



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Memorandum: Planning and Zoning Commission Meeting

TO: Chair and Members of the Commission

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

James Murphy, Assistant Director of Planning, Zoning & Building

FROM: Jennifer Hofmeister-Drew, AICP, Planner III

SUBJECT: Comprehensive Plan and Zoning Map and Text Amendments to Create a new Planned Unit Development at 239-255 South County Road

MEETING: March 5, 2024

GENERAL INFORMATION

Attached please find four (4) Ordinances, Ordinance No. 001-2024 through Ordinance No. 004-2024, that have been privately initiated by Josh Martin of the Frisbee Group to create a new Planned Unit Development (PUD) for the Wells Fargo site located at 239-255 South County Road.

Presently, the subject site consists of two Future Land Use designations of Single Family Residential and Commercial and three zoning districts under single ownership. Those zoning districts being R-B Low Density Residential, C-TS Commercial Town-Serving and C-B Commercial. The current zoning allows four residential dwelling units per acre for the R-B, six residential dwelling units in the C-TS, and the C-B does not provide for a residential density. The 6.26-acre site currently would yield a maximum density of 20 dwelling units (7 in R-B and 13 in C-TS).

The proposal is to amend the Future Land Use Map to unify the subject site under one Future Land Use category of Approved PUD and one Zoning District of a new PUD-D zoning district. The proposed Future Land Use Element text amendment will provide for a mixed-use PUD that would allow a mix of residential uses not to exceed the maximum allowable density within the Future Land Use categories.

The proposed Zoning Code text amendment proposes specific uses and land development regulations for the new PUD-D. The permitted uses proposed include the following:

- (1) Single-family dwellings; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.

(2) Two-family dwellings; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.

(3) Townhouses; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.

(4) Multi-family dwellings; provided, however, that the maximum density for the planned unit development shall be governed by section 134-620.

(5) Banks and financial institutions.

The density proposed for the PUD-D Zoning District is consistent with the proposed "Approved PUD" Future Land Use category with that being: four units per acre for the portion of the property with a Single Family Future Land Use Designation and six units per acre for the portion of the property with a Commercial Future Land Use Designation. The proposed new "PUD-5" will serve as the regulating plan and the details will follow with the submittal of the site plan for the entire site.

WRB:JGM:JHD