

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

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 24-034 (SPM, AAR) AN APPLICATION BY URBAN DESIGN STUDIO, AND ADOPTION OF RESOLUTION NO. 24-10 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL FOR AN EXISTING 58,341 SQUARE FOOT RETAIL BUILDING, FOR A PROPERTY LOCATED AT 450 S. STATE ROAD 7; BY LENTZY JEAN-LOUIS OF URBAN DESIGN STUDIO.

Issue:

The applicant, Urban Design Studio, is requesting Site Plan Modification and Architectural Approval to rehabilitate and reuse the existing 58,341 SF retail building, with a 390 SF addition to be used as an Integrated Care Center with allocated medical office uses, for a property located at 450 S. State Road 7.

The Applicant is also seeking Architectural approval for the building architecture, color, materials and Landscape Plan.

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” (Application No. 24-035 (SE)); Variance approval to reduce the required square footage of building perimeter plantings area for the existing building (Application No. 24-038 (VAR)); Variance approval to allow for a reduction in the required 25-foot wide drive aisles for three (3) drive aisles (Application No. 24-101(VAR)); and Sign Variance approval for various signage for the center (Application No. 24-039 (SVAR)).

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

Recommended Action:

Staff recommends Approval of Application No. 24-034 (SPM, AAR) and Resolution No. 24-10.

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

Village of Royal Palm Beach - Staff Report

I. General Data:

Project Name: Baptist Health Integrated Care Center

Application: 24-034 (SPM, AAR)

Applicant/Agent: Urban Design Studio
610 Clematis Street, Suite CU-02
West Palm Beach, Florida 33401

Request: Site Plan Modification and Architectural Approval to rehabilitate and reuse the existing 58,341 SF retail building, with a 390 SF addition to be used as an Integrated Care Center with allocated medical office uses, for a property located at 450 S. State Road 7.

Hearings: Planning and Zoning Commission: September 24, 2024
Village Council: October 17, 2024

Recommendation: Approval

II. Site Data:

Site Area: 4.31± acres

Property Control Number: 72-42-44-06-13-004-0000

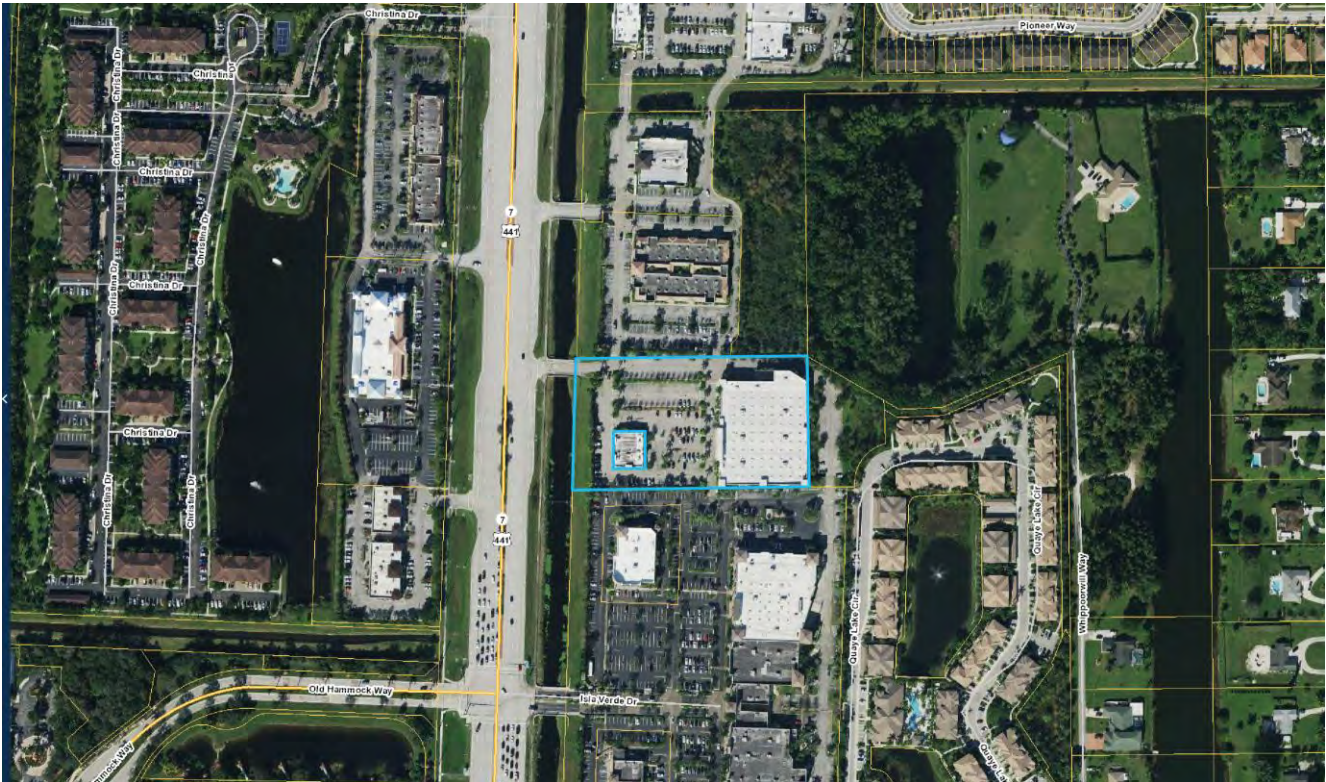
Existing Land Use: Commercial

Existing FLUM Designation: Commercial (COM)

Existing Zoning District: General Commercial (CG)

Table 1: Adjacent Existing, Future Land Uses, and Zoning			
Dir.	Existing Use:	FLUM:	Zoning:
North	Royal Office Park Shopping Center	Commercial (COM)	General Commercial (CG)
South	Isla Verde (Vill. Of Well.)	Mixed Use (Vill. Of Well.)	Mixed Used Planned Dev. (Vill. Of Well.)
East	Isla Verde (Vill. Of Well.)	Mixed Use (Vill. Of Well.)	Mixed Used Planned Dev. (Vill. Of Well.)
West	Anthony Groves Commercial	Commercial (COM)	General Commercial (CG)

Directly below is a map showing the location of the site:



III. Intent of Petition:

The Applicant is seeking approval for a Site Plan Modification and Architectural Approval to rehabilitate and reuse the existing 58,341 SF retail building, with a 390 SF addition to be used as an Integrated Care Center with allocated medical office uses. The property is located at 450 S. State Road 7, within the Royal Palm Toys Royal Office Park Planned Commercial Development (PCD), and situated within the General Commercial (CG) Zoning District.

