

TOWN OF PALM BEACH

Information for Local Planning Agency and Town Council meeting on:
February 10, 2021

To: Town Council

From: Wayne Bergman, Planning, Zoning and Building Director

Re: Consideration of Proposed Zoning Text Amendments regarding Off-Site Supplemental Off-Street Parking in the C-TS, C-WA and C-OPI Commercial Zoning Districts of the Code of Ordinances.
Ordinance No. 01-2021

Date: January 28, 2021

STAFF RECOMMENDATION

Staff recommends the Town Council approve attached Ordinance No. 01-2021 on second reading.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, at its on June 16, 2020, July 21, 2020 and August 18, 2020 meetings, considered and unanimously recommended approval of the proposed Zoning Code modifications as outlined in Ordinance No. 01-2021. The exception is that they recommended that the supplemental off-site parking be limited to a maximum 33% of an underground parking garage capacity and not the 50% the Town Council is proposing.

BACKGROUND

The Town Council authorized staff to work with the Planning and Zoning Commission to review existing zoning requirements related to supplemental off-site shared parking to provide more flexibility to utilize existing parking lots.

Staff worked on proposed modifications to Chapter 134, Zoning, to address this zoning issue and presented them to the Planning and Zoning Commission at meetings on June 16, 2020, July 21, 2020 and August 18, 2020. The Commission, after lengthy discussion, made a recommendation to the Town Council to allow supplemental off-site shared parking within underground parking garages as a permitted use in the C-TS, C-WA and C-OPI Commercial Zoning Districts. The proviso was that said parking could not exceed 33 percent of the parking inventory within the underground garage; and that the provision would sunset three years after effective date of the ordinance unless the Council decided to extend or modify these zoning changes. The thought was to proceed cautiously and re-evaluate three years after implementation.

The Town Council considered these proposed zoning changes at its October 14, 2020 Council meeting and after discussion referred this issue to the Business and Administrative Committee to

evaluate. On November 3, 2020, the Committee met, and after deliberation on the matter, concluded that the Planning and Zoning Commission's recommendation was a cautious but a positive step to take advantage of some of the underutilized parking inventory throughout the Town. The Committee recommended approval of the Planning and Zoning Commissions recommendation and direct staff to draft an ordinance for Town Council consideration.

The Town Council, at its, December 8, 2020 meeting considered the Business and Administrative Committee's recommended draft ordinance that incorporated the Planning and Zoning Commission recommendations for off-site, supplemental off-street parking. The Town Council direct Staff to proceed with the adoption process of that draft ordinance with one change. The Town Council changed the maximum limit for off-site supplemental parking from 33% of an underground garage's capacity in the C-TS, C-WA and C-OPI Commercial Zoning District to 50% of its capacity. In addition, the Town Council directed Staff to annually bring the adopted regulations back to the Town Council to reevaluate the effectiveness of the changes. The specific changes to the Code are identified in add/delete format in attached Ordinance No. 01-2021.

TOWN ATTORNEY REVIEW

Ordinance No. 01-2021 has been approved by Town Attorney John C. Randolph for legal form and sufficiency.

cc: Kirk Blouin, Town Manager
Jay Boodheshwar, Deputy Town Manager
James Murphy, Asst. Director of Planning, Zoning and Building
John C. Randolph, Town Attorney
Paul Castro, Zoning Manager