

Private Sector Initiated Zoning Code Text Amendment Hospital-Based Free Standing Emergency Department May 28, 2025



Hospital-Based Off-Campus Emergency Department Text Amendment

E. Hospital-Based Off-Campus Emergency Department

I. 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-I
		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 hospital-based off-campus emergency department is not required to be separated from residential uses.
- The facility may be open 24 hours per 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.
- 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:
 - 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 to the maximum extent practical.
 - A Type C Buffer must be provided along all street-side yards abutting roadways not designated as an arterial or collector street.

Urgent Care Text Amendment

G. 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	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

2. Definition

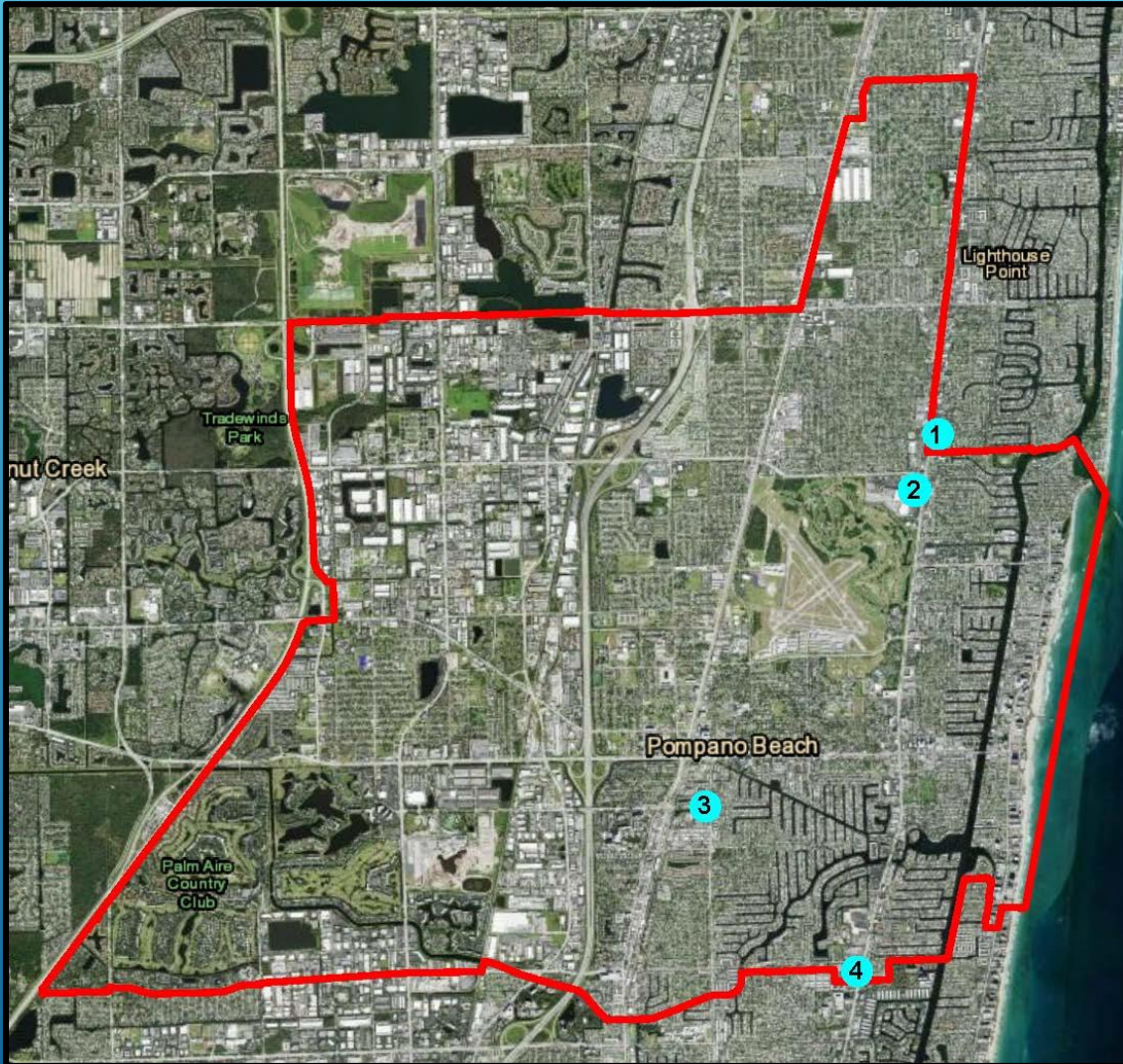
An urgent care facility ~~24-hours~~ is a facility which holds itself out to the general public as a walk-in, extended-hour access facility where immediate, but not emergent, care is provided. Patients shall be served solely on an outpatient basis and such services shall not include overnight stays.

