

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

**Agenda Item:**

**PUBLIC HEARING TO CONSIDER VARIANCE APPLICATION NO. 24-039 (SVAR), AN APPLICATION BY URBAN DESIGN STUDIO, REQUESTING SIGN VARIANCES FROM VARIOUS SECTIONS OF CHAPTER 20 TO ALLOW A LARGER MONUMENT SIGN; ADDITIONAL WAYFINDING SIGNS; MORE THAN ONE WALL SIGN ON THE FRONT FAÇADE; WALL SIGNAGE ON A BUILDING FAÇADE NOT ALLOWED BY CODE; INCREASED SQUARE FOOTAGES FOR FIVE DIRECTIONAL SIGNS; AND A LARGER CABINET SIGN, FOR A PROPERTY LOCATED AT 450 S. STATE ROAD 7.**

**Issue:**

The Applicant is requesting Sign Variances from the following Village Code Sections:

1. Sec. 20-60(1)a. to allow a 10'6", 63 sf entry feature sign where Village Code allows a maximum of 7' and 42 sf;
2. Sec. 20-60(1)e. to allow for six (6) wayfinding signs where Village Code allows four (4) total;
3. Sec. 20-60(4)a. to allow for three (3) wall signs on the building where Village Code allows only one (1) wall sign;
4. Sec. 20-60(4)a.1. to allow for side wall signage on a corner building to face the exterior of the planned development on the south façade where Village Code requires side wall signage to face the interior of the planned development;
5. Sec. 20-60(4)f. to allow for an 11.6 sf sign area for the front façade emergency entrance directional sign where Village Code limits to 2 sf;
6. Sec. 20-60(4)f. to allow for an 14 sf sign area for the front façade medical offices directional sign where Village Code limits to 2 sf;
7. Sec. 20-60(4)f. to allow for a 5.6 sf sign area for the north façade ambulance entrance only directional sign where Village Code limits to 2 sf;
8. Sec. 20-60(4)f. to allow for a 10'8" high, 10.6 sf sign area for the north façade emergency entrance directional sign where Village Code limits to 2' height and 2 sf; and
9. Sec. Sec. 20-60(4)f. to allow for four (4) directional signs where Village Code limits to 2 total; and 10) Sec. 20-95(e) to allow for a 53.7 sf cabinet sign where Village Code allows only 10 sf. The property is situated within the Royal Palm Toys – Royal Office Park and located at 450 S. State Road 7.

---

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Denial	10-17-2024	Action

---

The Applicant is proposing to repurpose the now vacant 58,341 square foot former Toys “R” Us building into a Baptist Health Integrated Care Center. The property is situated within the Royal Palm Toys – Royal Office Park and located at 450 S. State Road 7.

There are multiple applications being processed in conjunction with this application and all of which are being processed concurrently. The concurrent applications include a request for Special Exception Use approval for an “Integrated Care Center”; Variance approval to allow a reduction in the required 25-foot drive aisle width for three (3) drive aisles; Variance approval to reduce the required square footage of building perimeter plantings area for the existing building; and a Site Plan Modification to reconfigure the site to accommodate the “Integrated Care Center”.

Overall, the Applicant is requesting variances for monument signs; vehicular way finding signs; wall signs; and directional signs. For illustrations showing the proposed signs please refer to **Attachment A**.

The following are the Variance Criteria in Village Code Sec. 26-32 (f)(6) for allowing the Village Council to grant variances to the Sign Code. Also included below are the Applicant’s responses to these criteria.

- Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings subject to similar requirements;

*Applicant’s Response: “Special conditions and circumstances exist which are peculiar to the site and not applicable to other lands, structures or buildings in the same zoning district. The Integrated Care Center use is unique. It is crucial for emergency facilities to be highly visible and easily identifiable, particularly in situations where individuals may be in distress or facing urgent medical needs. Additionally, the requested variances are necessary due to the setback from State Road 7 and the E-1 Canal, between the property line and the roadway. Further, as noted, the use itself is legally required to have unique and distinctive signage. The proposed signage needs to have enough visibility for potential patrons looking to access the site in an emergency situation to be able to recognize the entrance while traveling at 40+ MPH speed on the state road and then once on site. These conditions are unique to the use on the subject property, and are not applicable other structures or buildings, or lands, in the same zoning district.”*

