

RESOLUTION NO. R-2025- 0232

RESOLUTION APPROVING ZONING APPLICATION Z/DOA-2024-01026
(CONTROL NO. 1984-00054)
a Development Order Amendment
APPLICATION OF Palms West Hospital Ltd. Partnership - Todd Maxwell
BY Urban Design Studio, AGENT
(Palms West Hospital Expansion)

WHEREAS, the Board of County Commissioners, as the governing body of Palm Beach County, Florida, pursuant to the authority vested in Chapter 163 and Chapter 125, Florida Statutes, is authorized and empowered to consider applications relating to zoning;

WHEREAS, the notice and public hearing requirements pursuant to Article 2 (Application Processes and Procedures) of the Palm Beach County Unified Land Development Code, Ordinance 2003-067 as amended (ULDC), have been satisfied;

WHEREAS, Zoning Application Z/DOA-2024-01026 was presented to the Board of County Commissioners at a public hearing conducted on February 27, 2025;

WHEREAS, the Board of County Commissioners has considered the evidence and testimony presented by the Applicant and other interested parties, the recommendations of the various County Review Agencies, and the recommendation of the Zoning Commission;

WHEREAS, the Board of County Commissioners pursuant to Article 2 (Application Processes and Procedures) of the ULDC is authorized and empowered to consider, approve, approve with conditions or deny the request;

WHEREAS, the Board of County Commissioners hereby incorporates by reference the Findings in the staff report addressing the Standards contained in Article 2.B (Public Hearing Processes) for a Development Order Amendment;

WHEREAS, this approval is subject to Article 2.E (Monitoring), of the ULDC and other provisions requiring that development commence in a timely manner;

WHEREAS, the issuance of this Development Permit does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law;

WHEREAS, the Palm Beach County Survey Section may administratively correct any scrivener's errors that will not significantly impact the overall boundary of the adopted legal description; and,

WHEREAS, Article 2.B.6.C (Board Action) of the ULDC requires that the action of the Board of County Commissioners be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are true and correct and are incorporated herein.
2. Zoning Application Z/DOA-2024-01026, the Application of Palms West Hospital Ltd. Partnership - Todd Maxwell, by Urban Design Studio, Agent, for a Development Order Amendment to modify the Overall Site Plan for a previously approved Special Exception for a Medical Center to add land area (18.84 acres), square footage, and access points, and to modify Conditions of Approval on 65.79 acres, on a parcel of land generally described as shown on the legal description in EXHIBIT A, attached hereto and made a part hereof, and generally located as shown on a vicinity sketch as indicated in EXHIBIT B, attached hereto and made a part hereof, was approved on February 27, 2025, subject to the Conditions of Approval described in EXHIBIT C, attached hereto and made a part hereof.

Commissioner Baxter moved for the approval of the Resolution.

The motion was seconded by Commissioner Woodward and, upon being put to a vote, the vote was as follows:

Commissioner Maria G. Marino, Mayor	-	Aye
Commissioner Sara Baxter, Vice Mayor	-	Aye
Commissioner Gregg K. Weiss	-	Aye
Commissioner Joel G. Flores	-	Absent
Commissioner Marci Woodward	-	Aye
Commissioner Maria Sachs	-	Aye
Commissioner Bobby Powell, Jr.	-	Aye

The Mayor thereupon declared that the resolution was duly passed and adopted on February 27, 2025.

Filed with the Clerk of the Board of County Commissioners on March 6, 2025.