3. Standards

An urgent care facility ~~24-hours~~ 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 urgent care facility is not required to be separated from residential uses.**
- b. ~~Overnight Treatment. Overnight treatment is prohibited.~~
- b. c. ~~Hours of Operations.~~ **The facility may be open 24 hours per day.**
- c. ~~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.~~
- d. Urgent care facilities **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** to the maximum extent practical.
 - ii. **A Type C Buffer** must be provided along all street-side yards abutting roadways not designated as an arterial or collector street.
- d. Urgent care facilities **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** to the maximum extent practical.
 - ii. **A Type C Buffer** must be provided along all street-side yards abutting roadways not designated as an arterial or collector street.

Urgent Care Facilities in or Near Pompano Beach



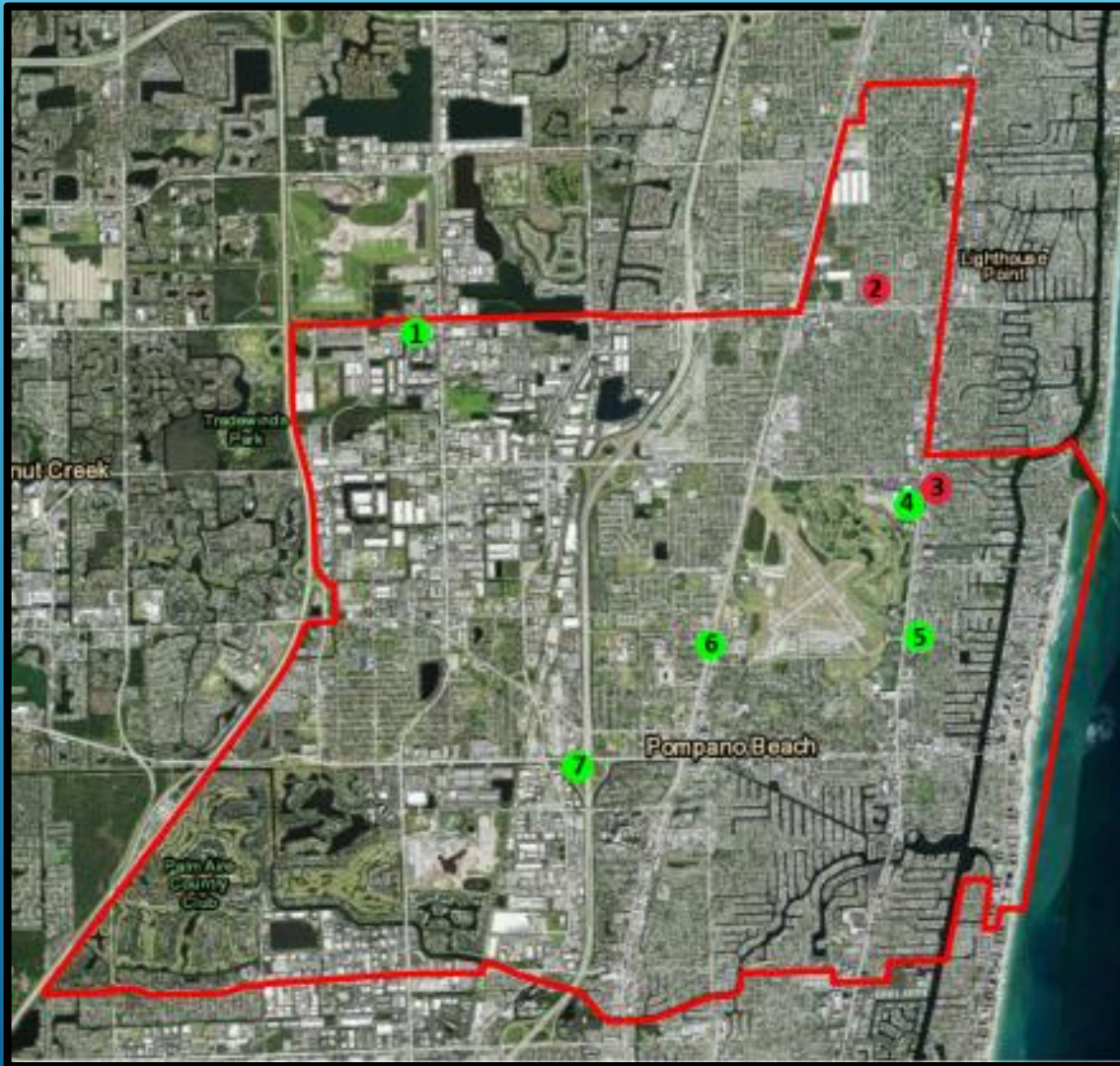
Urgent Care Facilities		
1	2502 N Federal Hwy	<u>Existing Urgent Care Facilities –</u> MD Now (Lighthouse Point)
2	1971 - 1979 N Federal Hwy	<u>Existing Urgent Care Facilities –</u> Holy Cross Urgent Care
3	311 S Cypress Rd	<u>Existing Urgent Care Facilities –</u> Concentra Urgent Care
4	1611 S Federal Hwy	<u>Existing Urgent Care Facilities –</u> Care Spot Urgent Care



