

**CITY OF PALM BEACH GARDENS**  
**DEVELOPMENT APPLICATION**

**Planning and Zoning Department**  
**CITY OF PALM BEACH GARDENS**  
10500 North Military Trail  
Palm Beach Gardens, FL 33410  
(561) 799-4243 Fax (561) 799-4281

**Request:**

- |  |   |
|--|---|
| <input type="checkbox"/> Planned Community Development (PCD)                   | <input type="checkbox"/> Annexation                 |
| <input type="checkbox"/> Planned Unit Development (PUD)                        | <input type="checkbox"/> Rezoning                   |
| <input checked="" type="checkbox"/> Amendment to <u>PCD</u> , PUD or Site Plan | <input type="checkbox"/> Site Plan Review           |
| <input type="checkbox"/> Conditional Use                                       | <input type="checkbox"/> Concurrency Certificate    |
| <input type="checkbox"/> Amendment to the Comprehensive Plan                   | <input type="checkbox"/> Time Extension             |
| <input type="checkbox"/> Administrative Approval                               | <input type="checkbox"/> Miscellaneous              |
| <input type="checkbox"/> Administrative Appeal                                 | <input type="checkbox"/> Other <input type="text"/> |

Date Submitted:

**Project Name:** Alton Medical Center - Planned Community Development Amendment

**Owner:** KH Alton LLC, KG Donald Ross, LLC, and Pasteur Healthcare Properties, LLC

**Applicant (if not Owner):** \_\_\_\_\_

**Applicant's Address:** 105 NE 1st St., Delray Beach, FL Telephone No. 561-789-2697

**Agent:** Ken Tuma of Urban Design Studio

**Contact Person:** Ken Tuma E-Mail: ktuma@udsflorida.com

**Agent's Mailing Address:** 610 Clematis Street, #CU-02, West Palm Beach, FL 33401

**Agent's Telephone Number:** 561-366-1100

<b>FOR OFFICE USE ONLY</b>	
Petition Number: _____	Date & Time Received: _____
<b><u>Fees Received</u></b>	
Application \$ _____	Engineering \$ _____
Receipt Number: _____	

Architect: \_\_\_\_\_

Engineer: Simmons & White

Planner: Urban Design Studio

Landscape Architect: Urban Design Studio

**Site Information:**

**Note: Petitioner shall submit electronic digital files of approved projects. See attachment for details.**

General Location: East of Interstate 95, west of Pasteur Drive.

Address: N/A

Section: 26 Township: 41 Range: 42

Property Control Number(s): 52-42-41-26-01-002-0010

Acreage: 32.162 Current Zoning: PCD Requested Zoning: PCD

Flood Zone AE Base Flood Elevation (BFE) – to be indicated on site plan \_\_\_\_\_

Current Comprehensive Plan Land Use Designation: MXD (PCD)

Existing Land Use: Mixed Use Community Requested Land Use: Mixed Use Community

Proposed Use(s) i.e. hotel, single family residence, etc.: \_\_\_\_\_  
Hospital and Medical Office

Proposed Square Footage by Use: See Project Narrative.

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multifamily, etc. (if applicable):  
N/A

## Justification

Information concerning all requests (attach additional sheets if needed.)  
{Section 78-46, Application Procedures, Land Development Regulations.}

1. Explain the nature of the request: The Applicant is seeking to amend the Alton Planned Community (PCD) to allow up to 300 hospital beds and 160,000 square feet of medical office space within Parcel B.

The provision of these permitted uses will be through traffic equivalence conversion. In addition, the Applicant is seeking to amend the permitted use list for Alton Parcel B to allow for a helipad as a major conditional use as an accessory use to a hospital. Please see the Project Narrative for additional information.

2. What will be the impact of the proposed change on the surrounding area?

The proposed uses are permitted within Parcel B of the Alton PCD. The PCD Master Plan is being amended to reflect the required use conversion. The impact of the use has been planned for and implemented with the development order.

3. Describe how the rezoning request complies with the City's Vision Plan and the following elements of the City's Comprehensive Plan - Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservations, Recreation and Open space, Intergovernmental Coordination and Capital Improvement.

The proposed uses are consistent with the site's PCD approval and is in compliance with City's

Comprehensive Plan.

4. How does the proposed project comply with City requirements for preservation of natural resources and native vegetation (Section 78-301, Land Development Regulations)?

The project will not impact the approved PCD preserve area.

