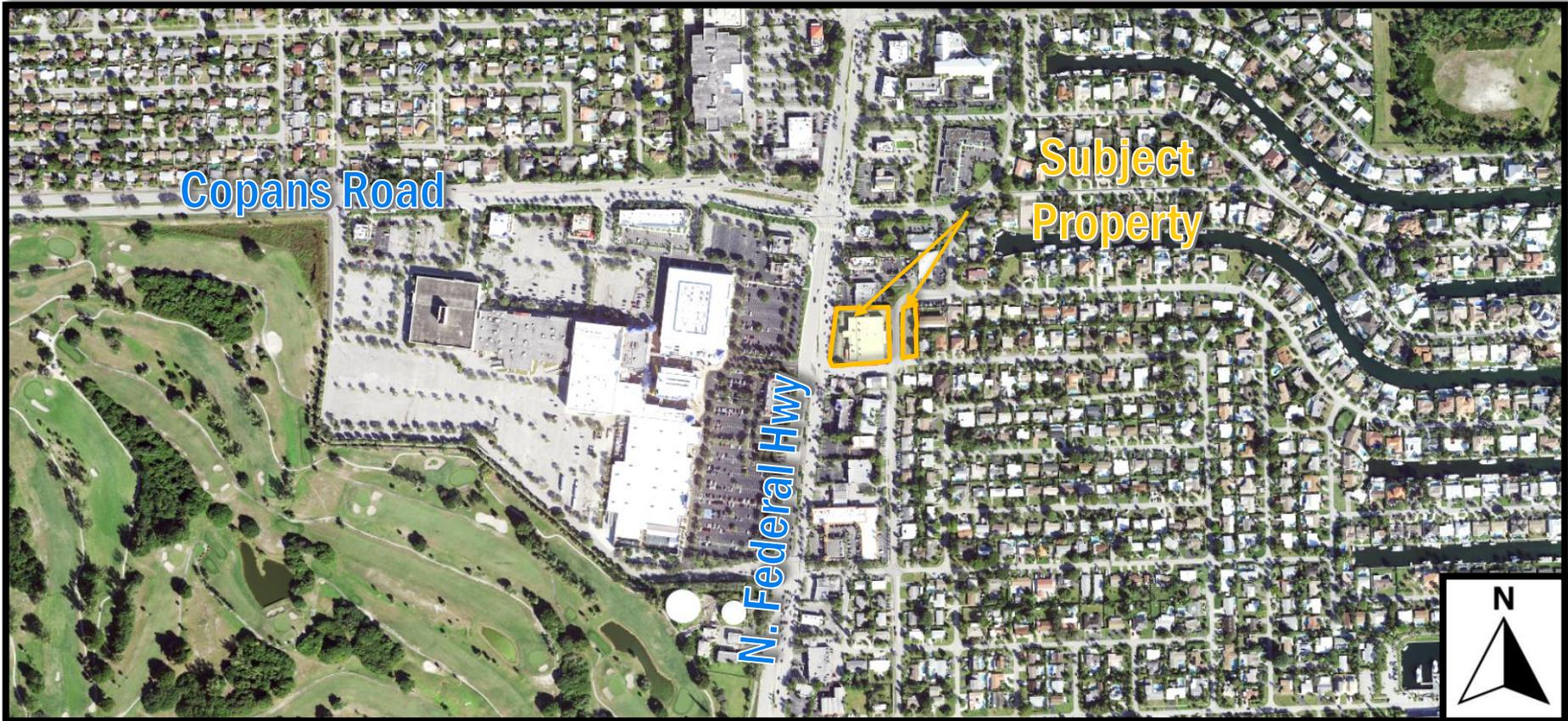


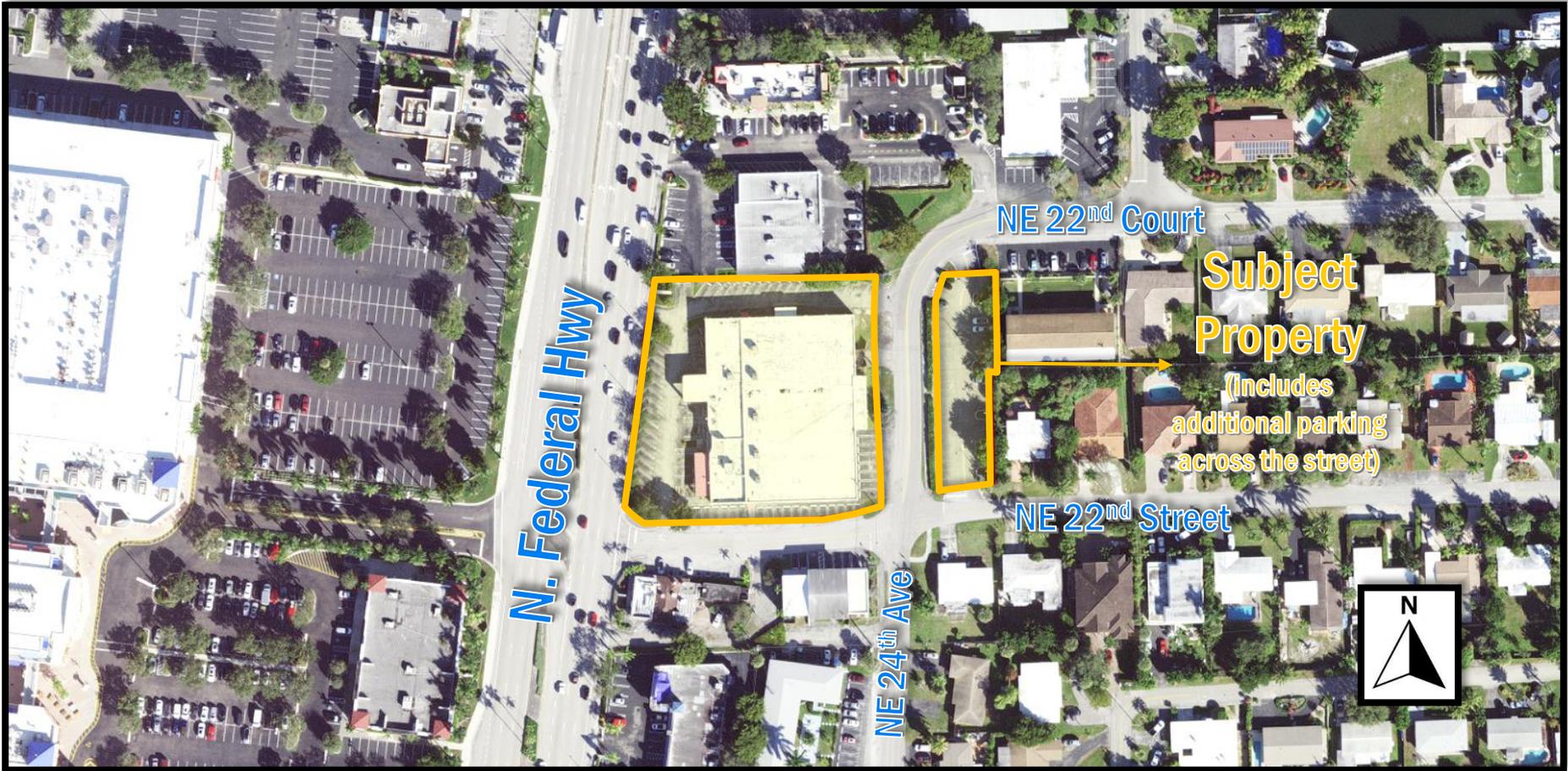
Application for Special Exception and Variances