IV. History:

The subject property is located on the east side of SR 7/US 441 and approximately 1,400 feet south of Pioneer Road. The site was annexed into the Village of Royal Palm Beach via Ordinance No.681 back in 2003.

V. Analysis:

The Applicant is seeking approval for a Site Plan Modification and Architectural Approval to rehabilitate and reuse the existing 58,341 SF retail building, with a 390 SF addition to be used as an Integrated Care Center with allocated medical office uses. The property is located at 450 S. State Road 7, within the Royal Palm Toys Royal Office Park Planned Commercial Development (PCD), and situated within the General Commercial (CG) Zoning District.

The proposed site improvements include repurposing the existing 58,341 square foot building by adding a 390 SF expansion, resulting in a total of 58,731 SF in building area. The updated facility will serve as an Integrated Care Center with designated medical office spaces. Of the

total building area, 27,313 square feet (including 4,799 square feet for mechanical equipment and storage) will be dedicated to the Hospital Based Off-Campus Emergency Department (HBOCED) component, while 31,418 square feet will be allocated for medical office use. 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 project also includes reconfiguring the parking area and making related landscape improvements. For an illustration of the Site Plan, please refer to **Attachment C**. For an illustration of the Landscape Plan please refer to **Attachment D**.

Architectural approval is also being requested for the new updated building facade. For an illustration of the building's architecture please refer to **Attachment E**.

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" (Application No. 24-035 (SE)); Variance approval to reduce the required square footage of building perimeter plantings area for the existing building (Application No. 24-038 (VAR)); Variance approval to allow for a reduction in the required 25-foot wide drive aisles for three (3) drive aisles (Application No. 24-101(VAR)); and Sign Variance approval for various signage for the center (Application No. 24-039 (SVAR)); For illustrations of the proposed building's perimeter plantings, and proposed drive aisle width please refer to **Attachment F**.

In reviewing this application, Village Staff considered conformity with Chapter 26 of the Village's Code of Ordinances. Specifically, how the proposed project meets the requirements for the General Commercial (GC) Zoning District, and Section 26-61 *Planned commercial developments*, as outlined below:

1. Parcel size: The site contains 4.31± acres, which exceeds the minimum area required for CG-designated property of 40,000 square feet.
2. Parcel width: The site is 330± feet wide, which exceeds the minimum parcel width of 150 feet of frontage.
3. Setbacks: The proposed building meets the setback for the zoning district.
4. Pervious area: The proposed Site Plan meets or exceeds the pervious area requirements.
5. Parking Requirements: The project meets the minimum required parking spaces for the proposed use. Also, the property is part of the Royal Palm Toys Planned Commercial Development (PCD), and additional available parking is provided throughout the PCD.

Variance Application No. 24-101 (VAR) was submitted requesting a reduction in the required 25-foot wide drive aisles for three (3) drive aisles.

6. Landscape Areas: The proposed landscape plan meets or exceeds minimum landscape requirements.
7. Maximum Building Height: The proposed buildings do not exceed the maximum height regulations of the General Commercial (CG) Zoning District.
8. Signage: Variance Application No. 24-039 (SVAR) was submitted requesting Sign Variance approval for various signage for the center.
9. Foundation Plantings: Variance Application No. 24-038 (VAR) was submitted requesting a reduction in building perimeter plantings area from the minimum required building perimeter plantings area of 5,873 square feet to 3,206 square feet of planting area.

Overall, the proposed Site Plan and Architecture meet all of the Village's requirements for this type of use in the General Commercial (CG) Zoning District and the design standards for a "Integrated Care Center" of Village Code with the exception of the Variances being requested concurrently.

VI. Disposition Options:

Recommend: Approval of the application;
Denial of the application.

VII. Staff Recommendation:

Staff is recommending Approval of Application No. 24-034 (SPM, AAR) and Resolution No. 24-10, subject to Council approval of Special Exception Use Application No. 24-035 (SE); Variance Application No. 24-038 (VAR); Variance Application No. 24-101 (VAR) and Sign Variance Application No. 24-039 (SVAR).

VIII. Hearing History:

Planning and Zoning Commission:

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

**Attachment A
Legal Description
Baptist Health Integrated Care Center
Application No. 24-034 (SPM, AAR)
Resolution No. 24-10**

Directly below in the 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.

Directly below in the legal description.

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

Directly below in the legal description.

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
Application No. 24-034 (SPM, AAR)
Resolution No. 24-10

1. Development Order:

This development order constitutes approval for:

Major Site Plan Modification, and Architectural Approval to rehabilitate and reuse the existing 58,341 SF retail building, with a 390 SF addition to be used as an Integrated Care Center with allocated medical office uses, for a property located at 450 S. State Road 7.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All other conditions imposed by previous approvals shall remain in full force and effect unless specifically modified herein.

2. Site Specific Conditions:

- A. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- B. The site shall be maintained free of all trash at all times.
- C. Prior to the issuance of the first building permit, the Applicant shall be required to make a contribution to the Village's Tree Bank in the amount of \$14,700, which shall be utilized in accordance with Section 15-79 of the Village Code.
- D. The Art in Public Places requirements in Sec. 26-75.5 of the Village Code must be met. The public art requirement for this project is 1% of the total vertical construction costs for only the first \$25,000,000 for this single project based on the total certified cost estimate of \$30,000,000, equivalent to the maximum required \$250,000 public art cap. The public art installation shall be placed in the location depicted on the approved Site Plan and shall be installed prior to the issuance of a Certificate of Occupancy.

