



## LETTER OF INTENT

### FIRST SUBMITTAL

**DATE:** May 9, 2024

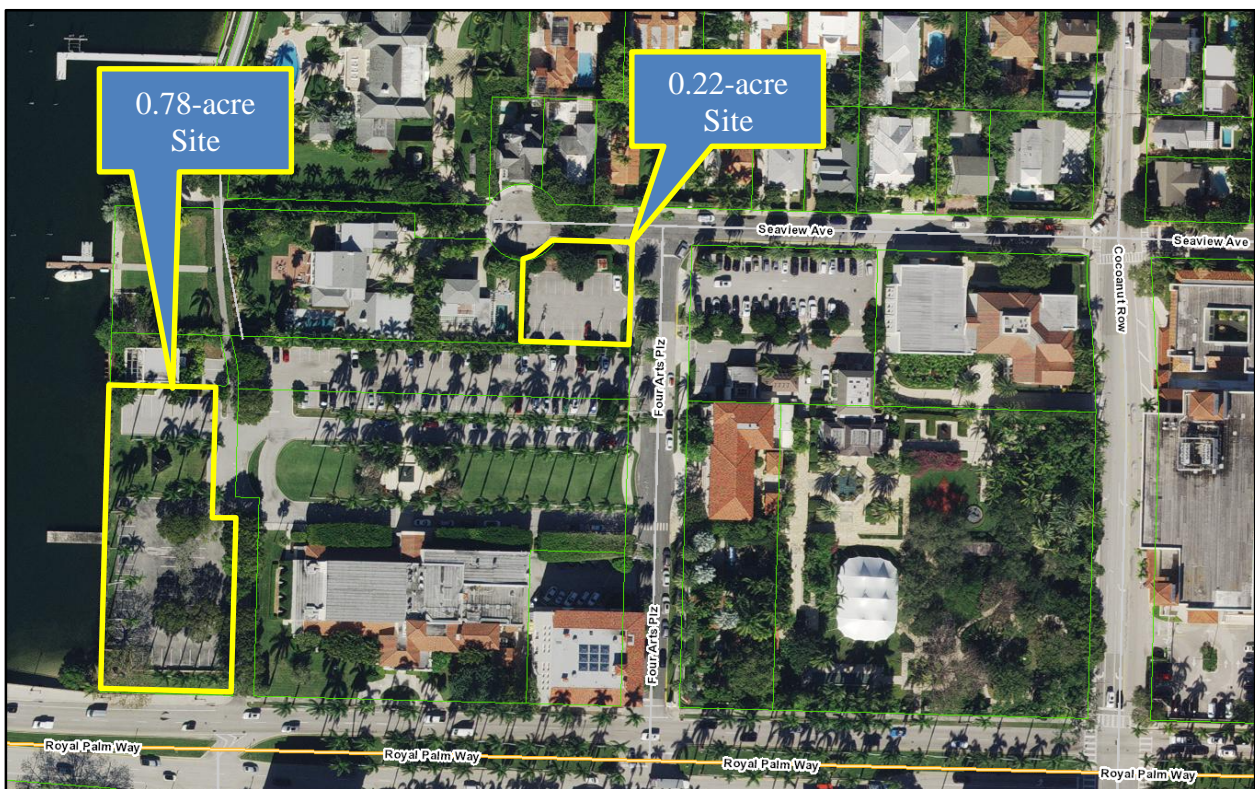
**TO:** Town of Palm Beach, Planning, Zoning & Building Dept.

**RE:** ZON-24-00x 100 FOUR ARTS PLZ

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#### **REQUEST**

On behalf of the Society of the Four Arts, Inc. (“**Applicant**”), Shutts & Bowen LLP (“**Agent**”) submits this request for an Amendment to the Future Land Use (“**FLU**”) Map of the Comprehensive Plan (“**Comp Plan**”) from the Single Family (“**SF**”) FLU to the Private Group Use (“**PGU**”) FLU for the 0.22-acre site located at the southwest corner of the intersection of Seaview Avenue and Four Arts Plaza, and from the Recreation (“**REC**”) FLU to PGU FLU for the 0.78-acre parcel located between S. Lake Trail and the Lake Worth Lagoon (collectively the “**Site**”).



**FIGURE 1 – Location map**

<b>Existing FLU:</b>	Single Family (“ <b>SF</b> ”) and Recreation (“ <b>REC</b> ”)
<b>Proposed FLU:</b>	Private Group Use (“ <b>PGU</b> ”)
<b>Existing Zoning District:</b>	R-B Low Density Residential District (“ <b>R-B District</b> ”)
<b>Proposed Zoning District:</b>	Cultural Institution District (“ <b>CI District</b> ”) ( <i>tandem application</i> )
<b>Parcel Control Number (PCN):</b>	0.22-acre: 50434322000030030 0.78-acre: 50434323050210010
<b>Municipality:</b>	Town of Palm Beach (“ <b>Town</b> ”)

## **BACKGROUND**

Specifically, the request is to amend the Comp Plan’s FLU Map to allow for a consistent applicability of FLU designations on the 7.68-acre site located at 100, 101, 102, and 103 Four Arts Plaza, and 240 Cocoanut Row (“**Property**”). The request will amend the FLU designation of the Site as follows (see **Exhibit “A”**):

1. SF FLU to the PGU FLU for the 0.22-acre site located at the southwest corner of the intersection of Seaview Avenue and Four Arts Plaza; and,
2. REC FLU to PGU FLU for the 0.78-acre parcel located between S. Lake Trail and the Lake

This request is contingent upon the approval of three tandem zoning applications as outlined below:

Application for a Zoning Text Amendment: The Town assigned the Site and other properties a PGU FLU designation, but failed to create a zoning district consistent with the PGU FLU. As such, on November 20, 2023, the Applicant submitted a Zoning Text Amendment to the Town’s Code of Ordinances (“**Code**”) to create the CI District for that purpose. This application is proposed to be adopted by the Town Council (“**TC**”) on May 15, 2024.