City of Pompano Beach Zoning Board of Appeals

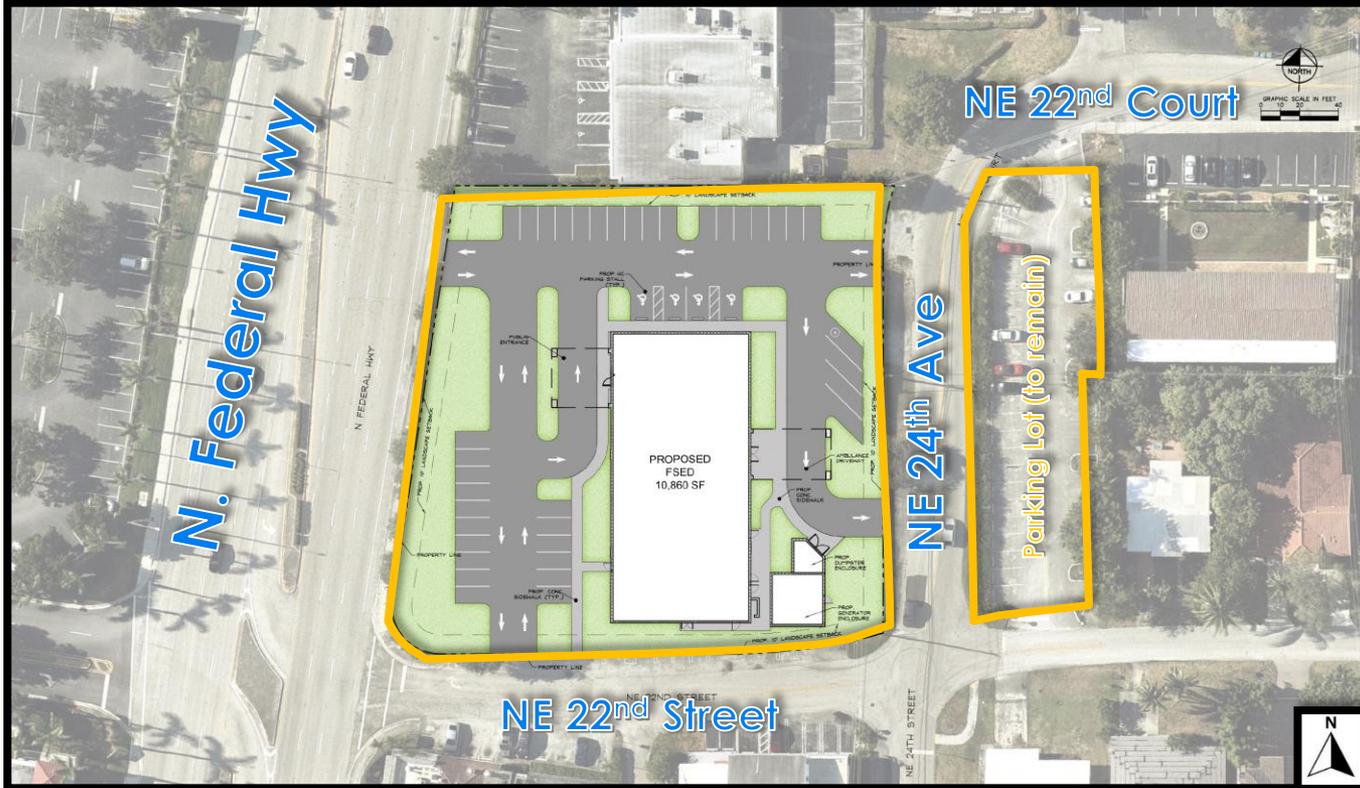
Thursday, October 20, 2022

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	High 40,000 - 59,999 patients annually	Not available 5	High 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>	166 minutes Other <u>High</u> volume hospitals: Nation: 187 minutes 25.26 Florida: 158 minutes 25.26	131 minutes Overall average for this measure: Nation: 149 minutes 25.26 Florida: 155 minutes 25.26	139 minutes Other <u>High</u> volume hospitals: Nation: 187 minutes 25.26 Florida: 158 minutes 25.26

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
Difference	-1,181 (-83%)	Difference	-2,797 (-92%)

(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 = 0.3/day	6/month = 0.2/day	4/month = 0.13/day
Walk-In Visits (Average/Day)	(sum) 323/month = 10.7/day	256/30 = 8.5/day	67/month = 2.2/day

Example of a Free Standing ER

Building Square Footage:

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



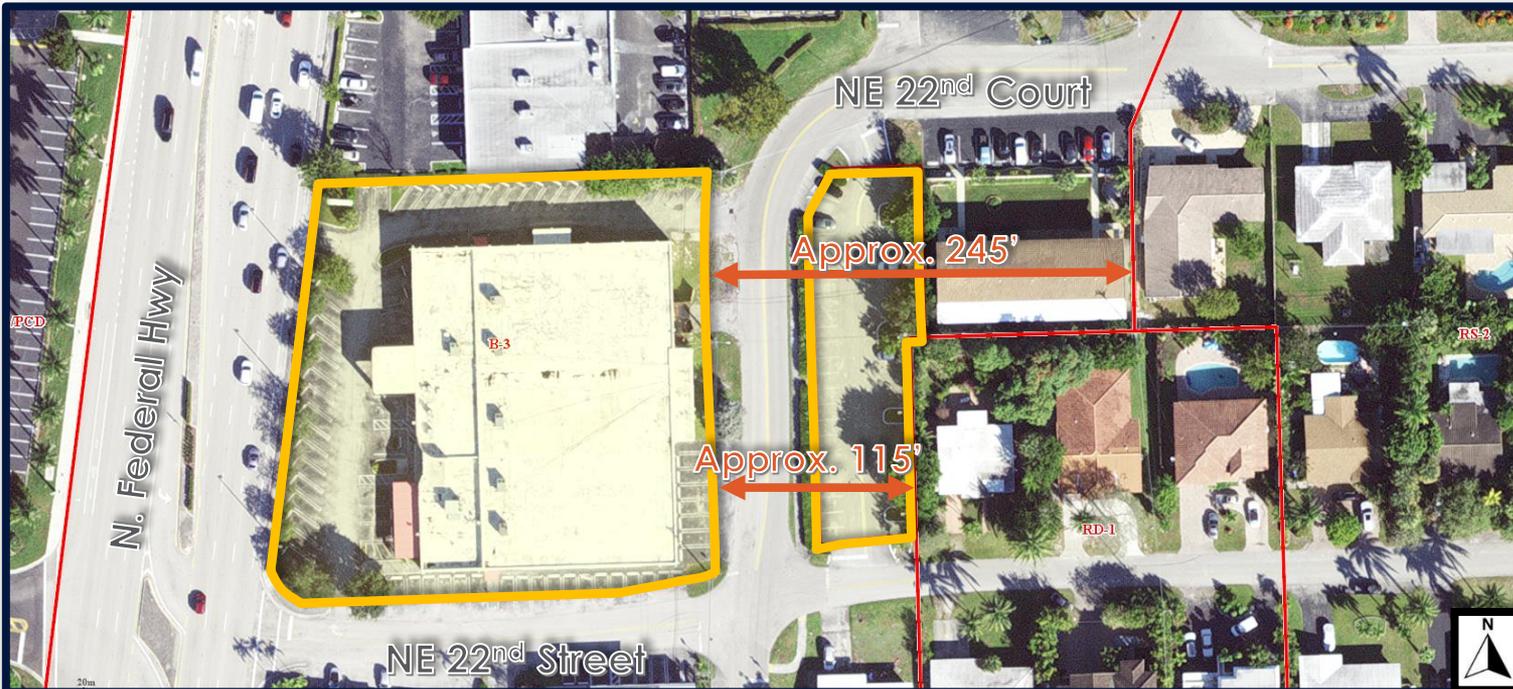
✦ Variance – Distance Separation



**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.

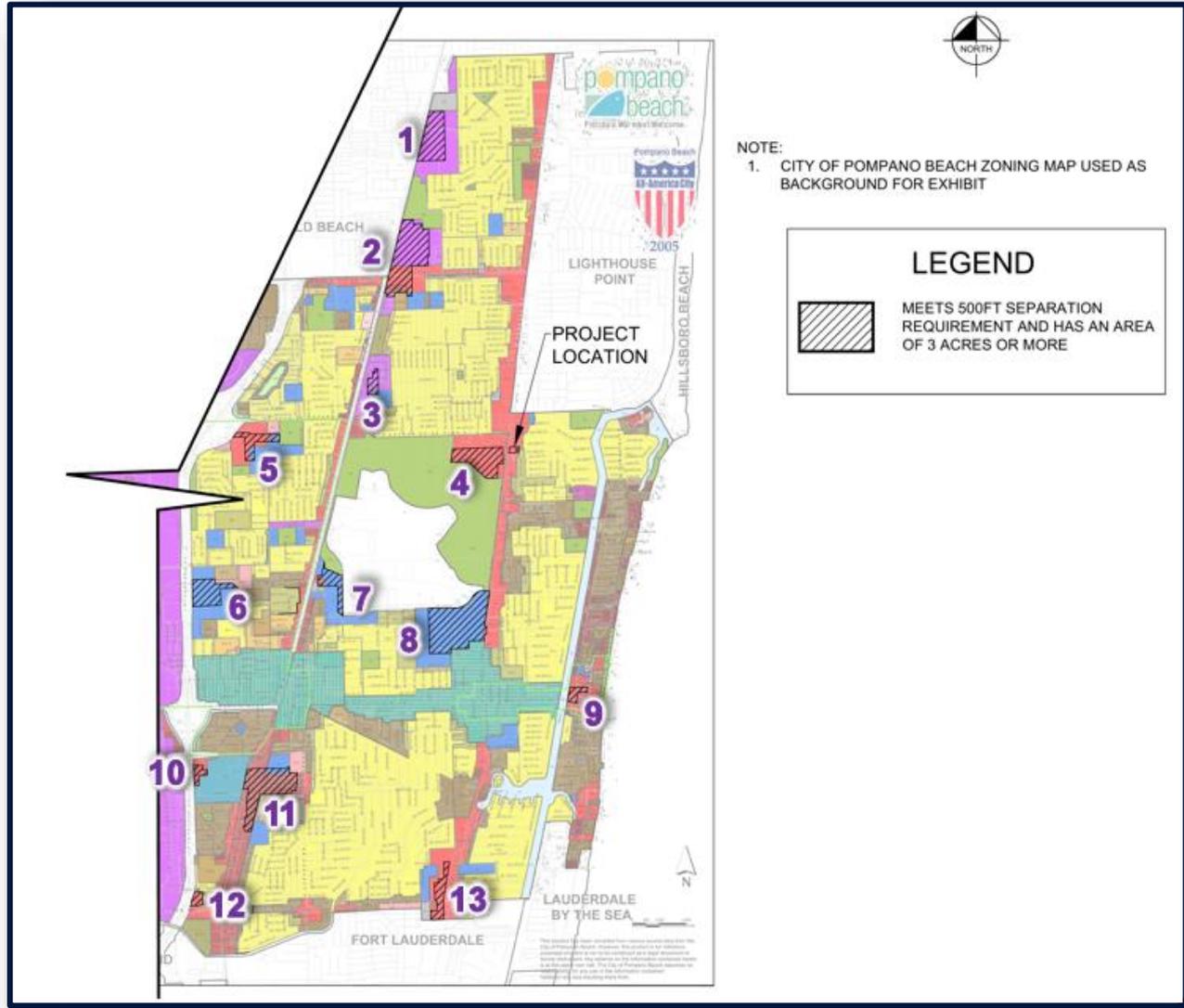