3. Standard Conditions:

- A. This site plan approval shall expire one (1) year from the date of Council approval, unless appropriate applications for site plan extension are submitted pursuant to Sec. 26-66 of the Village Code of 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. While the site plan approval process requires the submission of certain preliminary drawings, plans and specifications, such items are subject to change to some degree during the detailed design and construction-permitting

phase of the final approvals. Thus except where specifically noted herein, the specific Village Code provisions governing design standards will apply.

- D. All utility services shall be underground.
- E. Lighting shall be required on all roadways and parking facilities and shall be installed on all streets on which any building construction has commenced. No certificates of occupancy shall be issued until street lighting is installed and operating in accordance with the provisions of Section 22-50 (a)(10). Light spill over onto adjacent properties or roadways shall be less than 0.1-foot candles.
- F. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.
- G. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of site construction engineering plans and an electronic copy in .TIF format to the Engineering Department for review and approval. Site construction plans shall include a final signed off version of the site plan. Allow 30 days for review and comment. A certified cost estimate for the total site development shall be included in the engineering submittal. An engineering plan review and inspection fee of three percent (3%) of the cost estimate for clearing, grading, earthwork, paving and drainage shall be paid to the Building Department. Fifty percent (50%) of the said fee shall be due at time of plan submission, and the remaining fifty percent (50%) will be required prior to the mandatory pre-construction meeting. Approval of site civil engineering elements will be required prior to the issuance of a building permit. Site plan approval shall not be construed as final engineering department approval.
- H. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of landscape and irrigation plans for review and approval, incorporating any changes requested by the Planning and Zoning Commission and/or Village Council. A landscape and irrigation plan review and inspection fee of three percent (3%) of the cost estimate shall be paid to the Building Department at the time permits are issued.
- I. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- J. Prior to the issuance of any building permit or conditional building permit the following must be completed:
 - 1. No building permits shall be issued until the construction drawings have been approved.
 - 2. The site plan, plat and engineering drawings must be submitted in AutoCAD electronic format.
- K. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.

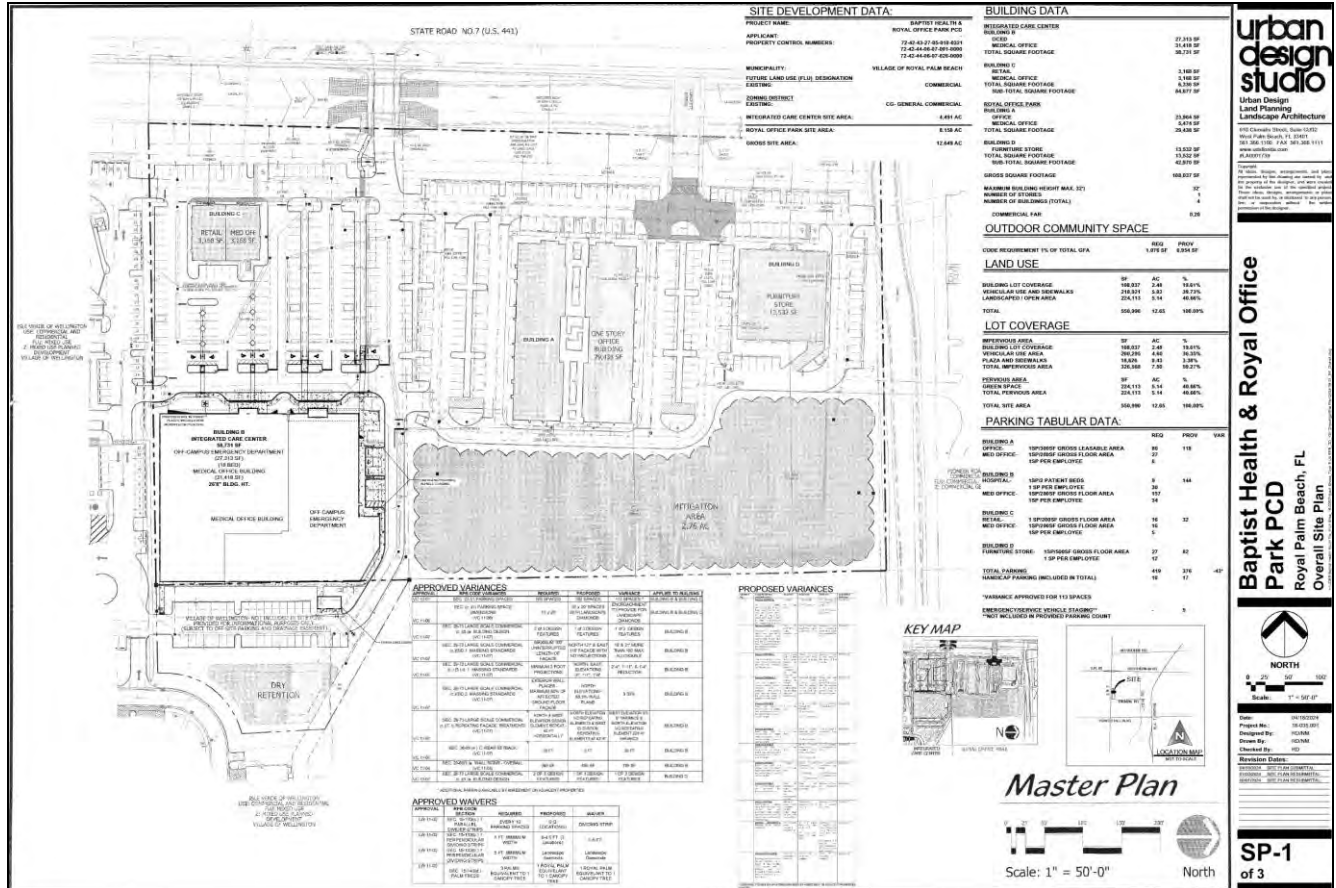
4. Landscaping Conditions:

- A. The property owner or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- B. Vegetation removal shall not commence until a vegetation removal permit have been issued.
- C. All shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, but must be maintained at no less than thirty-six inches (36) in height.

