

CITY OF POMPANO BEACH
Broward County, Florida

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE CITY OF POMPANO BEACH CODE OF ORDINANCES BY AMENDING SECTION 155.4209, "INSTITUTIONAL HEALTH CARE USES" TO FURTHER DEFINE LISTED USES AND STANDARDS FOR SEPARATION FROM RESIDENTIAL USES, AND FOR OVERNIGHT TREATMENT, AND TO CREATE A NEW USE FOR HOSPITAL-BASED OFF-CAMPUS EMERGENCY DEPARTMENT; BY AMENDING ARTICLE 9, "DEFINITIONS AND INTERPRETATION," PART 5, "TERMS AND USES DEFINED," TO PROVIDE AND CLARIFY DEFINITIONS; AND BY AMENDING APPENDIX A: "CONSOLIDATED USE TABLE," TO REFLECT EXISTING AND NEW HEALTH CARE USES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Florida Statutes, Section 166.041(3)(c)(2), advertisements have been published in a newspaper of general circulation in the City of Pompano Beach and of general interest and readership in the community, notifying the public of two public hearings on this proposed Ordinance; and

WHEREAS, two public hearings have been held pursuant to such published hearings and all persons so desiring had the opportunity to be, and were, in fact, heard; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That Table of Contents in Article 4: Use Standards," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is amended to read as follows:

ARTICLE 4: USE STANDARDS

...

PART 2 Principal Uses and Structures

...

§155.4209. Institutional: Health Care Uses

- A. Medical Office (gross floor area of 5,000 square feet or less)
- B. ~~Specialty Medical Facility~~ Medical or Dental Lab (gross floor area of 5,000 square feet or less)
- C. ~~Urgent Care Facility~~ 24-Hours Specialty Medical Facility
- D. ~~Specialty Hospital~~ Urgent Care Facility
- E. ~~General Hospital~~ Hospital-Based Off-Campus Emergency Department
- F. ~~Medical or Dental Lab~~ Specialty Hospital
- G. General Hospital
- H. Nursing Home Facility

...

SECTION 2. That Section 155.4209. "Institutional Health Care Uses," of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is amended to read as follows:

§155.4209. INSTITUTIONAL: HEALTH CARE USES

- A. Medical Office (gross floor area of 5,000 square feet or less)

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
												P	P	P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
		P		P		P		P					P	P	P	P

2. Definition

A medical office is a small-scale office providing medical or dental treatment. A small-scale office shall mean a maximum gross floor area (gfa) of 5,000 sq ft. This use shall not include any uses specified as a specialty medical facility. An office which is greater than 5,000 sq gfa shall be considered a specialty medical facility.

3. Standards

A medical office shall comply with the following standards:

- a. ~~Separation from Residential Uses.~~ A medical office is not required to be separated from residential uses.
- b. ~~Overnight Treatment.~~ ~~Overnight treatment is prohibited.~~
- c. Hours of Operations.
 - i. Medical offices shall not offer treatment or similar services between the hours of 10:00 p.m. and 7:00 a.m.
 - ii. Medical offices within 500 feet of a Single Family (RS) or Two-Family (RD) Zoning District shall not offer treatment or similar services between the hours of 7:00 p.m. and 7:00 a.m.

B. Medical or Dental Lab (gross floor area of 5,000 square feet or less)

1. Districts Where Permitted

<u>RS-1</u>	<u>RS-2</u>	<u>RS-3</u>	<u>RS-4</u>	<u>RS-L</u>	<u>RD-1</u>	<u>RM-7</u>	<u>RM-12</u>	<u>RM-20</u>	<u>RM-30</u>	<u>RM-45</u>	<u>MH-12</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>
														S	P

<u>M-1</u>	<u>CR</u>	<u>I-1</u>	<u>I-IX</u>	<u>OIP</u>	<u>M-2</u>	<u>TO</u>	<u>PR</u>	<u>CF</u>	<u>PU</u>	<u>T</u>	<u>BP</u>	<u>RPUD</u>	<u>PCD</u>	<u>PD-TO</u>	<u>LAC</u>	<u>PD-1</u>
		P		P				P					P		P	

2. Definition

A medical or dental lab consists of facilities and offices providing diagnostic analysis of medical tests (such as blood tests, urinalysis, CT Scan, X-ray or other medical tests related to diagnostic treatment); collecting or withdrawing human blood, organs, skin, or other human tissue; or producing such items as dentures, caps, bridges and optical prescriptions. A lab that is greater than 5,000 sq gfa shall be considered a specialty medical facility.

