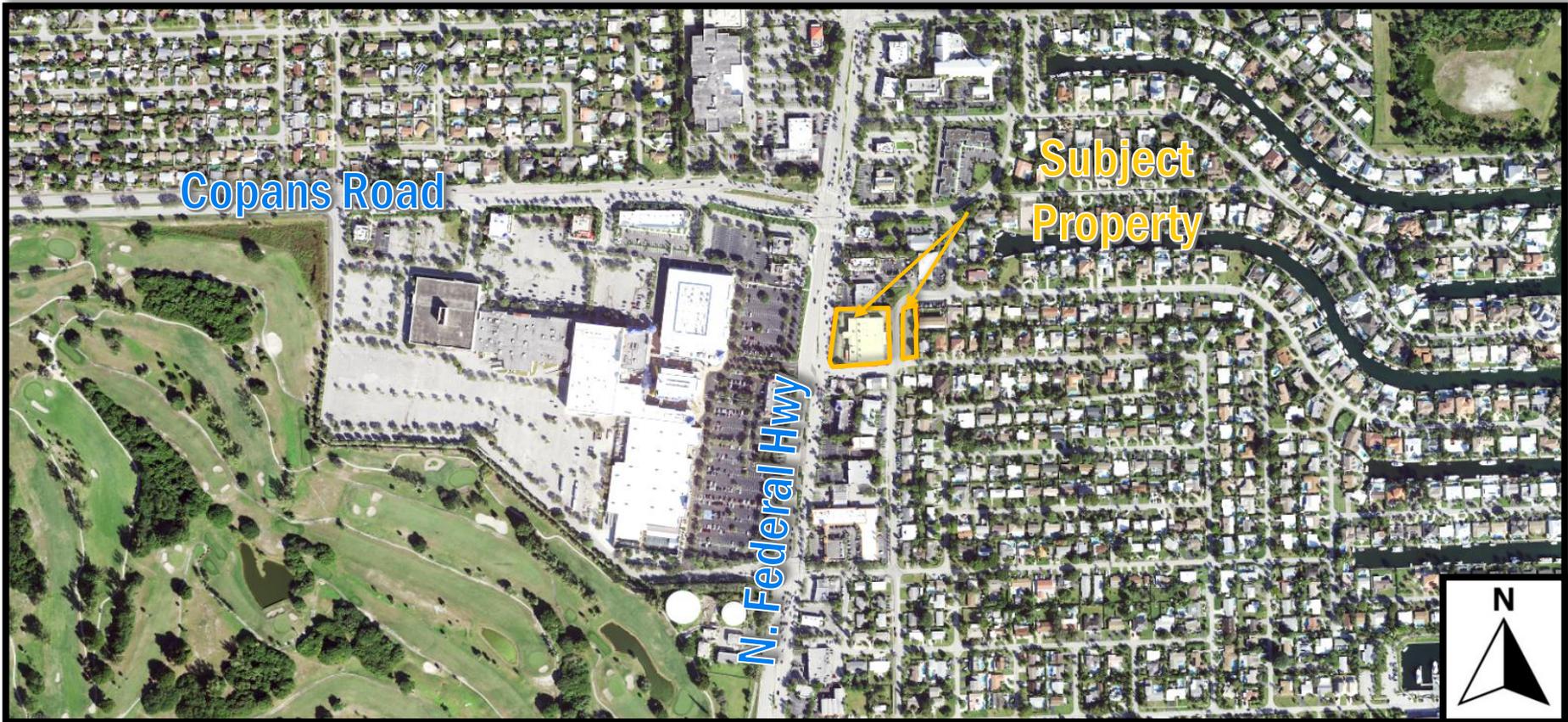


# **Application for Special Exception and Variances**

## **City of Pompano Beach Zoning Board of Appeals**

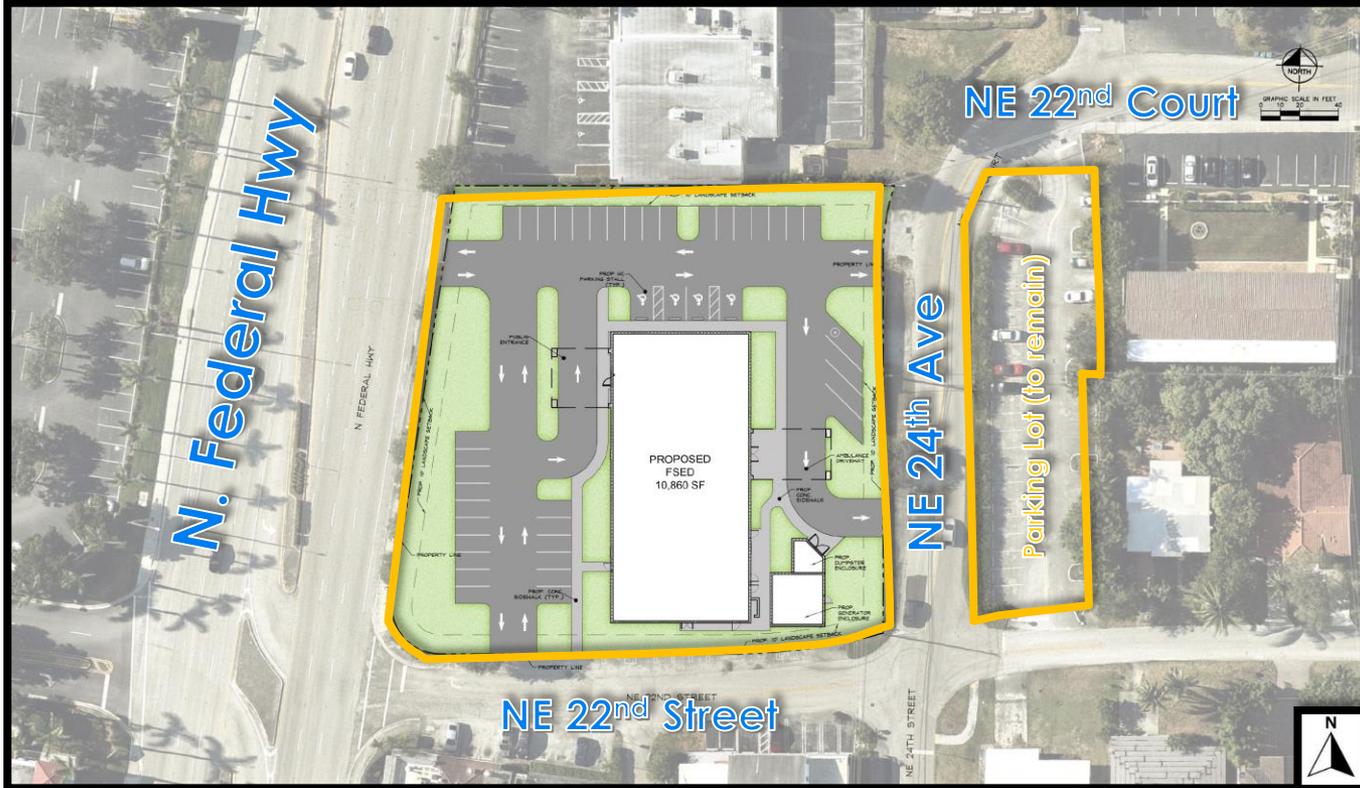
Thursday, October 20, 2022

# Location Map





# Special Exception / Conceptual Site Plan



## Site Zoning: B-3 General Business

- City determined proposed free-standing emergency room (“FSER”) is considered a “Specialty Hospital” under City’s Code
- Specialty Hospital facilities are permitted with special exception approval