- D. The practice of “hat racking” defined as the severe cutting back of branches, making internodal cuts to lateral limbs, leaves branch stubs larger than 1 inch in diameter within the tree’s crown, is strictly prohibited for all trees listed in the approved landscape plan for installation. Trees shall be allowed to grow in a shape natural to their species, and shall only be pruned to remove limbs or foliage which presents a hazard to power lines or structures, or to remove dead, damaged or diseased limbs. In no case shall pruning result in trees which are smaller than the minimum requirements for spread or height, or are unnaturally shaped.
- E. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

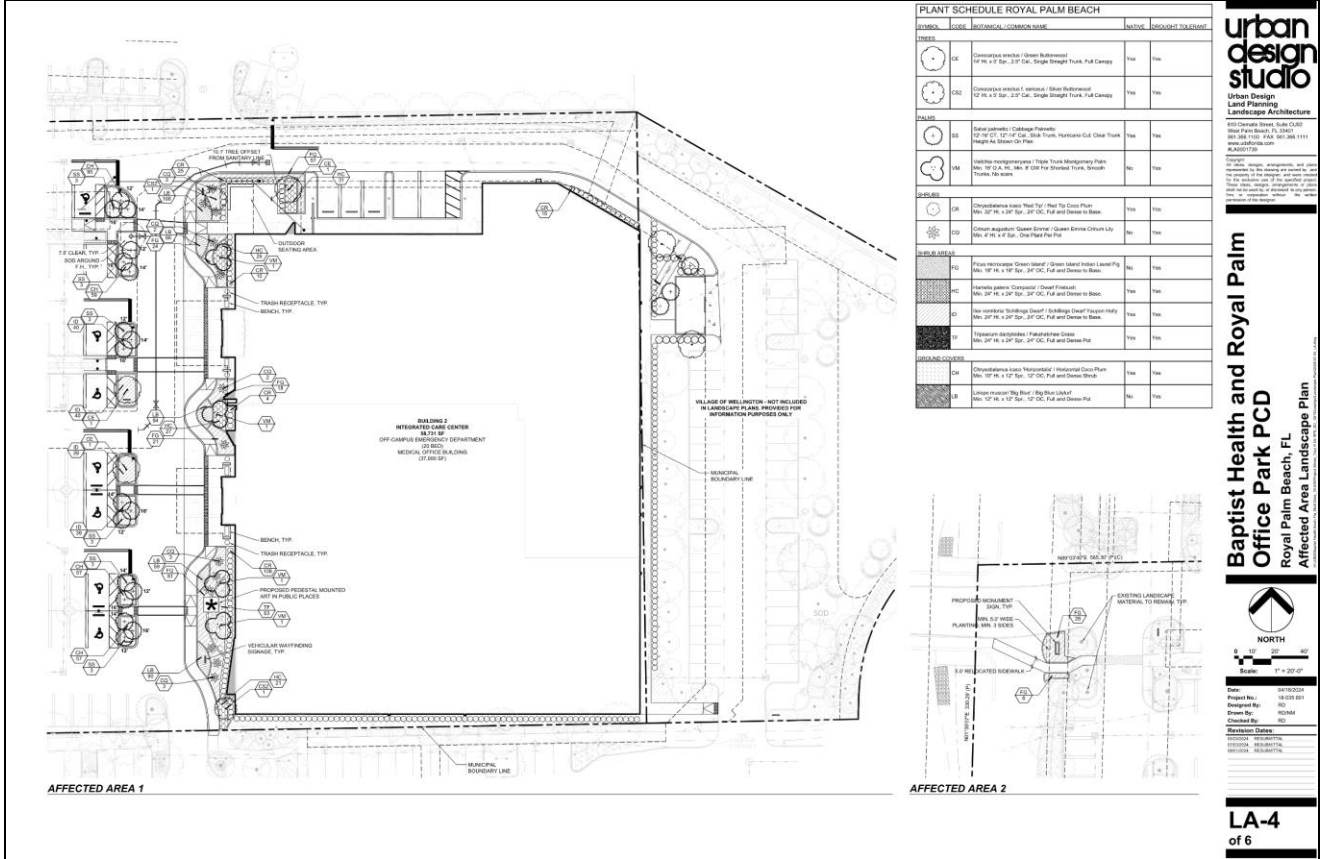
Attachment C Overall PCD Site Plan Baptist Health Integrated Care Center Application No. 24-034 (SPM, AAR) Resolution No. 24-10

Directly below is an illustration of the Overall PCD Site Plan:



Attachment D Landscape Plan Baptist Health Integrated Care Center Application No. 24-034 (SPM, AAR) Resolution No. 24-10

Directly below is an illustration of the proposed Landscape Plan:



urban design studio
Urban Design
Land Planning
Landscape Architecture

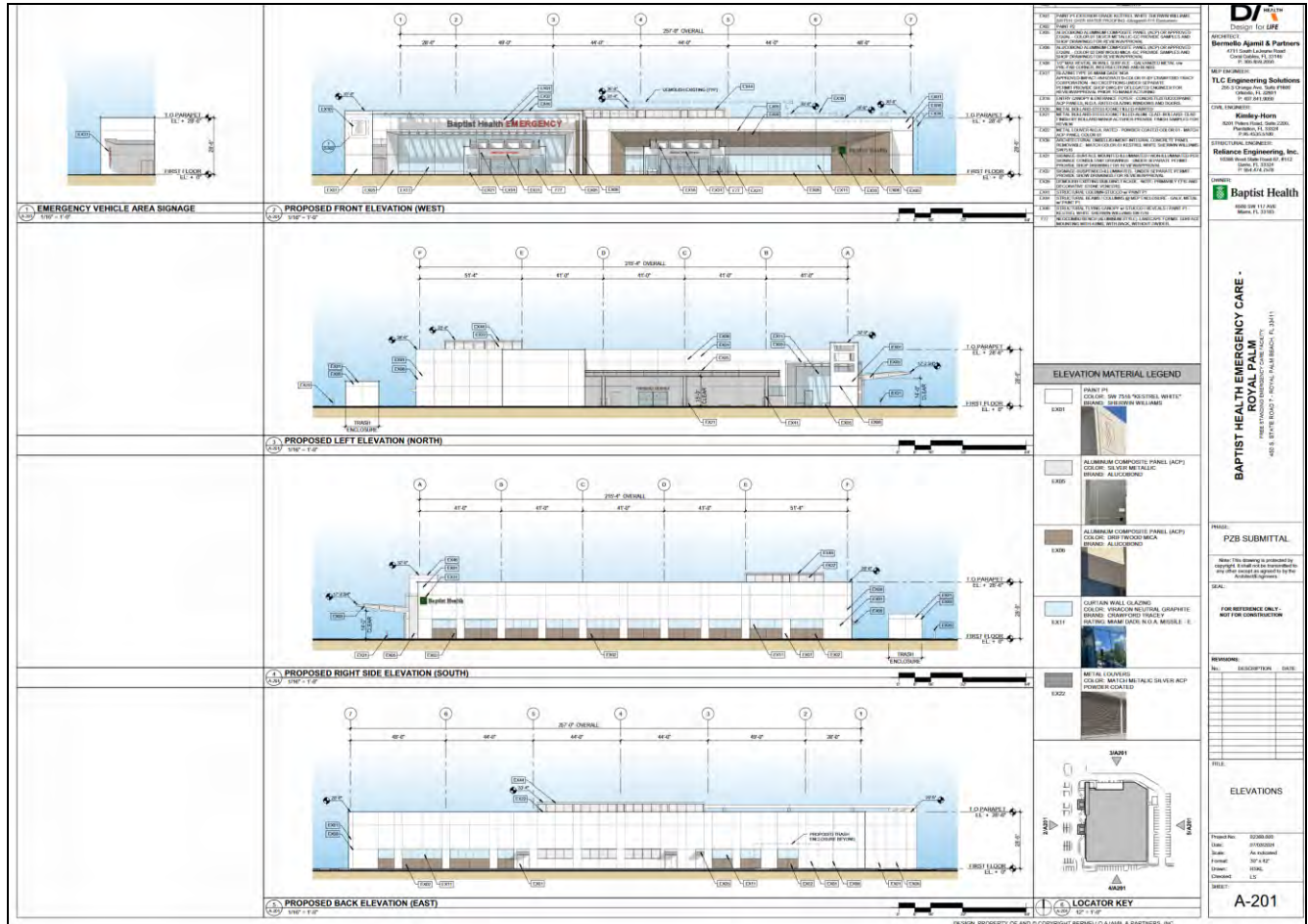
6110 Corporate Blvd., Suite 1200
Royal Palm Beach, FL 33411
Tel: 561-381-1111
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www.urbandesignstudio.com

**Baptist Health and Royal Palm
Office Park PCD
Royal Palm Beach, FL
Affected Area Landscape Plan**

**LA-4
of 6**

Attachment E Architectural Plans Baptist Health Integrated Care Center Application No. 24-034 (SPM, AAR) Resolution No. 24-10

Directly below is an illustration of the proposed Architectural Plan:



Attachment F

Building Perimeter Plantings (Landscape Plan)

Baptist Health Integrated Care Center

Application No. 24-034 (SPM, AAR)

Resolution No. 24-10

Directly below is an illustration of the proposed Building Perimeter Plantings highlighted as a hatched symbol:

PLANT SCHEDULE

11. CRITICAL TOLERANT PLANTING BASED UPON SPACING REQUIREMENTS - SOUTH FLORIDA EDITION.

12. ALL PLANT MATERIALS, SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANTING SCHEDULES ARE REQUIRED. MINIMUM CONTAINER SIZE MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.

13. ALL PLANT MATERIALS SHALL MEET AND ABIDE TO LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIALS SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT OR CONTRACTOR'S REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.

14. QUANTITIES ON PLANT SCHEDULES ARE FOR CONSTRUCTION ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING SHOWN ON LANDSCAPE PLANS.

PLANT SCHEDULE ROYAL PALM BEACH

SYMBOL	CODE	DATE	REQUIREMENTS / COMMENTS	MINI	LANDSCAPE CONTRACTOR
	1E	3	Concordia variegata / Crown Butterbean 12" H x 6" Top, 12" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	1F	2	Concordia variegata / Crown Butterbean 12" H x 6" Top, 12" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	1G	1	Spotted Yucca / Callaway Palm 12" H x 6" Top, 12" Cal. Single Straight Trunk, Minimum 60% Crown, Full Canopy	Yes	Yes
	1H	1	Yucca variegata / Trunk Trunk, Minimum 60% Crown, Full Canopy	No	Yes
	1I	1	Chlorophytum complanatum / Star Plant 12" H x 6" Top, 12" Cal. Full and Dense to Bloom	Yes	Yes
	1J	1	Chlorophytum complanatum / Star Plant 12" H x 6" Top, 12" Cal. Full and Dense to Bloom	No	Yes
	1K	1	Chlorophytum complanatum / Star Plant 12" H x 6" Top, 12" Cal. Full and Dense to Bloom	Yes	Yes
	1L	1	Chlorophytum complanatum / Star Plant 12" H x 6" Top, 12" Cal. Full and Dense to Bloom	Yes	Yes
	1M	1	Chlorophytum complanatum / Star Plant 12" H x 6" Top, 12" Cal. Full and Dense to Bloom	Yes	Yes
	1N	1	Chlorophytum complanatum / Star Plant 12" H x 6" Top, 12" Cal. Full and Dense to Bloom	Yes	Yes
	1O	1	Chlorophytum complanatum / Star Plant 12" H x 6" Top, 12" Cal. Full and Dense to Bloom	Yes	Yes
	1P	1	Chlorophytum complanatum / Star Plant 12" H x 6" Top, 12" Cal. Full and Dense to Bloom	Yes	Yes
	1Q	1	Chlorophytum complanatum / Star Plant 12" H x 6" Top, 12" Cal. Full and Dense to Bloom	Yes	Yes
	1R	1	Chlorophytum complanatum / Star Plant 12" H x 6" Top, 12" Cal. Full and Dense to Bloom	Yes	Yes

