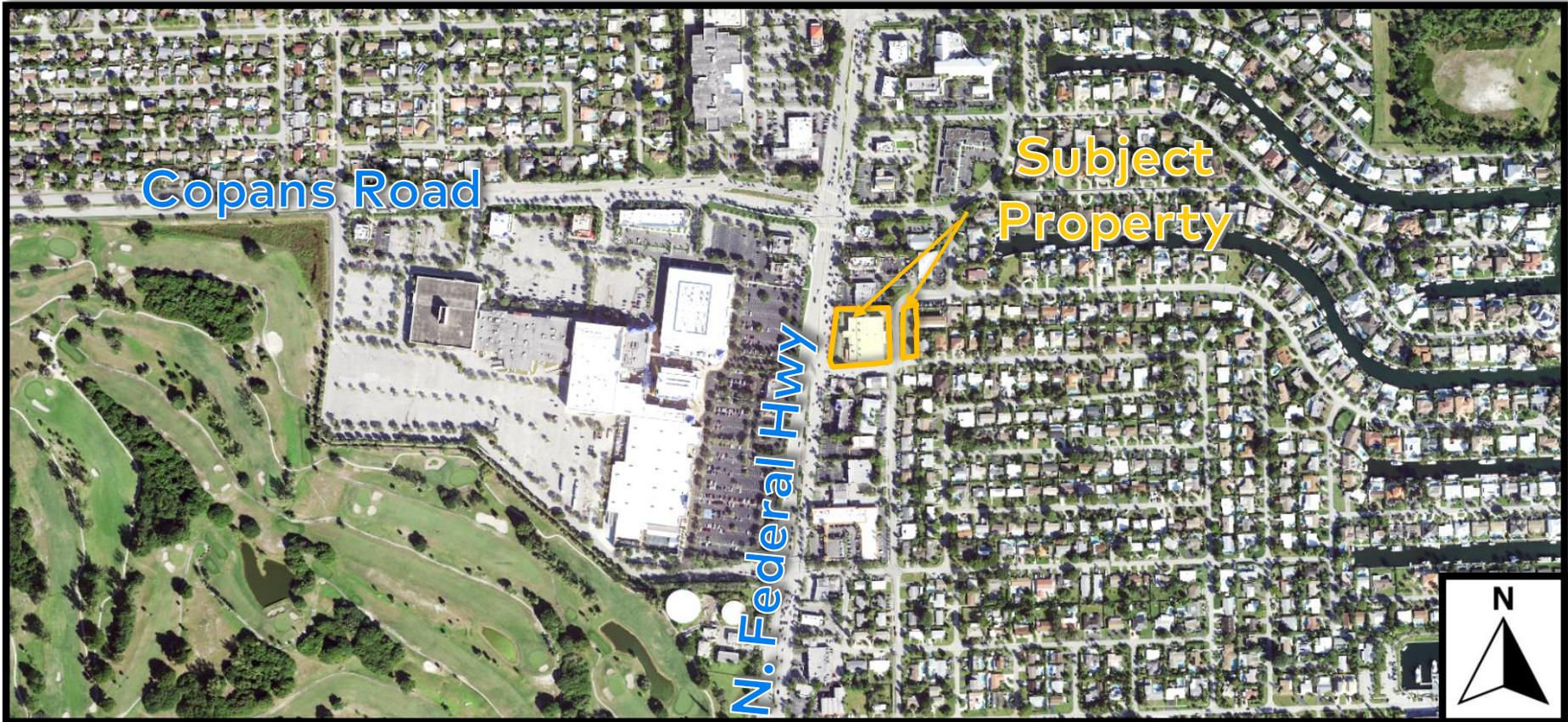


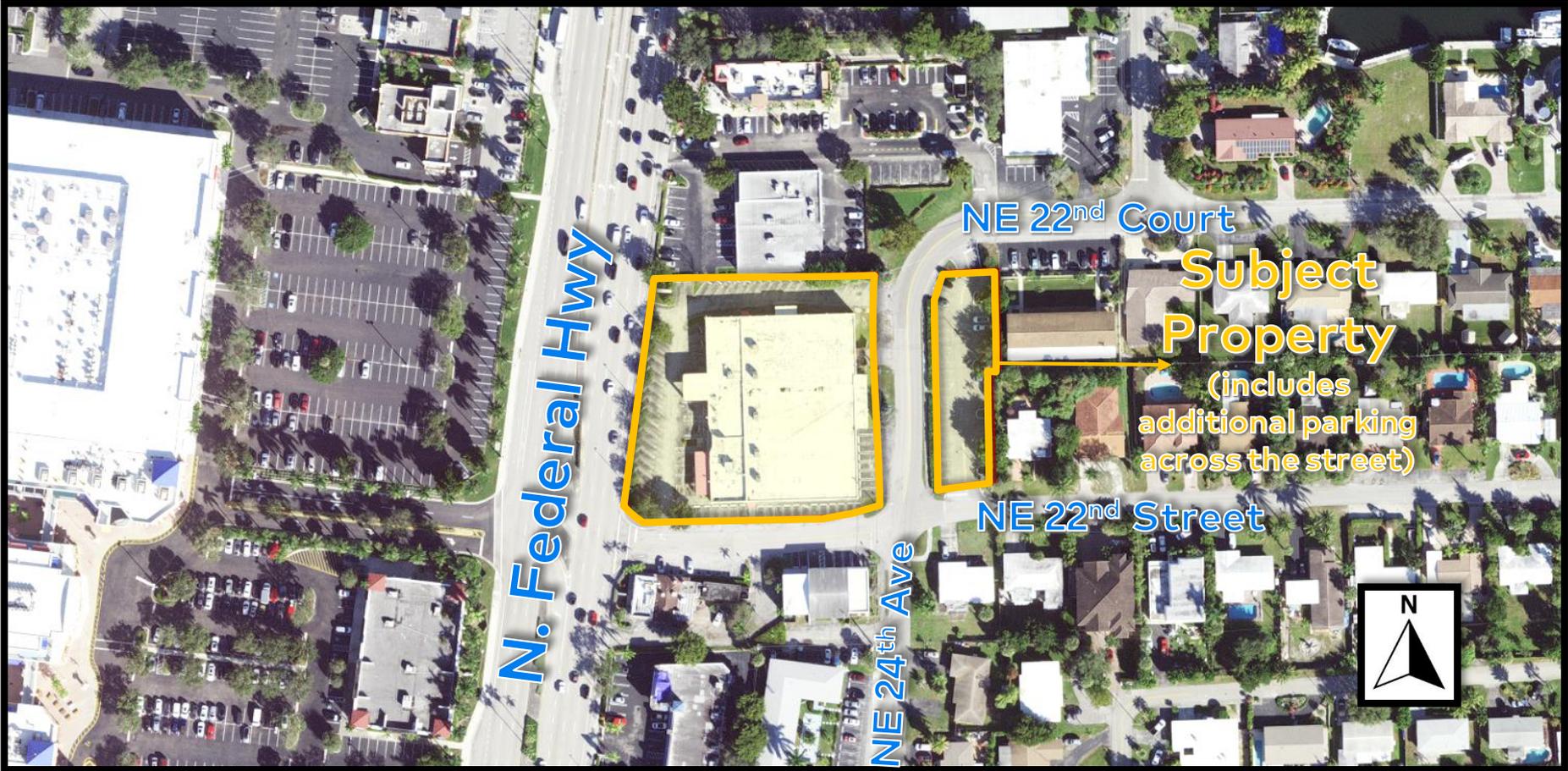
Application for Special Exception and Variances