This resolution is effective when filed with the Clerk of the Board of County Commissioners.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

PALM BEACH COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY: 
COUNTY ATTORNEY

JOSEPH ABRUZZO,
CLERK & COMPTROLLER

BY: 
DEPUTY CLERK



EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION:

A PORTION OF LOT 4, BLOCK K, LOXAHATCHEE DISTRICT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 8, PALMS WEST MEDICAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 155 AND 156, PALMS WEST MEDICAL OFFICE COMPLEX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGES 149 AND 150 AND PALMS WEST MEDICAL CENTER - REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 41 THROUGH 45 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA OF SAID PUBLIC RECORD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PALMS WEST MEDICAL CENTER - REPLAT NO. 1, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 4, BLOCK K, LOXAHATCHEE DISTRICT SUBDIVISION; THENCE S89°12'34"E, ALONG THE NORTH LINE OF SAID PALMS WEST MEDICAL CENTER - REPLAT NO. 1, 873.04 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT ANNEXATION PARCEL TO THE VILLAGE OF ROYAL PALM BEACH, ACCORDING TO ORDINANCE NUMBER 622, AS RECORDED IN OFFICIAL RECORDS BOOK 13350, PAGE 26 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST ANNEXATION PARCEL LINE FOR THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES, S02°09'08"W, A DISTANCE OF 434.06 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S79°53'12"E, A RADIAL DISTANCE OF 60.00 FEET; THENCE NORTHERLY, EASTERLY, AND SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 231°45'00", A DISTANCE OF 242.69 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 59°43'19"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 20.85 FEET; THENCE S02°08'29"W, A DISTANCE OF 171.28 FEET; THENCE S21°44'23"W, A DISTANCE OF 238.03 FEET; THENCE S02°09'07"W, A DISTANCE OF 335.41 FEET; THENCE S88°13'44"E, A DISTANCE OF 63.51 FEET; THENCE S02°09'14"W, A DISTANCE OF 35.00 FEET; THENCE S88°13'44"E, A DISTANCE OF 157.00 FEET; THENCE S02°08'49"W, A DISTANCE OF 449.01 FEET; THENCE S88°13'44"E, A DISTANCE OF 38.24 FEET; THENCE S01°46'16"W, A DISTANCE OF 80.00 FEET; THENCE N88°13'44"W, A DISTANCE OF 36.70 FEET; THENCE S02°09'07"W, A DISTANCE OF 285.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80, SOUTHERN BOULEVARD, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTIONS 93120-2538 AND 93120-2542; THENCE N88°08'24"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, AS RECORDED IN SAID PLAT BOOK 69, PAGE 149 AND IN OFFICIAL RECORDS BOOK 4415, PAGE 647 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,100.58 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORD BOOK 12372, PAGE 468 OF SAID PUBLIC RECORDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N02°07'38"E, A DISTANCE OF 20.00 FEET; THENCE N88°08'24"W, A DISTANCE OF 260.20 FEET; THENCE N02°17'46"E, A DISTANCE OF 80.00 FEET; THENCE N88°08'24"W, A DISTANCE OF 248.56 FEET; THENCE N02°17'46"E, A DISTANCE OF 321.11 FEET; THENCE N88°08'24"W, A DISTANCE OF 275.01 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF LOT 5 OF SAID BLOCK K; THENCE N02°17'45"E, ALONG SAID EAST LINE, A DISTANCE OF 805.25 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 834.00 FEET OF SAID LOT 4, AS MEASURED ALONG THE EAST AND WEST LINES OF SAID LOT 4; THENCE S89°12'34"E, ALONG SAID SOUTH LINE, 784.02 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 2, AS SHOWN ON SAID PALMS WEST MEDICAL CENTER - REPLAT NO. 1 AND THE EAST LINE OF SAID LOT 4, BLOCK K; THENCE N02°17'46"E, ALONG SAID WEST AND EAST LINES, A DISTANCE OF 834.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 2,865,709 SQUARE FEET (65.7876 ACRES), MORE OR LESS.