- The special conditions and circumstances do not result from the actions of the applicant;

*Applicant’s Response: “The requested variances do not result from the actions of the Applicant. As noted, the special conditions and circumstances are a result of the configuration of the site and specific legal requirements for the use.”*

- Granting the variance request will not confer on the applicant any special privileges that are denied by this Code to other lands, buildings or structures similarly situated;

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Denial	10-17-2024	Action

*Applicant's Response: "The granting of the variances will not confer any special privileges onto the Applicant. Any other applicant for an Integrated Care Center with the same issues with its property would be allowed to seek the same variances, if such circumstances existed."*

- A literal interpretation of the provisions in this Code would deprive the applicant of rights commonly enjoyed by other properties similarly situated under the terms of this Code and would work unnecessary and undue hardship on the applicant;

*Applicant's Response: "The literal interpretation of the provisions of the Sign Ordinance would work an unnecessary and undue hardship on the Applicant. The literal interpretation of the Village signage code would create navigational challenges for patients and mean that the Integrated Care Center could not meet statutory requirements for signage. Allowing the requested variances addresses these challenges by providing clear and conspicuous signage that facilitates easy navigation to the emergency department in a way that complies with Florida law."*

- The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

*Applicant's Response: "The requested variances are the minimum variance needed to make a reasonable use of the land, building and structure. Locations for an Integrated Care Center are limited by the requirements of the Village Code. The subject property is one of those limited locations. The requested are necessary for the Integrated Care Center to operate effectively for patients in particular and in accordance with Florida law. The requested variances are the minimum necessary, for example, as evidenced by the fact that the combined sign area of the three (3) proposed wall signs on the front building frontage are roughly 10 SF less than would otherwise be allowed for a single sign."*

- The grant of the variance will be in harmony with the general intent and purpose of this division; and

*Applicant's Response: "Granting the requested variances will be in harmony with the general intent and purpose of the division. The variances allow for the optimization of the safe operation of the Integrated Care Center and will strengthen the Village's public health, safety and welfare by providing a hospital-affiliated emergency medical care option to Village resident's which was not previously available."*

- Such variance will not be injurious to the area involved or otherwise be detrimental to the public welfare.

*Applicant's Response: "The requested variances will not be injurious to the neighborhood or detrimental to the public welfare. The allowance of the requested variances will enhance the public welfare by providing a Hospital-affiliated emergency medical care option to Village resident's which was not previously available."*

Village Staff is recommending Denial of the requested variances. Village Staff feels as though the criteria for granting these variances have not been met. Village Staff is not in

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Denial	10-17-2024	Action

support of this variance because Staff believes that no special conditions or circumstances exist which are not applicable to other lands; granting of the variance will confer on the applicant special privileges that are denied to other lands; the literal interpretation of the Code does not deprive the applicant the rights enjoyed by other lands in the same zoning district; and that it is not the minimum variance necessary to allow reasonable use of the property.

The Planning and Zoning Commission considered the application on September 24, 2024, and recommended Approval by a vote of 4-1, with Vice Chairman Kamar Williams dissenting.

**Recommended Action:**

Staff is recommending Denial of Application No. 24-039 (VAR) and Variance Order VC-24-04.