City of Pompano Beach Zoning Board of Appeals

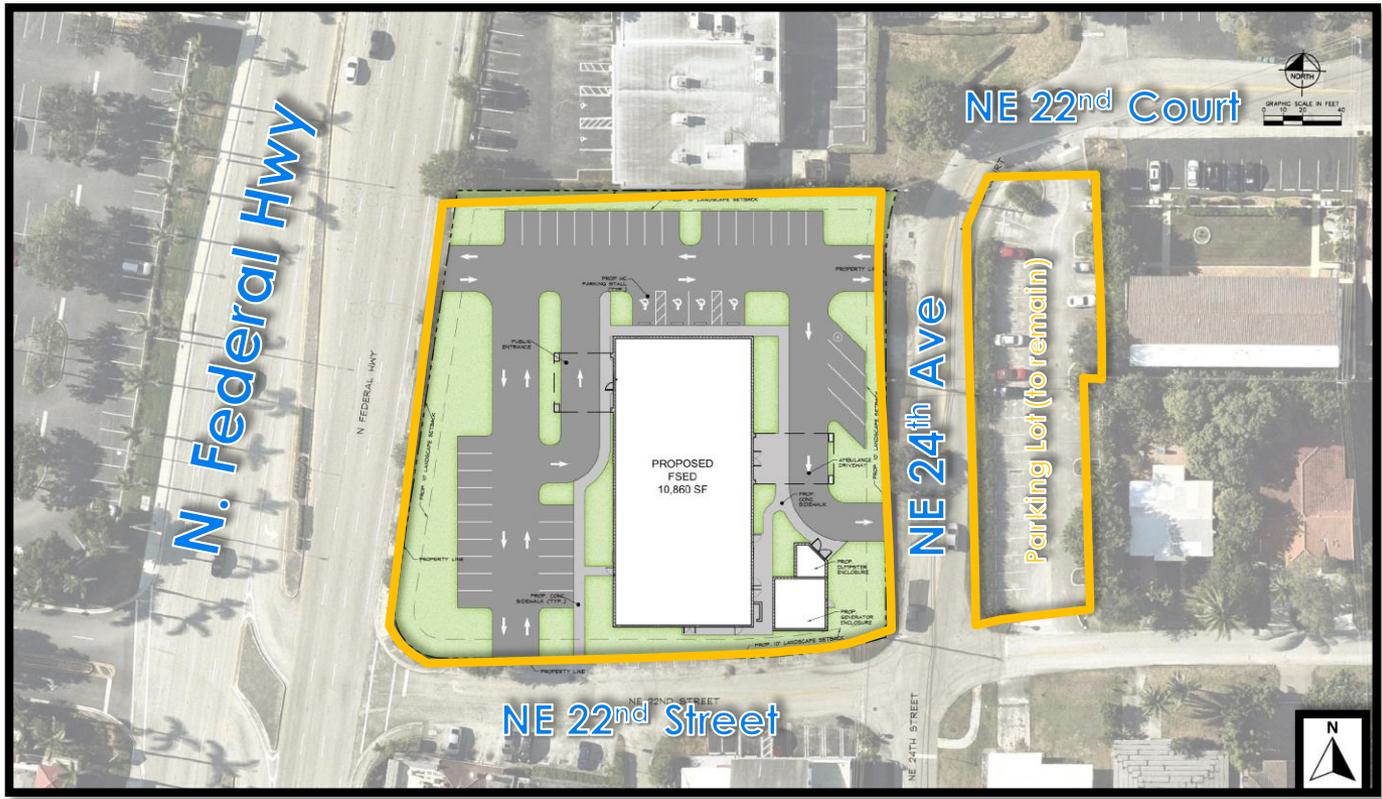
Thursday, October 20, 2022

✦ 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  201 E Sample Rd Pompano Beach, FL 33064	Broward Health Imperial Point  6401 N Federal Hwy Fort Lauderdale, FL 33308	Holy Cross Hospital  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 closets 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 ambulance 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

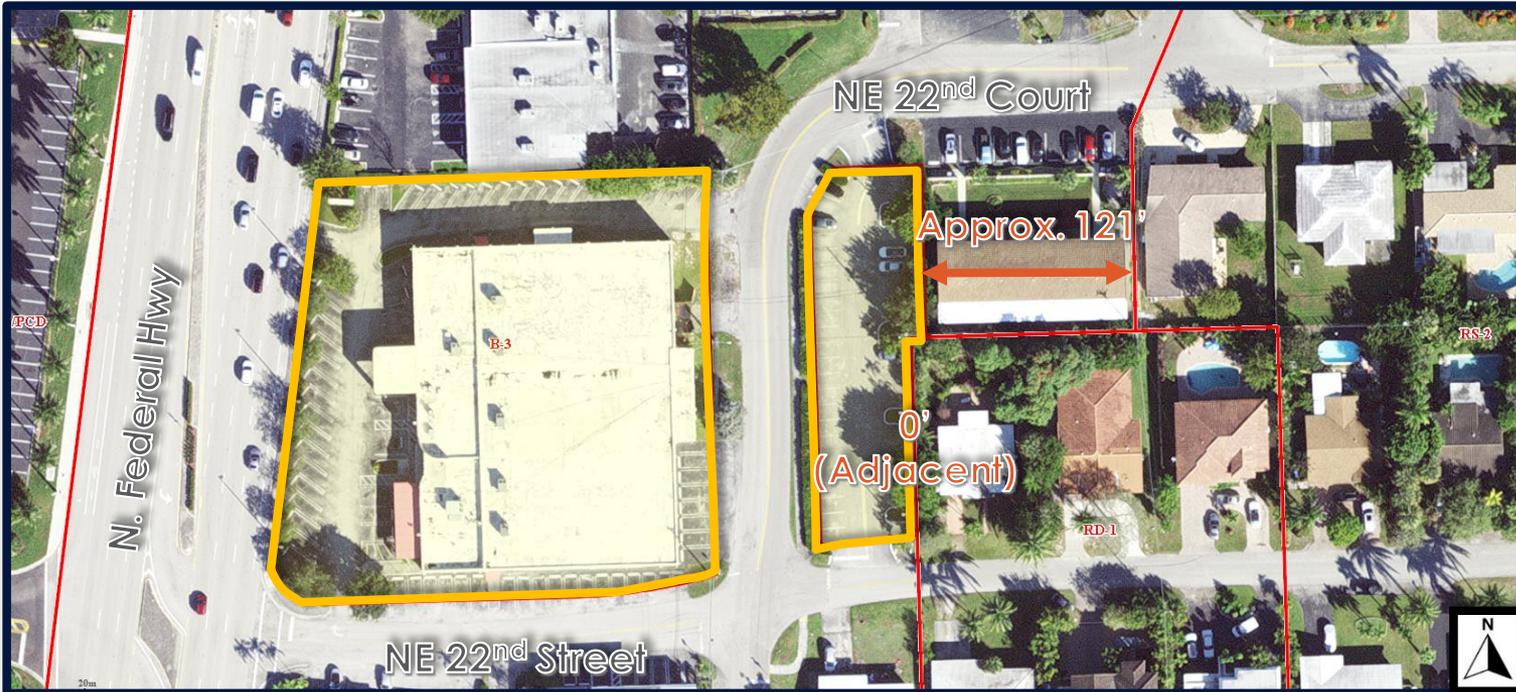
✦ Example of a Free Standing ER

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.