C. Specialty Medical Facility

A specialty medical facility is a facility, regardless of size, offering specialized treatment and services.

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
														S	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
		P		P				P					P	P	P	P

2. Definition and Use Standards

Specialty Medical includes any of the following facilities:

a. Medical Office (larger than 5,000 sq ft gfa)

A medical office classified as a Specialty Medical Facility is an office larger than 5,000 square feet providing medical or dental treatment.

The specialty medical office shall be separated from Residential uses (RS and RD Districts) by a minimum of 500 feet.

b. Medical / Dental Lab (larger than 5,000 sq ft gfa)

A medical or dental lab consists of facilities and offices larger than 5,000 square feet gfa providing diagnostic analysis of medical tests (such as blood tests, urinalysis, CT scan, X-ray or other medical tests related to diagnostic treatment); collecting or withdrawing human blood, organs, skin, or other human tissue; or producing such items as dentures, caps, bridges and optical prescriptions.

The specialty medical or dental lab shall be separated from Residential uses (RS and RD Districts) by a minimum of 500 feet.

c. Ambulatory Surgical Facilities

An ambulatory surgery center (ASC) is a State licensed facility not part of a hospital with the primary purpose of providing elective surgical care. Patients who choose to have surgery in an ASC arrive on the day of their procedure and, following their post-operative recovery, are discharged from the facility the same business day, with no overnight stays permitted. ASCs treat only patients who have

already seen a healthcare provider and selected surgery as the appropriate treatment. Physician's offices, hospitals and free-standing emergency rooms are not ASCs and are regulated separately by the Code.

Ambulatory surgical facilities shall not provide surgical services between the hours of 7:00 p.m. and 7:00 a.m. and, if over 5,000 SF, will be separated from residential uses (RS and RD Districts) by a minimum of 500 feet.

d. Dialysis Centers

A medical facility, either hospital-based or independent, that provides outpatient dialysis services, for people with chronic kidney failure, by filtering the blood to remove waste and excess fluids when the kidneys can no longer function properly.

If over 5,000 square feet gross floor area, the facility shall be at least 500 feet from residential uses (RS or RD Zoning Districts).

e. Substance Abuse Treatment Facility

A facility (other than a hospital) whose primary function is the treatment of substance abuse and which is licensed by the State of Florida to provide such service.

These facilities must be separated from residential uses (RS and RD zoning districts) by a minimum of 500 feet and provide no services between the hours of 7:00 p.m. and 7:00 a.m.

f. Outpatient Rehabilitation Facility

A non-residential facility providing diagnostic, therapeutic, and restorative services at a single fixed location for the rehabilitation of injured, disabled, or sick persons, which includes substance abuse rehabilitation, by or under the supervision of a physician.

These facilities must be separated from residential uses (RS and RD Zoning Districts) at a minimum of 500 feet and provide no services between the hours of 7:00 p.m. and 7:00 a.m.

g. Birthing Facility

A birthing center is a facility licensed by the State of Florida where births are planned to occur following a normal, uncomplicated, low-risk pregnancy, away from the mother's usual place of residence and not within a hospital.

These facilities can be open 24-hours a day, as necessary to serve the needs of the patient.

