



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 Text Amendment Related to Private Group Use and a Zoning Text Amendment for a Corresponding New Cultural Institution Zoning District (CI)

MEETING: March 5, 2024

GENERAL INFORMATION

Attached please find two privately initiated Ordinances, Ordinance No. 005-2024, and Ordinance No. 006-2024 by Harvey E. Oyer, III, on behalf of the Society of the Four Arts, Inc to create a new CI Cultural Institution Zoning District designed to implement the Private Group Use Future Land Use category. Per Code Section 261, the Town council provided review and feedback on the proposal at their February 14, 2024 meeting.

The LOI states that the purpose of the proposed zoning district is to provide consistency with the Comprehensive Plan by establishing a corresponding zoning district for the Private Group Use Future Land Use category, where currently one does not exist. The discrepancy between the Comprehensive Plan and the Zoning Code was identified during the Evaluation and Appraisal Review (EAR) of the adopted 2017 Comprehensive Plan currently underway. Staff found that there are three Future Land Use categories that do not have corresponding compatible zoning district. Policies are proposed within the 2024 EAR-based Comprehensive Plan to consider creating new zoning districts to implement those Future Land Use categories. Specific to the Private Group Use designation, the language proposed by the subject applicant is the draft amendment to POLICY 2.3.6, of the Future Land Use Element of the 2024 EAR-based Comprehensive Plan.

With regard to the Zoning Text Amendment, as stated in the proposed Ordinance No. 006-2025, the purpose of the CI Cultural Institution district is to provide for uses such as museums, cultural institutions, and art institutions, in a campus setting at a scale and intensity intended to primarily serve the needs of Town persons. A campus is defined within the proposed zoning language as the total of all of the property, or lots included in a unity of title approved by the Town, that are utilized for such purpose and operated

by a single not-for-profit cultural institution. A campus owned by a single not-for-profit cultural institution, or subject to an approved unity of title is considered one parcel of land for the purposes of administering the requirements of this proposed Code Division and therefore is applied to the entire campus rather than on an individual lot by lot basis. Staff understands that the proposed CI Zoning District is intended to apply to the Society of the Four Arts property. As such, subsequent map amendments to the Future Land Use Map to include two parcels within the Four Arts property that currently do not have a Future Land Use designation of Private Group Use will be required. Additionally, the entire Fours Arts property will require a rezoning to CI Zoning District should the proposed zoning district be approved by Town Council.

WRB:JGM:JHD