

**Village of Royal Palm Beach
Village Council
Agenda Item Summary**

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 24-035 (SE), AN APPLICATION BY URBAN DESIGN STUDIO, AND ADOPTION OF RESOLUTION NO. 24-11 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING A SPECIAL EXCEPTION USE APPROVAL TO ALLOW FOR A 58,731 SQUARE FOOT “INTEGRATED CARE CENTER” WITHIN AN EXISTING BUILDING SITUATED WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT; FOR A PROPERTY LOCATED AT 450 S. STATE ROAD 7.

Issue:

The Applicant is seeking Special Exception Use approval to allow a 58,731 square foot “Integrated Care Center”, for a property located at 450 S. State Road 7 and situated within the General Commercial (CG) Zoning District. As required by Village Code, an Integrated Care Center shall provide medical office uses and a hospital based off-campus emergency department associated with a Florida licensed hospital that is physically separate and off campus from the main hospital emergency department but is under the same license of the associated hospital. The medical office uses within an Integrated Care Center may include services such as physicians’ offices, clinics, ambulatory surgery, outpatient services, diagnostic imaging, laboratory facilities, physical therapy and offices for medical practitioners. The hospital based off-campus emergency department element of the Integrated Care Center is intended to provide comprehensive emergency services consistent with the main hospital.

In reviewing this petition, Village Staff considered conformity with the Village of Royal Palm Beach Code of Ordinances, Section 26-32 (f) (4) *Special exception applications*. Please find below the criteria for approving Special Exceptions:

1. The proposed Special Exception is consistent with the policies and standards of the village comprehensive plan; or

The Applicant Contends: *“The proposed integrated care center use is consistent with the policies and standards of the village comprehensive plan by complying with goals and objectives such as goal LU 1.2 which highlights the intent to meet the needs of the Village residents. The proposed Integrated Care Center use is the first in the Village. It will be the only hospital based off-campus emergency department within the Village boundary. This meets the needs of Village residents. It is further consistent with Objective LU 1.5 which discourages urban sprawl and encourages sound planning*

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principles. The inclusion of the Integrated Care Center provides for a use that supports existing uses, decreasing urban sprawl and is a rehabilitation and adaptive reuse of the existing retail that is a sound planning principle.”

2. The proposed Special Exception complies with all applicable development regulations of the Village Code; or

The Applicant Contends: *“Subject to the approval of the requested variances, which are being concurrently reviewed with this request, the proposed special exception use complies with applicable development regulations of the Village code, including the Integrated Care Center use requirements in section 26-75.7, as recently adopted via Ordinance 1043.”*

3. The proposed Special Exception does not have adverse environmental impacts which cannot be prevented by the imposition of conditions; or

The Applicant Contends: *“The proposed development will not have an adverse environmental impact. The Integrated Care Center is to be within an existing shell of a vacant building, which has no environmental sensitivities. The operation of the Integrated Care Center will comply with all environmental regulations.”*

4. The proposed Special Exception does not have adverse vehicular or pedestrian traffic impacts which cannot be prevented by the imposition of conditions; or

The Applicant Contends: *“The proposed special exception will not have an adverse vehicular or pedestrian traffic impact. The proposed special exception use also results in a reduced traffic demand in comparison to the approved retail use.”*

5. The proposed Special Exception does not have an adverse impact upon public facilities, including, but not limited to, impacts on police and fire protection, drainage systems, refuse disposal, water, sewers, and schools, which cannot be prevented by the imposition of conditions; or

The Applicant Contends: *“The proposed special exception will utilize existing public facilities infrastructure, including water and sewer already in place. The PCD has existing service provided from police, fire, and water & sewer. The proposed special exception use will add to the provision of public facilities by providing the Village an emergency health option within proximity to residents.”*

6. The design of the proposed Special Exception does not have adverse impacts on adjacent properties or is detrimental to their use and peaceful enjoyment and will cause objectionable noise, vibrations, [and/or] fumes; or

The Applicant Contends: *“The proposed special exception use will not have adverse impacts on adjacent properties, nor be detrimental to use and peaceful enjoyment. No objectionable noise, vibrations, or fumes will negatively impact the adjacent properties.”*

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In compliance with Section 26-75.7.B(5) of the Village code, Emergency fleet vehicles will be required to shut off sirens upon entry into the site from the State Road 7 access, further ensuring that the special exception use will not have adverse impacts or objectionable noise for neighboring properties.”

