



# **Encompass Health Rehabilitation Hospital of Palm Beach Gardens PUD Rezoning/PUD Site Plan/ Major Conditional Use For a Hospital**

## **PROJECT NARRATIVE**

**September 13, 2021**

**Resubmittal: February 22, 2022**

### **REQUEST/LOCATION**

On behalf of the Applicant, Encompass Health Rehabilitation Hospital of Palm Beach Gardens, 2GHO, Inc. respectfully submits the following application requests for: Concurrency; Small-Scale Future Land Use Map Amendment to modify the current land use designation of Residential Low (RL) to Public (P); a Rezoning from RL-3 to a Planned Unit Development (PUD) overlay with an underlying Public Institutional (PI) zoning, and a Conditional Use for a hospital with 80 beds. The 7.31 acre site is located on the southwest intersection of PGA Boulevard and BallenIsles Boulevard.

### **CONCURRENT PROCESSING REQUESTS**

The applicant is requesting approval to allow the Concurrency, Comprehensive Land Use Map Amendment from RL to Public, Rezoning from RL-3 to PUD with an underlying Public Institutional Zoning District and a Major Conditional Use to allow an 80 bed hospital within the PGA Overlay Zone applications to be processed concurrently for consideration by the City Council. The concurrent review of these requests will allow the City Council to have a more cohesive understanding of the proposed development, and will provide assurances with regard to development intensities and design limitations. The concurrent review process will also allow a more comprehensive review with regard to the compatibility of the proposed improvement to the adjacent land use.

### **PROPOSED DEVELOPMENT PLAN**

The proposed project would be developed based on the proposed Land Use Designation of Public (P), rezoned to a Planned Unit Development (PUD) with underlying Public Institutional (PI) Zoning. The site plan would be processed with the PUD and a Major Conditional Use to allow for an 80 bed private hospital.

A proposed 76,219 square foot / 80 bed hospital which will be built in two (2) phases:

- Phase 1 – 55,445 square feet with 50 beds;

- Phase 2 – 20,774 square feet with 30 beds (includes future expansions of 723 s.f. of dining and 1,011 s.f. for a gym). These future expansions will potentially be built at the time of the Phase 2.

The proposed inpatient rehabilitation hospital will benefit local residents who need assistance recovering from a stroke, neurological condition, brain injury, hip fracture or other debilitating illnesses.

Encompass Health Corporation (Encompass) is a leading provider of post-acute medical services and is the nation's largest owner and operator of inpatient rehabilitation facilities (IRFs). Encompass IRFs treat patients who have undergone treatment for acute medical events such as strokes, spinal cord injuries, neurological conditions, amputations, lower extremity fractures or joint replacements, etc. and, following treatment, need short-term intensive physical rehabilitation prior to the patients return to the community.

Encompass IRFs do not offer comprehensive inpatient services, such as surgical or diagnostic services, and do not operate emergency departments. Furthermore, Encompass IRFs do not provide drug and alcohol or mental health rehabilitative services. Patients arrive at an Encompass IRF by non-emergency transport vehicles. Prior to admission, an Encompass patient undergoes evaluation to ensure that the patient is medically stable and is capable of participating in intensive therapy.

The average age of an Encompass patient is 71. Encompass IRFs cannot accept walk-in patients. Patient therapy occurs during daytime hours. Patients may receive visitors during designated visitation hours; which typically end each evening at 8:00pm. Patients reside in their rooms overnight. No activity occurs outside of the facility during evening and overnight hours. A patient's stay in an Encompass IRF averages 13 days. Encompass facilities provide short-term therapy services and are not residential in nature. An Encompass patient is discharged to community upon successful completion of his/her therapy and typically leaves the facility by private car.

## **HISTORY**

The property is currently vacant with no previous approvals.

## **SURROUNDING USES**

The subject site has a RL – Residential Low Future Land Use designation and is Zoned RL3 – Residential Low 3 du/ac. The subject site is also located within the PGA Boulevard Corridor Overlay. The parcel is adjacent to the BallenIsles golf maintenance facility and across the water from the residences.

The following is a list of the surrounding land use and zoning:

| <b>EXISTING USE</b>      | <b>FUTURE LAND USE</b>    | <b>ZONING</b> | <b>USE</b>                          |
|--------------------------|---------------------------|---------------|-------------------------------------|
| <b>SUBJECT PROPERTY:</b> | <i>Residential Low</i>    | <i>RL-3</i>   | <i>vacant</i>                       |
| <b>TO THE NORTH:</b>     | <i>Residential Medium</i> | <i>RL-3</i>   | <i>PGA Boulevard / Old Palm PUD</i> |
| <b>TO THE EAST:</b>      | <i>Commercial</i>         | <i>CN</i>     | <i>Vacant</i>                       |
| <b>TO THE WEST:</b>      | <i>Residential Low</i>    | <i>RL-3</i>   | <i>Golf Maintenance Facility</i>    |
| <b>TO THE SOUTH:</b>     | <i>Golf</i>               | <i>PCD</i>    | <i>BallenIsles PUD</i>              |

**REZONING TO PUD OVERLAY DISTRICT WITH UNDERLYING PUBLIC INSTITUTIONAL (PI) ZONING**

As previously stated, the Applicant seeks to rezone the subject property from the existing RL-3 zoning district to the PUD Overlay with underlying P/I Public Institutional to be consistent with the concurrent Future Land Use Map Amendment request and to permit the proposed site plan. The proposed rezoning is consistent with the Comprehensive Plan, and complies with the City's code.