PROPOSED LANDSCAPE VARIANCE

Code	Plant	Quantity	Remarks
1E	Concordia variegata	10	10' H x 6" Top, 12" Cal. Single Straight Trunk, Full Canopy
1F	Concordia variegata	10	12" H x 6" Top, 12" Cal. Single Straight Trunk, Full Canopy
1G	Spotted Yucca	10	12" H x 6" Top, 12" Cal. Single Straight Trunk, Minimum 60% Crown, Full Canopy
1H	Yucca variegata	10	12" H x 6" Top, 12" Cal. Single Straight Trunk, Minimum 60% Crown, Full Canopy
1I	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1J	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1K	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1L	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1M	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1N	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1O	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1P	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1Q	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1R	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom

APPROVED LANDSCAPE WAIVERS

Code	Plant	Quantity	Remarks
1E	Concordia variegata	10	10' H x 6" Top, 12" Cal. Single Straight Trunk, Full Canopy
1F	Concordia variegata	10	12" H x 6" Top, 12" Cal. Single Straight Trunk, Full Canopy
1G	Spotted Yucca	10	12" H x 6" Top, 12" Cal. Single Straight Trunk, Minimum 60% Crown, Full Canopy
1H	Yucca variegata	10	12" H x 6" Top, 12" Cal. Single Straight Trunk, Minimum 60% Crown, Full Canopy
1I	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1J	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1K	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1L	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1M	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1N	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1O	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1P	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1Q	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom
1R	Chlorophytum complanatum	10	12" H x 6" Top, 12" Cal. Full and Dense to Bloom

LANDSCAPE DATA

MINIMUM LANDSCAPE REQUIREMENTS - OVERALL COMMERCIAL PROJECT SITE (46,843 SF)

TYPE	REQUIRED	PROVIDED
TREES (1" PER 1,000 SF OF GROUND)	46	PROVIDED EXISTING TO REMAIN
SHRUBS (10 PER 1,000 SF OF GROUND)	468	PROVIDED EXISTING TO REMAIN
PERMEABLE PAVING (MIN. 10% OF PLANTING AREA)	4,684 SF	PROVIDED EXISTING TO REMAIN
PERMEABLE PAVING (MIN. 10% OF PLANTING AREA)	4,684 SF	PROVIDED EXISTING TO REMAIN

AFFECTED AREA - BUILDING 2

TYPE	REQUIRED	PROVIDED
TREES (1" PER 1,000 SF OF GROUND)	46	PROVIDED EXISTING TO REMAIN
SHRUBS (10 PER 1,000 SF OF GROUND)	468	PROVIDED EXISTING TO REMAIN
PERMEABLE PAVING (MIN. 10% OF PLANTING AREA)	4,684 SF	PROVIDED EXISTING TO REMAIN
PERMEABLE PAVING (MIN. 10% OF PLANTING AREA)	4,684 SF	PROVIDED EXISTING TO REMAIN

BUILDING PERIMETER LANDSCAPE (MIN. 10' WIDE)

TYPE	REQUIRED	PROVIDED
TREES (1" PER 1,000 SF OF GROUND)	46	PROVIDED EXISTING TO REMAIN
SHRUBS (10 PER 1,000 SF OF GROUND)	468	PROVIDED EXISTING TO REMAIN
PERMEABLE PAVING (MIN. 10% OF PLANTING AREA)	4,684 SF	PROVIDED EXISTING TO REMAIN
PERMEABLE PAVING (MIN. 10% OF PLANTING AREA)	4,684 SF	PROVIDED EXISTING TO REMAIN

VEHICULAR USE AREA (MIN. 10' WIDE)

TYPE	REQUIRED	PROVIDED
TREES (1" PER 1,000 SF OF GROUND)	46	PROVIDED EXISTING TO REMAIN
SHRUBS (10 PER 1,000 SF OF GROUND)	468	PROVIDED EXISTING TO REMAIN
PERMEABLE PAVING (MIN. 10% OF PLANTING AREA)	4,684 SF	PROVIDED EXISTING TO REMAIN
PERMEABLE PAVING (MIN. 10% OF PLANTING AREA)	4,684 SF	PROVIDED EXISTING TO REMAIN

PERCENT MATRICES

TYPE	REQUIRED	PROVIDED
TREES AND PALMS	10%	10%
SHRUBS AND GROUND COVER	20%	20%

BUILDING PERIMETER LANDSCAPE LOCATION DIAGRAM

BUILDING PERIMETER LANDSCAPE - PER Sec.26-73.c.13

TYPE	REQUIRED	PROVIDED
TREES (1" PER 1,000 SF OF GROUND)	46	PROVIDED EXISTING TO REMAIN
SHRUBS (10 PER 1,000 SF OF GROUND)	468	PROVIDED EXISTING TO REMAIN
PERMEABLE PAVING (MIN. 10% OF PLANTING AREA)	4,684 SF	PROVIDED EXISTING TO REMAIN
PERMEABLE PAVING (MIN. 10% OF PLANTING AREA)	4,684 SF	PROVIDED EXISTING TO REMAIN

DESIGN DEV.

