

TOWN OF PALM BEACH

Information for Town Council Meeting on:

January 10, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

WB

Re: Comprehensive Plan Text Amendment Related to Private Group Use and a Zoning Text Amendment for a Corresponding New Cultural Institutional Zoning District (CI)

Date: December 28, 2023

STAFF RECOMMENDATION

Pursuant to Code Section 134-261, staff recommends that the Town Council consider the privately initiated text amendment of Harvey E. Oyer, III, on behalf of the Society of the Four Arts, Inc. for review and feedback.

GENERAL INFORMATION

Attached please find a privately initiated text amendment to create a new CI Zoning District designed to implement the Private Group Use Future Land Use category. The Letter of Intent date received November 20, 2023 (see attached) states that the purpose of the proposed zoning district is to provide consistency with the Comprehensive Plan by establishing a corresponding zoning district for the Private Group Use Future Land Use category, where currently one does not exist.

The discrepancy between the Comprehensive Plan and the Zoning Code was identified during the currently underway Evaluation and Appraisal Review (EAR) of the adopted 2017 Comprehensive Plan. Staff found that there are three (3) Future Land Use categories that do not have corresponding compatible zoning districts. Staff is recommending that new zoning district(s) be created to implement those Future Land Use categories. Specific to the Private Group Use designation, the language proposed by the subject applicant is the draft amendment to POLICY 2.3, of the Future Land Use Element of the EAR 2024 Comprehensive Plan.

With regard to the language for the proposed new CI District, staff suggested to Sean Suder of ZoneCo, to consider creating a new zoning district to accommodate the existing cultural, civic, and institutional properties in Town. The subject Zoning Text Amendment proposes to create a new Division 13 of Chapter 134 that includes the purpose, permitted, accessory and special exception uses and land development regulations. The privately initiated Text Amendment was shared with Sean Suder, who provided comments that have not yet been addressed by the applicant. As this application has been submitted by the Society of the Four Arts (Four Arts), the proposed CI District regulations would apply. Currently, the Four Arts property is zoned R-B Low Density

Residential which is designed to regulate single family massing, which is very different than a cultural arts campus. The outstanding requirement of the applicant is a Zoning Map Amendment application for the Four Arts property.

As the Town is currently updating the Comprehensive Plan and the Zoning Code, staff is requesting attention to the timing of the text amendments. In particular, staff is concerned with unintended consequences with simultaneous updates by the private sector and the Town. Discussion is warranted as to whether the proposed zoning text amendment should be analyzed with the remainder of the zoning districts and associated regulations under review by ZoneCo.

Attachment: Applicant Letter of Intent

cc: James Murphy, Assistant Planning Director
Jennifer Hofmeister-Drew, Planner III, AICP