*Consistency with the Comprehensive Plan*

While P/I zoning district is consistent with the Public Future Land Use category, as depicted in Table 1-1: Future Land Use – Zoning Consistency Chart, the Owner is required to rezone the property to a PUD (or PCD) per Sec. 78-221(e) of the City's zoning code.

*Consistency with the PUD Overlay District*

As cited in the purpose and intent portion of the PUD Overlay district code (Section 78- 154(a), the PUD overlay was established to permit and encourage innovative design principles, while preserving and enhancing functional open area, which will ultimately lead to an enhanced quality of life. It is the Applicant's intent to develop a project that uses design approaches that are sensitive to the surrounding areas. The Applicant will demonstrate consistency with particular elements of the PUD Overlay code section described below.

- ❖ **Land use.** A PUD may be considered residential, commercial, professional office, industrial, or mixed use, dependent upon the underlying future land use plan designation.

*Response: The proposed development of a hospital is considered a public use, and therefore considered Institutional. Note, the PUD is required due to the fact of the property being located within the PGA Boulevard Corridor.*

- ❖ Property shall be rezoned to both an underlying zoning district and a planned unit development overlay district. The underlying zoning district designation shall be consistent with the comprehensive plan. The PUD shall be developed consistent with the uses, property development regulations, and other standards applicable to the underlying zoning district. However, the city council may, as part of an overall PUD development order, establish use, property development, and similar regulations for a specific PUD. In that event, the

requirements of the development order shall prevail over the underlying zoning district regulation.

*Response: As previously discussed, the proposed rezoning is to a PUD with an underlying P/I, which is consistent with the City's Comprehensive Plan. Additionally, the site plan has been developed using the property development regulations set forth in the P/I zoning district.*

- ❖ **PGA Boulevard.** All development along the PGA Boulevard corridor shall be rezoned to PUD or PCD, consistent with the PGA Boulevard corridor overlay zone of division 2 of article V.

*Response: The proposed development consists of a rezoning request to PUD.*

- ❖ **Permitted uses.** Unless otherwise established by a PUD development order, the uses permitted in the PUD district shall be governed by the uses permitted in the underlying zoning district.

*Response: The proposed use of a hospital, while permitted by right in the proposed P/I zoning district, is a Major Conditional Use in the PGA Blvd Corridor Overlay.*

- ❖ **Unified control.** All land included within a PCD or PUD shall be owned or under the control of the applicant. The applicant shall document unified control of the area within the proposed PUD. The applicant shall agree that the PUD will be developed in accordance with the master development plan approved by the city.

*Response: The Applicant is a contract purchaser of the subject property.*

- ❖ **Development area.** Minimum development sizes for PUDs are established in Table 14.

*Response: As the subject property is not located in any of the geographically defined areas listed in Table 14, the minimum PUD development size is 1 acre, which is met.*

## **ARCHITECTURE**

The proposed building architecture has been developed by Encompass Health in a Modern Florida style. Encompass Health seeks to create a consistent brand identity in the Florida Market while providing market specific iterations to appropriately reflect the place and local vernacular.

The specific architecture for this campus has been developed to include building modulation both in height and in plan. These modulations emphasize the entry points, key internal respite areas and therapy spaces. Looking at the local vernacular, the building includes large expanses of glass with modern proportions and style to emphasize public spaces. Inpatient room windows have been enlarged, solar shades added with the intent to create language what speaks to the surrounding areas.

In combination, the design and details have been developed to not only bring the known brand identity for Encompass Health but also create a modern structure which enhances the PGA Boulevard corridor.

### **PARKING AND CIRCULATION**

**Parking:** The site plan has been design to meet the parking requirements for a hospital at 2 spaces per bed, as stated above, proposed is an 80 bed facility. The required parking is 160 spaces, provided is 168 parking space.

**Access:** The site plan provides an access point from BallenIsles Drive with an emergency only access to PGA Boulevard that has a conceptual approval from FDOT and included with the application. A pedestrian connection has been provided to the existing PGA Boulevard pedestrian walkway within the PGA Boulevard Overlay Corridor Buffer.

