

Agenda Item # \_\_R - 4\_\_

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

**Agenda Item:**

**PUBLIC HEARING FOR APPROVAL OF APPLICATION NO. 20-91 (MCIC) AN APPLICATION BY NRI INSTITUTE OF HEALTH SCIENCES AND THE ADOPTION OF RESOLUTION NO. 20-23 CONFIRMING COUNCIL ACTION. THE APPLICANT IS SEEKING A MODIFICATION TO A COUNCIL IMPOSED CONDITION FOR A PREVIOUSLY APPROVED “BUSINESS, TRADE OR VOCATIONAL SCHOOL” AND TO ALLOW SUCH USE TO EXPAND INTO BUILDING 3B DIRECTLY EAST OF THE CURRENT LOCATION. THE USE IS LOCATED AT THE NORTHEAST CORNER OF ROYAL PALM BEACH BOULEVARD AND SOUTHERN BOULEVARD AND SITUATED WITHIN THE ROYAL PLAZA SOUTH SHOPPING CENTER AND THE ROYAL COMMERCE PARK; AGENT: DAN SPLAIN.**

**Issue:**

This is a request by the Applicant to Modify a Council Imposed Condition (MCIC) specifically **Condition 1. Development Order** to increase the square footage and to occupy an additional building for the “Public private academic institution” known as NRI Institute Of Health Sciences. The NRI Institute of Health Sciences is situated within the Royal Plaza South Shopping Center located on the northeast corner of Royal Palm Beach Boulevard and Southern Boulevard. A brief history and description of the NRI Institute Of Health Sciences is as follows:

The Applicant is proposing to increase the square footage previously permitted by Resolution Number 17-39. Specifically, **Condition 1. Development Order** which allowed for NRI Institute Of Health Sciences to occupy 8,192 square feet, and to allow a maximum of 200 students at full capacity. The Applicant is requesting a modification to the above-mentioned condition to allow for a 1,700 square foot increase and to occupy Suites 538-540 bringing the total square footage of the NRI Institute Of Health Sciences to 9,892. A strike through and underline of the proposed changes to the condition can be found in **Attachment A** and an illustration showing the location of the expansion can be found in **Attachment B**.

In reviewing the proposed modification to the Special Exception use application, Village Staff evaluated the application as it pertains to the following:

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Initiator:	Village Manager	Agenda Date	Village Council
P & Z Director	Approval	10-15-2020	Action

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Parking Standards – 435 Parking spaces are required for the Royal Plaza South Shopping Center and 661 have been provided. There is not a request for an increase to the number of students, thus the parking demand will not increase;

Traffic Performance Standards – There is an adequate concurrency reservation to accommodate the increase in square footage. Furthermore, there is not a request for an increase to the number of students, thus there will be no increase in traffic;

Village’s Comprehensive Plan – This request is consistent with the Village’s Comprehensive Plan and compatible with the existing development pattern; and

Village’s Code of Ordinances – This request is consistent with the Village’s Development Standards for the General Commercial (CG) Zoning District.

Staff feels this application to add square footage to the “Public private academic institution” known as NRI Institute Of Health Sciences is appropriate based on the above evaluation, and therefore is recommending approval of Resolution 20-23.

**Recommended Action:**

Approval of Application 20-91 (MCIC) and adoption of Resolution 20-23.

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Initiator:	Village Manager	Agenda Date	Village Council
P & Z Director	Approval	10-15-2020	Action

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**Attachment A  
Conditions of Approval  
NRI Institute Of Health Sciences  
20-91 (MCIC)  
Resolution No. 20-23**

**1. Development Order:**

This development order constitutes approval for a ~~8,192~~ 9,892 square foot Special Exception Use approval to allow a “Public or Private Academic Institution” to be located in the existing Royal Plaza South Shopping Center. The total student population will be limited to 200 students

Unless specifically discussed in this condition or subsequent specific conditions of approval, no other approval is granted or implied. All prior conditions of approval for the Royal Plaza Shopping Center remain in full force and effect unless specifically modified herein below.