EXHIBIT B
VICINITY SKETCH



EXHIBIT C

CONDITIONS OF APPROVAL

Development Order Amendment Overall Hospital Medical Center

ALL PETITIONS

1. Previous ALL PETITIONS Condition 1 of Resolution R-2011-1673, Control No.1984-00054, which currently states:

All previous conditions of approval applicable to the subject property, as contained in Resolutions R-2001-0140.1, R-2001-0141.1, R-2001-0604, (Petition DOA84-054(E) (Petition CA 84-054(E)) have been consolidated herein. The petitioner shall comply with all previous conditions of approval and deadlines previously established by Section 5.8 of the ULDC and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

Is hereby amended to read:

All previous Conditions of Approval applicable to the subject property, as contained in Resolution R-2011-1673 (Control No. 84-054), have been consolidated as contained herein. The property owner shall comply with all previous Conditions of Approval and deadlines previously established by Article 2.E of the Unified Land Development Code (ULDC) and the Board of County Commissioners, unless expressly modified. (ONGOING: MONITORING - Zoning)

2. Previous ALL PETITIONS Condition 2 of Resolution R-2011-1673, Control No.1984-00054, which currently states:

The approved Preliminary Site Plan is dated August 22, 2011. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners or the Zoning Commission. (ONGOING: ZONING - Zoning)

Is hereby amended to read:

The approved Preliminary Site Plan is dated November 25, 2024. Modifications to the Development Order inconsistent with the Conditions of Approval, or changes to the uses or site design beyond the authority of the Development Review Officer as established in the Unified Land Development Code, must be approved by the Board of County Commissioners. (ONGOING: MONITORING - Zoning)

BUILDING- AND SITE DESIGN

1. Architectural character and treatment which is compatible and harmonious with abutting development shall be provided on all sides of each building. (BLDGPMT: ARCHITECTURAL REVIEW - Zoning) (Previous BUILDING Condition 2 of Resolution R-2011-1673, Control No.1984-00054)

BUILDING-AND SITE DESIGN

2. All ground or roof mounted air conditioning and mechanical equipment including satellite dishes shall be screened from view on all sides by a visually opaque barrier consistent with the color, character and architectural style of the principal structure or equivalent landscape material. (CO: BUILDING DIVISION - Zoning) (Previous BUILDING Condition 3 of Resolution R-2011-1673, Control No.1984-00054)

3. The maximum height for the hospital building, including all air conditioning and mechanical equipment, and satellite dishes shall not exceed eighty-five (85) feet. All heights shall be measured from finished grade to highest point. (CO: BUILDING DIVISION - Zoning) (Previous BUILDING Condition 4 of Resolution R-2011-1673, Control No.1984-00054)

4. The maximum height for all medical buildings (except for Medical Office Building 5), including all air conditioning and mechanical equipment, and satellite dishes shall not exceed thirty-five (35) feet. All heights shall be measured from finished grade to highest point. (CO: BUILDING DIVISION - Zoning) (Previous BUILDING Condition 5 of Resolution R-2011-1673, Control No.1984-00054)

DRO-PLATTING

1. Prior to Site Plan approval, property owner shall record a Unity of Title on the existing platted lots. (DRO: COUNTY ATTORNEY - Zoning) [Note: COMPLETED] (Previous DRO Condition 1 of Resolution R-2011-1673, Control No.1984-00054)

DRO-DUMPSTER

1. All areas or receptacles for the storage and disposal of trash, garbage or vegetation shall:

a. not be located within one-hundred (100) feet of any property line, except for the eastern property line where a fifty-foot (50) setback shall be maintained.

b. be confined to areas designated on the site plan and screened by a solid opaque enclosure. The open end of the enclosure shall have an obscure, opaque gate.

c. All exterior sides of such enclosures, except the open end, shall be landscaped with thirty-six (36) inch high shrub and hedge material planted twenty-four (24) inches on center. This provision shall not apply to litter containers provided for the convenience of pedestrians. (ONGOING: CODE ENF - Zoning) (Previous DRO Condition 1 of Resolution R-2011-1673, Control No.1984-00054)

ENGINEERING

1. Previous ENGINEERING Condition 1 of Resolution R-2011-1673, Control No.1984-00054, which currently states:

In order to comply with the mandatory Traffic Performance Standards, the Property owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2014. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING-Eng) (DATE: MONITORING - Engineering)

Is hereby amended to read:

