



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

REQUEST

On behalf of the Society of the Four Arts, Inc. (“**Applicant**”), Shutts & Bowen LLP (“**Agent**”) submits this request for a zoning change from the R-B Low Density Residential District (“**R-B District**”) to the Cultural Institution District (“**CI District**”) on the 7.68-acre site located at 100, 101, 102, and 103 Four Arts Plaza, and 240 Coconut Row (“**Site**”).

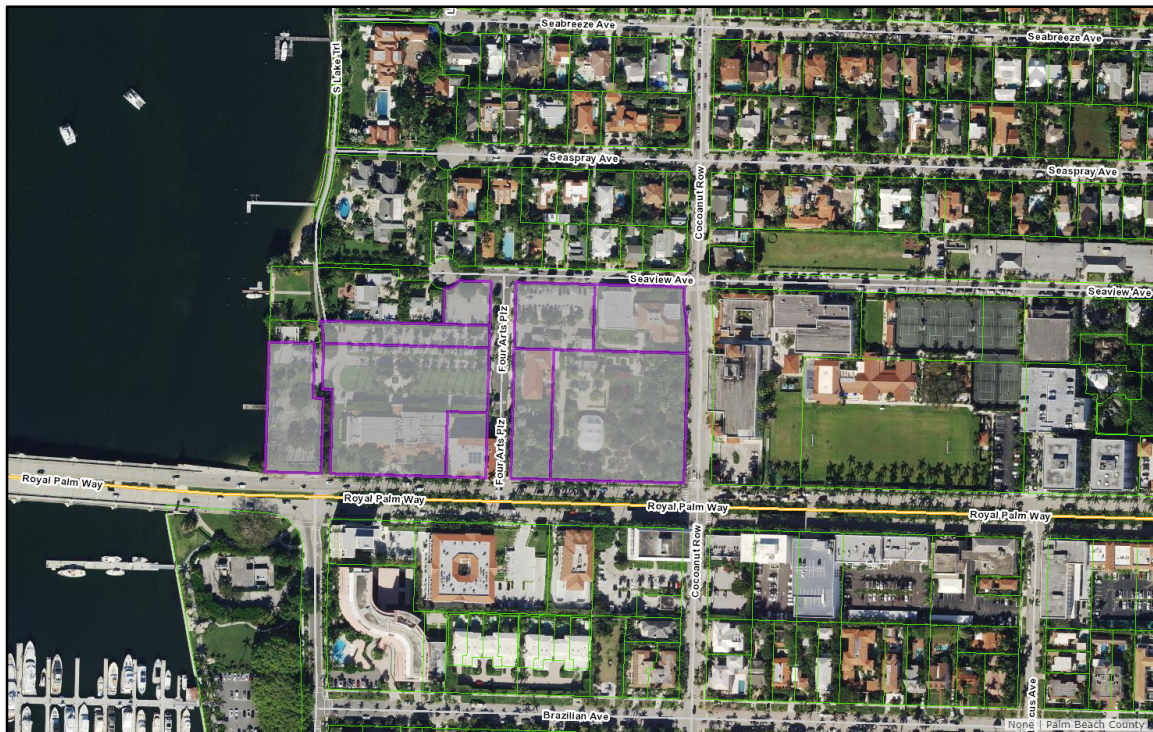


FIGURE 1 – Location map

Future Land Use (“FLU”):	Private Group Use (“ PGU ”)
Existing Zoning District:	R-B Low Density Residential District (“ R-B District ”)
Proposed Zoning District:	Cultural Institution District (“ CI District ”)
Parcel Control Number (PCN):	50434323050210010; 50434322000030030; 50434322000030080; 50434323050210010; 50434323050210031; 50434322000030090; 50434322000030140; 50434323050210040; 50434323050210050
Municipality:	Town of Palm Beach (“ Town ”)

BACKGROUND

Specifically, the request is to amend the Town's Zoning Map to allow for the zoning change to the new CI District designed to implement the PGU FLU (See **Exhibit "A"**). This request is contingent upon the approval of two tandem zoning applications as outlined below:

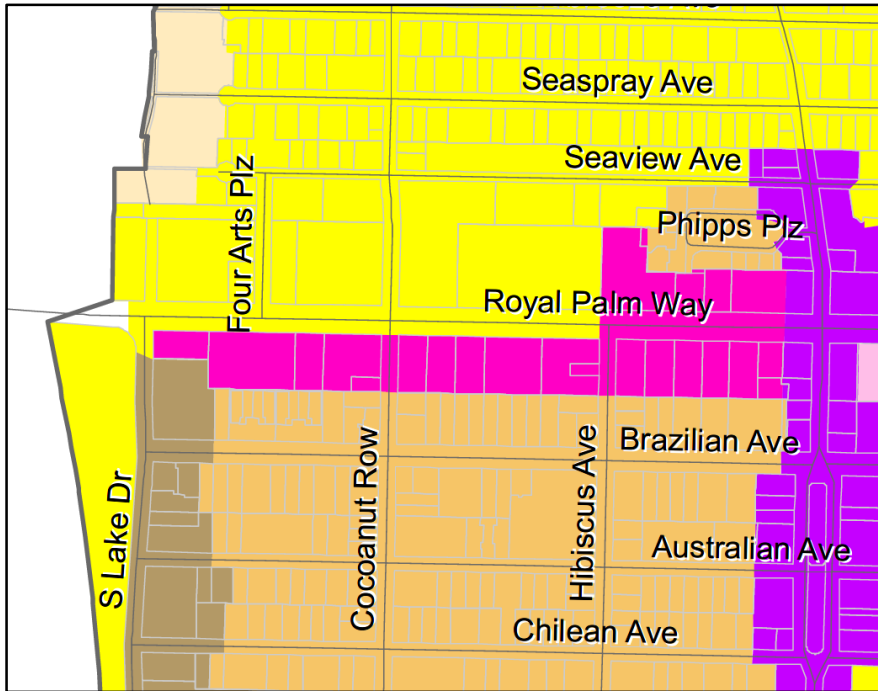
Application for a Zoning Text Amendment: The Town assigned the Site and other properties a PGU FLU designation, but failed to create a zoning district consistent with the PGU FLU. As such, on November 20, 2023, the Applicant submitted a Zoning Text Amendment to the Town's Code of Ordinances ("**Code**") 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 Comprehensive Plan ("**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 TC on May 15, 2024.

