



L E T T E R O F I N T E N T

SECOND SUBMITTAL

DATE: January 10, 2024
TO: Town of Palm Beach, Planning, Zoning & Building Dept.
RE: ZON-24-00x 100 FOUR ARTS PLZ

Future Land Use (“FLU”):	Private Group Use (“ PGU ”)
Proposed Zoning District:	Cultural Institution District (“ CI District ”)
Municipality:	Town of Palm Beach (“ Town ”)

REQUEST

On behalf of the Society of the Four Arts, Inc. (“**Applicant**”), Shutts & Bowen LLP (“**Agent**”) submits this request for a Zoning Code of Ordinances (“**Code**”) Text Amendment, and a Comprehensive Plan (“**Comp Plan**”) Text Amendment. Specifically, the request is to amend the Code to allow for a new CI District designed to implement the PGU FLU, a copy of which is attached hereto as **Exhibit “A”**; and to update the text in the Policy 2.3 of the Comp Plan by deleting text inconsistent with the PGU FLU, a copy of which is attached hereto as **Exhibit “B”**. Currently, there are no zoning districts that are consistent with the PGU FLU.

The Town assigned the Applicant’s property and other properties a PGU FLU designation, but failed to create a zoning district consistent with the PGU FLU. As such, the Applicant proposes to create the CI District for that purpose and amend the text in the Comp Plan to ensure consistency with the CI District.

BACKGROUND

The Town has been forward thinking for almost 100 years. It adopted its first “Plan” in 1930, which had a goal to preserve and enhance “the charming character of Palm Beach”. However, in 1985, Florida adopted changes creating a new Local Government Comprehensive Planning and Land Development Regulation Act (“**Act**”) that required local governments to adopt a Comp Plan by 1989. The Act has very specific requirements which the Town’s 1930 “Plan” could not satisfy. As such, the Town conformed with the requirements of the Act and adopted its Comp Plan in 1989, by which it is now guided.

It is not the intent of the Comp Plan to require the inclusion of implementing regulations, but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the Comp Plan and the principles that describe how the programs, activities, and land development regulations will be carried out.

Chapter 134 of the Code was adopted to establish comprehensive controls for the development of land in the Town based on the Comp Plan for the Town, and this chapter is enacted in order to protect, promote and improve the public health, safety, morals and the general welfare of the people.

Chapter 134, Article VI, Division 1 establishes the zoning districts which are designed to implement the FLU designations per the Comp Plan. It is within this section of the Code that there is no zoning district designed to implement the PGU FLU. As a result, the Applicant proposes these text amendments to add the new CI District designed to implement the PGU FLU.

EXHIBIT A

Proposed Code Text Amendment

ATTACHED SEPARATELY

EXHIBIT B

Proposed Comp Plan Text Amendment

ATTACHED SEPARATELY