LA-2
of 6

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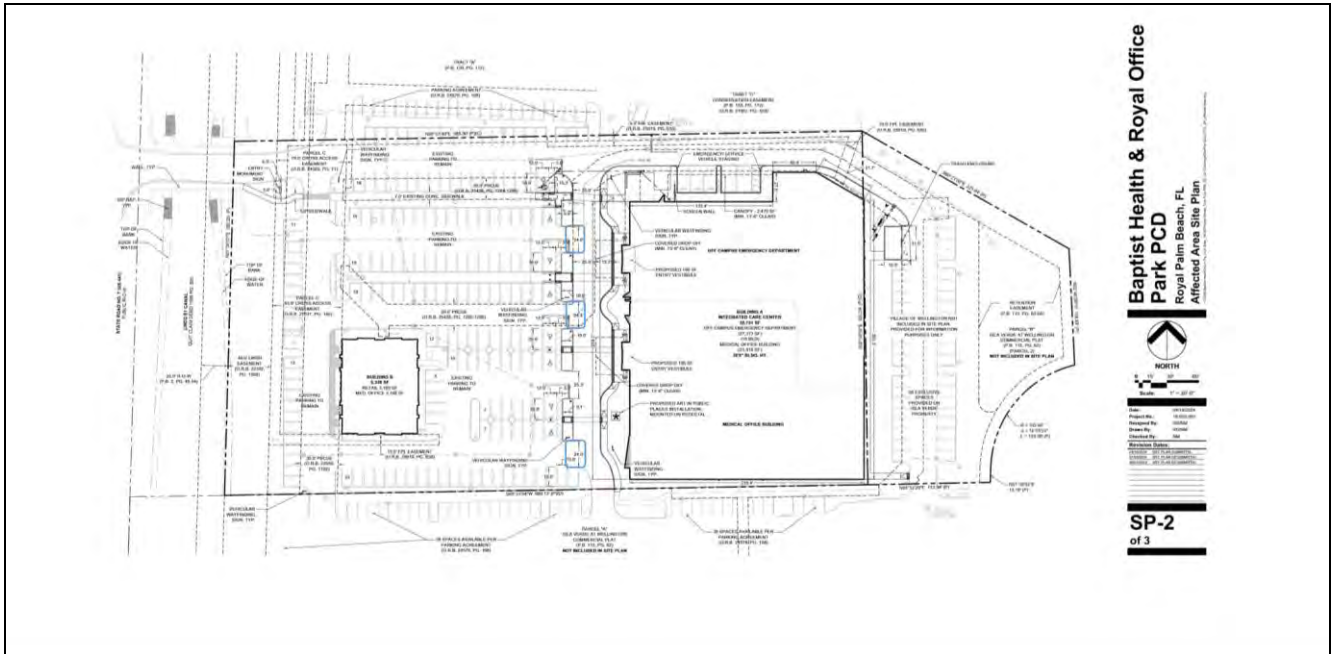
**Baptist Health and Royal Palm
Office Park PCD**

Royal Palm Beach, FL

Landscape Data and Plant Schedule

Attachment F Cont'd
Drive Aisle Width
Baptist Health Integrated Care Center
Application No. 24-034 (SPM, AAR)
Resolution No. 24-10

Directly below is an illustration of the proposed drive aisle width outlined in blue:



RESOLUTION NO. 24-10

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 24-034 (SPM, AAR) – THE APPLICATION OF URBAN DESIGN STUDIO - PERTAINING TO A SITE PLAN MODIFICATION AND ARCHITECTURAL APPROVAL TO REHABILITATE AND REUSE THE EXISTING 58,341 SF RETAIL BUILDING, WITH A 390 SF ADDITION TO BE USED AS AN INTEGRATED CARE CENTER WITH ALLOCATED MEDICAL OFFICE USES WITHIN THE GENERAL COMMERCIAL ZONING DISTRICT ON A 4.31± ACRE PARCEL OF LAND 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. 24-034 (SPM, AAR) 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, THAT APPLICATION NO. 24-034 (SPM, AAR), 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 and site plan depiction:

PLEASE SEE EXHIBIT “B” and “C” 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 No. 24-034 (SPM, AAR)
Resolution No. 24-10

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
Conditions of Approval
Baptist Health Integrated Care Center @ 450 S. State Road 7
Application No. 24-034 (SPM, AAR)
Resolution No. 24-10

1. Development Order:

This development order constitutes approval for:

Major Site Plan Modification, and Architectural Approval to rehabilitate and reuse the existing 58,341 SF retail building, with a 390 SF addition to be used as an Integrated Care Center with allocated medical office uses, for a property located at 450 S. State Road 7.

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All other conditions imposed by previous approvals shall remain in full force and effect unless specifically modified herein.

2. Site Specific Conditions:

- A. The project is subject to and shall remain consistent with the provisions of the Palm Beach County Traffic Concurrency Standards.
- B. The site shall be maintained free of all trash at all times.
- C. Prior to the issuance of the first building permit, the Applicant shall be required to make a contribution to the Village's Tree Bank in the amount of \$14,700, which shall be utilized in accordance with Section 15-79 of the Village Code.
- D. The Art in Public Places requirements in Sec. 26-75.5 of the Village Code must be met. The public art requirement for this project is 1% of the total vertical construction costs for only the first \$25,000,000 for this single project based on the total certified cost estimate of \$30,000,000, equivalent to the maximum required \$250,000 public art cap. The public art installation shall be placed in the location depicted on the approved Site Plan and shall be installed prior to the issuance of a Certificate of Occupancy.

3. Standard Conditions:

- A. This site plan approval shall expire one (1) year from the date of Council approval, unless appropriate applications for site plan extension are submitted pursuant to Sec. 26-66 of the Village Code of 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. While the site plan approval process requires the submission of certain preliminary drawings, plans and specifications, such items are subject to change to some degree during the detailed design and construction-permitting phase of the final approvals. Thus except where specifically noted herein, the specific Village Code provisions governing design standards will apply.
- D. All utility services shall be underground.
- E. Lighting shall be required on all roadways and parking facilities and shall be installed on all streets on which any building construction has commenced. No certificates of occupancy shall be issued until street lighting is installed and operating in accordance with the provisions of Section 22-50 (a)(10). Light spill over onto adjacent properties or roadways shall be less than 0.1-foot candles.
- F. The developer shall submit copies of permits from all agencies with regulatory jurisdiction prior to the issuance of a building permit.
- G. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of site construction engineering plans and an electronic copy in .TIF format to the Engineering Department for review and approval. Site construction plans shall include a final signed off version of the site plan. Allow 30 days for review and comment. A certified cost estimate for the total site development shall be included in the engineering submittal. An engineering plan review and inspection fee of three percent (3%) of the cost estimate for clearing, grading, earthwork, paving and drainage shall be paid to the Building Department. Fifty percent (50%) of the said fee shall be due at time of plan submission, and the remaining fifty percent (50%) will be required prior to the mandatory pre-construction meeting. Approval of site civil engineering elements will be required prior to the issuance of a building permit. Site plan approval shall not be construed as final engineering department approval.
- H. At any time before the issuance of a building permit but after Council approval, submit two (2) sets of landscape and irrigation plans for review and approval, incorporating any changes requested by the Planning and Zoning Commission and/or Village Council. A landscape and irrigation plan review and inspection fee of three percent (3%) of the cost estimate shall be paid to the Building Department at the time permits are issued.
- I. All public improvements associated with the project shall be complete prior to the issuance of any certificate of occupancy.
- J. Prior to the issuance of any building permit or conditional building permit the following must be completed:
 - 1. No building permits shall be issued until the construction drawings have been approved.
 - 2. The site plan, plat and engineering drawings must be submitted in AutoCAD electronic format.