~~A specialty medical facility is a facility, regardless of size, offering specialized treatment and services including, but not limited to, ambulatory surgical facilities, dialysis centers, substance abuse treatment facilities, outpatient rehabilitation facilities, birthing facilities, and urgent care facilities (not including a 24-hour urgent care facility). This use also includes medical or dental offices which are larger than 5,000 sq ft gross floor area (gfa).~~

3. Standards

~~A specialty medical facility shall comply with the following standards:~~

- ~~a. Separation from Residential Uses. The facility shall be at least 500 feet from a Single Family (RS) or Two Family (RD) Zoning District. An ambulatory surgical facility that is smaller than 5,000 sq ft gfa is excluded from this separation requirement.~~
- ~~b. Overnight Treatment. Overnight treatment is prohibited.~~
- ~~c. Hours of Operations. The facility shall not offer treatment or similar services between the hours of 10:00 p.m. and 7:00 a.m.~~
- ~~d. Ambulatory surgical facilities that are smaller than 5,000 sq. ft. gfa shall not provide any overnight treatment or surgical services between the hours of 6:00 p.m. and 7:00 a.m.~~

C.D. Urgent Care Facility 24 hours

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
														S	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
		P		P				P					P		P	P

2. Definition

An urgent care facility 24-hours is a facility which holds itself out to the general public as a walk-in, extended-hour access facility where immediate, but not emergent, care is provided. Patients shall be served solely on an outpatient basis and such services shall not include overnight stays. The same standards apply to urgent care facilities that choose not to be open 24-hours.

3. Standards

An urgent care facility 24-hours shall comply with the following standards:

- ~~Separation from Residential Uses.~~ The facility shall be at least 500 feet from a Single Family (RS) or Two-Family (RD) Zoning District.
- ~~Overnight Treatment.~~ ~~Overnight treatment is prohibited.~~
- ~~Hours of Operations.~~ The facility may be open 24 hours ~~per a~~ day.
- Vehicular access and circulation systems and exterior signage shall be designed to provide safe and separate emergency vehicle access to the facility, with minimal conflicts with other vehicular or pedestrian traffic in the area.

E. Hospital-Based Off-Campus Emergency Department

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
														P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
		P		P				P					P		P	P

2. Definition

A hospital-based off-campus emergency department, as defined in Florida Statutes Chapter 395, is a facility that provides emergency services

and care; is owned and operated by a licensed hospital; and is located on separate premises from the hospital. Patients shall be served solely on an outpatient basis and such services shall not include overnight stays. Internal and external signage is required, consistent with Florida Statutes Chapter 395, that clearly states the facility is not an urgent care facility and is a hospital-affiliated emergency department that charges hospital emergency department rates for services.

3. Standards

A hospital-based off-campus emergency department shall comply with the following standards:

- a. The facility may be open 24 hours per day
- b. The facility shall be located on a site that has an area of at least 1.5 acres.
- c. All emergency vehicle access shall be from a collector or arterial roadway.
- d. Hospital-based off-campus emergency departments within 500 feet of a Single Family (RS) or Two-Family (RD) Zoning District shall be designed as follows to minimize impacts to the residential area:
 - i. Primary entrances for vehicular traffic must be located on a collector or arterial roadway. Secondary means of access should direct traffic away from the residential neighborhood.
 - ii. All street-side yards abutting roadways not designated as an arterial or collector street shall have a landscape buffer with the following minimum requirements:
 - (A) At least 20 feet wide
 - (B) An opaque masonry wall at least 8 feet high
 - (C) One understory tree per 30 linear feet plus a continuous hedge at least 5 feet high on the exterior side of the wall
 - (D) One canopy tree per 30 feet on the interior side of the wall
 - (E) All trees to exceed 25' at maturity

D.F. Specialty Hospital

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
														S	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
		P		P				P					P		P	

2. Definition

A specialty hospital is a hospital which offers a restricted range of services appropriate to the diagnosis, care, and treatment of patients with specific categories of medical or psychiatric illnesses or disorders which include: Specialty medical hospitals; specialty rehabilitation hospitals; specialty psychiatric hospitals, which may include beds licensed to offer intensive residential treatment programs; specialty substance abuse hospitals, which may include beds licensed to offer intensive residential treatment programs; and an addictions receiving facility.

3. Standards

A specialty hospital shall comply with the following standards:

- a. ~~Separation from Residential Uses.~~ The hospital shall be at least 500 feet from a Residential Zoning District.
- b. ~~Overnight Treatment.~~ ~~Overnight treatment is permitted.~~
- c. ~~Hours of Operations.~~ The hospital may be open 24 hours per day.
- e.c. The specialty hospital shall be located on a site that has an area of at least three acres and fronts on or has direct access to and from an arterial or collector street.
- e.d. Vehicular access and circulation systems and exterior signage shall be designed to provide safe and separate emergency vehicle access to the specialty hospital, with minimal conflicts with other vehicular or pedestrian traffic in the area.
- f.e. A perimeter security plan is required and shall address at a minimum vehicular and pedestrian access to site, parking areas, and lighting.
- g.f. Outdoor recreation and/or passive space shall be provided for both patients and visitors.