7. The proposed Special Exception is compatible with the character and living conditions of the existing neighborhood in which it is to be located; or

The Applicant Contends: *“The proposed special exception is compatible with the character and living conditions in the existing neighborhood, which includes commercial development along SR7, a major north/south throughfare.”*

8. The proposed Special Exception does not have an adverse impact on property values in adjacent areas which cannot be prevented by the imposition of conditions; or

The Applicant Contends: *“The proposed special exception will not have an adverse impact on property values in adjacent areas. The character of the area is generally commercial, along SR7. The proposed Integrated Care Center use will provide an emergency health option within proximity of residents adding to the community. The site is further designed to separate from adjacent residential development in the Village of Wellington via enhanced setbacks and appropriate buffering, in addition to the requirement of no sirens being allowed on site as discussed above.”*

9. The proposed Special Exception is not a deterrent to the improvement or development of adjacent property, in accordance with applicable Village Code development regulations, which cannot be prevented by the imposition of conditions; or

The Applicant Contends: *“The proposed special exception use is not a deterrent to the improvement or development of adjacent property. from the proposal is an adaptive reuse of an existing, vacant building, with high quality architecture and a needed use within the Village, which will encourage improvement to the already developed adjacent properties.”*

10. The proposed Special Exception will not seriously reduce the quality or quantity of light and air available to adjacent properties which cannot be prevented by the imposition of conditions.

The Applicant Contends: *“The proposed integrated care center special exception use will not reduce the quality of quantity of light and air available to adjacent properties for the PCD and surrounding uses. The rehabilitation and adaptive reuse of the existing retail building allows the proposed building to decrease in height from 36’8” to 32’.”*

In reviewing the proposed Special Exception Use application, Village Staff considered compatibility with adjacent land uses, consistency with the Village’s Comprehensive Plan and conformance with the Village’s Development Standards for the General Commercial (CG)

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Zoning District. Staff has determined that the proposed Special Exception conforms to Village Standards.

The Planning and Zoning Commission considered the application on September 24, 2024, and recommended Approval by a vote of 5-0.

Recommended Action:

Staff is recommending Approval of Application No. 24-035 (SE) and Resolution No. 24-11.

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RESOLUTION NO. 24-11

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 24-035(SE) – THE APPLICATION OF URBAN DESIGN STUDIO - PERTAINING TO APPROVAL OF A SPECIAL EXCEPTION USE FOR AN “INTEGRATED CARE CENTER” LOCATED AT 450 S. STATE ROAD 7, IN THE VILLAGE OF ROYAL PALM BEACH, FLORIDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Village Council of the Village of Royal Palm Beach, Florida (“Village”), as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166 Florida Statutes, is authorized and empowered to consider applications relating to zoning and land development; and

WHEREAS, the notice and hearing requirements provided for in the Village Code have been satisfied where applicable; and

WHEREAS, Application No. 24-035(SE) was presented to the Village Council at its public hearing conducted on October 17, 2024; and

WHEREAS, the Village Council has considered the evidence and testimony presented by the applicant and other interested parties and the recommendations of the various Village review agencies, boards, and commissions, where applicable; and

WHEREAS, this approval is subject to all applicable Zoning Code requirements that development commence in a timely manner.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPLICATION NO. 24-035(SE), THE APPLICATION OF URBAN DESIGN STUDIO, ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLEASE SEE EXHIBIT ‘A’ ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Was approved, subject to the following conditions:

PLEASE SEE EXHIBIT ‘B’ ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of October, 2024.

