

TOWN OF PALM BEACH

Information for Town Council Meeting on: July 11, 2023

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, MCP, LEED® AP, Director of Planning, Zoning & Building

Re: Request to Consider Ordinance No. 009-2023, Ordinance No. 010-2023, & Ordinance No. 011-2023 at the July 12, 2023, Public Hearing Prior to 5:00 p.m.

Date: July 5, 2023

STAFF RECOMMENDATION

Staff recommends the Town Council conduct the first readings on Ordinance No. 009-2023, Ordinance No. 010-2023, & Ordinance No. 011-2023 at the regular scheduled Town Council meeting of July 12, 2023, prior to 5:00 p.m.

BOARD OR COMMISSION RECOMMENDATION

On April 27, 2023, the Planning and Zoning Commission recommended the subject ordinances move forward to first and second reading. Ordinance No. 009-2023 is a proposal that for specific like for like uses a Special Exception approval would not be required in order to obtain a Business Tax Receipt (BTR). Ordinance No. 010-2023 proposes Code language to allow single-family prior platted lots that do not meet the lot frontage, and/or lot dimensions, and/or lot size, to not require processing an application for a Special Exception Approval. Ordinance No. 011-2023 consolidates the nine current “building height” definitions into one definition.

GENERAL INFORMATION

Pursuant to Section 166.041, F.S., in cases in which a proposed ordinance changes the actual list of permitted, conditional (special exceptions), or prohibited uses within a zoning category, the Town Council is required to hold at least one of two public hearings after 5:00 p.m. The Statute also provides that the time of hearing can be changed if a majority, plus one, of the local governing body, elects to have a hearing at another time of day. Staff is requesting that the Town Council elect to conduct the first public hearings on Ordinance No. 009-2023, Ordinance No. 010-2023, & Ordinance 011-2023 during their July Development Review meeting. The second reading of the Ordinances are scheduled for August 9, 2023.

TOWN ATTORNEY REVIEW

The subject code amendment has been reviewed and approved for legal form and sufficiency.

cc: James Murphy, Assistant Planning Director
Jennifer Hofmeister-Drew, Planner III, AICP