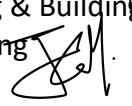




TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
561-838-5431 | www.townofpalmbeach.com

TO: Town of Palm Beach Members of the Planning and Zoning Commission

THRU: Wayne Bergman, MCP, LEED® AP, Director of Planning, Zoning & Building ^{WB}
James Murphy, Assistant Director of Planning, Zoning & Building 

FROM: Jennifer Hofmeister-Drew, AICP, LCAM, Planner III

RE: **ZON-23-107 Text Amendment to Chapter 134, Zoning, R-C Medium Density Residential Districts to Permit Valet-Only Parking Garage Structures as a Special Exception**

DATE: November 8, 2023

Attached please find a privately initiated text amendment to various sections of the Zoning Code. The intent of the text amendment is to allow as a Special Exception Use, valet-only parking structures as an accessory use to a non-conforming hotel in the R-C Medium Density Residential Zoning District. The subject text amendment would apply to three (3) legally non-conforming hotels in the R-C Zoning District. Those being the Brazilian Court Hotel, the Vineta Hotel, and the Colony Hotel property.

The subject proposed amendment to the Code was submitted to the Planning, Zoning and Building Department in July 2023 and received staff comments in August 2023. That same month, the applicant presented the request for consideration to the Town Council. At that time, the applicant was anticipating going forward with the associated development application of the Brazilian Court with approximately 20 variances. After subsequent meetings with staff, the applicant chose to pursue the subject text amendment to the Code that would limit the variances to one (1), related to the expansion of a non-conforming hotel in the R-C Zoning District that has been embedded within Section 134-201. Findings prior to authorization of granting variances, since 1991.

The proposal was reviewed by the Planning and Zoning Commission on October 17, 2023. The PZC recommended that the applicant return to the PZC after holding a meeting with neighbors within 200 feet. Additionally, the PZC asked the applicant to restudy the proposed setback parameters, noise attenuation related to the mechanical parking equipment, traffic stacking at shift change for employees and at dinner time for restaurant guests. The applicant is holding a luncheon on November 6, 2023 (see attached invitation). The results of the meeting will be presented at the November 8, 2023, PZC meeting.

WRB:JGM:JHD

Attachments:

- Applicant Memo, including proposed text language, Arrivals and Departures, Letter of Support, and Neighborhood Meeting Invitation
- Draft Ordinance