- Outpatient Treatment
- No Inpatient Beds
- No Overnight Stays

# Differences Explained:

## FSER - Urgent Care - Specialty Hospital

### Free Standing Emergency Room

- Physicians on staff and present 24 hours, 7 days a week vs a P.A. or nurse practitioner at urgent cares
- Equipped with the imaging and laboratory resources needed to diagnose and deliver care for severe and life-threatening situations
- Hospital owned and operated- patient will be transported if they require inpatient admission and/or higher level of care

### Urgent Care

- Medical care provided for illnesses or injuries which require prompt attention but are typically not of such seriousness as to require the services of an emergency room
- Typically staffed with physician assistants, nurse practitioners and nurses
- Can provide basic labs and imaging to assist with diagnosis and treatment plans

### Specialty Hospital

- Services a specialized population (*i.e. womens, childrens, cardiac, oncology, psychiatric*)
- Can admit patient overnight at the existing location
- Do not treat all types of patients vs a “general hospital” which remains the source of care for more severely ill patients, patients who may need additional services, or patients facing an emergency health event

# ✦ A FSER delivers better access to fast quality care, resulting in shorter wait times for the community

## Average ER Wait Times

Closest Facilities	Broward Health North 	Broward Health Imperial Point 	Holy Cross Hospital 
	201 E Sample Rd Pompano Beach, FL 33064	6401 N Federal Hwy Fort Lauderdale, FL 33308	4725 N Federal Hwy Fort Lauderdale, FL 33308
Emergency department volume	<b>High</b> 40,000 - 59,999 patients annually	<b>Not available</b> 5	<b>High</b> 40,000 - 59,999 patients annually
Average (median) time patients spent in the emergency department before leaving from the visit <small>↓ A lower number of minutes is better</small>	<b>166 minutes</b> Other <u>High</u> volume hospitals: Nation: 187 minutes <del>25.26</del> Florida: 158 minutes <del>25.26</del>	<b>131 minutes</b> Overall average for this measure: Nation: 149 minutes <del>25.26</del> Florida: 155 minutes <del>25.26</del>	<b>139 minutes</b> Other <u>High</u> volume hospitals: Nation: 187 minutes <del>25.26</del> Florida: 158 minutes <del>25.26</del>

**HCA Freestanding Emergency Room Metrics**  
 Arrival to Physician – 5 minutes  
 Average Time for HCA FSER visit – **102 minutes**

- Distance and Drive Time to closest Emergency Rooms:**
- Broward Health North: 2.6 miles, 8-13 minutes
  - Broward Health Imperial Point: 3.9 miles, 12-17 minutes
  - Holy Cross: 5.49 miles, 15-20 minutes
  - Boca Raton Regional Hospital: 9.4 miles, 20-25 minutes

# Traffic Generation / Ambulance Trips

**(1) Question: Will a FSER generate increased traffic in the community?**

- Per the Institute of Transportation Engineers (ITE) Trip Generation Rates:

Land Use	Daily Trip Generation	Land Use	Daily Trip Generation
Current Zoning - 28,400 sf of Retail	1,428 trips	Current Zoning - 28,400 sf of High Turn-Over Restaurant	3,044 trips
Proposed Use - 11,000 sf of FSER	247 trips	Proposed Use - 11,000 sf of FSER	247 trips
<b>Difference</b>	<b>-1,181 (-83%)</b>	<b>Difference</b>	<b>-2,797 (-92%)</b>

**(2) Question: Will a FSER generate a high ambulance traffic in the community?**

- Real Time Ambulance Trips for current HCA Florida FSERs: *(Seven Locations)*
  - Only 3% of the patients arrived to our (7) FSER's by EMS (August 2022)
    - Palm Beach Gardens - averages 0.8 ambulance trips per day
    - Boynton Beach - averages 0.4 ambulance trips per day

**(3) Question: Will a FSER generate a high volume of ambulance and traffic in the community?**

FSER Average Visits by Time of Day	7am-3pm	3pm-11pm	11pm-7am
Ambulance Runs (Average/Day)	(sum) 9/month = <b>0.3/day</b>	6/month = <b>0.2/day</b>	4/month = <b>0.13/day</b>
Walk-In Visits (Average/Day)	(sum) 323/month = <b>10.7/day</b>	256/30 = <b>8.5/day</b>	67/month = <b>2.2/day</b>