**Loading:** proposed are two (2) loading spaces at the south side of the proposed building at 12'x35' with the required maneuverability area. Any deliveries to the site are minimal and addressed by a box truck.

### **TRAFFIC**

Based on the Site Assessment Report prepared by Kimley-Horn & Associates, and attached to this application, the Proposed Net External Trips – Existing Net New External Trips – 718 Daily Trips.

### **LANDSCAPE POINT**

The table below shows how the proposed plan exceeds required points.

|                           | <b>LANDSCAPE POINTS</b> |
|---------------------------|-------------------------|
| Required Landscape Points | 11,905                  |
| Approved                  |                         |
| Provided Landscape Points | 13,598                  |

### **ENVIRONMENTAL ISSUES AND LAND SUITABILITY FOR PROPOSED LAND USE**

In its existing conditions, much of the project site is open, grassed areas with perimeter trees. The northern portion of the site is along PGA Boulevard and consists of trees, unpaved road and a FL Gas Transmission Gateway Station. The primary vehicular access to the property is along BallenIsles Drive via one driveway connection. West of the site is a maintenance facility owned and operated by the BallenIsles Golf Club (owned by McArthur Holdings) and the Florida Turnpike. North of the property is PGA Blvd (State Road 786). South and East of the property is the BallenIsles golf club and residential community.

The site is devoid of any significant vegetation except for 3 large Banyan Trees, 2 of which will be preserved. The proposed development will add additional landscape throughout the development and as a buffer to the golf course to the south and PGA Blvd to the North.

The wildlife survey will include the listed species survey. .

### **CONDITIONAL USE**

Pursuant to Section 78-221 – PGA Boulevard Corridor Overlay, a hospital, private or public is considered a Major Conditional Use with the PGA Boulevard Corridor Overlay. The following criteria based on Section 78-52(d):

1. Comprehensive Plan. The proposed use is consistent with the comprehensive plan;  
*Response: There is a concurrent application for a Future Land Use amendment from Residential Low to Public and a subsequent Rezoning application. The proposed use is consistent with the comprehensive plan and is compatibility with the surrounding uses on PGA Boulevard.*
2. Chapter requirements. The proposed use is consistent with all applicable requirements of this chapter.  
*Response: The proposed use of a Private Hospital is consistent with the Land Development Code and is consistent with the Definition - Hospital public or private. Public or private hospital includes those institutions providing primary, secondary, or tertiary medical care, emergency medical services, including preventive medicine, diagnostic medicine, treatment and rehabilitative services, medical training programs, medical research, and may include association with medical schools or other medical institutions.*
3. Standards. The proposed use is consistent with the standards for such use as provided in Section 78-159.  
*Response: a hospital is permitted by right in a Public/Institutional Zoning District which the applicant is proposing with the rezoning. However, in the PGA Boulevard Corridor Overlay, a hospital is a Major Conditional Use which is being proposed with this application.*
4. Public welfare. The proposed use provides for the public health, safety, and welfare by:
  - a. Providing for a safe and effective means of pedestrian access;  
*Response: there is an existing sidewalk within the PGA Boulevard Overlay and the application is proposing a connection from the subject site to the existing sidewalk.*
  - b. Providing for a safe and effective means of vehicular ingress and egress;  
*Response: There will be an ingress egress into the site from BallenIsles Boulevard and a proposed 15' emergency fire access (stabilized surface) from PGA Boulevard.*
  - c. Providing for an adequate roadway system adjacent to and in front of the site;  
*Response: The site abuts the PGA Boulevard corridor.*
  - d. Providing for safe and efficient onsite traffic circulation, parking and overall control;  
and

*Response: The site has been carefully designed to provide the most efficient onsite traffic circulation and parking.*

- e. Providing adequate access for public safety purposes, including fire and police protection.

*Response: As stated above, the project has a proposed 15' emergency access from PGA Boulevard for the purpose of access for fire and police.*

- 5. Screening and buffering. The proposed use utilizes such techniques as landscaping, screening, buffering, site or building design, or business operation procedures to mitigate impacts on surrounding properties, including such impacts as:

- a. Noise;

*Response: Based on the use of Hospital it is not anticipated there will be any noise impacts for this use. There are proposed landscape buffers that will minimize any noise impacts to the adjacent neighborhoods. In fact, the one-story building will provide some sound attenuation from the cars on PGA Boulevard.*

- b. Glare;

*Response: The site lighting will meet the City of Palm Beach Gardens lighting/photometric requirements.*

- c. Odor;

*Response: No odor is anticipated to be emitted from this site/use.*

- d. Ground, wall, or roof-mounted mechanical equipment;

*Response: Mechanical equipment will be adequately screened on the ground or roof or by appropriate landscaping.*

- e. Perimeter, interior and security lighting;

*Response: the proposed project will meet the city code for lighting and also provide safe maneuverability for pedestrians and vehicles.*

- f. Signs;

*Response: The proposed signage will meet the City requirements.*

- g. Waste disposal and recycling;

*Response: Dumpsters have been provided and will be screened based on the required code.*

- h. Outdoor storage of merchandise and vehicles;

*Response: No outdoor storage is proposed.*

- i. Visual impact; and

*Response: The proposed site is vacant. The proposal will enhance the site with landscaping and architecture.*

j. Hours of operation.