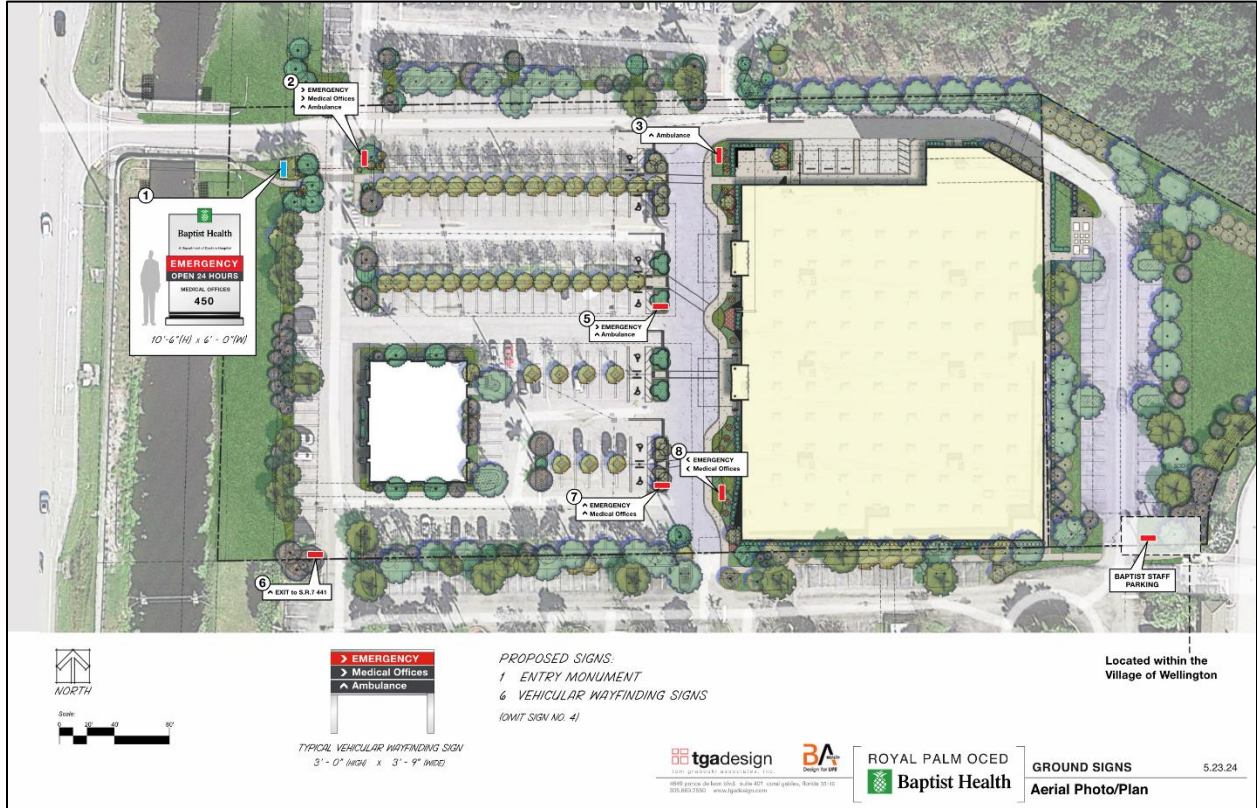
---

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Denial	10-17-2024	Action

---

**Attachment A**  
**Baptist Health Integrated Care Center**  
**Application No. 24-039 (SVAR)**  
**VC-24-04**

Directly below is an illustration of the site plan showing the location of the proposed monument and vehicular way finding signs.



Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Denial	10-17-2024	Action

**Attachment A Cont'd**  
**Baptist Health Integrated Care Center**  
**Application No. 24-039 (SVAR)**  
**VC-24-04**

Directly below is an illustration of the proposed monuments sign details.



Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Denial	10-17-2024	Action

**Attachment A Cont'd**  
**Baptist Health Integrated Care Center**  
**Application No. 24-039 (SVAR)**  
**VC-24-04**

Directly below is an illustration of the proposed wayfinding signs details.

**TYPICAL VEHICULAR WAYFINDING SIGN**

**Sign construction:** 1/8" (T) aluminum (min). No visible seams.  
 Painted finish in exterior grade polyurethane paint in colors shown.

Text message boxes are fabricated aluminum pan with acrylic faces.  
 Red "Ambulance" panel - both text and background illuminate.  
 Gray "Main Entrance" panel - text illuminates white, background is opaque.

