and drainage plans
- Engineering details
- Planting plans including schedules and existing tree disposition plan
- Fire rescue plan
- Photometric lighting plan and details
- Erosion control plan

The development is fully approved. The site work needed to prepare for vertical construction has been completed and to begin vertical construction only requires final architectural drawings approval and permitting.

Senior Housing

Senior Housing Building Specifications

Location

- SW 82nd Avenue, Davie, FL 33314

Number of Buildings

- One 4-story building

Unit Mix

- 101 independent living
- 60 assisted living
- 24 memory care

Gross Building Square Footage

- 237,000 GSF

Proposed Construction Materials

- Slab on grade/hollow core floors
- Concrete masonry walls
- Stucco and stone veneer
- Asphalt shingle roof
- Surface parking and covered parking

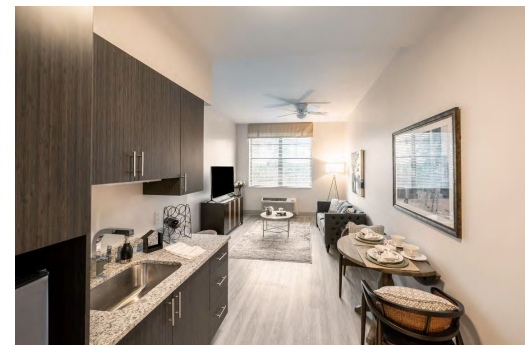
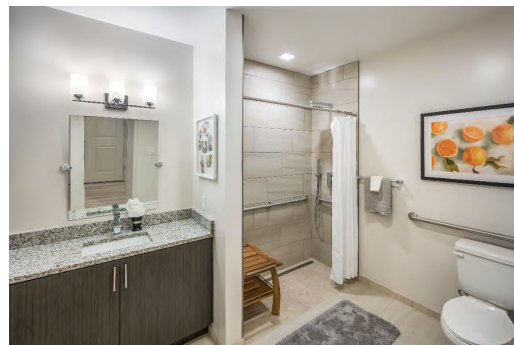


Community Amenities:

- A variety of dining venues including formal dining, casual dining, a bistro, private dining, & a club room
- Grand Lounge with bar on top floor overlooking pool, & dance floor
- Engaging wellness center and spa featuring outdoor pool, exercise studio, offices for rotating medical providers, and full-service salon
- Technology center
- Billiards
- Dog park with indoor dog-wash station
- Library, chapel, meditation center, garden areas, & putting green.

Independent / Assisted Living Unit Features:

- Full kitchen in independent living apartments
- Luxury vinyl tile in kitchens, dining, and living rooms, tile in bathrooms, carpet in bedrooms
- Wood cabinetry
- Stainless steel appliances
- Keyless unit entry
- Breakfast bar
- Balconies/patios
- Roll-in showers



Inpatient Rehabilitation Facility (IRF)