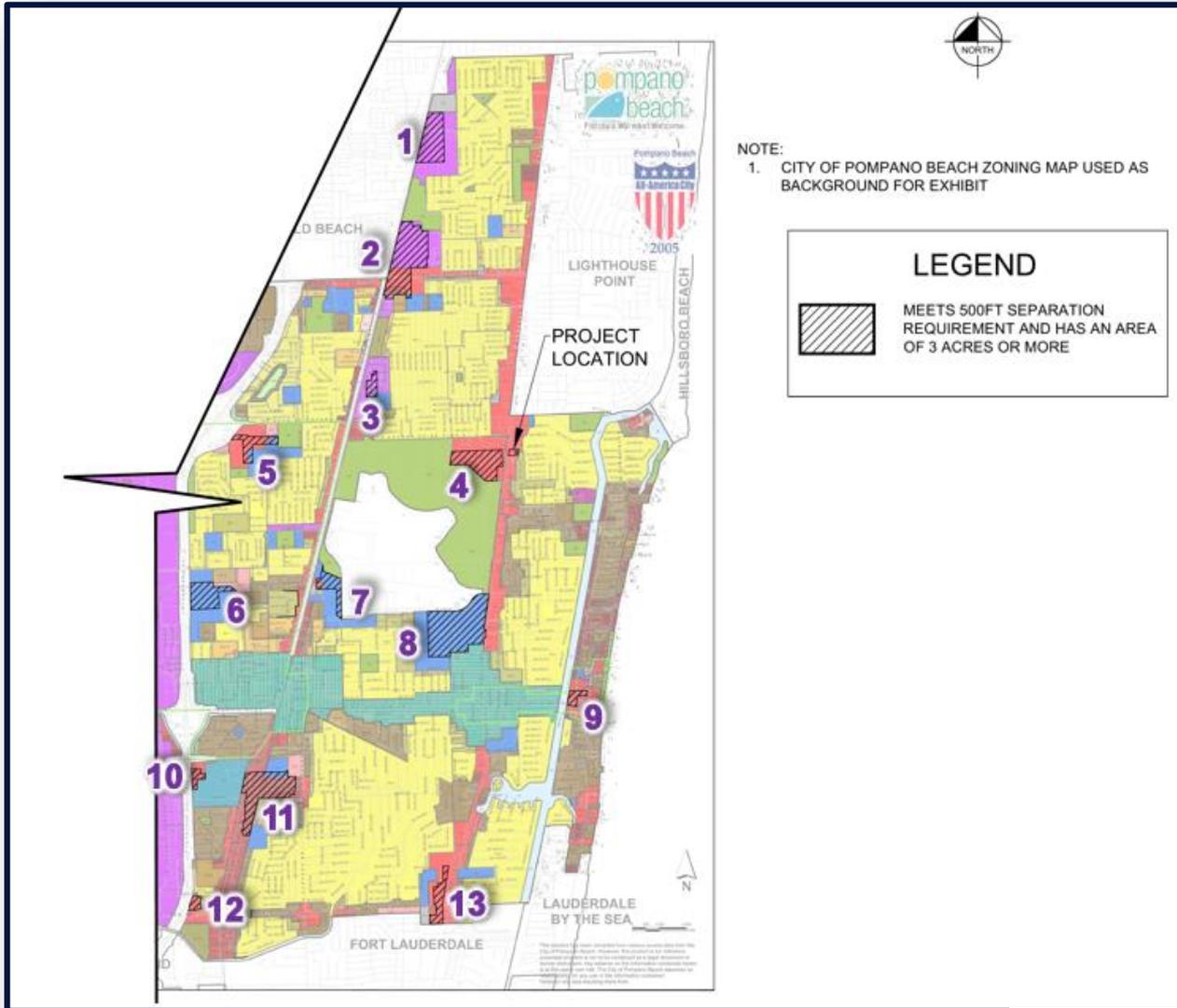
+ Variance – Lot Size



**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.

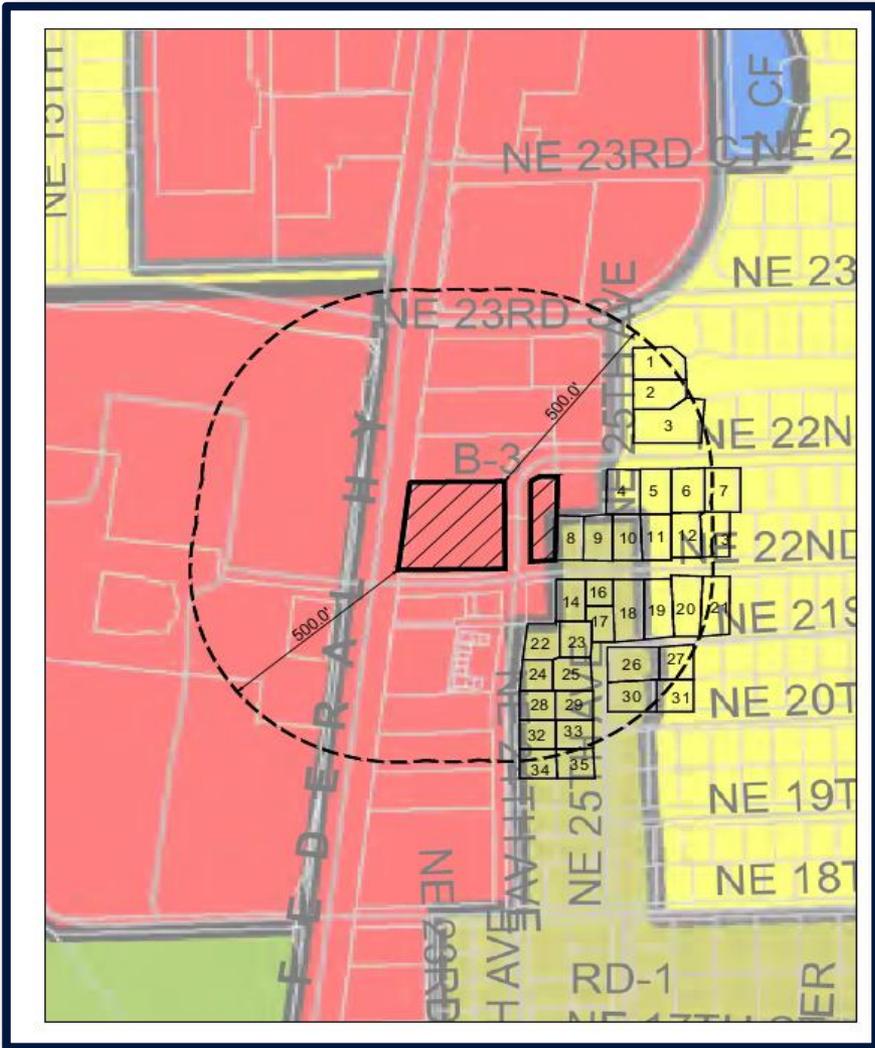
✦ Properties That Meet Distance Separation and Lot Size Criteria (13 Total)