Variance – Lot Size



**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.

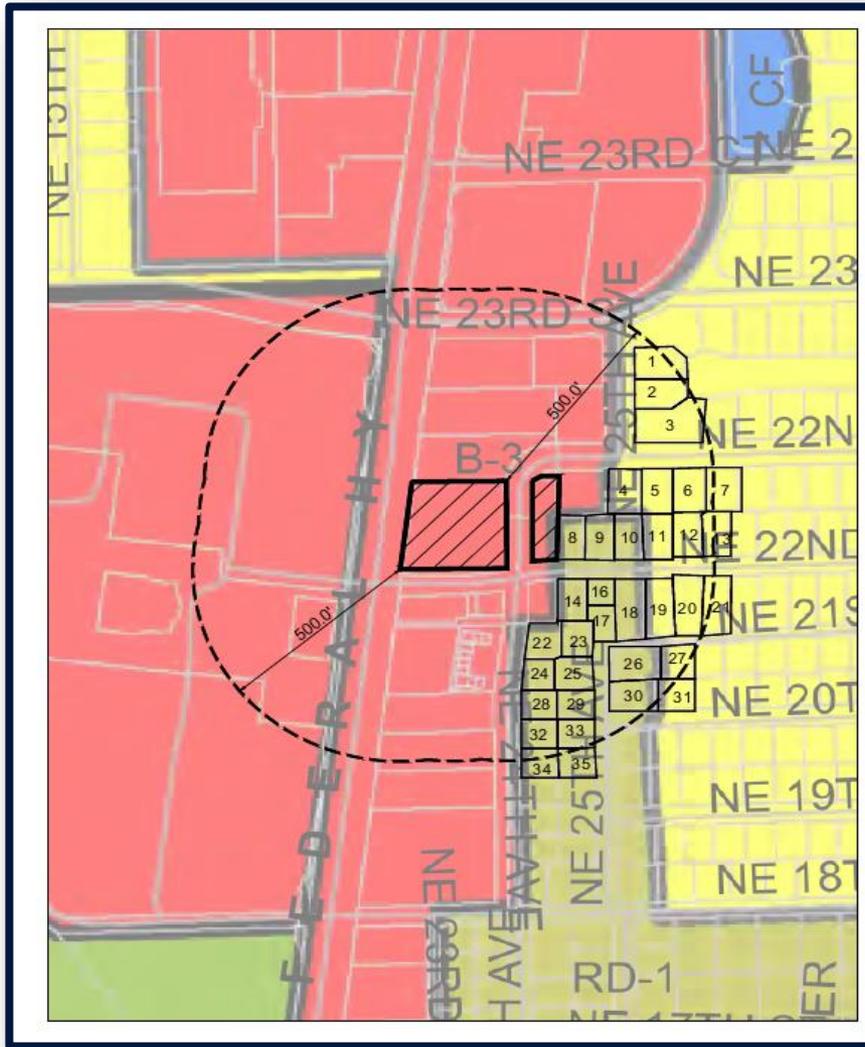
✦ Properties That Meet Distance Separation and Lot Size Criteria (13 Total)



