

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

Agenda Item:

PUBLIC HEARING FOR SECOND READING AND ADOPTION OF APPLICATION NO. 23-137 (ZTEXT) AND ORDINANCE NO. 1043, AN APPLICATION BY URBAN DESIGN STUDIO ON BEHALF OF BAPTIST HEALTH SOUTH FLORIDA INC., AMENDING THE VILLAGE’S ZONING CODE TO AMEND SECTIONS 26-22, 26-75.7 AND 26-89 OF THE VILLAGE CODE TO ADD A DEFINITION FOR THE TERM “INTEGRATED CARE CENTER”, TO ALLOW FOR INTEGRATED CARE CENTERS AS A SPECIAL EXCEPTION USE WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, AND TO PROVIDE FOR SUPPLEMENTAL LAND USE REGULATIONS FOR THIS USE, FOR A PROPERTY LOCATED AT 450 S. STATE ROAD 7.

Issue:

The Applicant is requesting a Zoning Text Amendment to the Village Code to amend Sections 26-22, 26-75.7 and 26-89 of the Village Code to add a definition for the term “Integrated Care Center”, to allow for Integrated Care Centers as a Special Exception Use within the General Commercial (CG) Zoning District, and to provide for supplemental land use regulations for this use, for a property located at 450 S. State Road 7.

Below is a summary of the proposed text amendments (the additions are underlined, deletions stricken):

Section 26-22. Definitions

Integrated Care Center. 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, including but not limited to, diagnostic imaging, lab services, an on-site physician twenty-four (24) hours seven (7) days of the week, a minimum of fifteen (15) patient treatment bays, and on-site dispensing of prescription drugs, nonprescription drugs or both for the duration of a patient’s stay and upon patient discharge, but not after the patient is discharged.

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	3/21/2024	Action

Section 26-75.7. - Integrated Care Centers.

(a) Legislative intent. It is the intent of the village council to provide for the public health, safety and welfare by establishing minimum standards for the use, placement, site development, and construction of Integrated Care Centers within the village.

(b) Supplemental land use regulations.

(1) In general. An Integrated Care Center must be approved by the Agency for Health Care Administration (AHCA) pursuant to Florida Statutes section 395.0162.

(2) No Overnight Patient Stays. Pursuant to AHCA regulations, patient stays are limited to no more than 23 hours.

(3) Size.

a. Minimum parcel size for an Integrated Care Center shall be two and one half (2.5) acres;

b. Minimum building size for the Integrated Care Center use shall be 35,000 square feet; and

c. No variances or waivers from the provisions of section 26-75.7(b)(2) shall be permitted.

(4) Setback. The building line of the Integrated Care Center shall be setback a minimum of one-hundred (100) feet from a residential structure.

(5) Miscellaneous requirements.

a. Emergency fleet vehicles are not permitted to occupy required parking spaces.

b. Orientation of emergency vehicle pick-up and drop-off shall not face any abutting residentially-zoned property.

c. Emergency vehicle sirens shall be prohibited while on site.

(5) Submittal requirements. In addition to the application requirements for special exceptions as set forth at section 26-32(f)(4) of the Village Code of Ordinances, the following submittal requirements must be met:

a. Information required for site plan review pursuant to section 26-32(f)(5); and

b. A summary and delineation of emergency vehicle traffic circulation onsite.

Section 26-89. - CG General Commercial District

(3) Special exception uses.

Integrated Care Center (see additional requirements at section 26-75.7.)

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	3/21/2024	Action

The Local Planning Agency considered Application No. 23-137 and Ordinance No. 1043 on January 23, 2024 and recommended Approval by a vote of 5-0. It is important to note that at the January 23, 2024 Local Planning Agency meeting there was discussion regarding making it clear that there shall be no overnight stays for patients. As a result, Staff requested, and the applicant agreed, to add language clarifying that patient stays are limited to no more than 23 hours pursuant to AHCA regulations.

Village Council considered Application No. 23-137 and Ordinance No. 1043 on first reading on February 15, 2024 and recommended Approval by a vote of 5-0.

Recommended Action:

Staff is recommending Approval of Application No. 23-137 (ZTEXT) and Ordinance No. 1043 on second reading.

