

TOWN OF PALM BEACH

Information for Town Council Meeting on: May 15, 2019

To: Mayor and Town Council

From: Josh Martin, Director, Planning, Zoning & Building

Re: Proposed Zoning Text Amendment Application from the Breakers Palm Beach, Inc. to Study a Zoning Code change to make a "Resort Hotel" a Permitted Use in the PUD-A Zoning District

Date: May 2, 2019

STAFF RECOMMENDATION

Staff recommends that the Town Council provide the Applicant direction related to filing proposed zoning text amendment, which would make a "resort hotel" a permitted use in the PUD-A Zoning District.

GENERAL INFORMATION

The Town requires that any proposed zoning text amendment from a private individual or owner be considered by the Town Council prior to filing an application for study. The purpose is to determine if the Council has interest in possibly making the proposed Code change(s) prior to the applicant and staff spending time and funding to pursue proposed amendment(s). If the Council has no interest in studying a proposed amendment(s), the applicant still has the option to proceed with the proposed amendment(s) application and filing fee(s) (\$4,000 per amendment). However, the applicant has some indication whether such amendment(s) will have any support or interest from the Town prior to filing and paying the application fee(s).

The Breakers Palm Beach, Inc. has submitted a request asking the Town Council to consider studying proposed Zoning text amendment application (see attachment). The proposed application would be to modify the PUD-A zoning district to allow the Breakers Hotel as a permitted use rather than a special exception use. This change would allow the Breakers Hotel to make modifications to only the hotel and associated amenities without Town Council approval. Any modification to the PUD outside of the approved Hotel development areas, such as changes to residential phases, would still require Town Council approval.

Staff requests that the Town Council consider such amendment and provide the applicant direction on this proposal.

Attachment

cc: Kirk Blouin, Town Manager
Jay Boodheshwar, Deputy Town Manager
John C. Randolph, Town Attorney
Paul W. Castro, Zoning Administrator