Thank You

Appendix

Notice Radius Map Measured From Main Parcel





NORTH

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

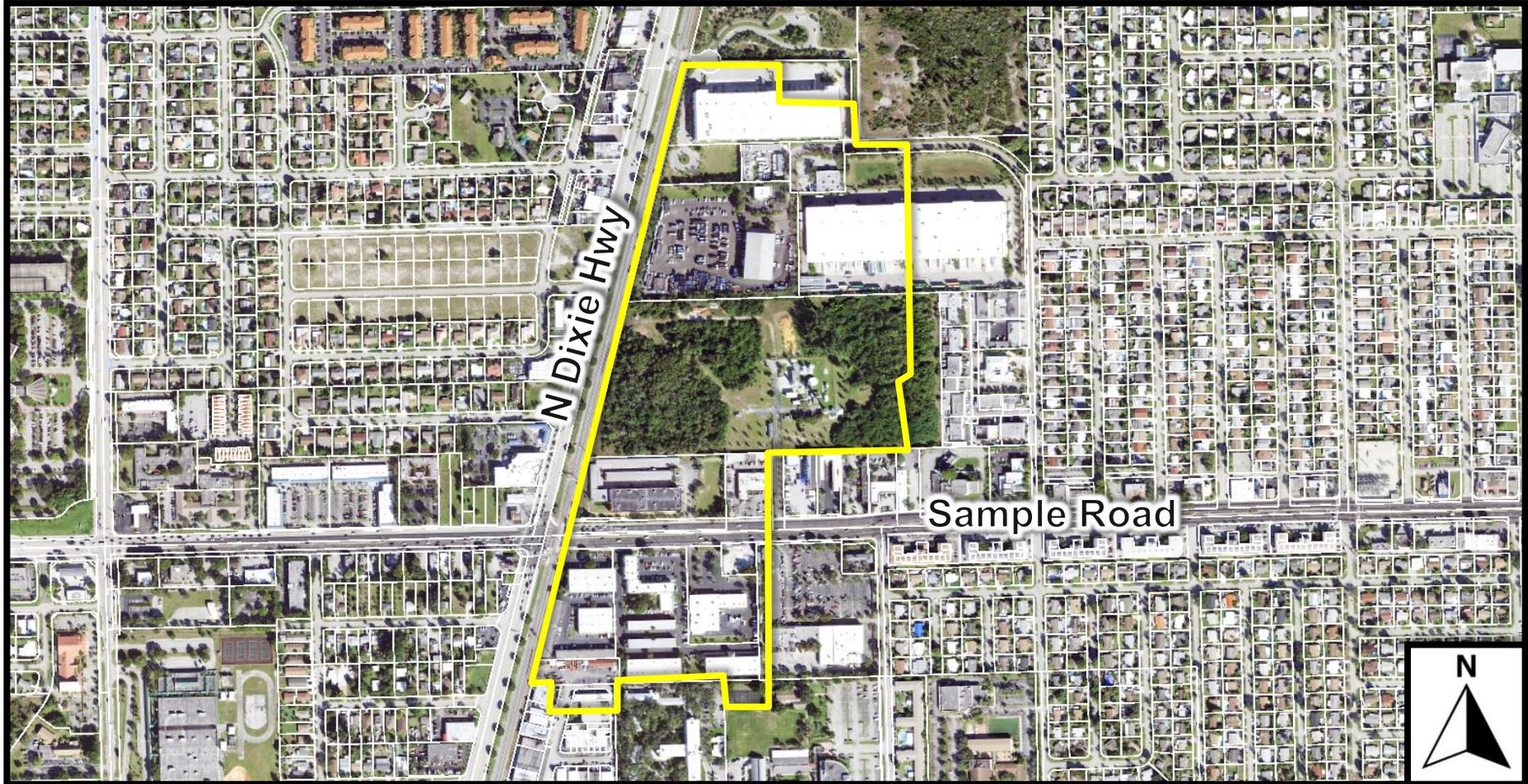


Property 1 That Meets Distance Separation and Lot Size Criteria