# Example of a Free Standing ER

## Building Square Footage:

- Current: 28,400 sf
- Proposed: 11,000 sf



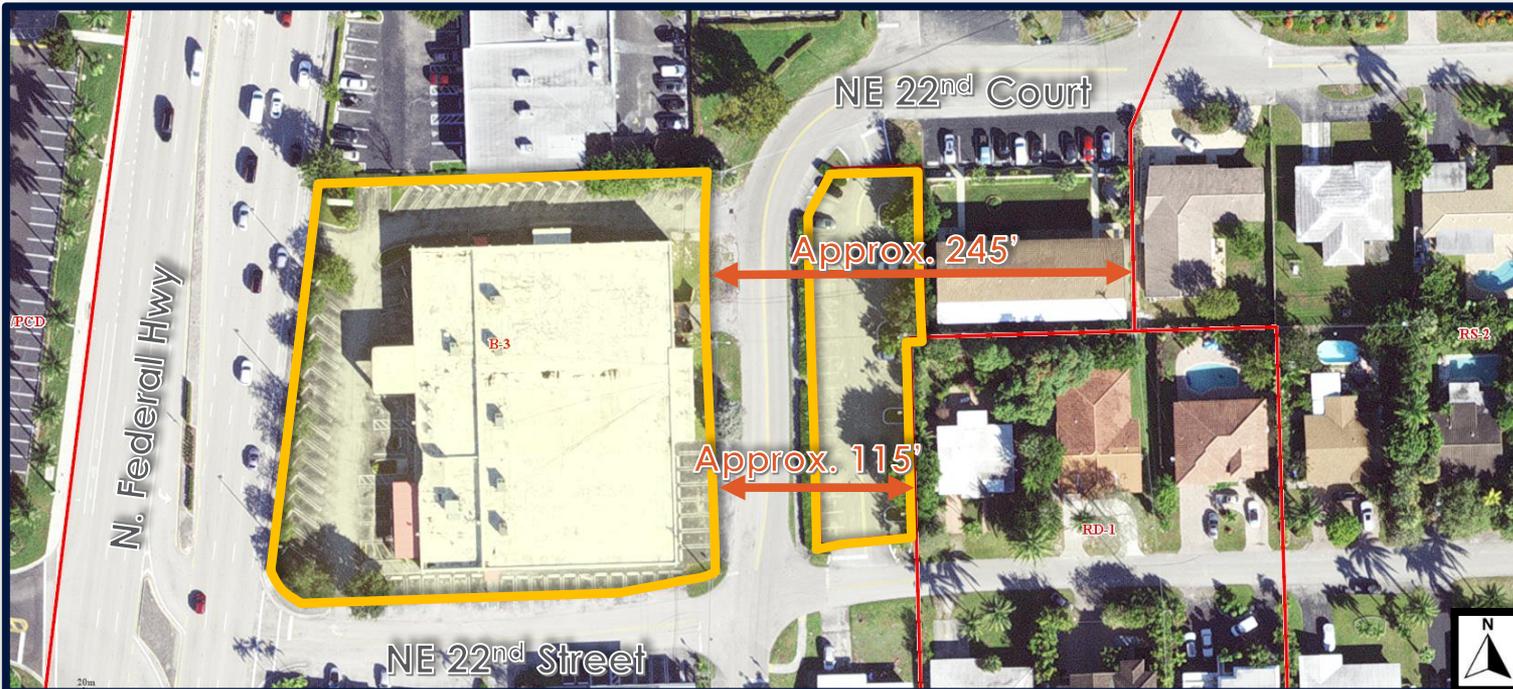
# ✦ Variance – Distance Separation



**Code Section  
155.4209.D.3.a**

Separation from Residential Uses. The facility shall be at least 500 feet from a residential zoning district.

# Variance – Distance Separation From Free-Standing Emergency Room Parcel



**Code Section  
155.4209.D.3.a**

Separation from Residential Uses. The facility shall be at least 500 feet from a residential zoning district.

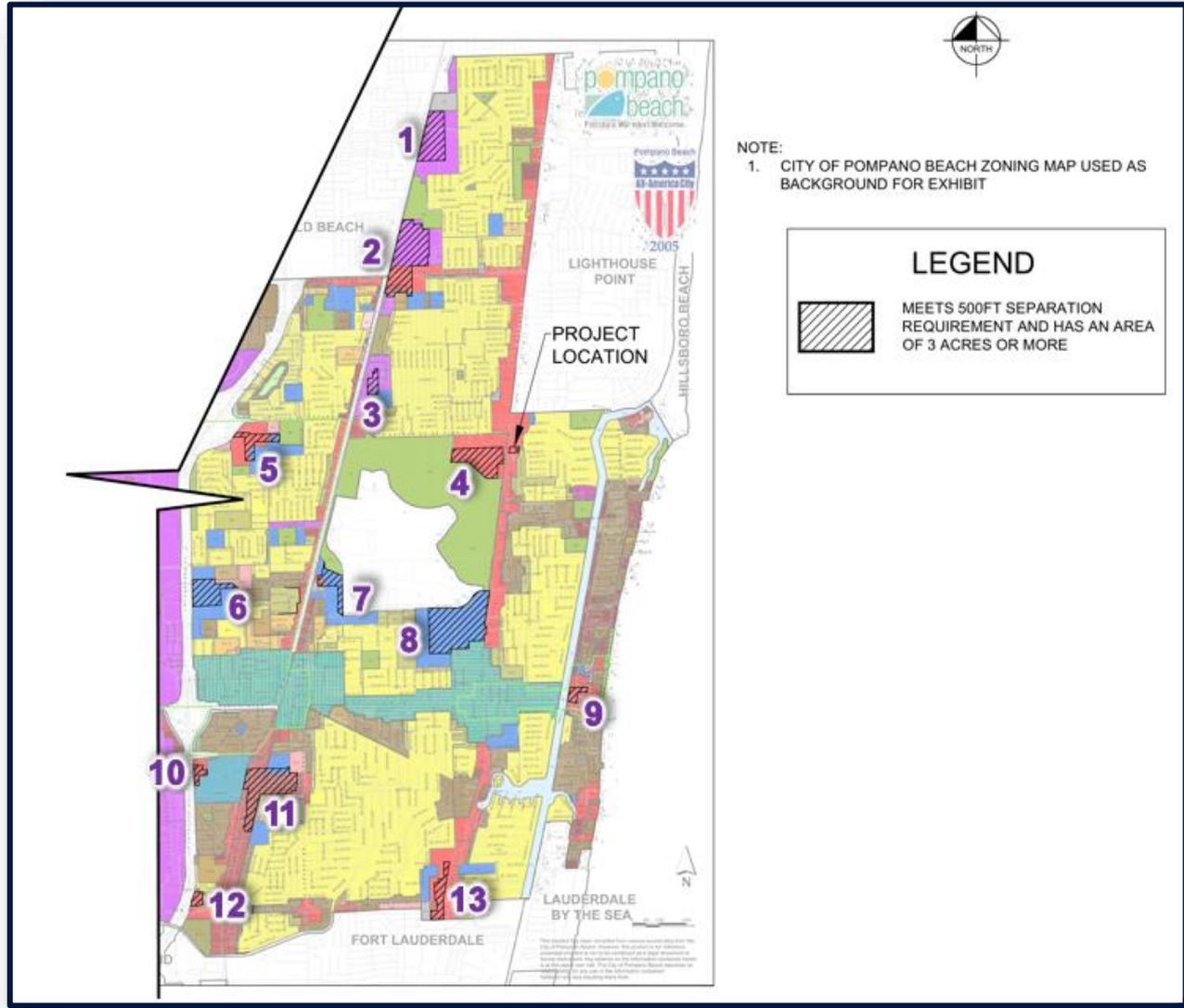
# Variance – Lot Size



**Code Section  
155.4209.D.3.d**

The specialty hospital shall be located on a site that has an area of at least three (3) acres and fronts on or has direct access to and from an arterial or collector street.