Other Text Amendments to 155.4209 – Primarily to “Specialty Medical”

- Moved the Medical or Dental Lab use to be the first use after Medical Office and to place it before the Specialty Medical uses section.
- Removal of the “template” approach to the use specific standards which creates confusion and redundancies (particularly related to 24-hour facilities and “overnight” treatment).
- Re-wrote the “Specialty Medical Facility” section to define appropriate use specific standards for each of the uses listed in this category and to remove Urgent Care Facility from this category and make it a standard Health Care Use with use specific standards matching those of the free-standing emergency room as discussed on the previous slide.

Special Exception Requests for Medical Uses Since 2016



PZ #	Address	Proposed Use/Details	Notes
1	21-17000011 2300 W Sample Rd	<u>Specialty Medical Facility</u> - dialysis center	Approved
2	23-17000011 1347 E Sample Rd	<u>Specialty Medical Facility</u> for ambulatory surgical center	Approved for Special Exception but associated Variance for min 500' separation from RS-RD zoning denied, subsequently resulting in a zoning text amendment that allowed the facility to be allowed
3	22-17000010 2200 N Federal Hwy	Specialty Hospital - Hospital Based, Off-Campus emergency room	Special Exception was approved but associated Variance for min 500' separation from RS-RD zoning and Variance for 3-acre lot denied. Code amendment under review to create this as new use.
4	21-17000012 1971-1979 N Federal Hwy Citi Centre Mall Outparcel	<u>Specialty Medical Facility</u> - Holy Cross Urgent Care	Associated Variance for min 500' separation from RS-RD zoning approved
5	17-17000001 898A North Federal Hwy	Medical or Dental Lab	Quest Lab – Approved
6	19-17000005 101 NW 12 St	<u>Specialty Medical Facility</u> - Medical Office ≥ 5,000 SF	Withdrawn after associated Variance for min 500' separation from RS-RD zoning denied, but later came back with two similar uses that were approved by right (did not require Special Exception approval). Got site plan with two new buildings.
7	19-17000009 150 SW 12 Ave	Specialty Hospital - inpatient rehab	Approved with Variance for 3-acre lot size



Criteria for Zoning Code Text Amendments

1. Is consistent with the comprehensive plan.
2. Does not conflict with any provision of this Code or the Code of Ordinances.
3. Is required by changed conditions.
4. Addresses a demonstrated community need.
5. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city.
6. Would result in a logical and orderly development pattern.
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Recommendations

- Economic Development Council (EDC) unanimously recommended approval on March 12, 2025
- Staff Recommends Approval



Questions and Comments For Staff

Applicant Presentation

Hospital-Based Off-Campus Emergency Department
Zoning Code Text Amendment
Planning and Zoning Board
May 28, 2025