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5. How will the proposed project comply with City requirements for Art in Public Places (Chapter 78-261, Land Development Regulations)?

The project will comply with the requirements of Chapter 78-261 of the City Code.

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6. Has project received concurrency certification?

Yes, a proportionate share agreement was approved with the Alton PCD.

Date Received: April 2010

**Legal Description of the Subject Property**

(Attach additional sheets if needed)

**Or see attached deed for legal description.**

**Location**

The subject property is located approximately 0 mile(s) from the intersection of Pasteur  
Blvd. and Donald Ross Road, on the  north,  east,  south,  west side of Pasteur  
Boulevard. (street/road).

**Statement of Ownership and Designation of Authorized Agent**

Before me, the undersigned authority, personally appeared John Csapo, Authorized Signatory who, being by me first duly sworn, on oath deposed and says:

- 1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
- 2. That he/she is requesting PCD Amendment in the City of Palm Beach Gardens, Florida.
- 3. That he/she has appointed Ken Tuma of Urban Design Studio to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: KH Alton, LLC, KG Donald Ross, LLC, & Pasteur Commercial Investments, LLC

[Signature]  
Signature of Owner

701 S. Olive Avenue, #104  
Street Address

P. O. Box

561-682-9500  
Telephone Number

JCSAPO@Kolter.com  
E-mail Address

John Csapo, Authorized Signatory  
By: Name/Title

West Palm Beach, FL 33401  
City, State, Zip Code

City, State, Zip Code

Fax Number

Sworn and subscribed before me this 7<sup>th</sup> day of January, 2021.

[Signature]  
Notary Public

My Commission expires:  
April 17<sup>th</sup>, 2023



**Statement of Ownership and Designation of Authorized Agent**

Before me, the undersigned authority, personally appeared Steve Filton  
of Pasteur Healthcare Properties, LLC who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting PCD Amendment and Site Plan Approval in the City of Palm Beach Gardens, Florida.
3. That he/she has appointed Ken Tuma of Urban Design Studio to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Pasteur Healthcare Properties, LLC

*Steve Filton*  
Signature of Owner

Steve Filton  
By: Name/Title

367 S. Gulph Rd.  
Street Address

King of Prussia, PA 19406  
City, State, Zip Code

P. O. Box  
(610) 768-3300

City, State, Zip Code

Telephone Number  
uhscorpfilings@uhsinc.com  
E-mail Address

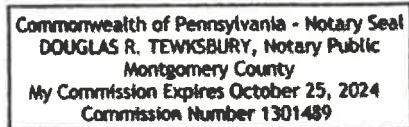
Fax Number

Sworn and subscribed before me this 25<sup>th</sup> day of January, 2022.

*Douglas R. Tewksbury*  
Notary Public

My Commission expires:


10/25/2024



**Applicant's Certification**

I/We affirm and certify that I/we understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I We further certify that the statements or diagrams made on any paper or plans submitted here with are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

Applicant is:

  
\_\_\_\_\_  
Signature of Applicant

Owner

John Csapo, Authorized Signatory

\_\_\_\_\_  
Print Name of Applicant

Optionee

701 S. Olive Ave., #104  
\_\_\_\_\_  
Street Address

Lessee

West Palm Beach, FL 33401  
\_\_\_\_\_  
City, State, Zip Code

Agent

(561) 682-9500  
\_\_\_\_\_  
Telephone Number

Contract Purchaser

\_\_\_\_\_  
Fax Number

JCSAPO@Kolter.com  
\_\_\_\_\_  
E-Mail Address



Permit # \_\_\_\_\_

**Financial Responsibility Form**

The owner understands that all City-incurred professional fees and expenses associated with the processing of this application request are ultimately the responsibility of the owner. A security deposit shall be deposited in an interest-bearing account with any accrued interest to be retained by the City of Palm Beach Gardens.

The owner and/or designee shall be invoiced on a monthly basis for professional fees such as, but not limited to, consultant engineering services, legal services, advertising costs, and/or any other costs attributable to the processing of the permit for which the City incurred during the previous month. The owner and/or designee shall reimburse the City within thirty (30) days from date of invoice. If payment is not received, the City may utilize the security deposit for re-imbursement purposes. All activities related to the pending permit(s) will cease until any outstanding invoices are paid.

The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the City Planning and Zoning Department if the name and/or address of the responsible party changes at anytime during the application review process.

