

TOWN OF PALM BEACH

Information for Town Council Meeting on:

February 14, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

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

WB

Re: Zoning Code Text Amendment to the R-D(2) Zoning District

Date: January 26, 2024

STAFF RECOMMENDATION

Pursuant to Code Section 134-261, staff recommends that the Town Council consider the subject privately initiated text amendment of Harvey E. Oyer, III, on behalf of Palm Beach Ambassador Fee Borrower LLC for review and feedback.

GENERAL INFORMATION

Attached please find a privately initiated text amendment to the Zoning Code to modify sections of the R-D(2) High Density Zoning District. According to the Letter of Intent (LOI) date received November 28, 2023, (see attached), the following amendments are proposed to Sections 134-1060, 134-1062, 134-1064, and 134-2, as follows:

- Sec. 134-1060(5)(d) – to allow an exemption for the front yard setback in an effort to allow flexibility and promote redevelopment for existing multifamily uses specific to lots located south of Sloan's Curve and north of Lake Worth Road.
- Sec. 134-1060(9)(g) – new text added to allow an exemption for balconies and garages below grade to not be included in the calculations for lot coverage.
- Sec. 134-1060(12) – new text added to address enclosures below the point of measurement.
- Sec. 134-1062(1) – to allow balconies to encroach into yard setbacks provided there is a minimum thirty-foot setback between the property line and edge of the balcony.
- Sec. 134-1062(8) – new text added to allow for rooftop amenities.
- Sec. 134-1062(9) – new text added to increase the maximum dimension of a building from 175 feet to 195 feet.
- Sec. 134-1064 – new text added to allow for a lot coverage special exception for an additional 5% lot coverage provided that the project includes a minimum of three out of the six incentives listed.
- Sec. 134-2 – provide for text that allows for flexibility in where the term Story is defined in the Code.

The LOI indicates that the proposed amendments are associated with a proposal to redevelop the properties located at 2720 and 2730 South Ocean Boulevard that are currently zoned R-D(2). The application states that the proposed amendments will reserve existing developments, will not allow increased intensity, and that the proposes modifications to specific Code sections will reduce the number of potential variances.

Attachment: Applicant Letter of Intent and redlined text amendment

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