EG. General Hospital

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
														S	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
		P		P				P					P	P	P	

2. Definition

A general hospital is a state-licensed institution that provides primary health services and medical or surgical care to humans, primarily inpatients, who are sick or injured, and including as an integral part of the institution, related facilities such as clinical laboratories, outpatient facilities, training facilities, central services facilities, and staff offices. Hospitals offer facilities and beds for use beyond 24 hours by persons needing medical treatment or service.

3. Standards

A general hospital shall comply with the following standards:

- a. ~~Separation from Residential Uses.~~ The hospital shall be at least 500 feet from a Residential Zoning District.
- b. ~~Overnight Treatment. Overnight treatment is permitted.~~
- e. ~~Hours of Operations.~~ The hospital may be open 24 hours per day.
- d.c. The hospital shall be located on a site that has an area of at least five acres and fronts on or has direct access to and from an arterial or collector street.
- e.d. Vehicular access and circulation systems and exterior signage shall be designed to provide safe and separate emergency vehicle access to the hospital, with minimal conflicts with other vehicular or pedestrian traffic in the area.
- f.e. A Perimeter Security Plan is required and shall address at a minimum vehicular and pedestrian access to site, parking areas, and lighting.
- g.f. Outdoor recreation and/or passive space shall be provided for both patients and visitors.

~~F. Medical or Dental Lab~~

~~1. Districts Where Permitted~~

RS-1	RS-2	RS-3	RS-4	RS-5	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
														S	P

M-1	CR-1	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
		P		P				P					P		P	

~~2. Definition~~

~~A medical or dental lab consists of facilities and offices providing diagnostic analysis of medical tests (such as blood test urinalysis, CT Scan, X ray or other medical tests related to diagnostic treatment); collecting or withdrawing human blood, organs, skin, or other human tissue; or producing such items as dentures, caps, bridges and optical prescriptions.~~

~~GH. Nursing Home Facility~~

~~1. Districts Where Permitted~~

...

SECTION 3. That “Article 9, Definitions and Interpretation,” Part 5 “Terms and Uses Defined,” of Chapter 155, "Zoning Code," of the Code of Ordinances of the City of Pompano Beach is amended to read as follows:

ARTICLE 9: DEFINITIONS AND INTERPRETATION

...

PART 5 TERMS AND USES DEFINED

The following words, terms, and phrases, when used in this Code, shall have the meaning ascribed to them in this section.

...

Home Based Business

A business, profession, occupation, or trade that is conducted within a residential dwelling unit for the economic gain or support of a resident of the dwelling, is incidental and

secondary to the residential use of the lot and does not adversely and/or perceptively affect the character of the lot or surrounding area. Examples of home based businesses include, but are not limited to, the following: offices of physicians, dentists, lawyers, architects, engineers, contractors, consultants, stock brokers, marketers, bookkeepers, real estate brokers, and insurance agents; electronic and offsite retail; studios of artists, and musicians; sewing, millinery, and dressmaking services; and personal services such as physical therapy by licensed individuals, hairdressing, pet grooming, and the like. Home based businesses do not include such businesses as: family child care homes and large family child care homes (which are separate accessory uses of homes), automotive repair and the like; any licensed or unlicensed practitioner who performs invasive procedures (acupuncture, tattooing, body piercing, and the like); restaurants, bars, social clubs and the like; animal kennels or hospitals and the like; motor vehicles sales including internet-based motor vehicle sales; or any other business that is clearly inappropriate or out of character for a residential area such that its location constitutes an adverse impact on neighboring residential properties. A home based business does not include a sexually oriented business. A community residence as defined in this Code is not a home based business.