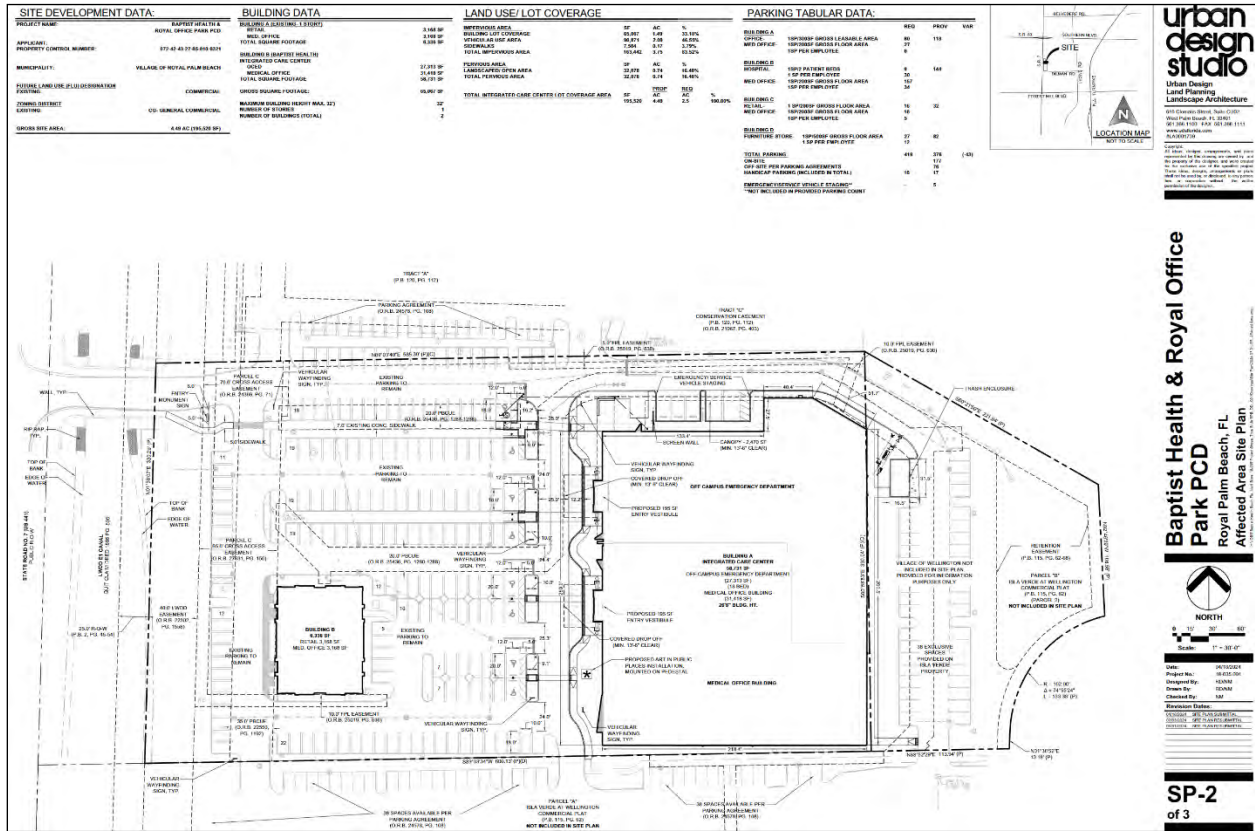
- K. All advertising, legal documents, and correspondence shall refer to this location as being located within the Village of Royal Palm Beach.

4. Landscaping Conditions:

- A. The property owner or association shall be responsible for the maintenance of landscaping in adjacent public and private roads up to the edge of pavement and waters edge.
- B. Vegetation removal shall not commence until a vegetation removal permit have been issued.
- C. All shrub materials shown on the proposed landscape plan shall be installed at no less than twenty-four (24) inches in height, but must be maintained at no less than thirty-six inches (36) in height.
- D. The practice of “hat racking” defined as the severe cutting back of branches, making internodal cuts to lateral limbs, leaves branch stubs larger than 1 inch in diameter within the tree’s crown, is strictly prohibited for all trees listed in the approved landscape plan for installation. Trees shall be allowed to grow in a shape natural to their species, and shall only be pruned to remove limbs or foliage which presents a hazard to power lines or structures, or to remove dead, damaged or diseased limbs. In no case shall pruning result in trees which are smaller than the minimum requirements for spread or height, or are unnaturally shaped.
- E. All exotic invasive species of plants shall be removed from the site prior to commencement of installing the required landscaping.

Exhibit C Site Plan Baptist Health Integrated Care Center @ 450 S. State Road 7 Application No. 24-034 (SPM, AAR) Resolution No. 24-10

Directly below is an illustration of the proposed Site Plan.





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**Baptist Health & Royal Office
Park PCD
Royal Palm Beach, FL
Affected Area Site Plan**



Scale: 1" = 100'-0"

Drawn By: J. VITTORE
Checked By: J. VITTORE
Designed By: J. VITTORE
Date: 01/15/2024

SP-2
of 3