**ILLUMINATED**

**COLORS:**

MP-41342P RED ALUMINUM	104811 WHITE

**11.2 sq. ft.**

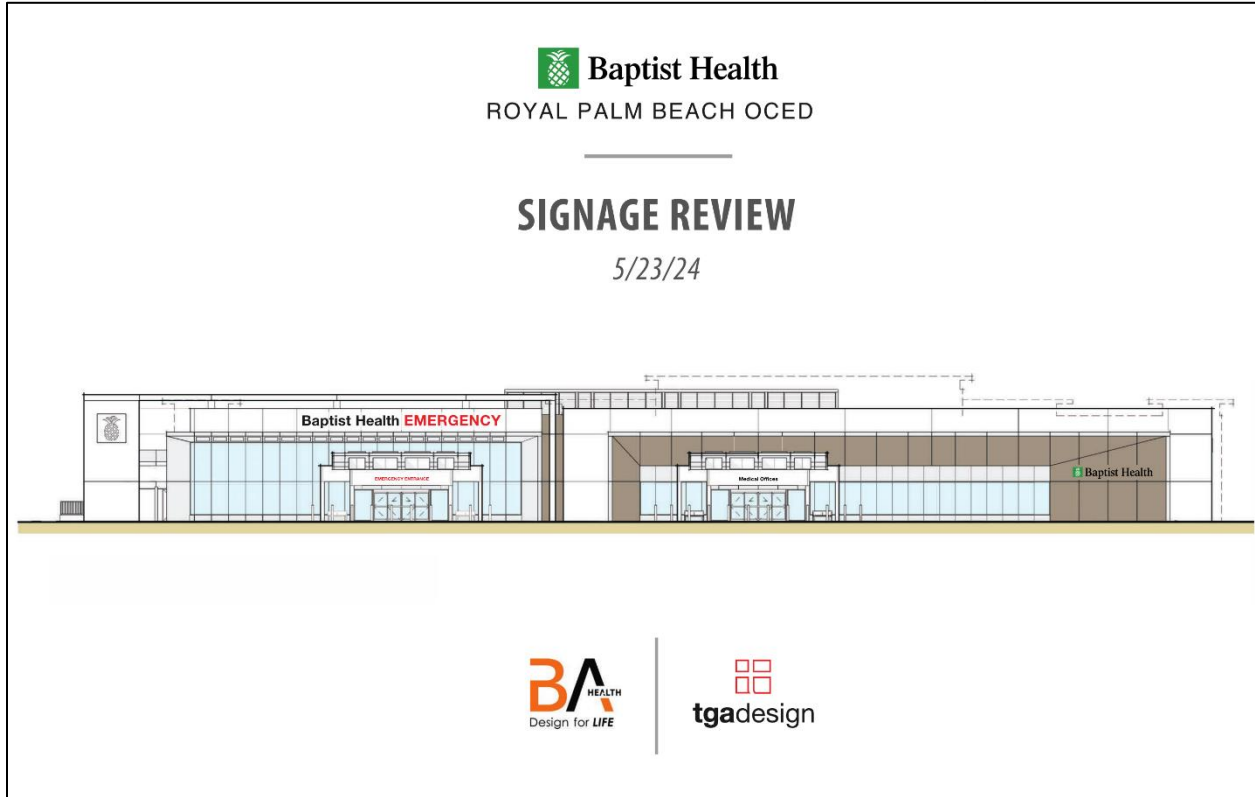
Sign Type: Vehicular Wayfinding  
 Lettering: "Helvetica Bold"  
 Internally Illuminated

**ROYAL PALM OCED** Sign Type:  
**Baptist Health** **VEHICULAR WAYFINDING** 5.23.24

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Denial	10-17-2024	Action

**Attachment A Cont'd**  
**Baptist Health Integrated Care Center**  
**Application No. 24-039 (SVAR)**  
**VC-24-04**

Directly below is an illustration of the proposed wall and directional signs.



Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Denial	10-17-2024	Action



**ORDER OF THE VILLAGE COUNCIL  
VILLAGE OF ROYAL PALM BEACH  
SIGN VARIANCE**

**CASE NO. VC-24-04**

**IN RE: Application No. 24-039(SVAR) – Baptist Health Integrated  
Care Center @ 450 S. State Road 7**

**Legal Description:**

Attached as Exhibit “A”

**ORDER APPROVING APPLICATION**

This cause came to be heard upon the above application and the Royal Palm Beach Village Council having considered the evidence presented by the applicant and other interested persons at a hearing called and properly noticed, and the Royal Palm Beach Village Council being otherwise advised.