Thank You

Appendix

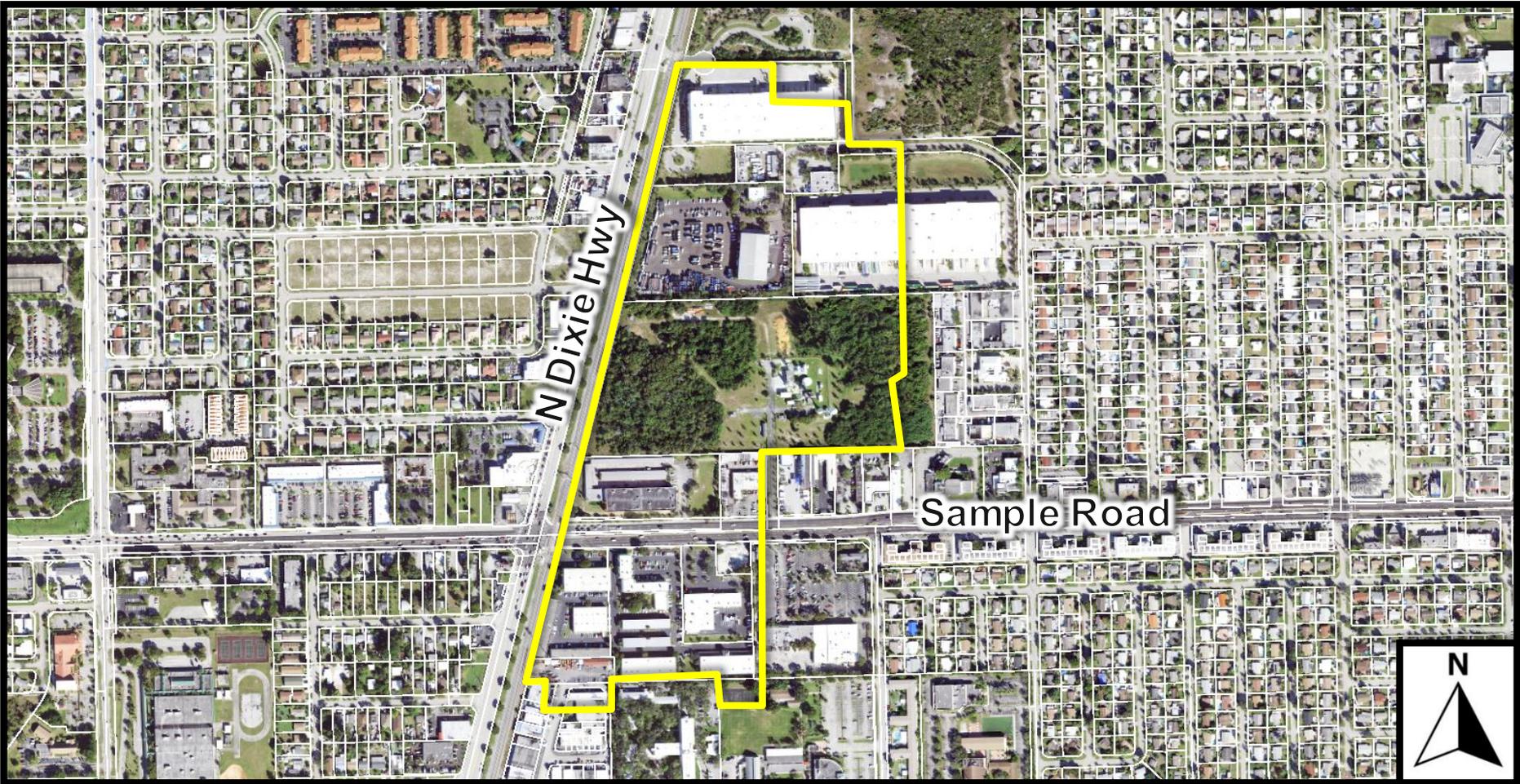
Notice Radius Map Measured From Main Parcel



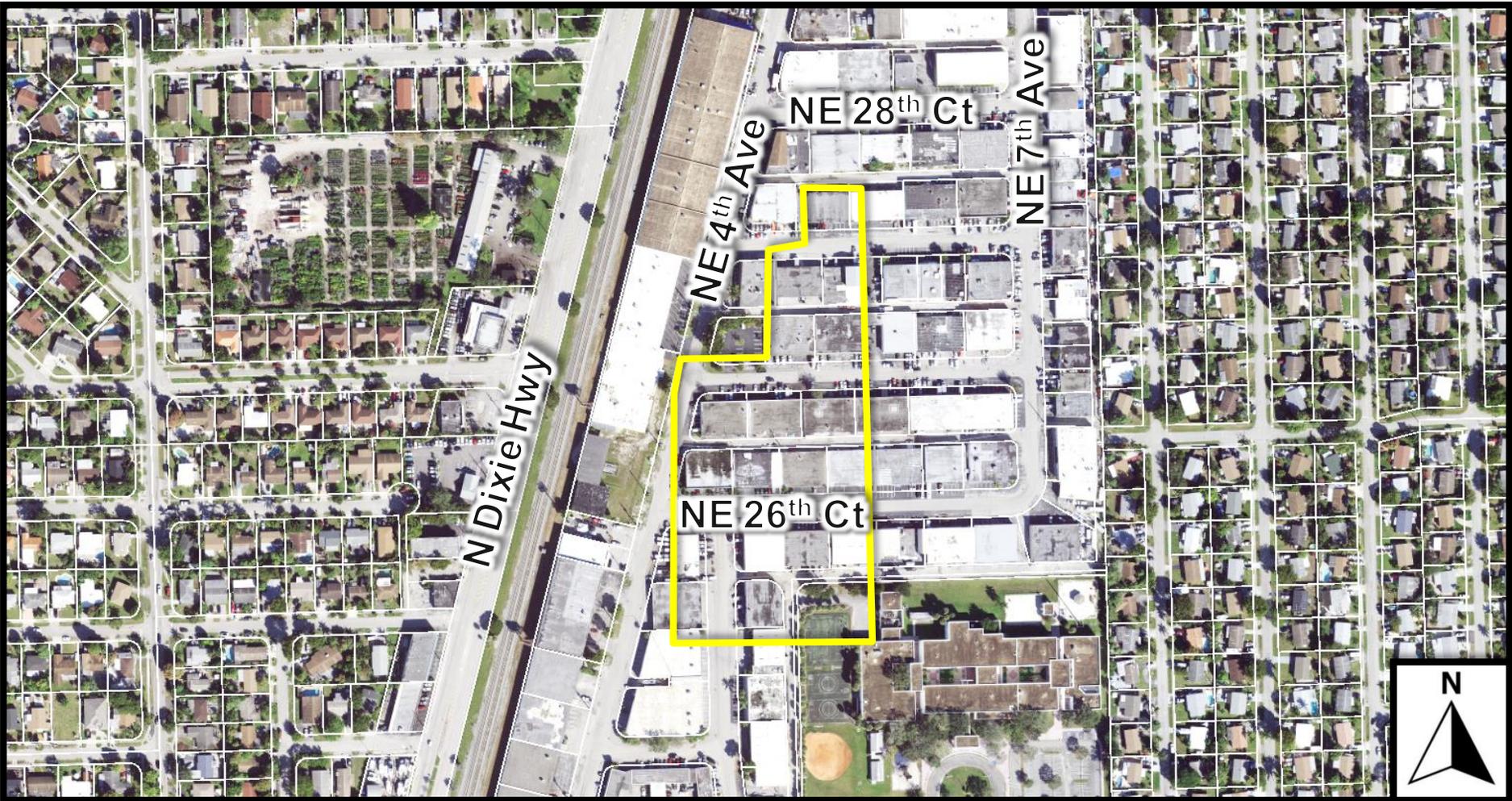
✦ Property 1 That Meets Distance Separation and Lot Size Criteria