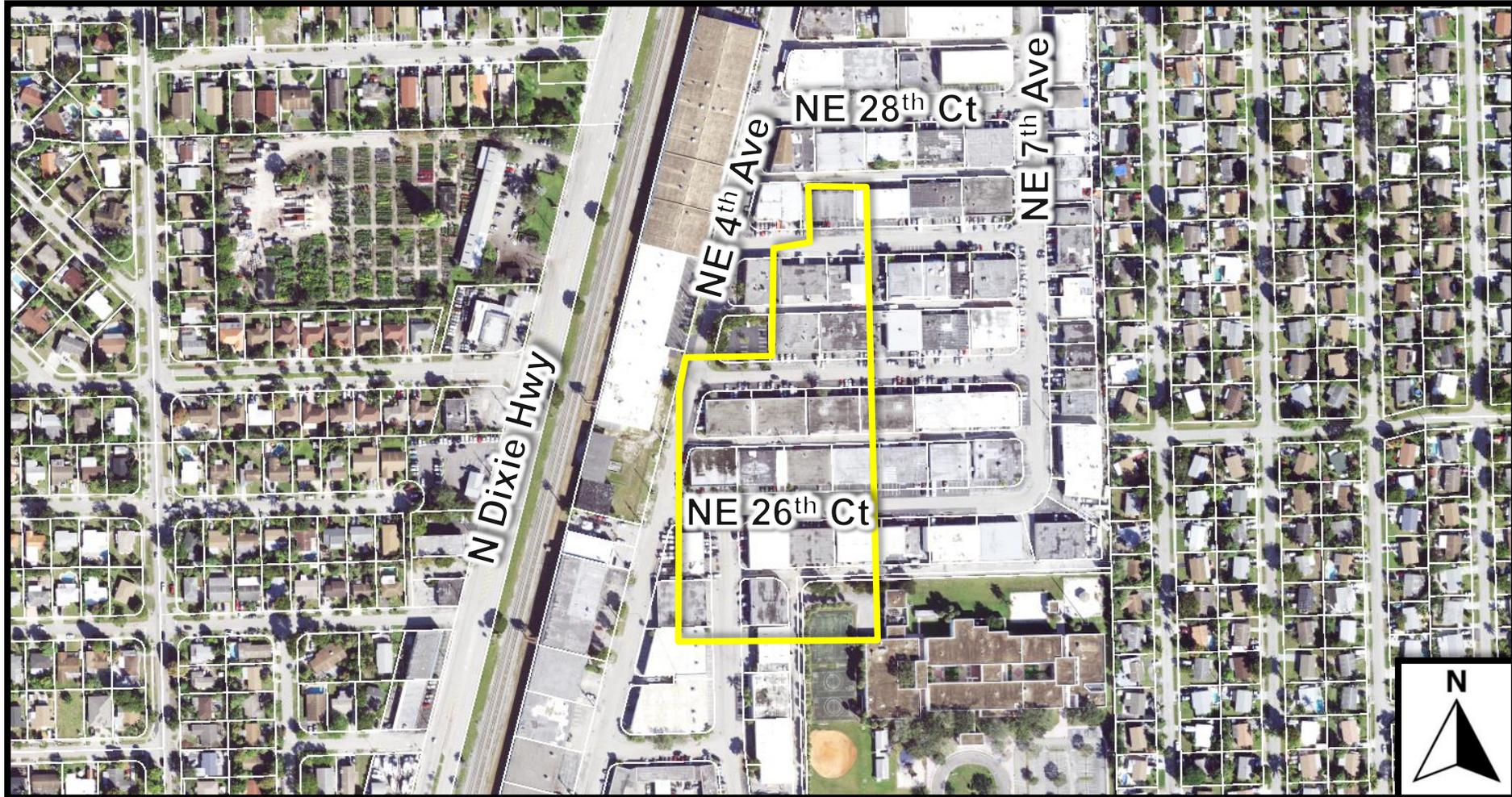


Property 2 That Meets Distance Separation and Lot Size Criteria



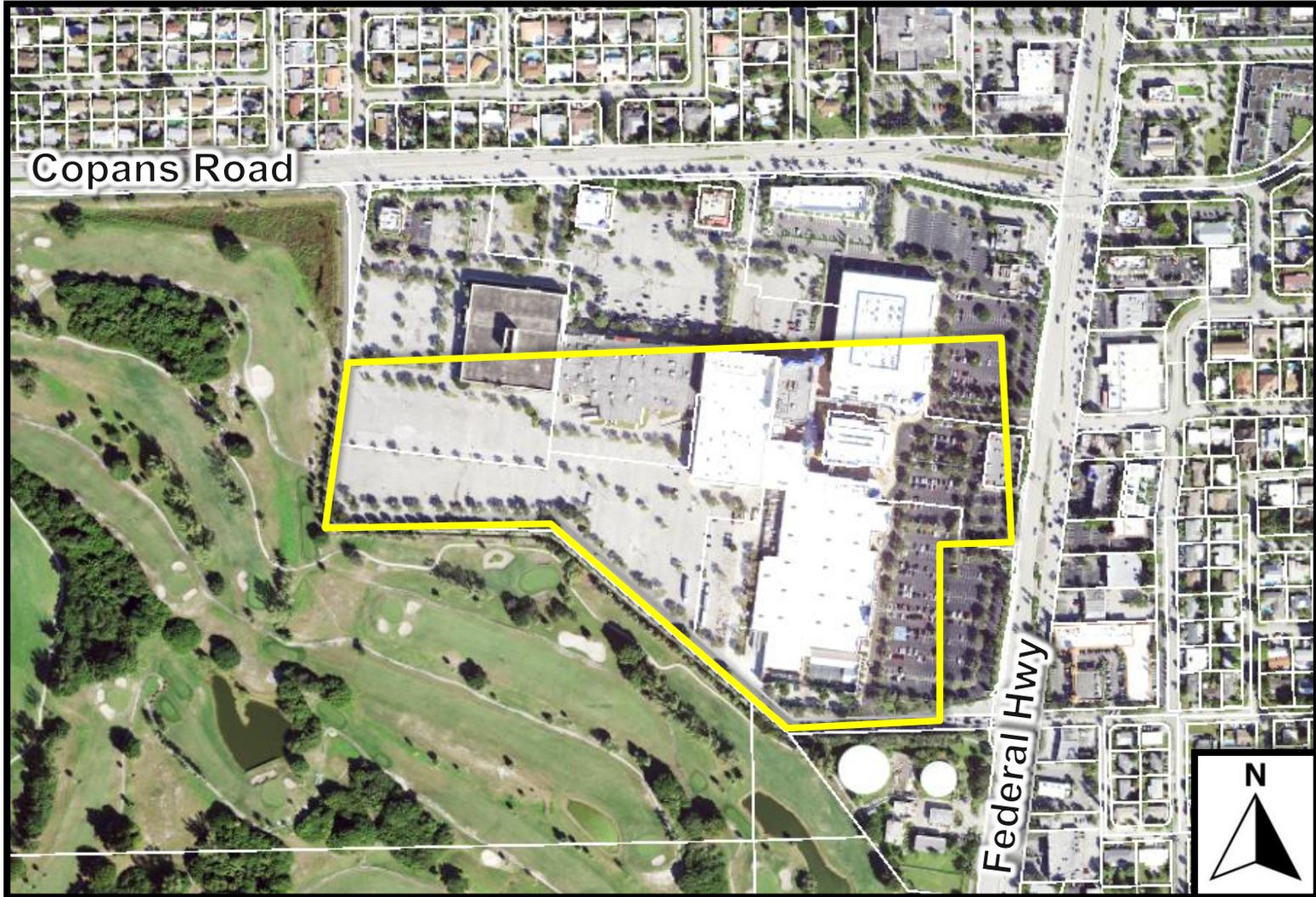


Property 3 That Meets Distance Separation and Lot Size Criteria





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