In order to comply with the mandatory Traffic Performance Standards, the Property owner shall be restricted to the following phasing schedule:

a. No Building Permits for the site may be issued after December 31, 2029, or as amended. A time extension for this condition may be approved by the County Engineer based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request. This extension request shall be made pursuant to the requirements of Art. 2.E of the Unified Land Development Code. (DATE: MONITORING - Engineering)

2. Prior to October 27, 2012, the property owner shall create a lot of record in accordance with provisions of Article 11 of the Unified Land Development Code to adjust for the area that was annexed into the municipality. (DATE: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 2 of Resolution R-2011-1673, Control No.1984-00054)

3. The Developer shall install signalization if warranted as determined by the County Engineer at State Road 80 and project's entrance road. Should signalization not be warranted after 12 months of the final Certificate of Occupancy this property owner shall be relieved from this condition. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 3 of Resolution R-2011-1673, Control No.1984-00054)

4. Prior to Site Plan approval the property owner shall execute and record Restriction Covenant for:

a. The proposed day care center limiting its use to children of employees only.

b. The use of the proposed medical office complex shall be limited to medical uses associated with the hospital and its related uses or physicians with staff privileges. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 4 of Resolution R-2011-1673, Control No.1984-00054)

5. Building permits shall not be issued for a development which would generate more than 1,041 trip/day as approved by the County Engineer until construction has begun for a right turn lane, east approach on State Road 80 at Royal Palm Beach Boulevard. (ONGOING: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 5 of Resolution R-2011-1673, Control No.1984-00054)

6. Deleted by R-2011-1673. (Previous ENGINEERING Condition 6 of Resolution R-2011-1673, Control No.1984-00054)

7. Prior to issuance of a Building Permit, the petitioner shall apply to the Palm Beach County Engineering and Public Works Department for a permit to landscape all adjacent median(s) of all abutting rights-of-way. When permitted by Palm Beach County Department of Engineering and Public Works, landscaping shall consist of a minimum of one (1) fourteen (14) foot tall native tree for each thirty (30) linear feet of the adjacent median to be planted and appropriate ground cover. Trees may be planted singly or in clusters. All landscaping and maintenance shall be subject to the standards as set forth by the Palm Beach County Engineering and Public Works Department. All landscape material shall be selected for the following list:

Trees: Ground Cover:

Laurel Oak Wedelia
Live Oak Bahia Grass
Slash Pine
Sabal Palmetto

Alternative species may be allowed subject to approval by the County Engineer. All plant material shall be installed and selected according to xeriscape principles and shall conform with the following:

a. All plants shall be container grown or field collected and transplanted from the project site.
b. All plantings shall be done in accordance with detailed planting plans and specifications to be submitted and approved by the County Engineer concurrent with Site Plan certification. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 7 of Resolution R-2011-1673, Control No.1984-00054)

8. All required median landscaping, including watering, shall be the maintenance obligation of the petitioner and its successors, legal heirs or assignees or duly established Property Owner's Association and/or Homeowners's Association until November 1,1995, and shall be installed on or before issuance of the first Certificate of Occupancy or filing of the first plat, whichever occurs first. (CO: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 8 of Resolution R-2011-1673, Control No.1984-00054)

9. Declaration of Covenants and Restriction Documents shall be established or amended as required, prior to receiving the first building permit or filing of the first plat, whichever occurs first, to reflect this obligation. Maintenance shall be in accordance with the issued permits. (BLDGPM: MONITORING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 9 of Resolution R-2011-1673, Control No.1984-00054)

10. Prior to platting, the property owner shall provide drainage easements to allow for legal positive outfall between the project site and the portion of the site that has been annexed into the municipality. (PLAT: ENGINEERING - Engineering) [Note: COMPLETED] (Previous ENGINEERING Condition 10 of Resolution R-2011-1673, Control No.1984-00054)

11. Prior to the issuance of the first building permit, the Property Owner shall configure the property into a legal lot of record in accordance with provisions of Article 11 of the Unified Land Development Code or as otherwise approved by the County Engineer. (BLDGPM: MONITORING - Engineering)

12. Prior to the issuance of the first building permit, the Property Owner shall abandon or release, and relocate if necessary, any and all easements shown in conflict with the existing or proposed structures. (BLDGPM: MONITORING - Engineering)