**THEREUPON**, the Village Council of the Village of Royal Palm Beach finds as follows:

1. The property which is the subject of said application is classified and zoned within the CG – General Commercial Zoning District by the Zoning Code of the Village of Royal Palm Beach and the zoning map made a part thereof by reference.
2. The applicant is seeking **Variances** from the Village of Royal Palm Beach Code of Ordinances at: 1) Sec. 20-60(1)a. to allow a 10’6”, 63 sf entry feature sign where Village Code allows a maximum of 7’ and 42 sf; 2) Sec. 20-60(1)e. to allow for six (6) wayfinding signs where Village Code limits to four (4) total; 3) Sec. 20-60(4)a. to allow for three (3) wall signs on the building where Village Code limits to one (1) wall sign; 4) Sec. 20-60(4)a.1. to allow for side wall signage on a corner building to face the exterior of the planned development on the south façade where Village Code requires side wall signage to face the interior of the planned development; 5) Sec. 20-60(4)f. to allow for an 11.6 sf sign area for the front façade emergency entrance directional sign where Village Code limits to 2 sf; 6) Sec.

20-60(4)f. to allow for an 14 sf sign area for the front façade medical offices directional sign where Village Code limits to 2 sf; 7) Sec. 20-60(4)f. to allow for a 5.6 sf sign area for the north façade ambulance entrance only directional sign where Village Code limits to 2 sf; 8) Sec. 20-60(4)f. to allow for a 10'8" high, 10.6 sf sign area for the north façade emergency entrance directional sign where Village Code limits to 2' height and 2 sf; 9) Sec. 20-60(4)f. to allow for four (4) directional signs where Village Code limits to 2 total; and 10) Sec. 20-95(e) to allow for a 53.7 sf cabinet sign where Village Code allows only 10 sf.

3. Under the provisions of Sec. 20-148 of the Village Code of Ordinances, the Village Council has the right, power and authority to act upon the application herein made.
4. In the judgment of the Village Council, the public welfare will best be served by **APPROVING** the application as set forth in the attached Exhibit B.
5. **IT IS THEREUPON CONSIDERED, ORDERED AND ADJUDGED** by the Royal Palm Beach Village Council as follows:
6. The application for **Variances, VC-24-04**, with respect to the above-referenced property in the Village of Royal Palm Beach, Florida to permit a variance to 1) Sec. 20-60(1)a. to allow a 10'6", 63 sf entry feature sign where Village Code allows a maximum of 7' and 42 sf; 2) Sec. 20-60(1)e. to allow for six (6) wayfinding signs where Village Code limits to four (4) total; 3) Sec. 20-60(4)a. to allow for three (3) wall signs on the building where Village Code limits to one (1) wall sign; 4) Sec. 20-60(4)a.1. to allow for side wall signage on a corner building to face the exterior of the planned development on the south façade where Village Code requires side wall signage to face the interior of the planned development; 5) Sec. 20-60(4)f. to allow for an 11.6 sf sign area for the front façade emergency entrance directional sign where Village Code limits to 2 sf; 6) Sec. 20-60(4)f. to allow for an 14 sf sign area for the front façade medical offices directional sign where Village Code limits to 2 sf; 7) Sec. 20-60(4)f.

to allow for a 5.6 sf sign area for the north façade ambulance entrance only directional sign where Village Code limits to 2 sf; 8) Sec. 20-60(4)f. to allow for a 10'8" high, 10.6 sf sign area for the north façade emergency entrance directional sign where Village Code limits to 2' height and 2 sf; 9) Sec. 20-60(4)f. to allow for four (4) directional signs where Village Code limits to 2 total; and 10) Sec. 20-95(e) to allow for a 53.7 sf cabinet sign where Village Code allows only 10 sf is hereby **Approved** in accordance with the Village Code of Ordinances for the following reasons:

**The applicant meets the following standards set forth in Section 26-32(f)(6). of the Village Code of Ordinances.**

1. Special conditions and circumstances exist;
2. Special Circumstances are not the result of actions of the applicant;
3. No special privilege is conferred;
4. Literal interpretation would constitute an unnecessary and undue hardship;
5. Minimum variance;
6. Is in harmony with the Sign Code; and
7. Will not be injurious to area or detrimental to the public welfare.

