

# TOWN OF PALM BEACH

Information for Local Planning Agency and Town Council meeting on:  
August 11, 2021

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To: Local Planning Agency and Mayor and Town Council

From: Wayne Bergman, Planning, Zoning and Building Director

Re: Consideration of Proposed Zoning Text Amendments regarding Off-Site Supplemental Shared Parking in the C-TS, C-WA, C-OPI and C-PC Commercial Zoning Districts of the Code of Ordinances.  
**Ordinance No. 20-2021**

Date: July 29, 2021

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## **STAFF RECOMMENDATION**

Staff recommends that the Local Planning Agency recommend and Town Council approve attached Ordinance No. 20-2021 on first reading.

## **BACKGROUND**

The Town Council authorized the Business and Administrative Committee to re-review existing zoning requirements related to supplemental off-site shared parking to provide even more flexibility to utilize existing parking lots than was approved in Ordinance No. 1-2021.

The Town Council adopted Ordinance No. 1-2021 that continued to allow off-site shared parking by special exception and also off-site shared parking in underground garages as a permitted use in the C-TS, C-WA, C-OPI zoning districts provided that not more than 50 of the parking inventory is used for said parking. That Ordinance sunsets in three years.

On July 8, 2021, the Business and Administrative Committee considered a draft ordinance modifying supplemental off-site shared parking. That draft ordinance provided more flexibility to allow off-site shared parking by allowing the use of commercial surface lots, enclosed and partially enclosed lots and commercial roof top lots for supplemental off-site shared parking as a permitted use in the C-TS, C-WA, C-OPI and C-PC zoning districts. The condition of the use of commercial lots when they residential uses is that said parking would only be allowed between the hours of 8:00 a.m. to 6:00 p.m. This ordinance would also sunset at the same time as Ordinance No. 1-2021. The Committee recommended that the Town Council approve the proposed ordinance. As part of that approval, the Town Council may want to decide to direct staff to annually bring the adopted regulations back to the Town Council to reevaluate the effectiveness of the changes. The specific Code changes recommended by the Business and Administrative Committee and staff are identified in add/delete format in attached Ordinance No. 20-2021.

## **TOWN ATTORNEY REVIEW**

Ordinance No. 20-2021 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