13. The Property Owner shall provide an acceptable drainage study identifying any historical drainage from offsite parcels, including proposed grading cross sections. The project's stormwater management system shall be designed to address any historical drainage. The Property Owner shall provide drainage easements, as required, to accommodate offsite drainage.
a. Drainage study shall be provided to the Land Development Division prior to final approval of the Site Plan by the DRO. (DRO: ENGINEERING - Engineering)
b. Any required drainage easements shall be dedicated in conjunction with any required lot combination or recorded prior to issuance of the first building permit, whichever shall occur first. (BLDGPM/PLAT: MONITORING - Engineering)

14. Within twelve (12) months notice by the Florida Department of Transportation (FDOT), the Property Owner shall convey sufficient right-of-way (up to 20 feet), as approved by FDOT or the County Engineer, to expand State Road 80 to an 8-lane section, plus any required turn lanes and sidewalk. (BLDGPM: MONITORING - Engineering)

ENVIRONMENTAL

1. Prior to the final approval by the Development Review Officer, a Phase I or Phase II Environmental Site Assessment shall be submitted to the Department of Environmental Resources Management (ERM). If the results of the Phase II Environmental Site Assessment indicate areas of on-site contamination, the project shall be referred to the Florida Department of Environmental Protection (FDEP) for the development of a mitigation plan and to oversee the remediation on the site. (DRO: ENVIRONMENTAL RESOURCES MANAGEMENT - Environmental Resources Management)

HEALTH

1. Prior to final Site Plan Approval by the Development Review Officer (DRO) the applicant shall provide proof for Water and Sewer Concurrency. (DRO: HEALTH DEPARTMENT - Health Department) [Note: COMPLETED] (Previous HEALTH Condition 1 of Resolution R-2011-1673, Control No.1984-00054)

2. The daycare shall be limited to a maximum of 100 children and provide services for on site employees only. (ONGOING: HEALTH DEPARTMENT - Health Department) (Previous HEALTH Condition 2 of Resolution R-2011-1673, Control No.1984-00054)

3. Owners and operators of facilities that generate industrial, hazardous, or toxic wastes shall not deposit or cause to be deposited any such wastes into the sanitary sewer system unless adequate pretreatment facilities approved by the Florida Department of Environmental Protection (FDEP), the Palm Beach County Health Department, and the agency responsible for sewerage works is constructed and used. (ONGOING: CODE ENF - Health Department) (Previous HEALTH Condition 3 of Resolution R-2011-1673, Control No.1984-00054)

4. Sewer service is available to the property. Therefore, no septic tank shall be permitted on the site. (ONGOING: HEALTH DEPARTMENT - Health Department) (Previous HEALTH Condition 4 of Resolution R-2011-1673, Control No.1984-00054)

5. Water service is available to the property. Therefore no well shall be permitted on the site to provide potable water. (ONGOING: HEALTH DEPARTMENT - Health Department) (Previous HEALTH Condition 5 of Resolution R-2011-1673, Control No.1984-00054)

LANDSCAPE - GENERAL

1. Prior to Site Plan certification, the petitioner shall revise the landscape tabular data on the site plan to reflect conformance to the Landscape Betterment Plan and all landscape/vegetation preservation Conditions of Approval. (DRO: ZONING - Zoning) (Previous LANDSCAPE - GENERAL Condition 1 of Resolution R-2011-1673, Control No.1984-00054)

LANDSCAPE - INTERIOR

2. Landscaped divider medians shall be provided between all abutting rows of parking spaces. The minimum width of this median shall be five (5) feet. One native canopy tree or two native palm trees and appropriate ground cover shall be planted for each thirty (30) linear feet of the divider median, with a maximum tree spacing of sixty (60) feet on center. (BLDGPM: BUILDING DIVISION - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - INTERIOR Condition 4 of Resolution R-2011-1673, Control No.1984-00054)