**Done and ordered this 17th day of October, 2024.**

\_\_\_\_\_  
Vice Mayor Jeff Hmara  
Village of Royal Palm Beach

Attest:

\_\_\_\_\_  
Diane DiSanto, Village Clerk

**Exhibit A**  
**Legal Description**  
**Application No. 24-039(SVAR)**  
**Baptist Health Integrated Health Center @ 450 S. State Road 7**

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:

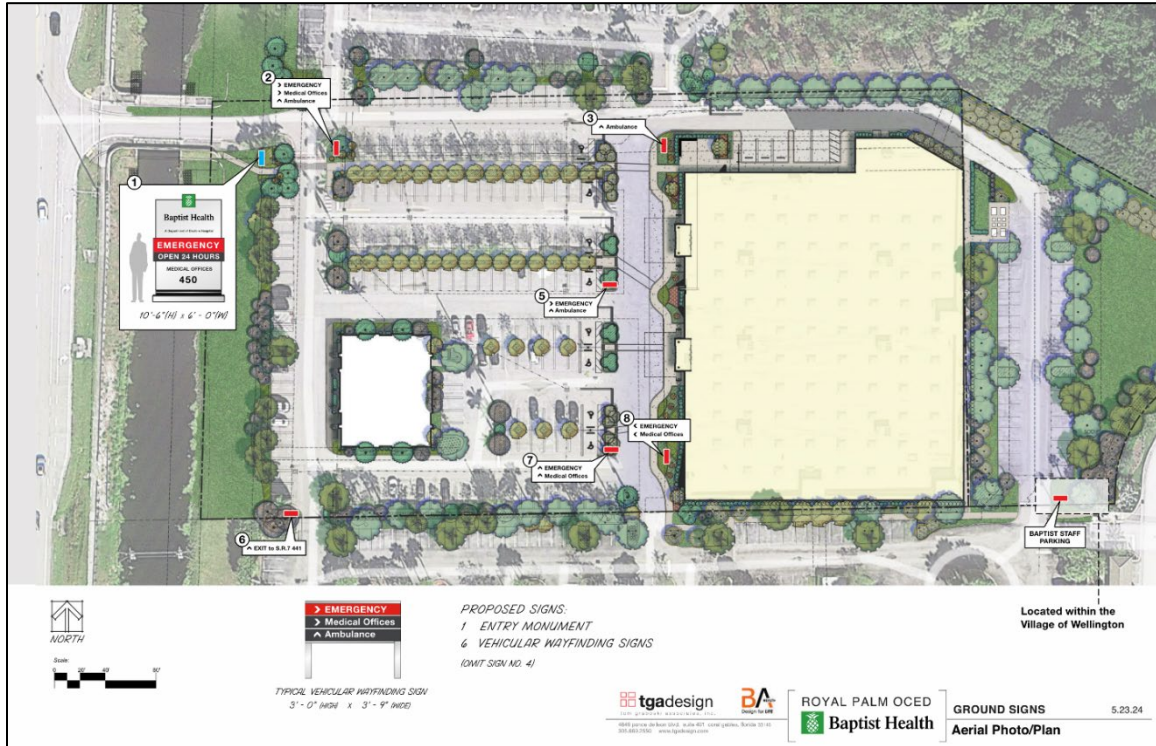
Parcel A and Tract Z, ROYAL OFFICE PARK, according to the plat thereof as recorded in Plat Book 111, Page 91, of the Public Records of Palm Beach County, Florida.

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.