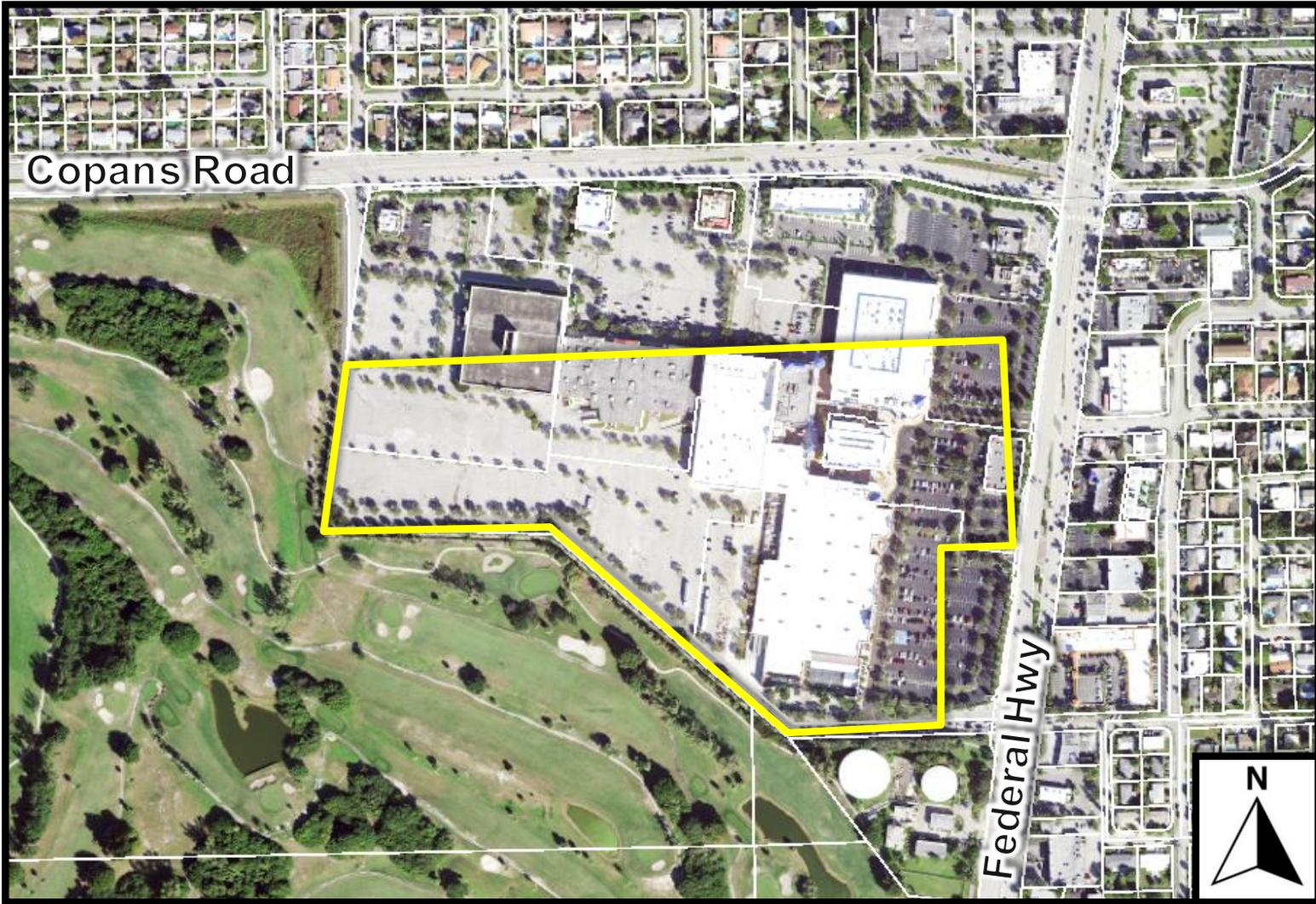
✦ Property 2 That Meets Distance Separation and Lot Size Criteria



✦ Property 3 That Meets Distance Separation and Lot Size Criteria



✦ Property 4 That Meets Distance Separation and Lot Size Criteria



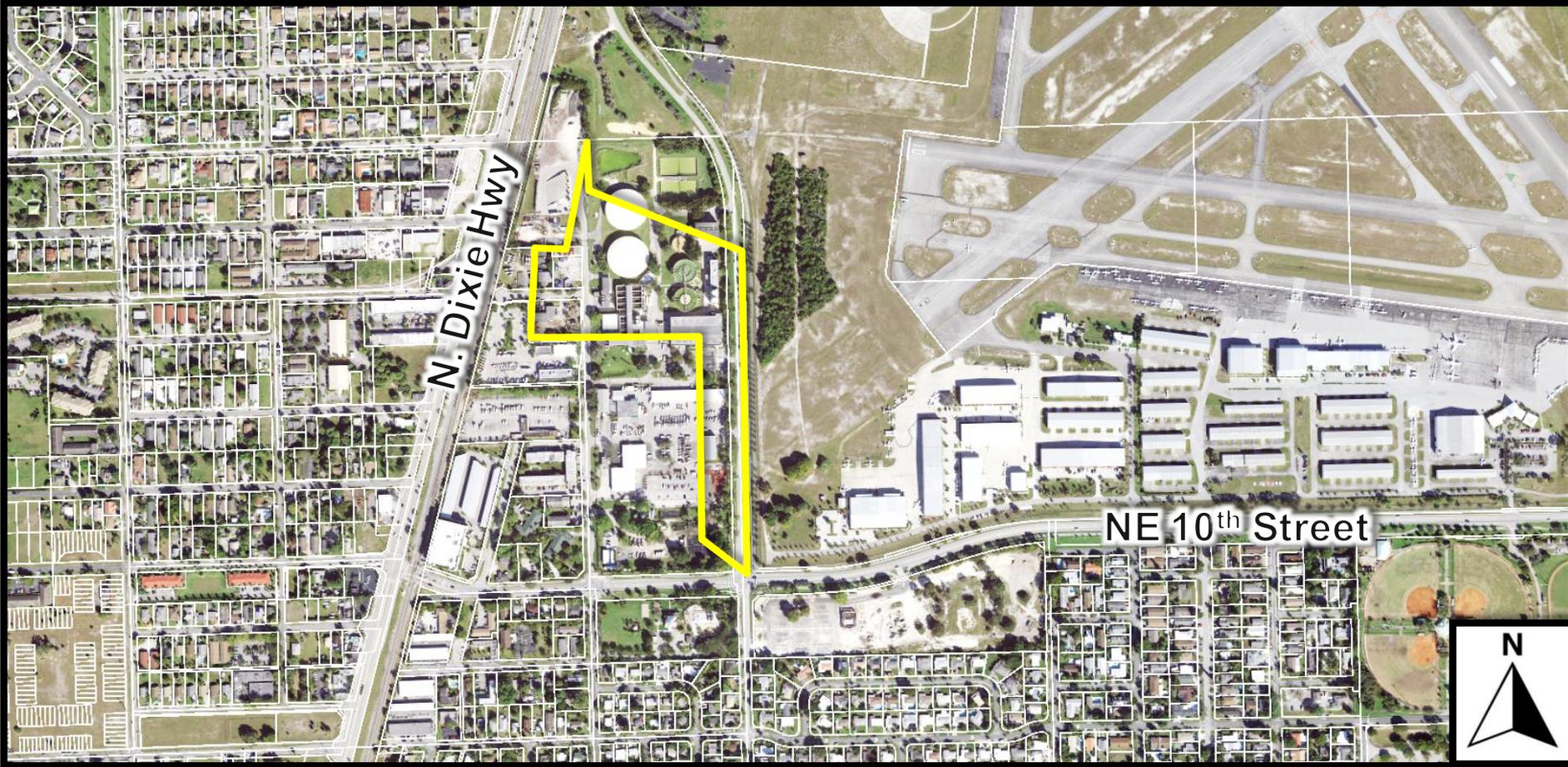
✦ Property 5 That Meets Distance Separation and Lot Size Criteria