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	3/21/2024	Action

ORDINANCE NO. 1043

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, AMENDING CHAPTER 26. ZONING. AT SECTION 26-22. DEFINITIONS. TO ADD A DEFINITION FOR THE TERM “INTEGRATED CARE CENTER”, ADDING SECTION 26-75.7. INTEGRATED CARE CENTERS. IN ORDER TO PROVIDE THE LEGISLATIVE INTENT AND SUPPLEMENTAL REGULATIONS FOR INTEGRATED CARE CENTERS; AND AMENDING SECTION 26-89. CG GENERAL COMMERCIAL DISTRICT. TO ADD “INTEGRATED CARE CENTER” AS A SPECIAL EXCEPTION USE WITHIN THE GENERAL COMMERCIAL ZONING DISTRICT; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 26. ZONING. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Village of Royal Palm Beach, Florida, has received privately initiated application #22-137 (Text Amendment) requesting certain text amendments to the Village’s Zoning Code in order to allow for Integrated Care Centers in the General Commercial (CG) Zoning District and provide the legislative intent and supplemental regulations for such facilities; and

WHEREAS, the Village Council of the Village of Royal Palm Beach desires to update its Zoning Code as more specifically detailed in privately initiated application #22-137 (Text Amendment); and

WHEREAS, the Village of Royal Palm Beach has held all required public hearings and has provided public notice in accordance with applicable State statutes and Village ordinances; and

WHEREAS, the Village Council of the Village of Royal Palm Beach has determined that the proposed revisions to Chapter 26. are in the best interests of the health, safety and welfare of Royal Palm Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT:

Section 1: Chapter 26. Zoning. of the Code of Ordinances of the Village of Royal Palm Beach is hereby amended at Sec. 26-22. Definitions. to add a definition for the term “Integrated Care Center”; providing that Sec. 26-22 shall hereafter read as follows:

Sec. 26-22. – Definitions.

[When used in this chapter, the following terms or conjugations and variations thereof shall have the meanings herein described to them.]

Integrated Care Center. 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, including but not limited to, diagnostic imaging, lab services, an on-site physician twenty-four (24) hours seven (7) days of the week, a minimum of fifteen (15) patient treatment bays, and on-site dispensing of prescription drugs, nonprescription drugs or both for the duration of a patient’s stay and upon patient discharge, but not after the patient is discharged.

[All other definitions shall remain the same as previously adopted.]

Section 2: Chapter 26. Zoning, of the Code of Ordinances of the Village of Royal Palm Beach is hereby amended to add entirely new Sec. 26-75.7. – Integrate Care Centers. in order to provide the legislative intent and supplemental regulations for Integrated Care Centers; providing that Sec. 26-75.7 shall hereafter read as follows:

Section 26-75.7. - Integrated Care Centers.

- (a) Legislative intent. It is the intent of the village council to provide for the public health, safety and welfare by establishing minimum standards for the use, placement, site development, and construction of Integrated Care Centers within the village.
- (b) Supplemental land use regulations.
 - (1) In general. An Integrated Care Center must be approved by the Agency for Health Care Administration (AHCA) pursuant to Florida Statutes section 395.0162.

(2) No Overnight Patient Stays. Pursuant to AHCA regulations, patient stays are limited to no more than 23 hours.

(3) Size.

- a. Minimum parcel size for an Integrated Care Center shall be two and one half (2.5) acres;
- b. Minimum building size for the Integrated Care Center use shall be 35,000 square feet; and
- c. No variances or waivers from the provisions of section 26-75.7(b)(2) shall be permitted.

(4) Setback. The building line of the Integrated Care Center shall be setback a minimum of one-hundred (100) feet from a residential structure.

(5) Miscellaneous requirements.

- a. Emergency fleet vehicles are not permitted to occupy required parking spaces.
- b. Orientation of emergency vehicle pick-up and drop-off shall not face any abutting residentially-zoned property.
- c. Emergency vehicle sirens shall be prohibited while on site.

(6) Submittal requirements. In addition to the application requirements for special exceptions as set forth at section 26-32(f)(4) of the Village Code of Ordinances, the following submittal requirements must be met:

- a. Information required for site plan review pursuant to section 26-32(f)(5); and
- b. A summary and delineation of emergency vehicle traffic circulation onsite.

Section 3: Chapter 26. Zoning. of the Code of Ordinances of the Village of Royal Palm Beach is hereby amended to add entirely new Sec. 26-89 – CG General Commercial District. in order to add “Integrated Care Center” as a special exception use within the General Commercial Zoning District; providing that Sec. 26-89 shall hereafter read as follows:

Sec. 26-89. - CG General Commercial District.

[Subsections (1) and (2) to remain in full force as adopted.]

(3) *Special exception uses.*

Integrated Care Center (see additional requirements at section 26-75.7.

[Subsections (4) and (5) to remain in full force as adopted.]

Section 4: Each and every other Section and Sub-section of Chapter 26. Zoning. shall remain in full force and effect as previously adopted.

Section 5: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

Section 6: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 7: Specific authority is hereby granted to codify this Ordinance.

Section 8: This ordinance shall take effect immediately upon adoption.

FIRST READING this 15th day of February, 2024.

SECOND AND FINAL READING this 21st day of March, 2024.

VILLAGE OF ROYAL PALM BEACH

MAYOR FRED PINTO

ATTEST:

(Seal)

DIANE DISANTO, VILLAGE CLERK