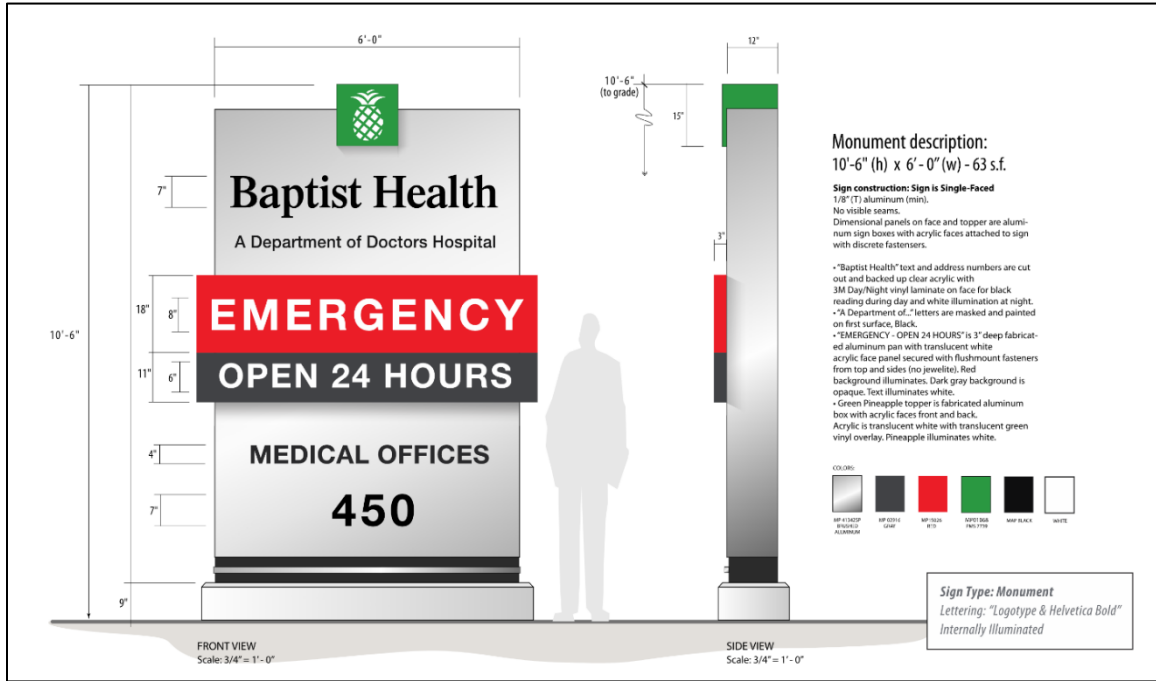
**Exhibit B**  
**Sign Drawings**  
**Application No. 24-039(SVAR)**  
**Baptist Health Integrated Health Center @ 450 S. State Road 7**

Directly below is an illustration of the site plan showing the location of the proposed monument and vehicular way finding signs.



**Exhibit B Cont'd  
Sign Drawings  
Application No. 24-039(SVAR)  
Baptist Health Integrated Health Center @ 450 S. State Road 7**

Directly below is an illustration of the proposed monuments sign details.





**Exhibit B Cont'd  
Sign Drawings  
Application No. 24-039(SVAR)  
Baptist Health Integrated Health Center @ 450 S. State Road 7**

Directly below is an illustration of the proposed wayfinding signs details.

**TYPICAL VEHICULAR WAYFINDING SIGN**

**Sign construction:** 1/8" (T) aluminum (min). No visible seams.  
Painted finish in exterior grade polyurethane paint in colors shown.

**Text message boxes are fabricated aluminum pan with acrylic faces.**  
Red "Ambulance" panel - both text and background illuminate.  
Gray "Main Entrance" panel - text illuminates white, background is opaque.

**ILLUMINATED**

**COLORS:**

MP 61120P BRUSHED ALUMINUM	MP 22116 GRAY	MP 10216 RED	10181

**11.2 sq. ft.**

*Sign Type: Vehicular Wayfinding  
Lettering: "Helvetica Bold"  
Internally Illuminated*

**tgadesign** **BA** **ROYAL PALM OCED** **Sign Type:**  
Design for LIFE **Baptist Health** **VEHICULAR WAYFINDING** 5.23.24

**Exhibit B Cont'd**  
**Sign Drawings**  
**Application No. 24-039(SVAR)**  
**Baptist Health Integrated Health Center @ 450 S. State Road 7**

Directly below is an illustration of the proposed wall and directional signs.