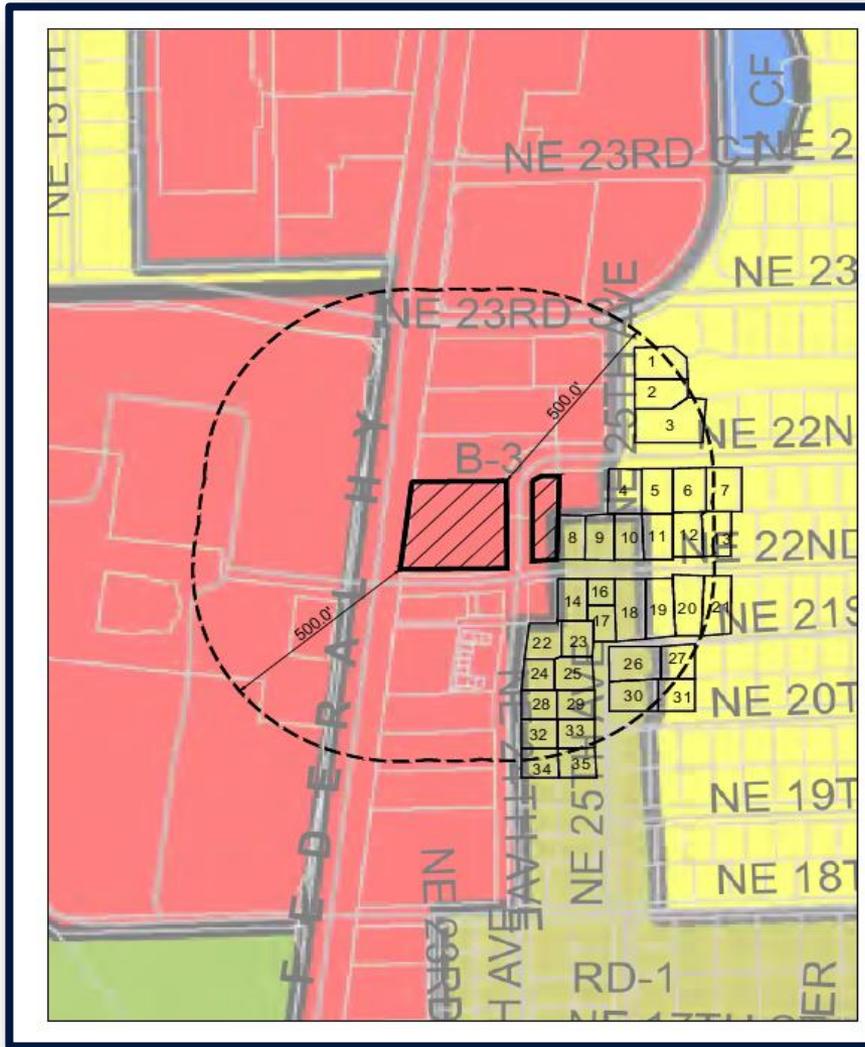
# ✦ Properties That Meet Distance Separation and Lot Size Criteria (13 Total)



# Thank You

# Appendix

# Notice Radius Map Measured From Main Parcel





## LEGEND

PROJECT LOCATION

500FT RADIUS

**LAND USE PATTERNS**

**SUBJECT PROPERTY (ZONING | EXISTING)**

- B-3 | FORMER BOWLING ALLEY

**SURROUNDING PROPERTIES (ZONING DISTRICT / EXISTING USE):**

- NORTH: B-3 | RETAIL (MATTRESS FIRM AND JIMMY JOHN'S)
- SOUTH: B-3 AND RESTAURANT (BIG LOUIE'S PIZZERIA), LAW FIRM, REALTOR
- EAST: B-3 AND RD-1 | 10-UNIT APARTMENT BUILDING AND SINGLE FAMILY DWELLING
- WEST: B-3 / PCD | POMPANO CITI CENTER

