

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 11, 2018

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Paul Castro, Acting Director of Planning, Zoning & Building

Re: Resolution Declaring Zoning in Progress Regarding Proposed Zoning Text Amendments
Creating a Greater Distance Requirement for Legal Notice of Zoning Applications Which
Intensify the of Use Property
Resolution No. 51-2018

Date: March 30, 2018

STAFF RECOMMENDATION

Staff recommends that during the interim period of the Town adopting Proposed Zoning Text Amendments which change the legal notice requirement for Zoning applications which intensify the use of property that the Town Council adopt Resolution No. 51-2018. Said Resolution declares “Zoning in Progress,” commencing immediately and extending until August 31, 2018, or the time of adoption or disapproval of said Code changes, whichever comes first.

GENERAL INFORMATION

The Town’s Comprehensive Plan has policies in the Future Land Use Element which state that the Town will take all technical and administrative measures legally available to minimize change or transition of existing low-density areas or structures to more intensive use patterns. In order to ensure as much public input as possible on zoning applications which would intensify the use of property, the Town Council has directed Staff to increase the legal notice distance for those types of applications from 300 feet to 1,000 feet. In addition, the Council has also asked Staff to quantify the term “intensification of use” when used in the context of the increased legal property owner notice requirement.

Town Staff has been in the process of creating those regulation changes for consideration by the Planning and Zoning Commission, Local Planning Agency (LPA) and Town Council, however, that process is not complete. In order to make the land development regulations consistent with the Council’s directive, Staff has drafted proposed zoning regulations to increase the legal notice requirement for zoning applications which intensify the use of property and have defined “intensification of use” within those proposed notice provisions. Those draft regulations are incorporated into Resolution No. 51-2018 as Exhibit A. Staff anticipates that the proposal will be considered by the Planning and Zoning Commission at its April 17, 2018 meeting. Any

recommended changes from the Planning and Zoning Commission will then be forwarded to the LPA and Town Council for consideration of an ordinance.

If you have any questions about Zoning in Progress or the proposed zoning changes, please contact Paul Castro, Acting Director of Planning, Zoning and Building, at 227-6406.

TOWN ATTORNEY REVIEW

Mr. Randolph was provided both the attached Resolution and regulations for review and has approved same for legal form and sufficiency.

Attachment

cc: John C. Randolph, Town Attorney
Planning & Zoning Commissioners
zf