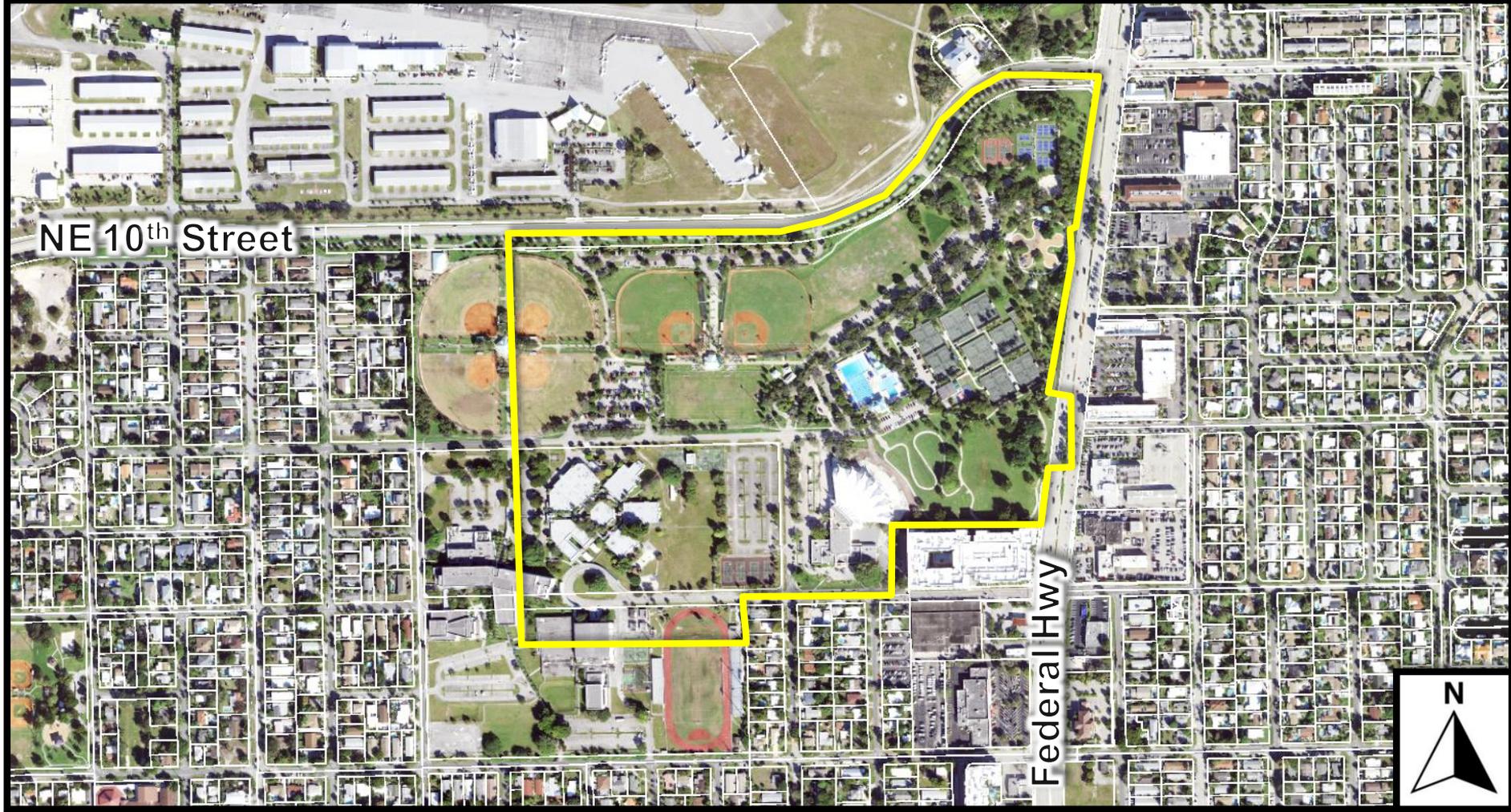
✦ Property 6 That Meets Distance Separation and Lot Size Criteria