VILLAGE OF ROYAL PALM BEACH

VICE MAYOR JEFF HMARA

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
Baptist Health Integrated Care Center @ 450 S. State Road 7
Application 24-035(SE)
Res. No. 24-11

LEGAL DESCRIPTION:

PARCEL ONE:

TOYS R US PARCEL -TRACT D

A parcel of land lying Section 6, Township 44 South, Range 42 East, Village of Royal Palm Beach, Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at a permanent reference monument found at the Northwest corner of Parcel A, Isla Verde of Wellington Commercial Plat recorded in Plat Book 115, Pages 62-68, Public Records of Palm Beach County, Florida; thence running North 01 degrees 36 minutes 07 seconds East for a distance of 330.30 feet to a permanent reference monument found and corner; thence running North 89 degrees 03 minutes 40 seconds East for a distance of 585.56 feet to a permanent reference monument and corner; thence running South 00 degrees 58 minutes 20 seconds East for a distance of 329.95 feet to a permanent reference monument found and corner; thence running South 89 degrees 03 minutes 34 seconds West for a distance of 600.13 feet to a permanent reference monument found and THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

TOYS R US OUTPARCEL -TRACT E

A parcel of land lying Section 6, Township 44 South, Range 42 East, Village of Royal Palm Beach, Palm Beach County, Florida and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING commence at a permanent reference monument found at the Northwest corner of Parcel A, Isla Verde of Wellington Commercial Plat recorded in Plat Book 115, Pages 62-68, Public Records of Palm Beach County, Florida; thence proceed North 89 degrees 03 minutes 34 seconds East for a distance of 105.27 feet to a point and corner; thence proceed North 00 degrees 56 minutes 26 seconds West for a distance of 51.66 feet to a point, said point being the TRUE POINT OF BEGINNING. FROM SAID TRUE POINT OF BEGINNING, thence running North 00 degrees 00 minutes 00 seconds East for a distance of 95.33 feet to a point and corner; thence running North 90 degrees 00 minutes 00 seconds East for distance of 79.33 feet to a point and corner; thence running South 00 degrees 00 minutes 00 seconds West for distance of 95.33 feet to a point and corner; thence running South 90 degrees 00 minutes 00 seconds West for distance of 79.33 feet to a point and the POINT OF BEGINNING.

PARCEL TWO:

A parcel of land lying in Section 6, Township 44 South, Range 42 East, Village of Wellington, Palm Beach County, Florida, and being more particularly described as follows:

Parcel B, Isla Verde of Wellington Commercial Plat, according to the Plat thereof as recorded in Plat Book 115, Pages 62-68 of the Public Records of Palm Beach County, Florida.

TOGETHER WITH THE FOLLOWING EASEMENT PARCELS:

Easement A:

Non-exclusive easements for ingress and egress of pedestrian and vehicular traffic as created by, and more particularly described in, the Cross Access Easement Agreement among RPB Venture Ltd., Royal Office Park, Ltd. and Shoppes at Isla Verde, Ltd. recorded in Official Records Book 22562, page 284, as amended by the Revised Cross Access Easement Agreement recorded in Official Records Book 24369, page 71, as corrected and re-recorded in Official Records Book 27631, Page 149, of the public records of Palm Beach County, Florida, over and across the Access Road located within the following described lands:

The East 70 feet of the West 110 feet of Parcel A, ROYAL OFFICE PARK, according to the plat thereof as recorded in Plat Book 111, Page 91, of the Public Records of Palm Beach County, Florida.

AND

The East 65 feet of the West 105 feet of the North 575 feet of Tract "E", ISLA VERDE OF WELLINGTON, according to the plat thereof as recorded in Plat Book 110, Pages 132 through 138, of the Public Records of Palm Beach County, Florida.