Both of these zoning applications are in process with the Town's Planning, Zoning, and Building Department. These applications are proposed to be adopted by the TC on May 15, 2024. Town staff has required that this tandem zoning change application be submitted with the Zoning and Comp Plan Text Amendment applications for consistency purposes.

EXHIBIT A

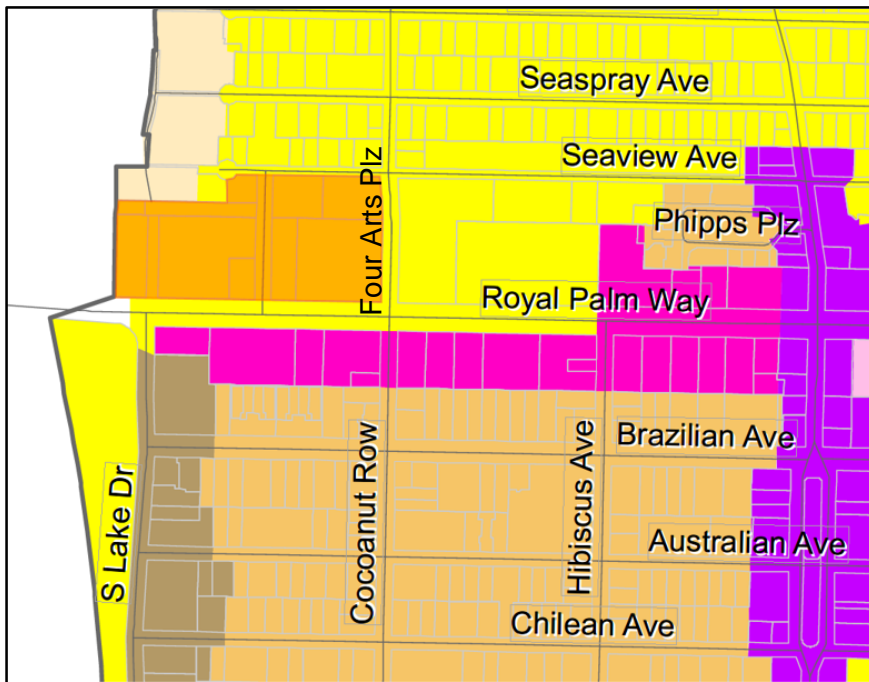
EXISTING ZONING MAP *(Only the Site specific section of Official Zoning Map)*



TOWN OF PALM BEACH ZONING MAP - 2017
Planning, Zoning & Building Department

- | | | |
|---|--------------------------------------|-----------------------------|
| ■ R-AA (Large Estate Residential) | ■ R-D(2) (Heavy Density Residential) | ■ C (Conservation District) |
| ■ R-A (Estate Residential) | ■ C-OPI (Commercial Off, Prof, Inst) | ■ PUD-A (Planned Unit Dev) |
| ■ R-B (Low Density Residential) | ■ C-PC (Commercial Planned Ctr) | ■ PUD-B (Planned Unit Dev) |
| ■ R-C (Medium Density Residential) | ■ C-TS (Commercial Town Serving) | ■ PUD-C (Planned Unit Dev) |
| ■ R-D(1) (Moderate Density Residential) | ■ C-WA (Commercial Worth Ave) | ■ BA (Beach Area) |
| | ■ C-B (Commercial Offices) | |

PROPOSED ZONING MAP *(Only the Site specific section of Official Zoning Map)*



TOWN OF PALM BEACH ZONING MAP - 2024
Planning, Zoning & Building Department

 R-AA (Large Estate Residential)	 R-D(2) (Heavy Density Residential)	 C (Conservation District)
 R-A (Estate Residential)	 C-OPI (Commercial Off, Prof, Inst)	 PUD-A (Planned Unit Dev)
 R-B (Low Density Residential)	 C-PC (Commercial Planned Ctr)	 PUD-B (Planned Unit Dev)
 R-C (Medium Density Residential)	 C-TS (Commercial Town Serving)	 PUD-C (Planned Unit Dev)
 R-D(1) (Moderate Density Residential)	 C-WA (Commercial Worth Ave)	 BA (Beach Area)
	 C-B (Commercial Offices)	 CI (Cultural Institution)