

Village of Royal Palm Beach
Village Council
Agenda Item Summary

Agenda Item: R - 2

PUBLIC HEARING FOR SECOND READING AND ADOPTION OF ORDINANCE NO. 1066, AN APPLICATION BY THE VILLAGE OF ROYAL PALM BEACH, AMENDING CHAPTER 26. ZONING. AT SEC. 26-22. – DEFINITIONS. TO AMEND THE DEFINITION CLINIC AND TO ADD TWO (2) ENTIRELY NEW DEFINITIONS FOR MEDICAL OFFICE AND VEHICLE SALES (NEW, USED AND/OR RENTAL), INDOOR OR OUTDOOR. BY BRADFORD O'BRIEN, P&Z DIRECTOR.

Issue:

Ordinance No. 1066 seeks to amend Village Code of Ordinances at Chapter 26. *Zoning.*, Article II. *Construction of Language and Definitions.*, Sec. 26-22. – *Definitions.* in order to amend the definition of *Clinic* and to add two (2) entirely new definitions for *Medical office* and *Vehicle sales (new, used and or/rental), indoor or outdoor*. Please find below the proposed changes to Sec. 26-22 with the proposed added text underlined and the proposed deletions stricken:

Sec. 26-22. – Definitions.

Clinic. A facility providing health care services to the public who are not admitted overnight by physicians, dentists, chiropractors, surgeons, osteopaths, physical therapists, nurses, acupuncturists, podiatrists, optometrists, psychiatrists (all of whom are known herein as health care practitioners), or others who are duly licensed and recognized to practice their respective medical or dental profession in the State of Florida, as well as others, including, but not limited to, technicians and assistants who are acting under the supervision and control of a licensed health care practitioner. The uses of "Medical office", ~~medical/d~~"Dental office" and "office business or professional ie., dentists, physicians" are also considered as a "Clinic" ~~pursuant to this definition and for the purpose of being subject to further regulations for "~~Clinics~~" as set forth at section 26-71.~~

Medical office. A healthcare facility where medical examination, treatments, and consultation are provided by licensed healthcare professionals. They typically include examination rooms, waiting areas, reception desks, administrative offices, and medical equipment and supplies. They provide a variety of healthcare services including primary care, specialty care (e.g., cardiology, oncology, and dermatology), diagnostic testing, outpatient surgery, and rehabilitation therapy. Medical office does not include massage services or nursing care unless such massage services or nursing care is provided with direct on-site supervision and collaboration with a physician or other duly licensed and authorized health care practitioner.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P&Z	Approval	12-18-2025	Action

Vehicle sales (new, used and/or rental), indoor or outdoor. The sale or rental of motor vehicles to include new or used vehicles which may include vehicle repair when associated with a Vehicle sales establishment and which shall not include vehicle auction sales. Outdoor Vehicle sales establishments shall front and be oriented towards Southern Boulevard.

The Local Planning Agency considered the application on October 28, 2025, and recommended Approval by a vote of 5-0.

The Village Council considered the application and Ordinance No. 1066 on November 20, 2025, and recommended Approval by a vote of 4-0.

Recommended Action:

Staff is recommending Approval of Application No. 25-069 (ZTEXT) and Ordinance No. 1066 on second reading.

Initiator:	Village Manager	Agenda Date	Village Council
Director of P&Z	Approval	12-18-2025	Action

Business Impact Estimate

As required by Sec. 166.041(4), *Florida Statutes* (2024), this “Business Impact Estimate” is provided for Ordinance No. 1066:

ORDINANCE NO. 1066

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, AMENDING CHAPTER 26. ZONING. AT SECTIONS 26-22. – DEFINITIONS. TO ADD DEFINITIONS FOR THE TERMS “MEDICAL OFFICE” AND “VEHICLE SALES (NEW, USED AND/OR RENTAL), INDOOR OR OUTDOOR” AND REVISE THE CURRENT DEFINITION FOR THE TERM “CLINIC”; 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.

Part I. Summary of the proposed ordinance and statement of public purpose: Ordinance No. 1066 revises Section 26-22 of the Village Code to add definitions for the terms “Medical Office” and “Vehicle Sales (new, used and/or rental), Indoor or Outdoor” and revise the current definition for the term “Clinic”.

Part II. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Village of Royal Palm Beach:

- a. **Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:** None.
- b. **Identification of any new charges or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:** None.
- c. **An estimate of the Village of Royal Palm Beach’s regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.** None.

Part III. Good faith estimate of the number of businesses likely to be impacted by the ordinance: None.

Part IV. Additional Information (if any): None.

ORDINANCE NO. 1066

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, AMENDING CHAPTER 26. ZONING. AT SECTIONS 26-22. – DEFINITIONS. TO ADD DEFINITIONS FOR THE TERMS “MEDICAL OFFICE” AND “VEHICLE SALES (NEW, USED AND/OR RENTAL), INDOOR OR OUTDOOR” AND REVISE THE CURRENT DEFINITION FOR THE TERM “CLINIC”; 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, Section 26-22 of the Village Code currently provides definitions for terms used throughout the Village Zoning Code; and

WHEREAS, the Village Council of the Village of Royal Palm Beach desires to update this section to add definitions for the terms “Medical Office” and “Vehicle Sales (new, used and/or rental), Indoor or Outdoor” and revise the current definition for the term “Clinic”; 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. Zoning. 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. in order to add definitions for the terms “Medical Office” and “Vehicle Sales (new, used and/or rental), Indoor or Outdoor” and revise the current definition for the term “Clinic”; 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.]

Clinic. A facility providing health care services to the public who are not admitted overnight by physicians, dentists, chiropractors, surgeons, osteopaths, physical therapists, nurses,

acupuncturists, podiatrists, optometrists, psychiatrists (all of whom are known herein as health care practitioners), or others who are duly licensed and recognized to practice their respective medical or dental profession in the State of Florida, as well as others, including, but not limited to, technicians and assistants who are acting under the supervision and control of a licensed health care practitioner. The uses of "Medical office", ~~medical/~~"Dental office" and "office, business or professional ie., dentists, physicians" are also considered as a "Clinic" ~~pursuant to this definition and~~ for the purpose of being subject to further regulations for "Clinics" as set forth at section 26-71.

Medical office. A healthcare facility where medical examination, treatments, and consultation are provided by licensed healthcare professionals. They typically include examination rooms, waiting areas, reception desks, administrative offices, and medical equipment and supplies. They provide a variety of healthcare services including primary care, specialty care (e.g., cardiology, oncology, and dermatology), diagnostic testing, outpatient surgery, and rehabilitation therapy. Medical office does not include massage services or nursing care unless such massage services or nursing care is provided with direct on-site supervision and collaboration with a physician or other duly licensed and authorized health care practitioner.

Vehicle sales (new, used and/or rental), indoor or outdoor. The sale or rental of motor vehicles to include new or used vehicles which may include vehicle repair when associated with a Vehicle sales establishment and which shall not include vehicle auction sales. Outdoor Vehicle sales establishments shall front and be oriented towards Southern Boulevard.

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

Section 2: Each and every other Section and Sub-section of Chapter 26. Zoning. shall remain in full force and effect as previously adopted.

Section 3: All Ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

Section 4: 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 5: Specific authority is hereby granted to codify this Ordinance.

Section 6: This ordinance shall take effect immediately upon adoption.

FIRST READING this 20th day of November, 2025.

SECOND AND FINAL READING this 18th day of December, 2025.

VILLAGE OF ROYAL PALM BEACH

MAYOR JEFF HMARA

ATTEST:

(Seal)

DIANE DISANTO, VILLAGE CLERK