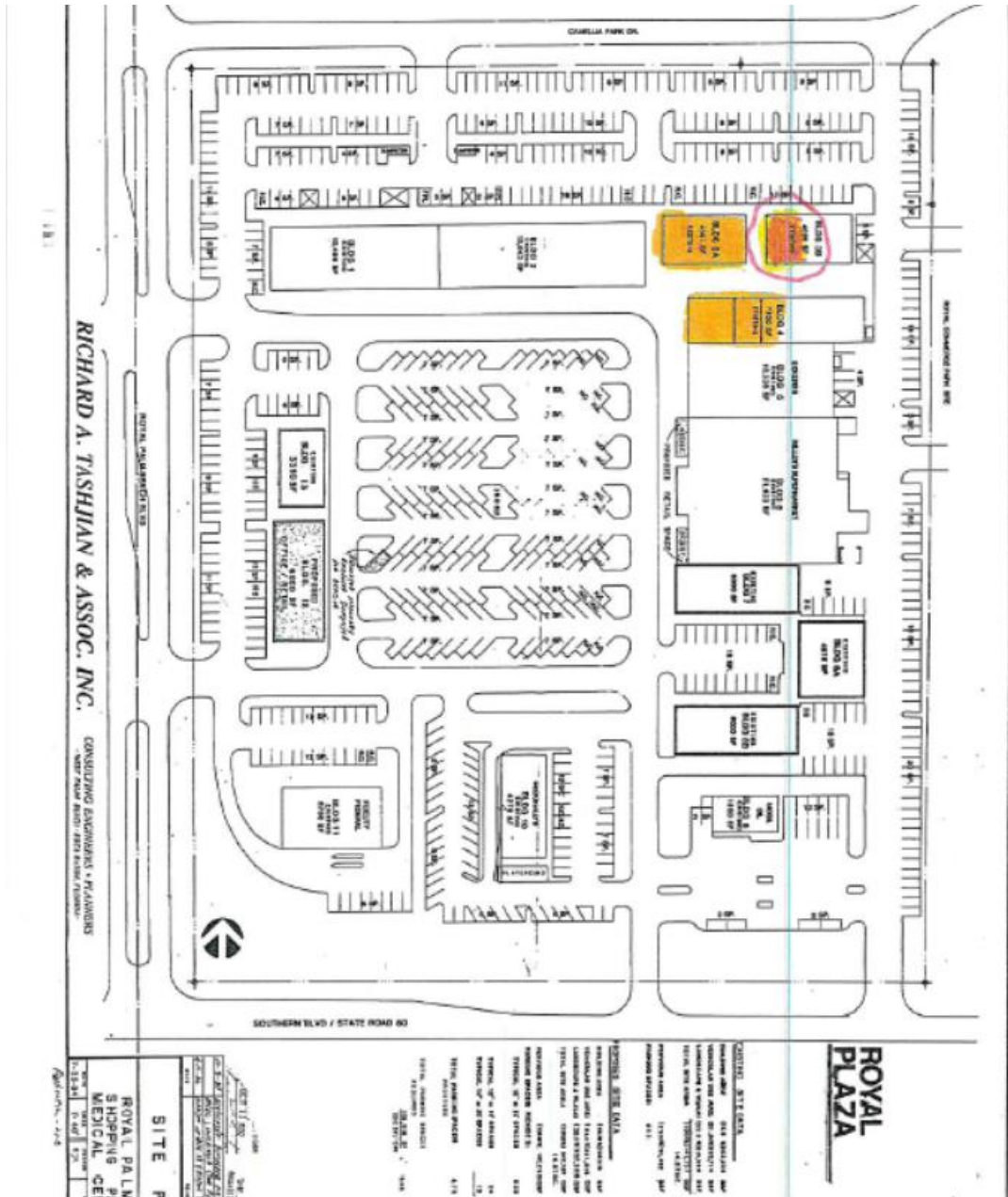
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**Attachment B  
Site Plan  
NRI Institute Of Health Sciences  
20-91 (MCIC)  
Resolution No. 20-23**

The Illustration directly below shows the location of the expansion to the NRI Institute.



Initiator:	Village Manager	Agenda Date	Village Council
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**RESOLUTION NO. 20-23**

**A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, APPROVING LAND DEVELOPMENT APPLICATION NO. 20-91(MCIC), THE APPLICATION OF NRI INSTITUTE OF HEALTH SCIENCES, PERTAINING TO MODIFICATION OF COUNCIL IMPOSED CONDITIONS ATTACHED TO RESOLUTION NO. 17-39 IN ORDER TO ALLOW FOR AN INCREASE IN TOTAL SQUARE FOOTAGE FROM 8,192 SQUARE FEET TO 9,892 SQUARE FEET, AN INCREASE OF 1,700 SQUARE FEET, AND TO EXPAND INTO PORTIONS OF BUILDING 3B DIRECTLY EAST OF THE CURRENT LOCATION FOR NRI INSTITUTE OF HEALTH SCIENCES, LOCATED WITHIN THE ROYAL PLAZA SOUTH SHOPPING CENTER AND THE ROYAL COMMERCE PARK, 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. 20-91 (MCIC) was presented to the Village Council at its public hearing conducted on October 15, 2020; 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. 20-91(MCIC), 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 15th day of October, 2020.

VILLAGE OF ROYAL PALM BEACH

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MAYOR FRED PINTO

ATTEST:

(SEAL)

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DIANE DISANTO, VILLAGE CLERK

**Exhibit A**  
**Legal Description**  
**NRI Institute of Health Sciences @ Royal Plaza South Shopping Center**  
**Application 20-91(MCIC)**  
**Res. 20-23**

**DESCRIPTION:**

35-43-41, SLY 910.31 FT OF NLY 1090.82 FT OF WLY 718.95 FT OF ELY 1198.43 FT OF NE ¼ OF SW ¼ (LESS S 284.53 FT OF W 432.99 FT, S 200 FT OF W 200 FT OF E 740.33 FT & S 86.50 FT SR80 R/W)

**Exhibit B**  
**Conditions of Approval**  
**NRI Institute of Health Sciences @ Royal Plaza South Shopping Center**  
**Application 20-91(MCIC)**  
**Res. 20-23**

**1. Development Order:**

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