3. Prior to Site Plan certification, the Alternative Landscape Betterment Plan shall be amended to indicate typical landscape island and divider median planting details, subject to approval by the Zoning Division. (BLDGPM: BUILDING DIVISION - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - INTERIOR Condition 6 of Resolution R-2011-1673, Control No.1984-00054)

LANDSCAPE - PERIMETER-LANDSCAPING ALONG THE SOUTH PROPERTY LINE

4. Landscaping within the required buffer along the south property line shall be upgraded to include:

- a. One fourteen (14) foot tall native canopy tree planted every twenty (20) feet on center;
- b. One twelve (12) foot tall native palm tree for each thirty (30) linear feet of frontage; and
- c. A continuous hedge with a minimum height of thirty-six (36) inches planted twenty-four (24) inches on center. Hedge material may be installed at twenty four (24) inches provided that the minimum height is attained within one (1) year of installation. (TC: BUILDING DIVISION - Zoning) [Note: COMPLETED] (Previous LANDSCAPE - PERIMETER Condition 7 of Resolution R-2011-1673, Control No.1984-00054)

LANDSCAPE - PERIMETER

5. Previous LANDSCAPE – PERIMETER Condition 9 of Resolution R-2011-1673, Control No. 1984-00054 which currently states:

Landscaping and buffering along the north and west property lines shall be upgraded to include:

- a. a minimum twenty-five (25) foot wide landscape buffer strip.

Is hereby amended to read:

The Type 2 Incompatibility buffer along the east 873 feet of the north property line and along the north 834 feet of the west property line shall be upgraded to include:

- a. a minimum width of twenty-five feet. (BLDGPMT/ONGOING: ZONING – Zoning)

LIGHTING

1. All outdoor lighting used to illuminate the premises and identification signs shall be of low intensity, shielded and directed away from adjacent properties and streets. (TC: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 1 of Resolution R-2011-1673, Control No.1984-00054)

2. Pole mounted lighting fixtures shall not exceed twenty-four (24) feet in height. (TC: BUILDING DIVISION - Zoning) (Previous LIGHTING Condition 2 of Resolution R-2011-1673, Control No.1984-00054)

PALM TRAN

1. Prior to issuance of the first Building Permit, the property owner shall convey and/or dedicate to Palm Beach County an easement for a Bus Stop Boarding and Alighting Area in a form with terms and conditions approved by Palm Tran. Supporting documentation, including but not limited to a location sketch, legal description, affidavit of ownership, attorney title opinion and other related documents as deemed necessary by Palm Tran is required. (BLDGPMT: MONITORING - Palm-Tran) [Note: COMPLETED] (Previous PALM TRAN Condition 1 of Resolution R-2011-1673, Control No.1984-00054)

2. Prior to issuance of CO, the property owner shall post approved Park-N-Ride signage both at the designated Park-N-Ride Area(s) and directing traffic from any adjacent access to the Park-N-Ride Area. (CO: MONITORING - Palm-Tran) [Note: COMPLETED] (Previous PALM TRAN Condition 2 of Resolution R-2011-1673, Control No.1984-00054)

3. Prior to final approval by the Development Review Officer (DRO), the site plan shall be amended to include:

a. ADA accessible route between the designated Park-N-Ride and the sidewalk along Palms West Pkwy. A pedestrian accessible route is required between the existing Bus Stop Boarding and Alighting Area and the designated Park-N-Ride.

b.single designated Handicapped Accessible Park-N-Ride parking space. (DRO: DEVELOPMENT REVIEW OFFICER - Palm-Tran) [Note: COMPLETED] (Previous PALM TRAN Condition 3 of Resolution R-2011-1673, Control No.1984-00054)

PARKING

1. Overnight storage or parking of delivery vehicles or trucks not affiliated with hospital use shall not be permitted on site, except within the loading and delivery areas designated on the site plan. (ONGOING: CODE ENF - Zoning) (Previous PARKING Condition 2 of Resolution R-2011-1673, Control No.1984-00054)