Application for a Zoning Change: The zoning change from the R-B District to the CI District on the 7.68-acre site located at 100, 101, 102, and 103 Four Arts Plaza, and 240 Cocoanut Row. This application is submitted concurrent with this FLU Map Amendment application.

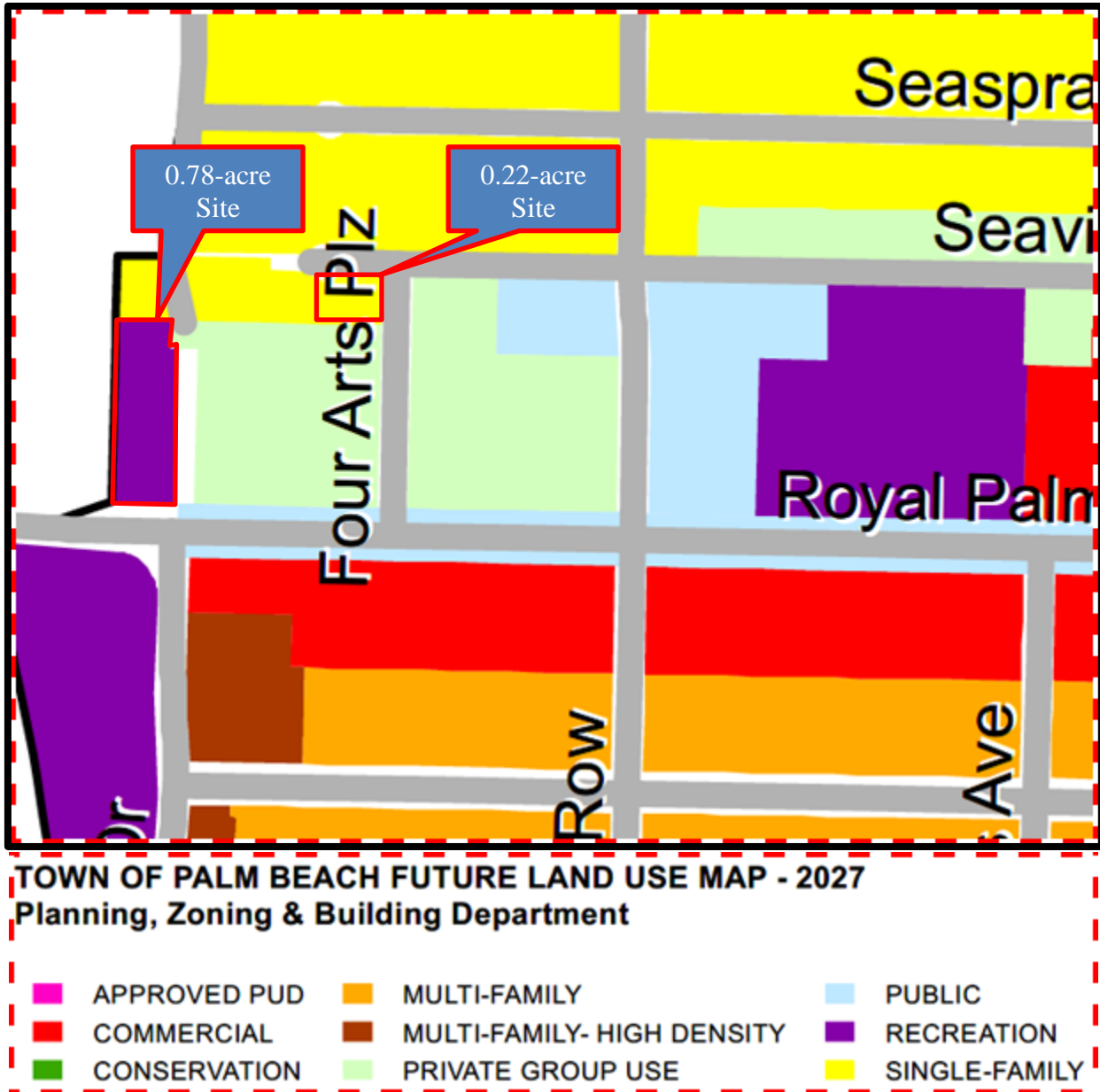
Application for a Comp Plan Text Amendment: All Zoning Text Amendments are required to be consistent with the Comp Plan. In order to ensure there is consistency between the Code and the Comp Plan, there was a need to amend the language under the FLU Element of the Comp Plan specific to the PGU FLU. As such, on November 20, 2023, the Applicant submitted a Comp Plan Text Amendment to amend the text to ensure consistency between the Code and the Comp Plan. This application is proposed to be adopted by the Town Council (“**TC**”) on May 15, 2024.

These zoning applications are in process with the Town’s Planning, Zoning, and Building Department. Town staff has required that this tandem FLU Map amendment application be submitted with the Zoning and Comp Plan Text Amendment, and the Zoning Change applications for consistency purposes.

Note that no change is proposed to the 0.7-acre parcel located at the southwest corner of Seaview Avenue and Cocoanut Row which will remain assigned the Public FLU designation.

**EXHIBIT A**

**EXISTING FLU MAP** *(Only the Site-specific section of FLU Map)*



**PROPOSED FLU MAP** *(Only the Site-specific section of FLU Map)*