**NOTE:**

1. CITY OF POMPANO BEACH ZONING MAP USED AS BACKGROUND FOR EXHIBIT

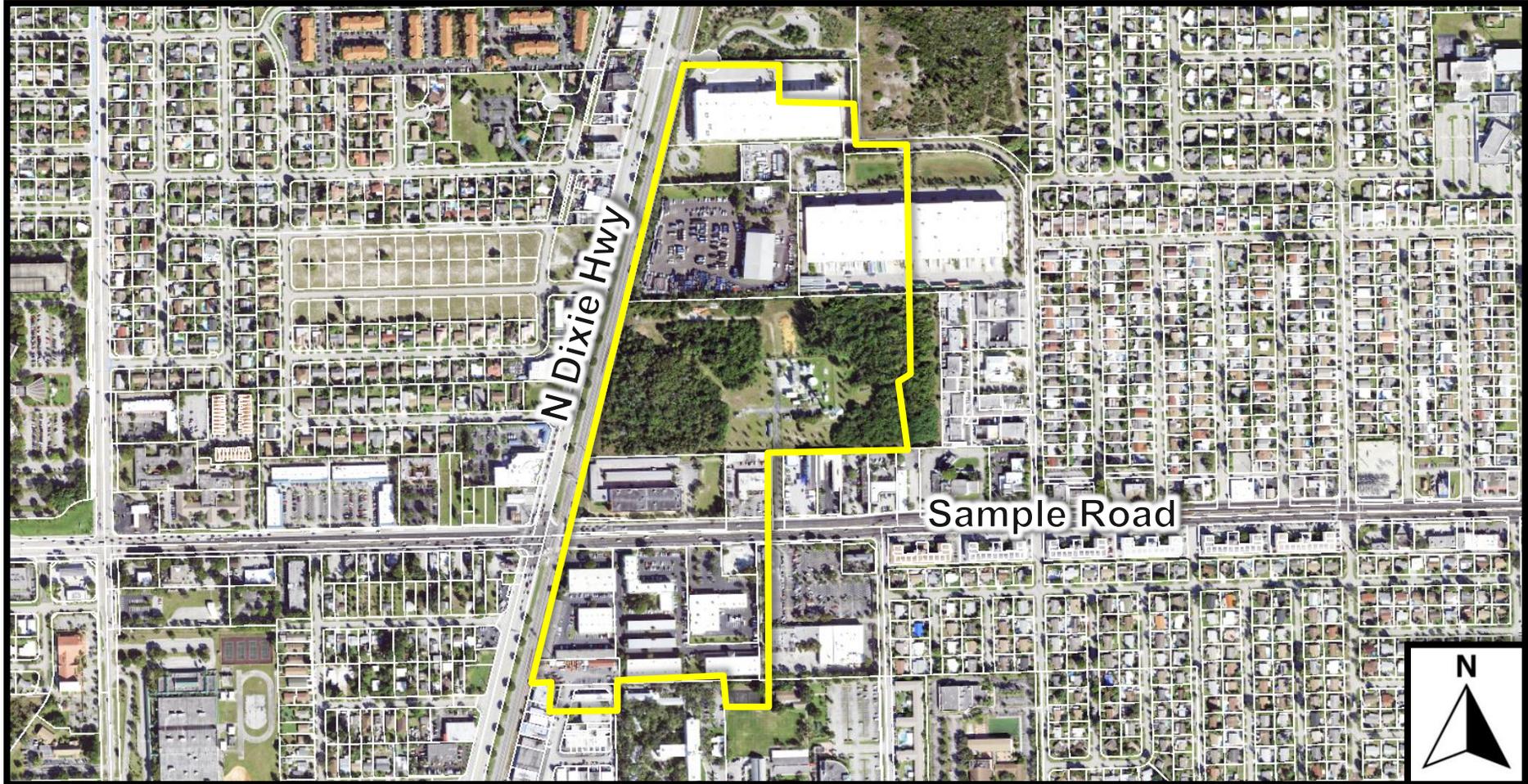


# Property 1 That Meets Distance Separation and Lot Size Criteria



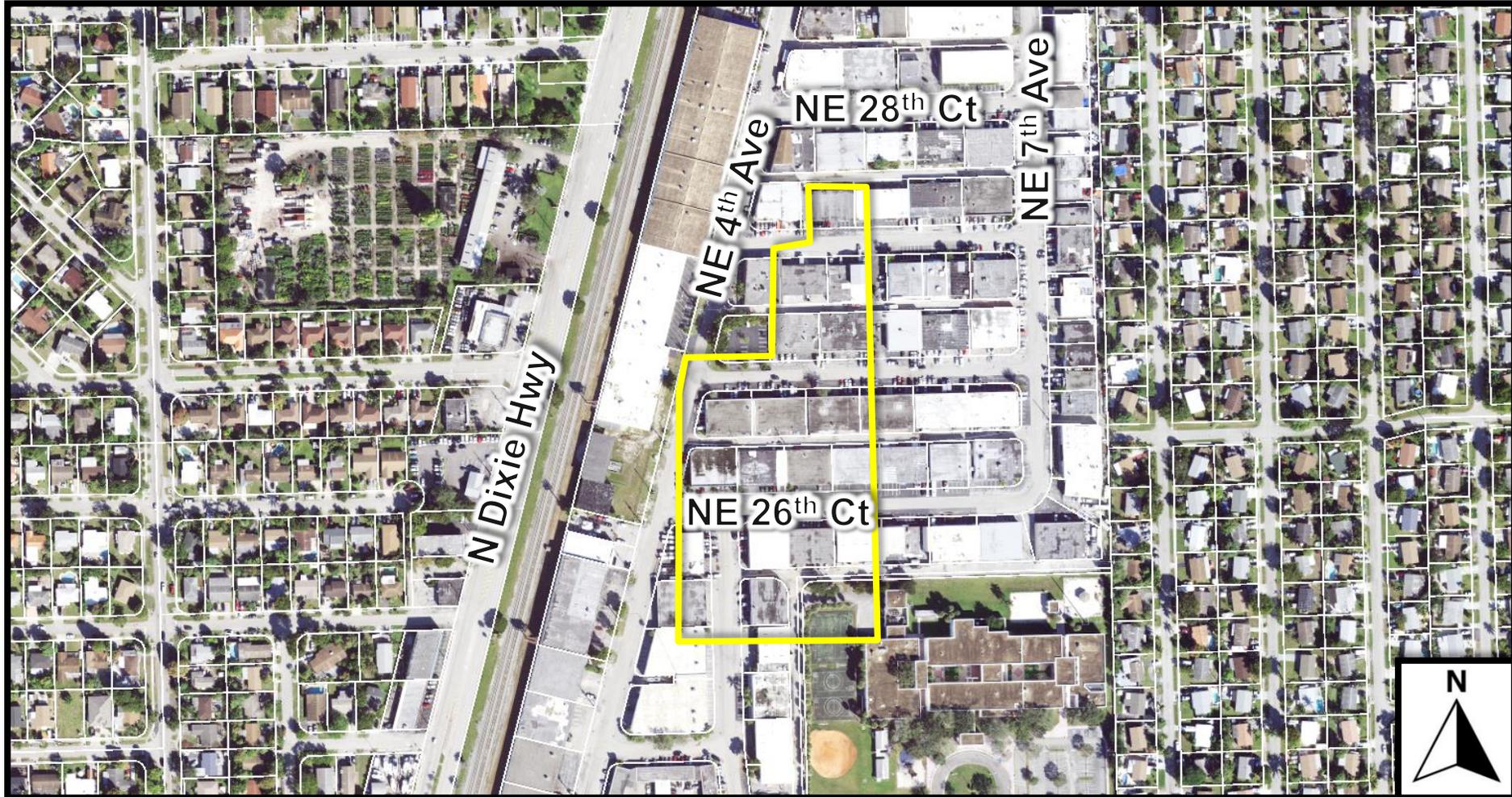


# Property 2 That Meets Distance Separation and Lot Size Criteria



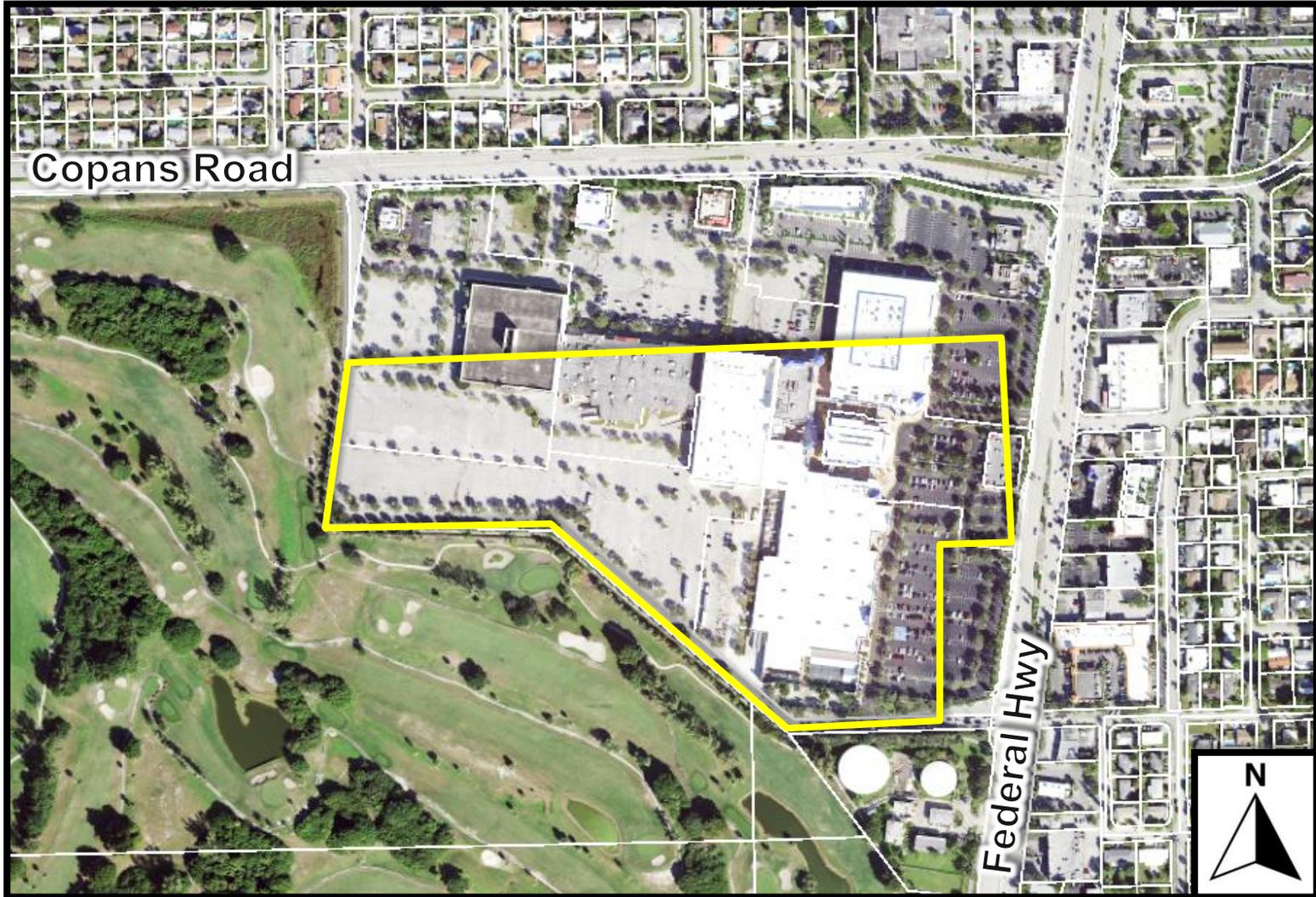