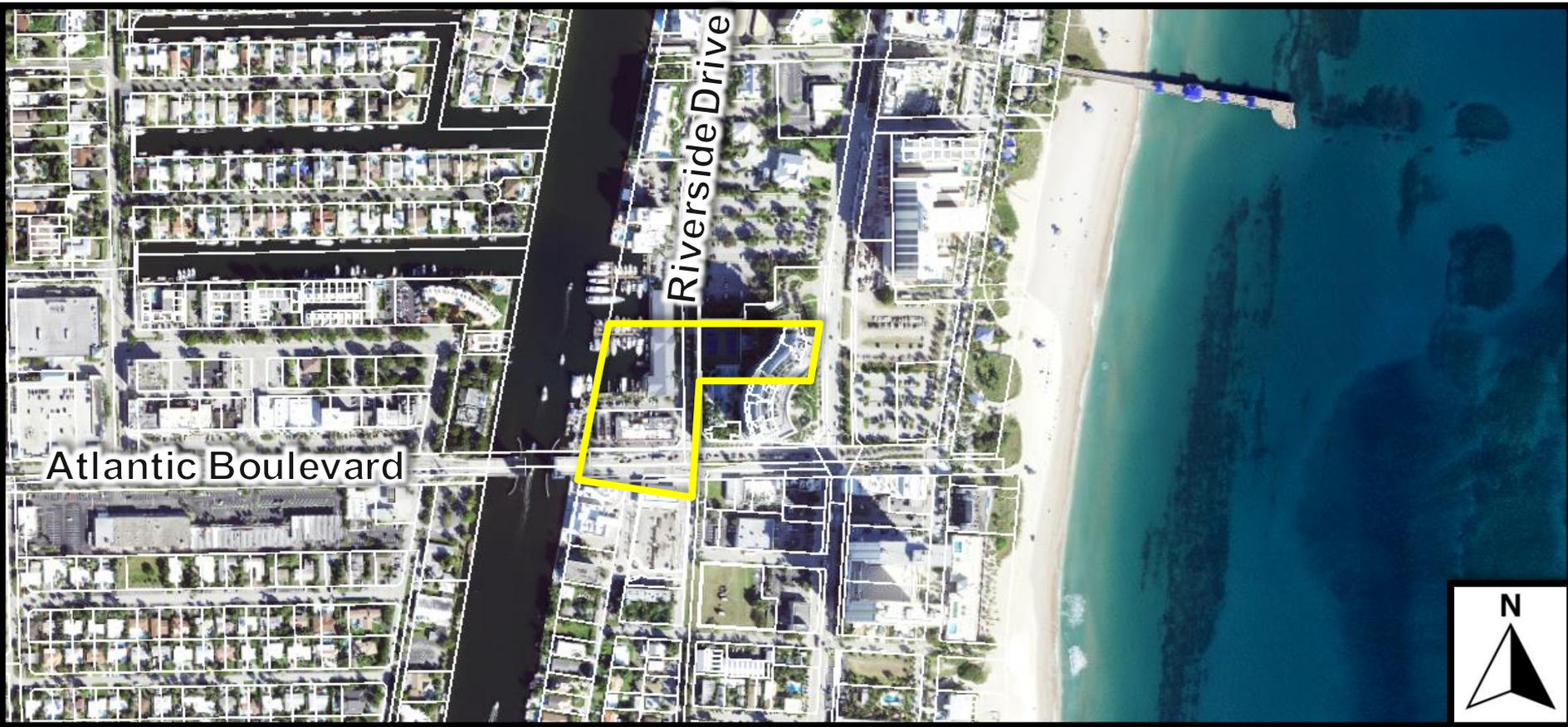
✦ Property 7 That Meets Distance Separation and Lot Size Criteria



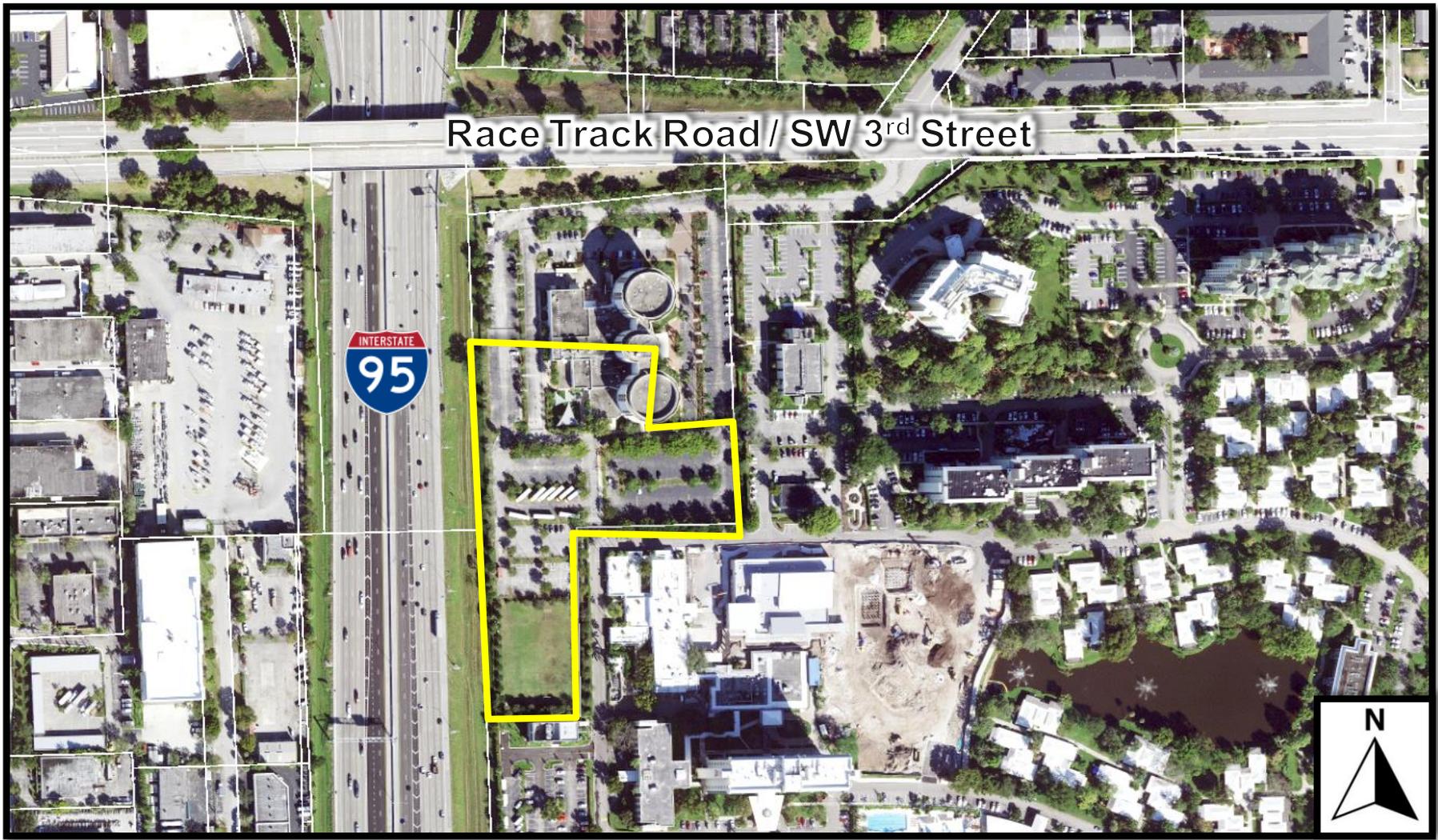
✦ Property 8 That Meets Distance Separation and Lot Size Criteria