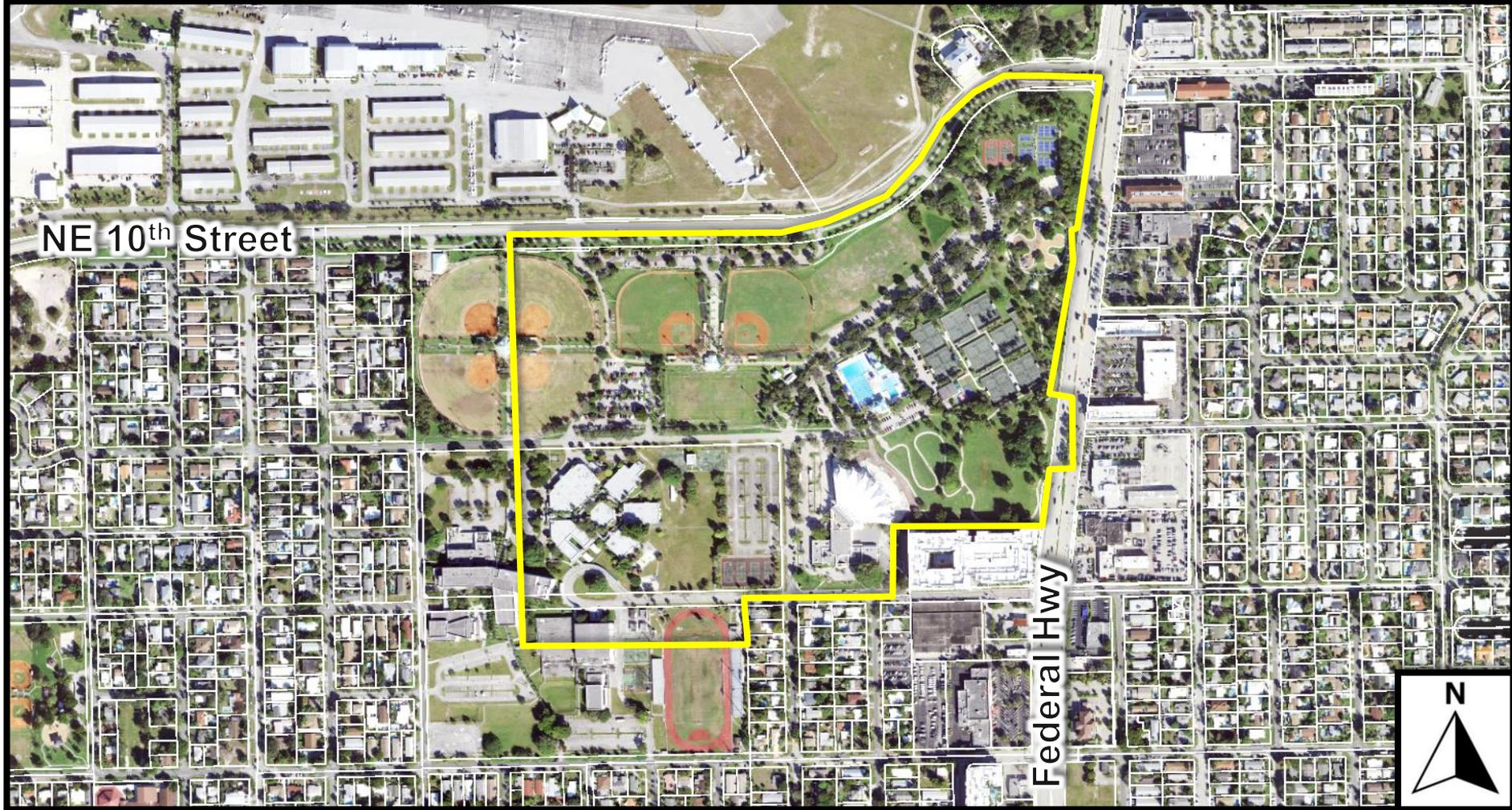


Property 7 That Meets Distance Separation and Lot Size Criteria



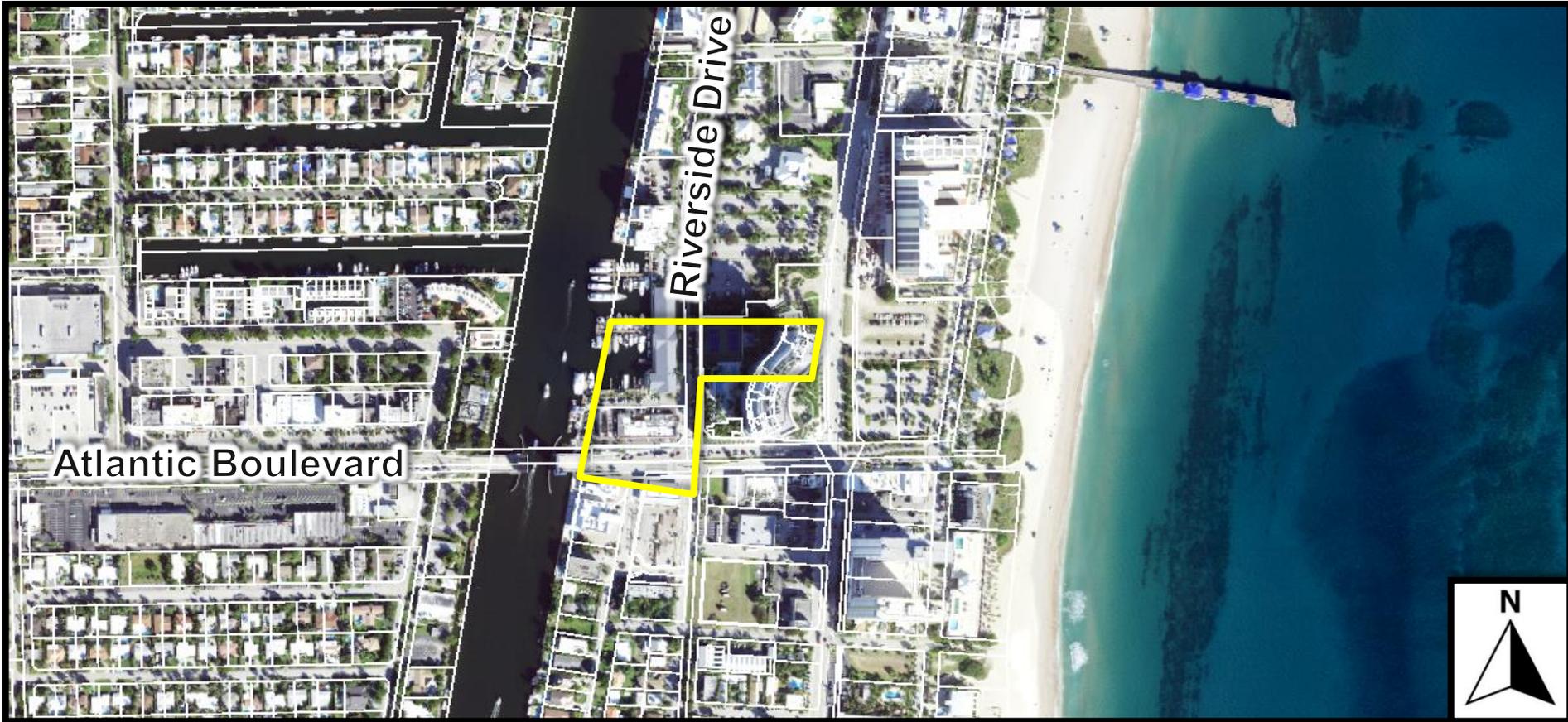


Property 8 That Meets Distance Separation and Lot Size Criteria



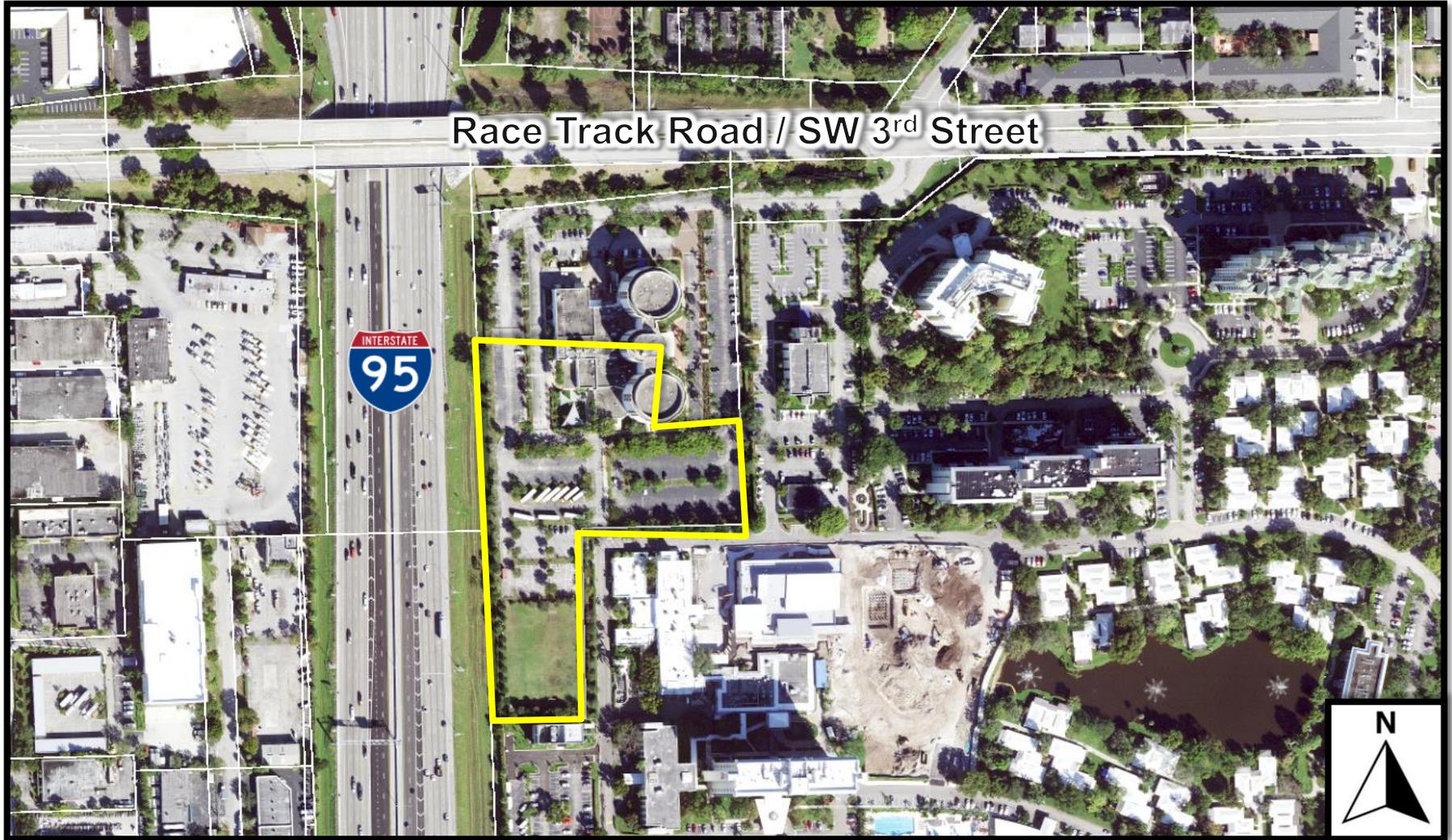