# Property 3 That Meets Distance Separation and Lot Size Criteria





# Property 4 That Meets Distance Separation and Lot Size Criteria





# Property 5 That Meets Distance Separation and Lot Size Criteria





# Property 6 That Meets Distance Separation and Lot Size Criteria



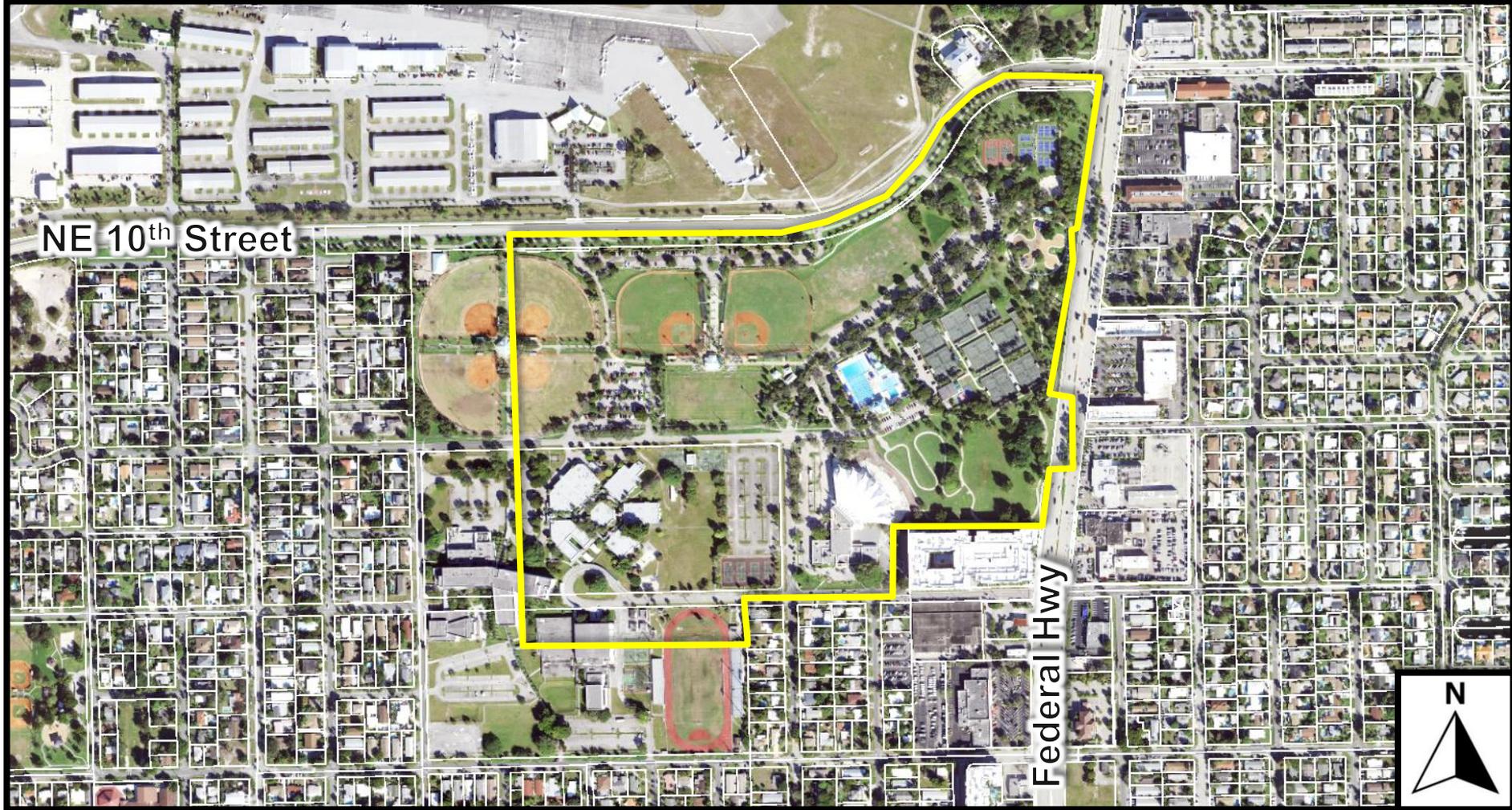