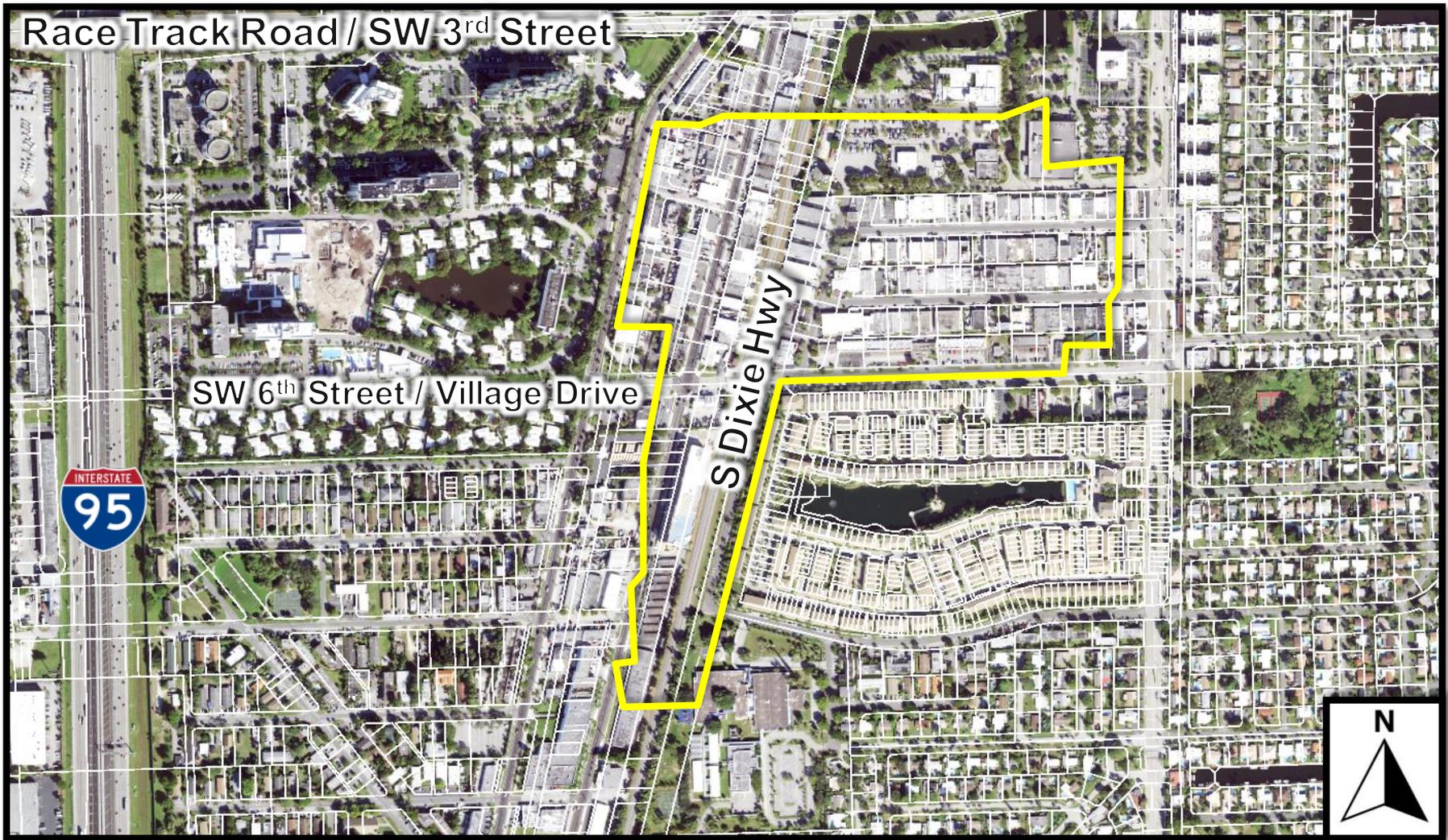
✦ Property 9 That Meets Distance Separation and Lot Size Criteria



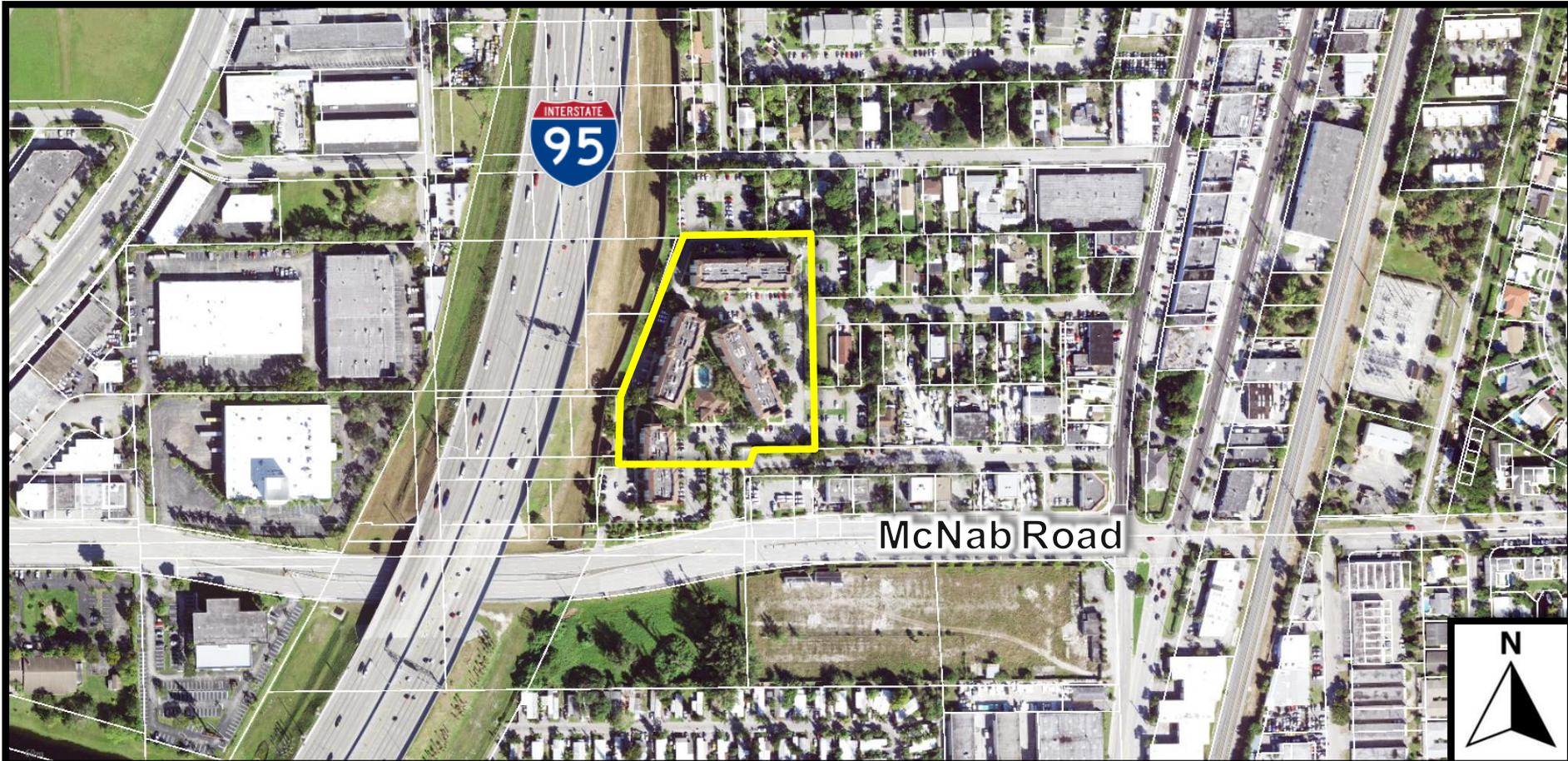
✦ Property 10 That Meets Distance Separation and Lot Size Criteria



✦ 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