[Signature]  
Owner signature

1/25/2022  
Date

Pasteur Healthcare Properties, LLC  
Owner printed name

52-42-41-26-01-002-0050  
Property Control Number

**DESIGNEE/BILL TO:**  
UHS of Delaware, Inc Attn: Scott C. Jarrette, Regional Director  
367 S. Gulph Road scott.jarrette@uhsinc.com  
King of Prussia, PA 19406

[Signature]  
Designee Acceptance Signature

**NOTARY ACKNOWLEDGEMENT**

STATE OF Pennsylvania

COUNTY OF Montgomery

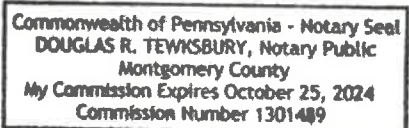
I hereby certify that the foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2022, by Steve Filton. He or she is personally known to me or has produced N/A as identification.

[Signature]  
Notary public signature

Douglas R. Tewksbury  
Printed name

State of \_\_\_\_\_ at-large

My Commission expires: 10/25/2024







Palm Beach Gardens Planning and Zoning Department  
10500 North Military Trail, Palm Beach Gardens, FL 33410  
561-799-4230

Permit # \_\_\_\_\_

**Financial Responsibility Form**

The owner understands that all City-incurred professional fees and expenses associated with the processing of this application request are ultimately the responsibility of the owner. A security deposit shall be deposited in an interest-bearing account with any accrued interest to be retained by the City of Palm Beach Gardens.

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The owner/designee further understands that transfer of this responsibility shall require a completed form, signed and notarized by the responsible party, and delivered to the City Planning and Zoning Department if the name and/or address of the responsible party changes at anytime during the application review process.

by [Signature]  
Owner signature

1/7/21  
Date

John Csapo, Authorized Signatory  
Owner printed name

52-42-41-26-01-002-0010  
Property Control Number

**DESIGNEE/BILL TO:**  
Pasteur Commercial Investments, LLC  
  
701 S. Olive, Suite 104  
  
West Palm Beach, FL 33401

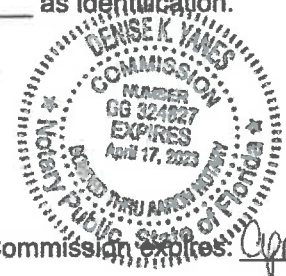
\_\_\_\_\_  
Designee Acceptance Signature

**NOTARY ACKNOWLEDGEMENT**

STATE OF Florida  
COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January, 2021, by John Csapo. He or she is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary public signature  
  
Denise K Yates  
Printed name



State of Florida at-large

My Commission expires: April 17<sup>th</sup>, 2023

# PROJECT NARRATIVE

## ALTON MEDICAL CENTER

### PCD AMENDMENT APPLICATION

February 1, 2022



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Urban Planning and Design  
Landscape Architecture  
Communication Graphics

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#### **Request**

KH Alton, LLC, KG Donald Ross, LLC, and Pasteur Healthcare Properties, LLC, the owners of the subject site within Parcel B of the Alton Planned Community District (PCD), is requesting an amendment to the PCD Master Plan to reflect a use conversion for the provision of a hospital and medical office in Alton Parcel B. The two proposed uses are currently permitted within Parcel B by the project's development approval.

On April 1, 2010, the City Council adopted Resolution 80, 2009 and Resolution 1, 2010, approving the Scripps Florida Phase 11/Briger Tract Development of Regional Impact (DRI)/PCD. The project, now known as Alton, was described in the City staff report for that approval as the "result of a five-year joint-planning effort made by the Governor's Office and the State of Florida, Palm Beach County, the City of Palm Gardens, and surrounding communities to create a regional bioscience and research and development economic cluster in the north county region to diversify the economy and bring high-paying jobs to the area."

The project's development approval created general use categories within the master plan for the City's first large, mixed-use project. Additional specific uses were also approved for the various parcels within Alton. Hospitals and medical office were specifically listed as a permitted use within Parcel B.

In addition, the PCD created a use conversion process to address future changes within Alton. Conversions of uses were anticipated and planned for within the original approval. As the staff report for the final public hearing explained: "Since the DRI is a long term project with a buildout period of 20 years, it is important to provide flexibility regarding the conversion and transfer of uses, which could occur based on market condition changes." The PCD allows for this conversion through the approved Land Use Conversion matrix or through a traffic equivalency statement.

