TOWN OF PALM BEACH

Information for Town Council Meeting on: May

May 14, 2025

To: Mayor and Town Council

Via: Kirk W. Blouin, Town Manager

From: Wayne Bergman, MCP, LEED-AP, Director PZ&B

Re: PZC Recommendation to the Town Council Related to Prohibiting Certain Uses in Special Zoning Districts and Re-Evaluating the Development Review Matrix Related to Landscaping Site Alterations

Date: May 8, 2025

RECOMMENDATION

The Planning, Zoning and Building Department staff recommends that the Town Council consider the recommendations of the Planning and Zoning Commission (PZC) related to prohibiting certain uses within all commercial districts, aside from the C-TS zoning district located on the south end of the Town. Should the Town Council support this recommendation, staff will prepare an Ordinance for consideration at the June 11, 2025 Town Council meeting. Additionally, the PZC recommended the review criteria contained within the Development Review Matrix related to neighborhood consent for landscape site alterations be re-evaluated.

GENERAL INFORMATION

At the May 6, 2025 meeting, the PZC discussed the permitted and special exception uses in all of the commercial zoning districts with the exception of the C-TS located in the south end of the Town. Currently, the Zoning Code allows private clubs, private and public academic schools, and places of worship as either a permitted or special exception use in both commercial and residential zoning districts. Tables 1 and 2 list the commercial and residential zoning districts, respectively, that allow these uses.

Table 1											
Commercial Zoning Districts											
	C-B		C-OPI		C-PC		C-TS-		C-WA		
	Permitted	Special									
	Use	Exception									
Private						Х		Х		Χ	
Clubs											
Public and		Х						X			
Private											
Academic											
Schools											
Places of Worship	Х							X			

Table 2											
Residential Zoning Districts											
	R-D(1)		R-D(2)		R-B		R-C		R-AA and R-A		
	Permitted	Special	Permitted	Special	Permitted	Special	Permitted	Special	Permitted	Special	
	Use	Exception	Use	Exception	Use	Exception	Use	Exception	Use	Exception	
Private						X*				X*	
Clubs											
Public and		Х		Х		Х		X			
Private											
Academic											
Schools											
Places of		Х		Х		X*		X		X*	
Worship											

* Existing prior to 1996

The PZC recommendation was to remove these three uses from all of the commercial districts except the C-TS district located in the south end, as displayed below. This area warrants a more in-depth study as the potential for redevelopment exists.



With regard to the recommendation to reexamine the Project Designation Manual Matrix, the PZC discussed whether the need for neighbor consent is necessary related to landscaping site alterations. The PZC voted to recommend to the Town Council that this item be brought before the Ordinance, Rules and Standards (ORS) Committee Meeting.