*Response: The anticipated hours of operation will be 7 days a week between 8:00 am to 8:00 pm. visiting hours.*

6. Utilities. The proposed use minimizes or eliminates the impact of utility installation, including underground and overhead utilities, on adjacent properties.  
*Response: Utilities can be easily provided to the site and will have no impact to adjacent properties.*
7. Dimensional standards. The proposed use meets or exceeds all dimensional requirements required by the chapter.  
*Response: The project adheres to the requirement of the Land Development Code.*
8. Neighborhood plans. The proposed use is consistent with the goals, objectives, policies, and standards of neighborhood plans.  
*Response: The purpose and intent of the PGA Boulevard Corridor Overlay is to maintain a "Main Street Character" along PGA Boulevard and implement policies regarding this corridor. As this is new development, measures will be taken to ensure a quality development is sited to alleviate any undesirable impacts on the adjacent BallenIsles and Old Palm communities.*
9. Compatibility. The overall compatibility of the proposed development with adjacent and area uses, and character of area development.  
*Response: As referenced in Section 78-221, conditional uses in the PGA Boulevard Overlay are generally compatible with the other uses permitted in this district. Applicant has gone to great effort to lessen any perceived impacts from this proposed major conditional use on adjacent properties.*
10. Patterns of development. The proposed use will result in logical, timely, and orderly development patterns.  
*Response: The project is located in a built out area of PGA Boulevard. There is nothing to indicate that the proposed development would be illogical, untimely or disorderly. The proposed institutional use is compatible as most uses on PGA Boulevard are non-residential.*
11. Purpose and intent. The proposed use will be in harmony with the general purpose and intent of this chapter and the goals, objectives, and policies of the city.  
*Response: The purpose and intent of the PGA Boulevard Corridor Overlay is to maintain a "Main Street Character" along PGA Boulevard and implement policies regarding this corridor. There is a concurrent application for a Future Land Use amendment from Residential Low to Public and a subsequent Rezoning application.*



12. Adverse impact. The design of the proposed use and structures will minimize any adverse visual impacts or impacts caused by the intensity of the use.

*Response: the proposed project was designed to be efficient and limit adverse impacts on the surrounding area. The proposed facility is a one-story building and will appropriately screened by the proposed landscaping.*

13. Environmental impact. The design of the proposed use minimizes any adverse impacts that may be created, including impacts on environmental and natural resources including air, water, stormwater management, wildlife, vegetation, and wetlands.

*Response: Please see the environmental information above.*

| <b>SITE ANALYSIS: CONSISTENCY WITH LAND DEVELOPMENT CODE</b>   |   |  |                         |
|--|---|--|-------------------------|
|  | <b>Code</b><br>Public Institutional                 | <b>Proposed Building</b>                             | <b>Waiver Requested</b> |
| <i>Max Lot Coverage</i>  | 40%   | 23.9%  | No                      |
| <i>Max Building Height</i>                                     | 45 feet   | 30 feet/1 story                                      | No                      |
| <i>Min. Open Space</i>   | 15%   | 35.1%  | No                      |
| <i>Setbacks</i>  |   |  |                         |
| Front<br>Special Front Setback –<br>Section 78-221 PGA Overlay | 78-221 PGA Corridor<br>Overlay                      | 103.5 feet   | No                      |
| <i>Rear - South</i>  | 15 feet   | 45.78 feet   | No                      |
| <i>Side street – East</i>                                      | 15 feet   | 52.04 feet   | No                      |
| <i>Side – West</i>   | 15 feet   | 53.81 feet   | No                      |
| <i>Parking</i>   |   |  |                         |
| <i>Number Required – 2 space per bed</i>                       | 160 parking spaces<br>(including 6 handicap spaces) | 168 parking spaces<br>(including 15 handicap spaces) | No                      |
| <i>Stall Dimensions</i>  | 10'x18.5'   | 10' x 18'5   | No                      |
| <i>Landscape Buffer</i>  |   |  |                         |
| <i>Minimum Landscape buffer</i>                                | 15 feet   | 15 feet  | No                      |

On behalf of the applicant Encompass Health Rehabilitation Hospital of Palm Beach Gardens, Kimley-Horn and Associates and 2GHO, Inc. respectfully requests processing of this application. The Project Managers at 2GHO, Inc. are George Gentile, Benjamin Dolan, and Patricia Lentini.