Easement B:

Non-exclusive easements for pedestrian and vehicular ingress and egress and vehicular parking as created by, and more particularly described in, the Restrictive Covenants and Easement Agreement among Pebb Enterprises Royal Palm Beach Property, LLC, Shoppes at Isla Verde, Ltd. and Royal Office Park, Ltd. recorded in Official Records Book 24384, page 808, which was corrected and re-recorded on May 14, 2015 in Official Records Book 27534, page 72, as modified by the Amendment to Restrictive Covenants and Easement Agreement recorded in Official Records Book 24578, page 108, and Second Amendment to Restrictive Covenants and Easement Agreement recorded in Official Records Book 24656, Page 1958, all of the public records of Palm Beach County, Florida, for pedestrian and vehicular ingress and egress over and across those certain curb cuts, entrances and exits, access ways, drive aisles and roadways on the Isla Verde Parcel as depicted on the Site Plan within the following described lands:

Tract "E", ISLA VERDE OF WELLINGTON, according to the plat thereof as recorded in Plat Book 110, Pages 132 through 138, of the Public Records of Palm Beach County, Florida.

AND

for pedestrian and vehicular ingress and egress over and across those certain curb cuts, entrances and exits, access ways, drive aisles and roadways on the Office Park Parcel as depicted on Site Plan, within the following described lands:

Parcel A and Tract Z, ROYAL OFFICE PARK, according to the plat thereof as recorded in Plat Book 111, Page 91, of the Public Records of Palm Beach County, Florida.

AND

for vehicular parking upon, over and across that portion of the parking area located on the Isla Verde Parcel designated on the Site Plat as the "Isla Verde Parking Easement Area" within the following described lands:

Tract "E", ISLA VERDE OF WELLINGTON, according to the plat thereof as recorded in Plat Book 110, Pages 132 through 138, of the Public Records of Palm Beach County, Florida.

AND

for vehicular parking upon, over and across that portion of the parking area located on the Office Park Parcel designated on the Site Plan as the "Office Park Parking Easement Area" within the following described lands:

Parcel A and Tract Z, ROYAL OFFICE PARK, according to the plat thereof as recorded in Plat Book 111, Page 91, of the Public Records of Palm Beach County, Florida.

AND

Non-exclusive, reciprocal easements as created by and more particularly described in that Agreement of Reciprocal Easements, Restrictions and Maintenance Covenants for Royal Office Park among Royal Office Park, Ltd., a Florida limited partnership, Pebb Enterprises Royal Palm Beach Property LLC, a Florida limited liability company, and joined in by Pebb Toys Outparcel, LLC, a Delaware limited liability company, dated January 14, 2015, recorded on January 16, 2015 in Official Records Book 27280, Page 589, as affected by that Consent recorded in Official Records Book 27762, Page 1457, of the Public Records of Palm Beach County, Florida, over the lands described therein less any lands lying in Parcels One and Two herein, and for the purposes therein expressed.

Attachment B
Conditions of Approval
Baptist Health Integrated Care Center @ 450 S. State Road 7
Application 24-035(SE)
Res. No. 24-11

1. Development Order:

This development order constitutes approval for:

A Special Exception Use for a 58,731 sf of “Integrated Care Center” within the existing building located at 450 S. State Road 7.

This constitutes the only approval granted by this resolution. Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied.

2. Site Specific Conditions:

- A. This Special Exception use approval shall become null and void should the operator, Baptist Health South Florida Inc., cease operations at this location.
- B. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- C. The site shall remain in compliance with the noise limits set forth in Section 26-101. Performance Standards. of the Village Code of Ordinances at all times and if at any point in the future should not comply with those noise limits the applicant agrees to take whatever action is necessary to comply with the noise limits in Section 26-101.

3. Standard Conditions:

- A. This Special Exception approval shall expire one (1) year from the date of council approval unless development is commenced within that time frame or appropriate applications for extensions are submitted pursuant to Section 26-66 of the Village Code or Ordinances. In no case shall the approval be extended beyond code-established time frames.
- B. Failure of the developer to comply with any of the Conditions of Approval at any time may result in the denial or revocation of building permits, issuance of a stop work order, denial of certificates of occupancy or the denial or revocation of other Village issued permits or approvals. Failure to commence development in a timely manner may also result in the revocation of development approval.
- C. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.

D. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.