Consistent with this previous planning, the Land Use Conversion matrix and traffic equivalency analysis has been used multiple times in the 10 years since the PCD was approved to bring permitted uses to the Alton project.

The current approved development program for Parcel B is 1.032 million square feet of Industrial/R&D/Biotech uses, 1.2 million square feet of office uses, 300 hotel rooms, and a 256-bed assisted living facility. The Applicant is requesting to convert 972,000 square feet of Industrial/R&D/Biotech uses to provide a maximum of 450 hospital beds and 160,000 square feet of medical office. With this request, Parcel B would be approved for the following uses: 1,200,000 square feet of office uses, 160,000 square feet of medical office uses, 300 hospital beds, 300 hotel rooms, and, 256 assisted living facility beds. With this proposed conversion, there will be a net decrease in the overall approved project.

The adopted list of permitted uses within Parcel B of the Alton PCD is proposed to be amended to allow helipads as an accessory use to a hospital as a major conditional use. As a major conditional use, the proposed use will have to address the 13 criteria for conditional use approval and be approved by the City Council.

Concurrent with this application, the Applicant is submitting an application for a site plan approval for a 300-bed hospital, with 150 beds provided at opening and 150 beds shelled for future use, and an 80,000 square foot medical office building. An application for a major conditional use for the proposed emergency helistop has also been provided. The helistop is proposed to transport patients to other facilities for emergency, specialized care. The proposed helipad, which is located more than 2,000 feet from the nearest residential district, has been designed adjacent to the Interstate 95 frontage to mitigate any impact.

**Location**

The Alton PCD is located south of Donald Ross Road, north of Hood Road, and east and west of Interstate 95. The affected parcel is Parcel B, which is located south of Donald Ross Road, west of Pasteur Boulevard and east of Interstate 95.

**Land Use & Zoning**

The land use designation of the Alton PCD site as shown on the City’s Future Land Use Map is MXD (Mixed Use). The site has a zoning designation of Planned Community District with an underlying MXD zoning district. The site is located within the City’s Bioscience Research Protection Overlay (BRPO).

As indicated above and confirmed by the City’s June 30, 2020 zoning confirmation letter for the site, “both Hospital and Medical Office are permitted uses within the Biotech District (i.e. Parcel B) through the use of the Land Use Conversion Matrix of a traffic equivalency statement.”

The zoning and land use designations of adjacent properties are as follows:

<b>EXISTING ZONING AND LAND USE DESIGNATIONS</b>			
<b>DIRECTION</b>	<b>EXISTING USE</b>	<b>ZONING</b>	<b>LAND USE</b>
North	United Technologies Building (Alton Parcel B)	Planned Community Development/Mixed Use (PCD (MXD))	Mixed Use (MXD)
South	Alton Parcel E (Residential)	PCD (MXD)	Mixed Use (MXD)
East	Scripps Campus District – Parcel A Clarity Pointe ALF – Parcel B	PCD (MXD)	Mixed Use (MXD)
West	Interstate 95 and Alton Residential Parcel G (Artistry)	PCD (MXD)	Mixed Use (MXD)

**History**

On April 1, 2010, the City Council adopted Resolution 80, 2009, approving the Application for Development Approval (ADA) for the Scripps Florida Phase 11/Briger Tract Development of Regional Impact (DRI). The development program for the DRI consists of 2,600 ,000 square feet of industrial/research and development/biotech , 1,200 ,000 square feet of office , 300 hotel rooms, 500,000 square feet of retail development, and 2,700 dwelling units on approximately 681 acres located along the south side of Donald Ross Road, north of Hood Road, and east and west of Interstate 95.

On August 15, 2013, the City Council adopted Resolution 44, 2013, approving a Notice of Proposed Change (NOPC) to the DRI Development Order to modify three (3) conditions of approval related to intersection

improvements: Donald Ross Road and Heights Boulevard Extension, and Donald Ross Road and the entrance to Florida Atlantic University.

On April 3, 2014, the City Council adopted Resolution 21, 2014, approving modifications to utility easements, roadway cross-sections and buffers, lakes, open space, and revisions to conditions of approval. On June 5, 2014, the City Council adopted Resolution 30, 2014, approving a site plan to allow the development of 360 single family and townhome residential within Parcel C of the PCD. On August 8, 2015, the City Council adopted Resolution 31, 2015, approving a Community Design Elements and signage package for the Alton PCD.

