

TOWN OF PALM BEACH

Information for Town Council Meeting on: June 12, 2019

To: Mayor and Town Council

From: Josh Martin, Director of Planning, Zoning and Building

Re: Proposed Modifications and Changes to Chapter 134, Zoning,
Ordinance No. 17-2019

Date: May 28, 2019

STAFF RECOMMENDATION

Staff recommends that the Local Planning Agency recommend, and the Town Council approve, Ordinance No.17-2019 at first reading.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its January 15, 2019 and February 19, 2019 meetings, with the exception of the proposed regulations prohibiting shared bicycles and dockless bicycles, recommended approval of proposed Zoning Code modifications in Ordinance No. 17-2019.

GENERAL INFORMATION

The Planning and Zoning Commission, at its January 15, 2019 and February 19, 2019 meetings, considered five staff-initiated zoning amendments and recommended approval of the changes outlined in add/delete format in Ordinance No. 17-2019. A brief description of the proposed zoning changes addressed in Ordinance No. 17-2018, are as follows:

- Amending the R-AA, R-A, R-B and R-C residential zoning districts to clarify that the side and/or rear setback of an unenclosed accessory structure is a minimum of 10 feet.
- Amending special exception uses in the C-TS, C-WA, C-OPI and C-B commercial zoning districts to eliminate broad language allowing all commercial uses over 3,000 or 4,000 square feet gross leasable area. In its replacement, a change in that language is proposed so that those commercial uses also have to be demonstrated to have traffic, patronage and intensity of use characteristics similar to the permitted uses in the district.
- Amending the permitted uses in the C-TS and C-OPI commercial zoning districts to allow residential use on the second floor as a permitted use rather than a special exception use and to clarify that residential use in the C-WA district is a permitted use.

- Amending the Beach Area (B-A) zoning district to create permitted and special exception uses and structures in that district.
- Creating a section in the Zoning Code to prohibit the docking, parking and storage stations for shared bicycles and dockless bicycles in the Town.
- Amending the sign regulations to base business identification signs on building street frontage and business frontage rather first floor ground floor tenant frontage. In addition, modifying language in various other sections of the sign code to provide clearer language.

TOWN ATTORNEY REVIEW

Ordinance No. 17-2019 has been approved by Town Attorney John C. Randolph for legal form and sufficiency.

cc: Planning and Zoning Commission
Jay Boodheshwar, Deputy Town Manager
John C. Randolph, Town Attorney
zf