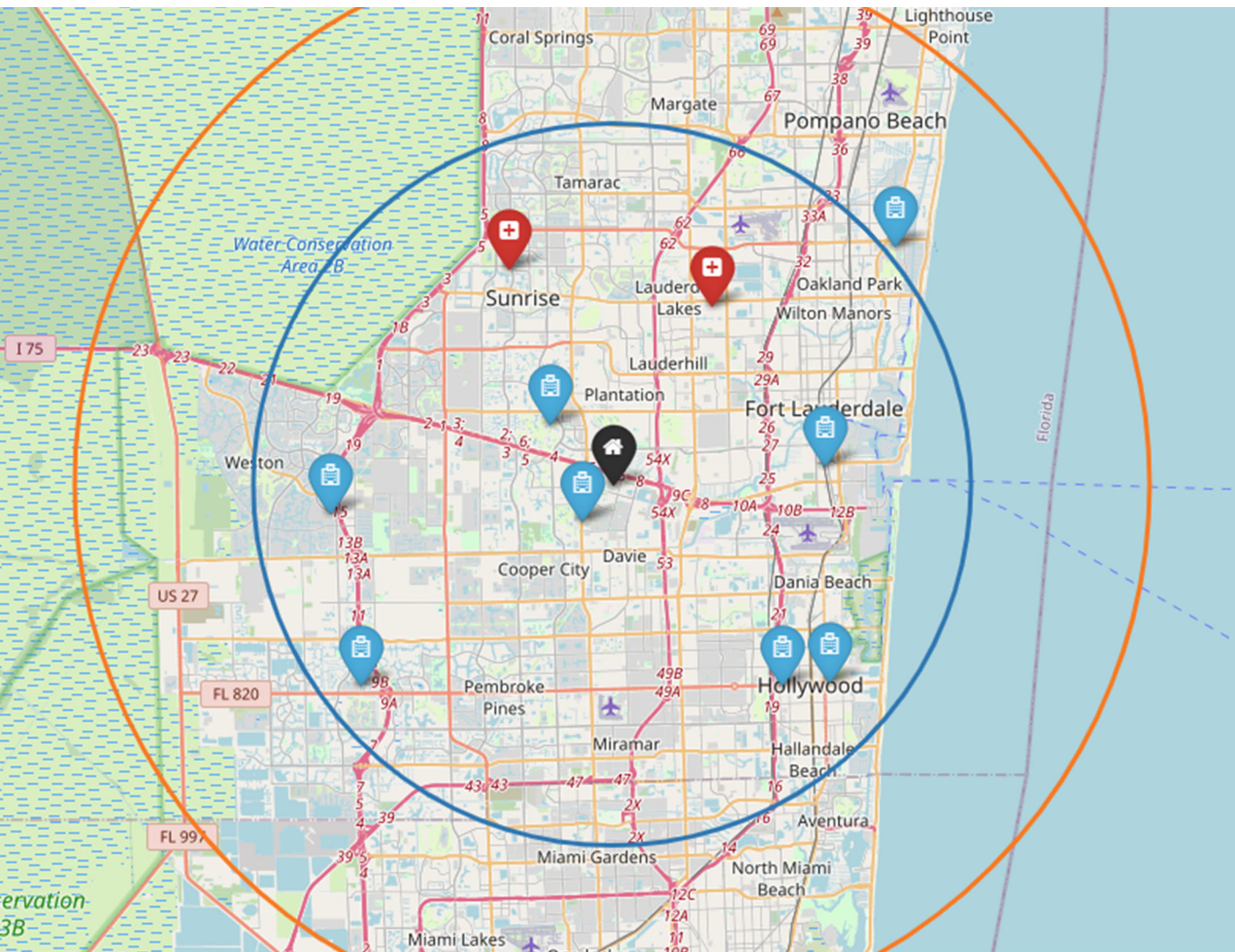
What is Inpatient Rehab?

An inpatient rehabilitation facilities (IRFs) play a critical role in the continuum of care for patients recovering from stroke, orthopedic trauma, neurological disorders, and other complex conditions requiring intensive, interdisciplinary rehabilitation. Patients stay in a hospital or specialized facility, receiving around-the-clock medical monitoring, nursing care, and at least three hours of daily specialized therapy (physical, occupational, or speech) to regain independence. Patients typically stay for two to three weeks.

KEY ASPECTS:

- **Multidisciplinary Team:** Care is coordinated by a team including rehabilitation doctors (physiatrists), nurses, physical therapists, occupational therapists, speech-language pathologists, case managers, and nutritionists.
- **Conditions Treated:** Common reasons for inpatient rehab include strokes, spinal cord injuries, brain injuries, severe orthopedic fractures, joint replacements, and major surgeries.
- **Goal:** The primary aim is to maximize functional independence, allowing patients to regain the ability to walk, eat, and perform daily living activities.





