

Agenda Item # R - 2

Village of Royal Palm Beach
Village Council
Agenda Item Summary

Agenda Item:

PUBLIC HEARING TO CONSIDER APPLICATION NO. 24-133 (SE) AN APPLICATION BY NRI INSTITUTE OF HEALTH SCIENCES, ON BEHALF OF ORION BANTRY, LLC, AND ADOPTION OF RESOLUTION NO. 24-43 CONFIRMING COUNCIL ACTION. THE APPLICANT IS REQUESTING SPECIAL EXCEPTION USE APPROVAL TO ALLOW FOR A “PUBLIC OR PRIVATE ACADEMIC INSTITUTION” WITHIN THE OFFICE COMMERCIAL (CO) ZONING DISTRICT, FOR A PROPERTY LOCATED AT 1402 ROYAL PALM BEACH BOULEVARD, BUILDING 600.

Issue:

The applicant is requesting Special Exception Use Approval to allow for a “Public or private academic institution” within the Office Commercial (CO) Zoning District, for a property located at 1402 Royal Palm Beach Boulevard, Building 600. Pursuant to the Applicant’s Justification Statement, “NRI Institute of Health Sciences wishes to use the school as an extension campus to be used for classes rooms and offices”.

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, as well as the Applicant’s responses:

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

The Applicant states: “This is an extension campus of NRI Institute of Health Sciences which is operational in Royal Palm Beach in the Royal Palm Beach Professional Plaza at 503 Royal Palm Beach Boulevard. The Special Exception requested is for the same operation to take place in an additional location. The use being the education of nurses and diagnostic medical sonographers.”

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

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	3/20/2025	Action

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The Applicant states: "Since the building already exists there is no additional development to take place."

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

The Applicant states: "There is no change to the property or the building located upon then property. Therefore, there will be no adverse environmental impact."

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 states: "We direct you to the traffic engineer's report attached hereto."

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 states: "The Special Exception application has no impact upon public facilities."

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 states: "The special Exception will have no adverse impact on adjacent properties. The traffic impact is negligible and there is no change to the current building located on the property. No activity conducted will have an adverse environmental impact."

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 states: "Since the use is similar to the current use of the building we believe that the Special Exception is compatible with the conditions of the existing neighborhood and will not restrict or impact public safety."

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 states: "We anticipate property values will increase if the Special Exception is granted as the purchase price paid for the property is a premium price. The

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	3/20/2025	Action

professional use of the building for education will also enhance the character of the neighborhood.”

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 states: “There is no change to the property and should be no change to any improvements or future development in the area.”

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 states: “The Special Exception will have no impact on the quality or quantity of light and air available.”

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 Office Commercial (CO) Zoning District. Staff has determined that the proposed Special Exception conforms to Village Standards.

The Planning and Zoning Commission considered the application for Special Exception on February 25, 2025, and recommended Approval by a vote of 5-0.

Recommended Action:

Staff is recommending Approval of Application No. 24-133 (SE) and Resolution No. 24-43.

Initiator:	Village Manager	Agenda Date	Village Council
P&Z Director	Approval	3/20/2025	Action

RESOLUTION NO. 24-43

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 24-133 (SE) - THE APPLICATION OF NRI INSTITUTE OF HEALTH SCIENCES - PERTAINING TO APPROVAL OF A SPECIAL EXCEPTION USE FOR A “PUBLIC OR PRIVATE ACADEMIC INSTITUTION” WITHIN THE OFFICE COMMERCIAL (CO) ZONING DISTRICT, FOR A PROPERTY LOCATED AT 1402 ROYAL PALM BEACH BOULEVARD, BUILDING 600; 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. 24-133 (SE) was presented to the Village Council at its public hearing conducted on March 20, 2025; 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. 24-133 (SE), THE APPLICATION OF NRI INSTITUTE OF HEALTH SCIENCES, 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 20th day of March, 2025.

VILLAGE OF ROYAL PALM BEACH

MAYOR JEFF HMARA

ATTEST:

(SEAL)

DIANE DISANTO, VILLAGE CLERK

Exhibit A
Legal Description
NRI Institute of Health Sciences @ 1402 Royal Palm Beach Boulevard,
Building 600
Application No. 24-133 (SE)
Resolution No. 24-43

LEGAL DESCRIPTION:

Lot 6, Lakeview Center, according to the plat thereof, as recorded in Plat Book 76, Page 172, of the Public Records of Palm Beach County, Florida.

Exhibit B
Conditions of Approval
NRI Institute of Health Sciences @ 1402 Royal Palm Beach Boulevard,
Building 600
Application No. 24-133 (SE)
Resolution No. 24-43

1. Development Order:

This development order constitutes approval for:

- A. Special Exception Use Approval to permit a “public or private academic institution” within the Office Commercial (CO) Zoning District and located at 1402 Royal Palm Beach Boulevard, building 600. 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 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.