

TOWN OF PALM BEACH

Information for Town Council Meeting on: December 15, 2021

To: Mayor and Town Council

From: Wayne Bergman, Planning, Zoning & Building Director

Re: Town-Serving Regulations

Date: September 2, 2021

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the Town-serving regulations and attached study from LaRue Planning & Management Services, Inc.

GENERAL INFORMATION

The Town Council asked staff to place an item on the agenda to discuss the Town-serving regulations in the Zoning Code. As a precursor to that discussion, staff has provided some background information related to the history of the Town-serving zoning requirement for your consideration.

The Town-serving regulations were adopted by the Town Council in 1980. Those regulations required all special exception uses and all commercial uses that exceeded 2,000 square feet gross leasable area (sq. ft. gla.) demonstrate that they would be Town-serving in order to be approved by the Town Council. To be Town-serving, a use has to demonstrate to the satisfaction of the Town Council that a minimum of 50% of its customers are “Townpersons.” “Townpersons” are defined in the Code as a full-time and seasonal residents as well as visitors staying at accommodations and employees working in establishments located within the town.

In 2010, the Town retain Bill Brisson from LaRue Planning & Management Service, Inc., to restudy the Town-serving regulations to see if there were changes that needed to be made based on the changing conditions of the commercial retail and office environment. Mr. Brisson was retained to conduct this study because he did the original Town-serving study and created the regulations for the Town when he was with Adley Associates, Inc. The Town-serving background information, history, analysis and summary of findings form 2010 is provided for as an attachment for your information.

Based on that study, the zoning regulations were modified in 2011 (Ordinance No. 2-2011) to reflect the current Town-serving requirements. The Town-serving thresholds increased in the C-WA zoning district from 2,000 to 4,000 sq. ft. gla. The C-TS, C-B and C-PC commercial districts increased from 2,000 to 3,000 sq. ft. gla, and the Town-serving requirement and

2,000 sq. ft. gla. threshold was completely eliminated in the C-OPI commercial district as a more region serving office district.

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