PLANNING

1. Prior to January 1, 2003, the petitioner shall submit a rezoning application of the site's RSER zoning district to the IPF zoning district or any zoning district that is consistent to the site's future land use and the ULDC regulations as amended. (DATE: MONITORING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 1 of Resolution R-2011-1673, Control No.1984-00054)

2. Prior to final site plan approval by the Development Review Committee, the site plan shall be amended to include a notation which shall read proposed cross access to be paved to the property line for future access to adjacent parcel" at the eastern property line. (DRO: PLANNING - Planning) [Note: COMPLETED] (Previous PLANNING Condition 2 of Resolution R-2011-1673,

Control No.1984-00054)

3. Prior to the issuance of the certificate of occupancy for Building #4, the petitioner shall pave the property to the edge of the eastern property line at the location shown on the site plan labeled "proposed cross access". (CO: MONITORING - Building Division) [Note: COMPLETED] (Previous PLANNING Condition 3 of Resolution R-2011-1673, Control No.1984-00054)

SIGNS

1. Signs fronting on Southern Boulevard (State Road 80) shall be limited as follows:

- a. Maximum sign height - ten (10) feet.
- b. Maximum total sign face area - 100 square feet.
- c. Maximum of one identification sign. (BLDG PERMIT: CODE ENF - Zoning) [Note: COMPLETED] (Previous SIGNS Condition 1 of Resolution R-2011-1673, Control No.1984-00054)

2. No signs shall encroach into the vegetation preservation areas. (BLDG:LANDSCAPE - Zoning) (Previous SIGNS Condition 3 of Resolution R-2011-1673, Control No.1984-00054)

SOLID WASTE AUTHORITY

1. All property owners and lessees shall participate in a recycling program when available in the area. Material to be recycled shall include, but not be limited to, paper, plastic, metal and glass products. (ONGOING: SOLID WASTE AUTHORITY - Solid Waste Authority) (Previous SOLID WASTE AUTHORITY Condition 1 of Resolution R-2011-1673, Control No.1984-00054)

USE LIMITATIONS

1. Previous USE LIMITATIONS Condition 1 of Resolution R-2011-1673, Control No.1984-00054, which currently states:

Use of the site shall be limited to two hundred twelve (212) hospital beds, clinics, medical offices and accessory uses. (ONGOING: CODE ENF-Zoning)

Is hereby amended to read:

Use of the site shall be limited to two hundred and forty-two (242) hospital beds, clinics, medical offices and accessory uses. (ONGOING: CODE ENF - Zoning)

2. No outdoor loudspeaker system audible off site shall be permitted. (ONGOING: CODE ENF - Zoning) (Previous USE LIMITATIONS Condition 2 of Resolution R-2011-1673, Control No.1984-00054)

COMPLIANCE

1. In Granting this Approval, the Board of County Commissioners relied upon the oral and written representations of the Property Owner/Applicant both on the record and as part of the application process. Deviations from or violation of these representations shall cause the Approval to be presented to the Board of County Commissioners for review under the Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning)

2. Failure to comply with any of the Conditions of Approval for the subject property at any time may result in:

- a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of Occupancy; the Denial of any other Permit, License or Approval to any developer, owner, lessee, or user of the subject property; the Revocation of any other permit, license or approval from any developer, owner, lessee, or user of the subject property; the Revocation of any concurrency; and/or
- b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or any other zoning approval; and/or
- c. A requirement of the development to conform with the standards of the Unified Land Development Code at the time of the finding of non-compliance, or the addition or modification of conditions reasonably related to the failure to comply with existing Conditions of Approval; and/or
- d. Referral to Code Enforcement; and/or
- e. Imposition of entitlement density or intensity.

Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special Master to schedule a Status Report before the body which approved the Official Zoning Map Amendment, Conditional Use, Requested Use, Development Order Amendment, and/or other zoning approval, in accordance with the provisions of Section 2.E of the ULDC, in response to any flagrant violation

and/or continued violation of any Condition of Approval. (ONGOING: MONITORING - Zoning)

DISCLOSURE

1. All applicable state or federal permits shall be obtained before commencement of the development authorized by this Development Permit.