

TOWN OF PALM BEACH

Information for Town Council Meeting on:

June 12, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

WB

Re: Comprehensive Plan Future Land Use and Zoning Map Amendments Related to Private Group Use and the CI Cultural Institution Zoning District

Date: May 30, 2024

STAFF RECOMMENDATION

Pursuant to Code Section 134-261, staff recommends that the Town Council consider the privately initiated map amendments of Harvey E. Oyer, III, on behalf of the Society of the Four Arts, Inc. (Four Arts) for review and feedback.

GENERAL INFORMATION

Attached please find the applications to amend the Future Land Use and Zoning Maps from Recreation and Single Family to Private Group Use and from R-B Low Density Residential to the new CI Cultural Institution Zoning District for the Four Arts campus, respectively. In association with the applications, the titles of the ordinances are provided below.

On March 13, 2024, the Town Council conducted a public hearing wherein it considered the recommendations of the Planning, Zoning and Building Department and the Planning and Zoning Commission regarding the text amendments to the Future Land Use Element of the Town of Palm Beach Comprehensive Plan and Zoning Code. The amendments provided changes to the Private Group Use text and created a new Zoning district necessary to properly correspond to the Future Land Use category of Private Group Use.

The Future Land Use text amendment was transmitted to the state planning agency, Florida Department of Commerce, and no comments were received. These map amendments are the subsequent requirements that the applicant must take in order to apply for a site plan modification for the Four Arts campus.

Per Code Section 261, the Town Council shall provide review and feedback on the proposal at their June 12, 2024 meeting. Following, the Planning and Zoning Commission will opine on the map amendments and submit a recommendation to the Town Council.

Below are the proposed titles for the required Ordinances to amend the Future Land Use and Zoning Maps of the Town of Palm Beach.

ORDINANCE NO. 020-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA; AMENDING THE ADOPTED 2017 TOWN OF PALM BEACH'S COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE DESIGNATION FOR PARCELS OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, FROM "RECREATION" AND "SINGLE FAMILY" TO "PRIVATE GROUP USE"; PROVIDING FOR INCLUSION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE. (CPA-24-0001)

ORDINANCE NO. 021-2024

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE AMENDED OFFICIAL ZONING MAP OF THE TOWN OF PALM BEACH UPDATED JULY 26, 2022; REZONING PARCELS OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, FROM "R-B LOW DENSITY RESIDENTIAL" DISTRICT, TO "CI CULTURAL INSTITUTION DISTRICT"; PROVIDING FOR INCLUSION ON THE ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITHIN; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

Attachment: Applications

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