On November 16, 2016, the City Council adopted Resolution 74, 2016, approving a PCD use conversion to convert 715 multi-family units, 350 apartment units, and 50,000 square feet of neighborhood commercial use to an additional 418 single-family units, and 32,000 square feet of industrial/research and development/biotech use, and a 256-bed assisted living facility; and, providing for a 8.44 acre park on the master plan.

Within Parcel B, two development projects have been approved and have been constructed. On October 8, 2015, the City Council adopted Resolution 46, 2015, approving a site plan for 241,000 square foot office building for United Technologies and a four-level parking garage. On November 16, 2016, the City Council adopted Resolution 75, 2016, which approved the 256-bed Clarity Pointe assisted living facility. These two site plans within Parcel B have been constructed and are in operation.

#### **PCD Amendment**

The Biotech District (Parcel B) within Alton PCD Master Plan currently shows the entitlement as 1,032,000 SF of Industrial/R & D/Biotech uses, 1,200,000 square feet of Office uses, and 300 Hotel rooms. Currently, the 241,000 square foot UTC (Carrier) corporate office building and the 256-bed Clarity Pointe assisted living facility have been constructed within Parcel B. Clarity Pointe was approved in 2016 with a land use conversion from 115 multi-family units to the assisted living facility. The following allocation of uses and intensity remain available for development in Parcel B for use of conversion: 1,032,000 square feet of Industrial/R&D/Biotech Use; 500,000 square feet of Office Use; and, 300 Hotel Rooms.

The specific uses permitted within Parcel B were approved by Resolution 1, 2020. Those approved uses are:

BIOTECH DISTRICT: Permitted uses shall include: Bioscience uses and other intellectual knowledge-based industry sectors. Bioscience uses shall mean those uses that support scientific and biotechnological research, including theoretical and applied research in all the sciences, as well as product development and testing. Bioscience Uses shall include engineering, legal, manufacturing, and marketing uses which support such research. Bioscience Uses shall also include laboratories, educational facilities, and clinical research hospitals. Office uses, limited support uses, hotels and conference facilities, recreation and fitness facilities, utilities, and accessory retail and commercial uses shall also be considered as supportive of Bioscience uses and thereby permitted in the district. Uses such as a University\*\*, High Schools\*\*, Elementary Schools\*\*, **Hospitals**, Assisted Living Facilities\*\*, **Medical Offices**, Community Centers, Libraries, Financial Institutions, Day Care\*\* and other similar uses may be permitted within the district through the use of the Land Use Conversion Matrix or **a traffic equivalent statement**. [**Emphasis added**]

Policy 1.1.1.15 of the City's Comprehensive Plan provides for requirements Bioscience Mixed Use Development, which applies to the Alton PCD. The policy identifies employment center, which includes Parcel

B, and employment center buildings as “those buildings used for bioscience technology research and development, laboratories, and those ancillary uses to bioscience including corporate offices, **medical offices**, research and educational facilities, light industry, **hospitals**, and conference hotels.” **[Emphasis added]**

The proposed uses of Hospital and Medical office is permitted by the City’s Comprehensive Plan, zoning regulations and the Alton Design Guidelines. The proposed conversion of uses follows the equivalency methods prescribed by the Alton development order. A traffic analysis confirming that the proposed conversion does not adversely affect the project’s traffic impact, which has been addressed through a proportionate share agreement in 2010.

With this request, Parcel B will be approved for 700,000 square feet of Office, 160,000 square feet of medical office, 300 hospital beds, 300 Hotel rooms, and 256 assisted living facility beds. The PCD master plan has been updated to reflect the requested use conversion and to reflect the proposed expansion of the Parcel B lakes by a total of 5.41 acres to accommodate the planned development. The parcel’s northern lake is proposed to be expanded by 4.47 acres and the southern lake by 0.94 acres.

As indicated above, the Applicant is also proposing to amend the Parcel B permitted use chart to allow for a helipad as an accessory use within the district. The proposed helipad will be an accessory use for the permitted hospital and will be used to transfer patients to other facilities to receive specialized treatment. The proposed helipad is proposed to be more than 2,000 feet from the nearest residential area. The revised PCD Permitted Use charted is attached and reflects the helipad addition and updates the document to reflect the Alton community name and the 2016 elimination of the Neighborhood Commercial district from the master plan.