# Property 7 That Meets Distance Separation and Lot Size Criteria



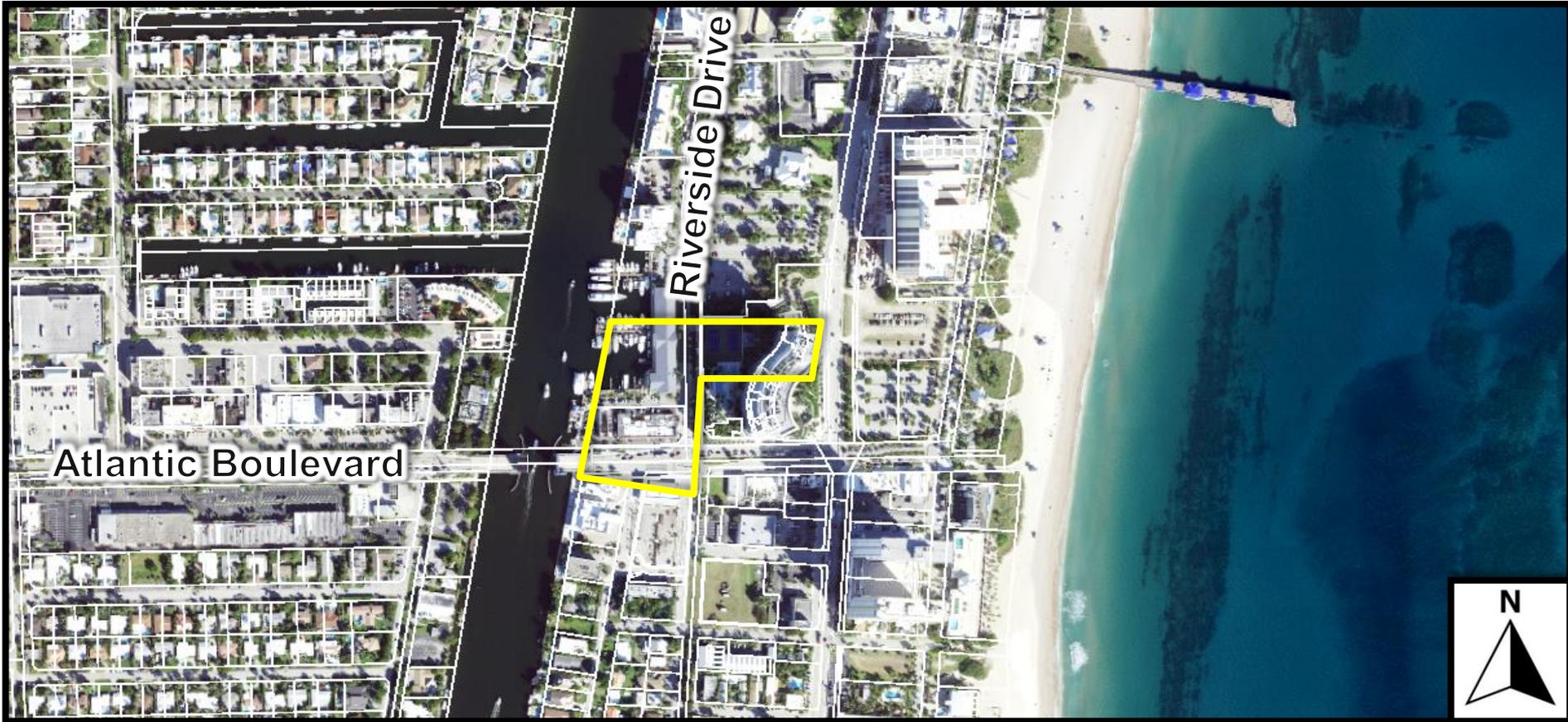


# Property 8 That Meets Distance Separation and Lot Size Criteria



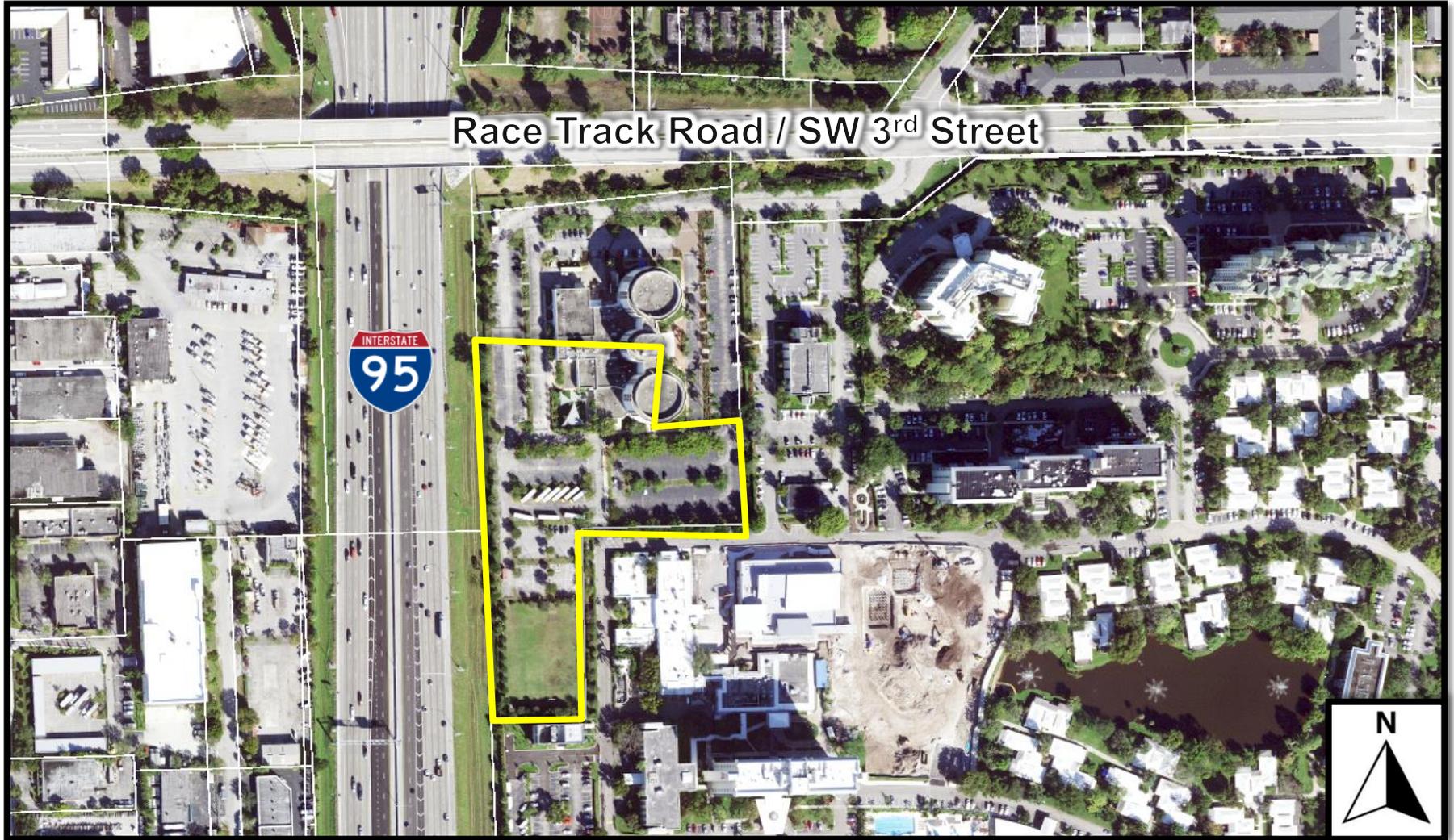


# Property 9 That Meets Distance Separation and Lot Size Criteria



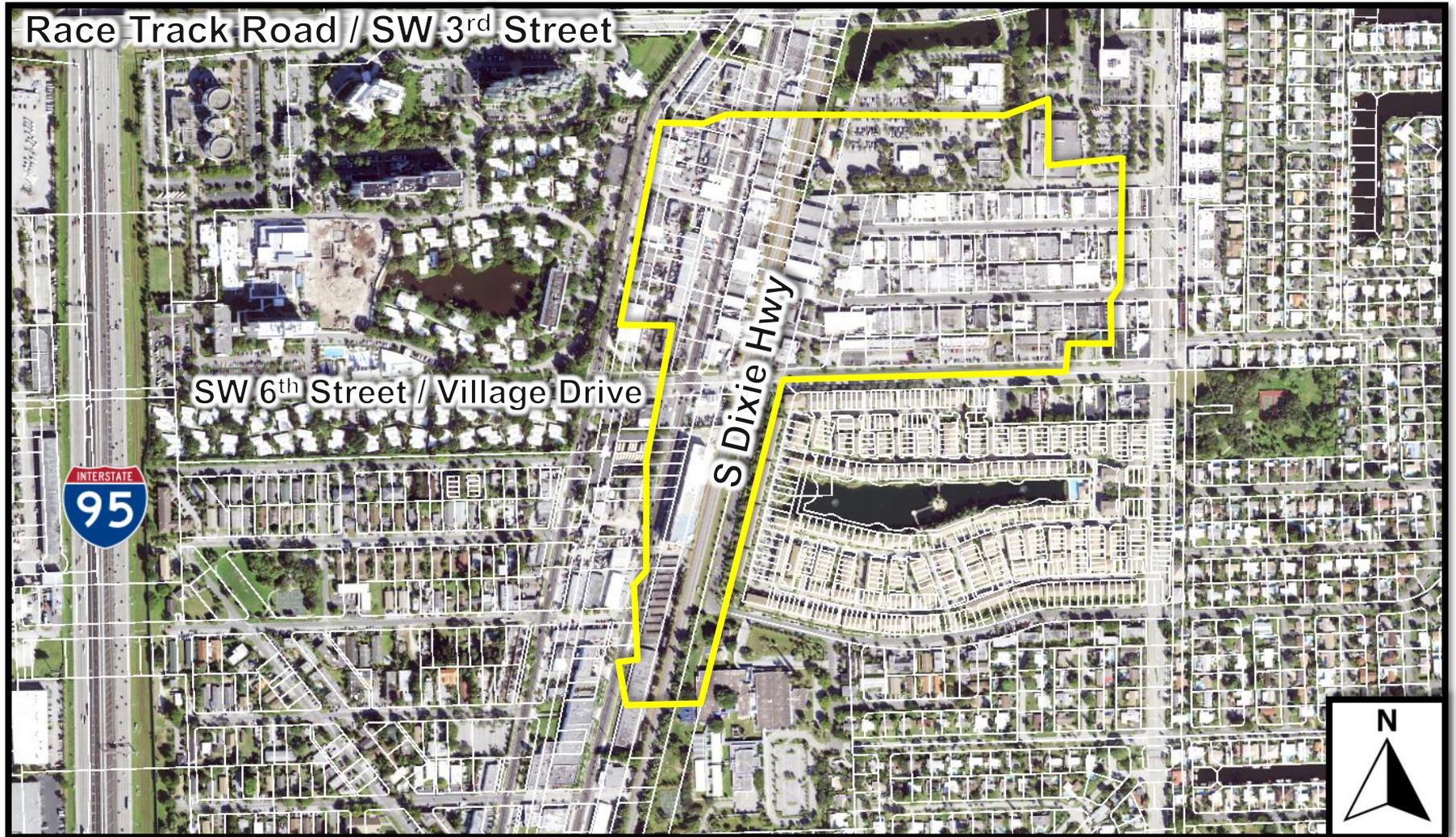