Property 9 That Meets Distance Separation and Lot Size Criteria



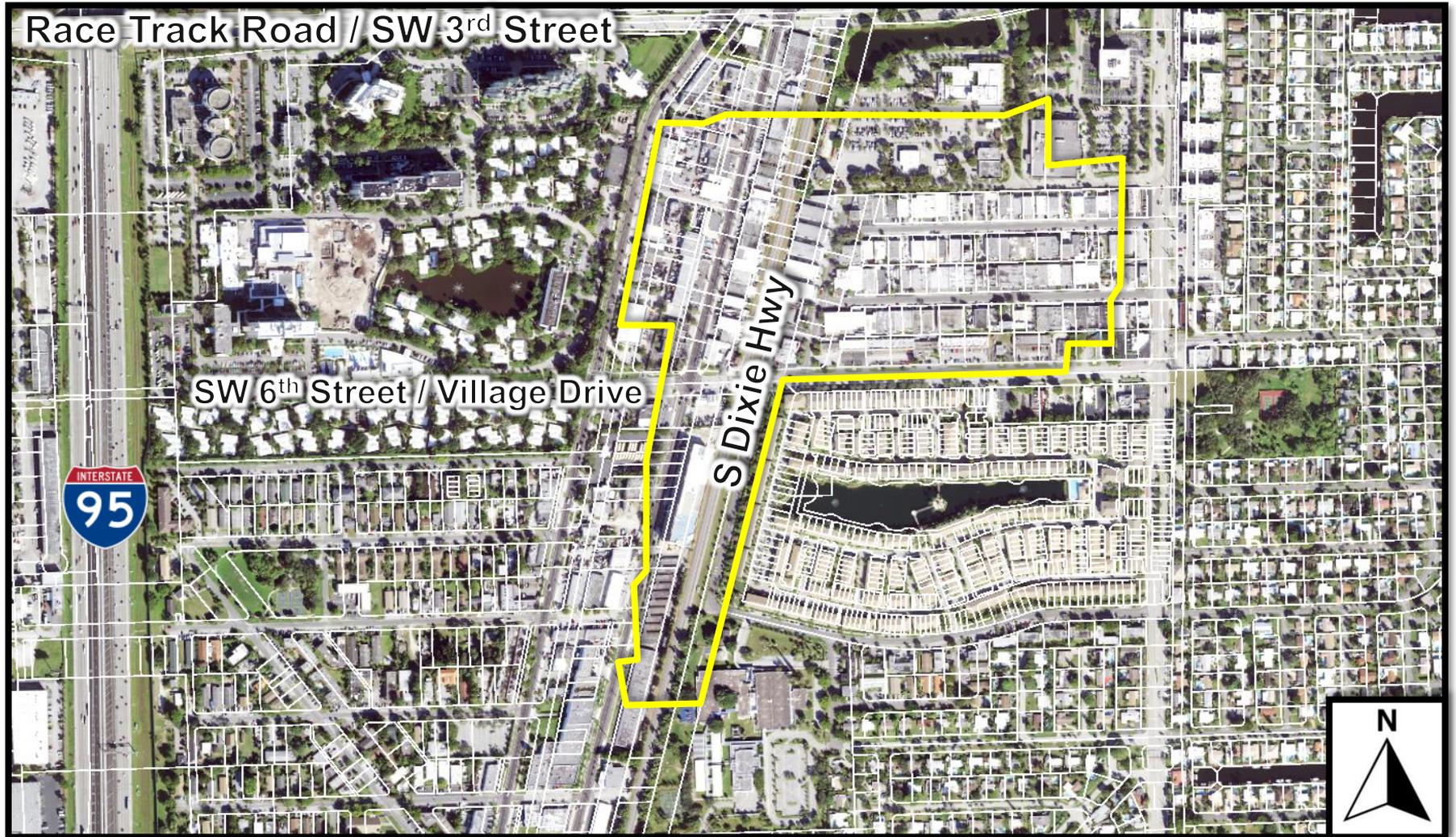


Property 10 That Meets Distance Separation and Lot Size Criteria





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