Hospital-Based Off-Campus Emergency Department

A hospital-based off-campus emergency department, as defined in Chapter 395, Florida Statutes is a facility that provides emergency services and care; is owned and operated by a licensed hospital; and is located on separate premises from the hospital. Internal and external signage is required, consistent with Chapter 395, Florida Statutes that clearly states the facility is not an urgent care facility and is a hospital-affiliated emergency department that charges hospital emergency department rates for services.

...

Medical or Dental Lab

Consists of facilities and offices providing diagnostic analysis of medical tests (such as blood test urinalysis, CT Scan, X-ray or other medical tests related to diagnostic treatment); collecting or withdrawing human blood, organs, skin, or other human tissue; or producing such items as dentures, caps, bridges and optical prescriptions.

Medical Office

A small-scale office providing medical or dental treatment. A small-scale office shall mean a maximum gross floor area (gfa) of 5,000 sq ft. This use shall not include any uses specified as a specialty medical facility. An office which is greater than 5,000 sq gfa shall be considered a specialty medical facility.

...

Specialty Hospital

A hospital which offers a restricted range of services appropriate to the diagnosis, care, and treatment of patients with specific categories of medical or psychiatric illnesses or disorders which include: Specialty medical hospitals; specialty rehabilitation hospitals; specialty psychiatric hospitals, which may include beds licensed to offer intensive residential

treatment programs; specialty substance abuse hospitals, which may include beds licensed to offer intensive residential treatment programs; and an addictions receiving facility.

Specialty Medical Facility

A specialty medical facility is a facility, regardless of size, offering specialized treatment and services including, but not limited to, ambulatory surgical facilities, dialysis centers, substance abuse treatment facilities, outpatient rehabilitation facilities, and birthing facilities, ~~and urgent care facilities (not including a 24-hour urgent care facility)~~. This use also includes medical or dental offices and labs which are larger than 5,000 sq ft gross floor area (gfa).

...

SECTION 4. That Appendix A, “Consolidated Use Table,” of Chapter 155, of the Pompano Beach Code of Ordinances, “Zoning Code,” is amended to read as follows:

APPENDIX A: CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE
 PERMIT S = USE ALLOWED AS A SPECIAL EXCEPTION
 PERMIT

t = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE
 V = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE

A = PERMITTED ACCESSORY USE
 T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT

I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT
 BLANK CELL = PROHIBITED USE

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS					USE-SPECIFIC STANDARDS						
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-1X	O-IP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I					
PRINCIPAL USES																																						

PRINCIPAL USES

...

INSTITUTIONAL USES																																			
...																																			
Health Care Uses	Medical Office (5,000 square feet or less)														P	P	P	P			P		P		P						P	P	P	P	155.4209. A
	Specialty Medical Facility Medical or Dental Lab (5,000 square feet or less)																	S	P		P		P							P		P	P	155.4209. B	
	<u>Specialty Medical Facility</u>																	<u>S</u>	<u>P</u>		<u>P</u>		<u>P</u>						<u>P</u>		<u>P</u>		<u>155.4209. C</u>		

	Urgent Care Facility 24-hours															S	P			P		P		S		P						P		P	P	155.4209. CD
	Hospital-Based Off-Campus Emergency Department															<u>P</u>	<u>P</u>	-	-	<u>P</u>	-	<u>P</u>	-	<u>S</u>	-	<u>P</u>	-	-	-	-	<u>P</u>	-	<u>P</u>	<u>P</u>	<u>155.4209. E</u>	
	Specialty Hospital															S	P			P		P				P					P		P		155.4209. DF	
	General Hospital															S	P			P		P				P					P	P	P		155.4209. EG	
	Medical or Dental Lab	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-	-	P	-	P	-	-	-	P	-	-	-	-	P	-	P	-	155.4209. F	
	Nursing Home Facility									P	P	P	P				P								P		P				P	P	P		155.4209. H <u>G</u>	

SECTION 5. If any provision of this Ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 6. This Ordinance shall become effective upon passage.

PASSED FIRST READING this _____ day of _____, 2025.

PASSED SECOND READING this _____ day of _____, 2025.

REX HARDIN, MAYOR

ATTEST:

KERVIN ALFRED, CITY CLERK

JES/mcm
11/24/25
l:ord/ch/155/2026-56