# Property 10 That Meets Distance Separation and Lot Size Criteria



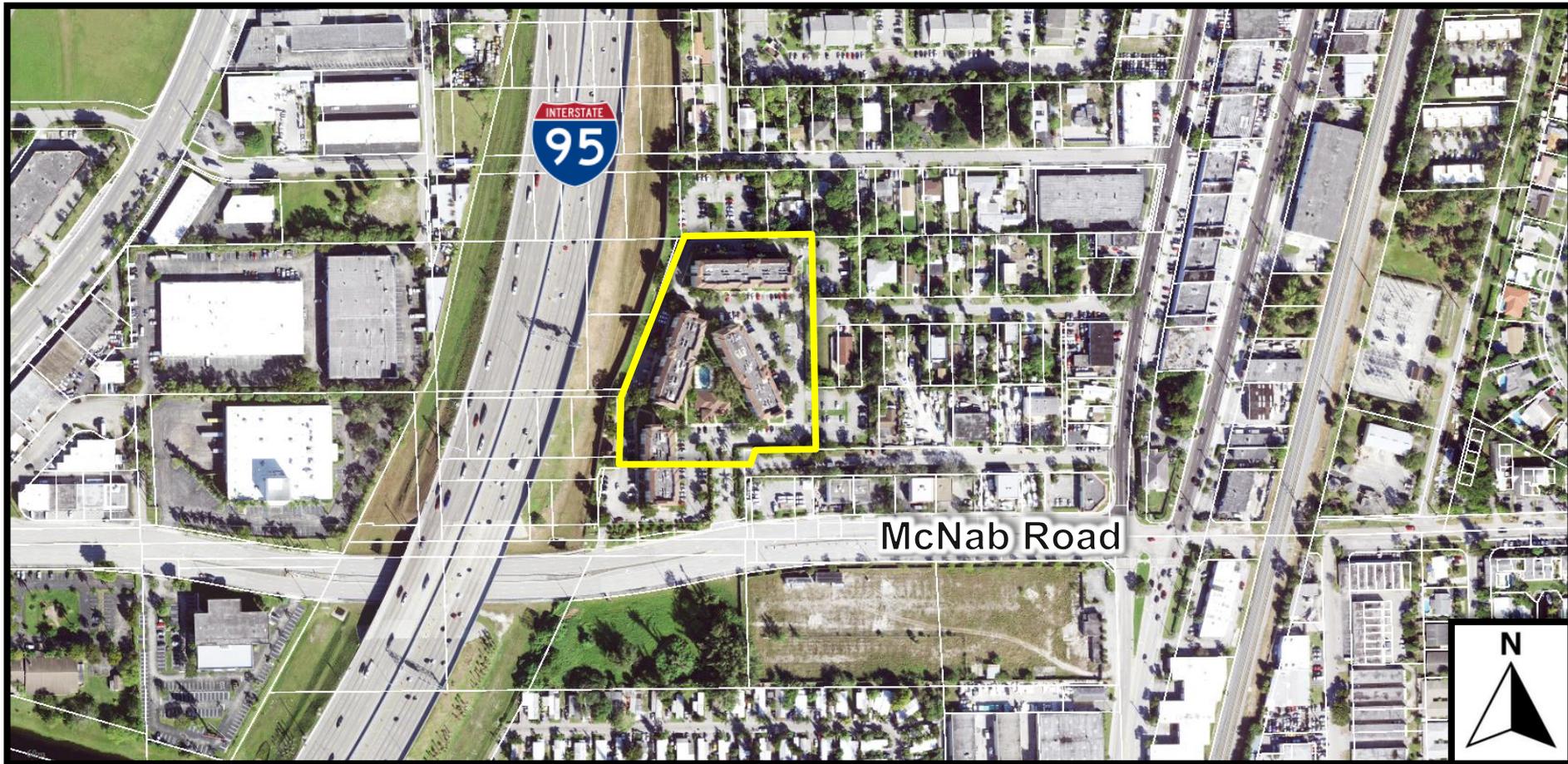


# Property 11 That Meets Distance Separation and Lot Size Criteria





# Property 12 That Meets Distance Separation and Lot Size Criteria





# Property 13 That Meets Distance Separation and Lot Size Criteria