Market Study

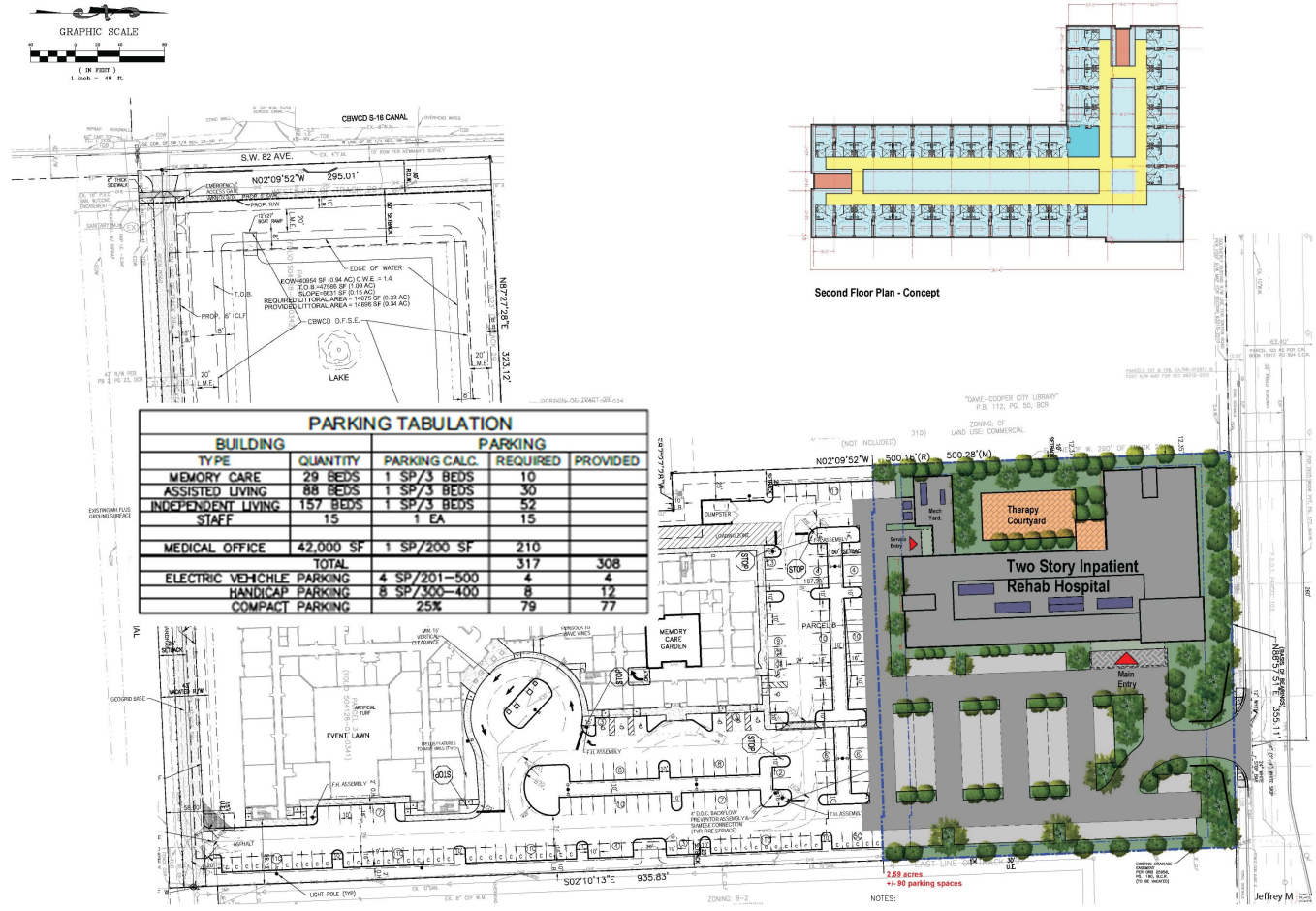
An independent market study to evaluate the **feasibility** and strategic justification for developing a **new 40-bed inpatient rehabilitation facility (IRF)** at 8180 Griffin Rd, Davie, FL, has been completed. The analysis is grounded in a rigorous assessment of existing IRF and acute rehabilitation unit (ARU) bed capacity within a 15-mile radius, compared to the estimated rehab-appropriate discharge population. The **findings indicate a significant gap** between current IRF/ARU capacity and projected demand, driven by demographic trends, evolving clinical guidelines, and recent regulatory changes in Florida. The report concludes **with a recommendation supporting the development of the proposed IRF**, contingent on strategic partnerships and operational excellence.

Site Test Fit

The proposed inpatient rehabilitation facility is a two-story, 55,000-sf building. The current positioning of the facility complies with all setback and parking requirements for the site, and preserves the shared parking and access arrangement with the senior living facility.

The inpatient rehab facility would be an excellent complement to the senior living facility and could provide valuable services to residents of the senior living as well as the surrounding community.

The proposed 40-bed IRF at 8180 Griffin Rd, Davie, FL, seeks to address unmet needs in the region by providing high-quality, accessible rehabilitation services.



Site Test Fit - 40 Bed IRF

Facility Prototype

While the exact design of the proposed IRF is still underway, the photos here show a one example of a two-story facility. Typically, the upper floor is patient rooms and the rehabilitation and other spaces are on the first floor. There are specialized areas of the facility to provide the various interdisciplinary therapies to patients.

THREE TYPES OF THERAPY

- Physical Therapy - Treatment based on mobility, strength, coordination, and balance exercises, as well as assistive devices and patient education and training, that preserves, enhances, or restores physical function.
- Occupational Therapy - Treatment to improve self-care, work, or social functioning based on challenges in physical or mental functioning.
- Speech Therapy - Treatment for speech, language, social communication, cognitive communication, and swallowing disorders.



