

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

Date: January 26, 2024

STAFF RECOMMENDATION

Pursuant to Code Section 134-261, staff recommends that the Town Council consider the updated 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 an updated 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 (LOI) date received January 10, 2024 (see attached), was provided to staff on the morning of the January 10, 2024 Town Council meeting. Neither the staff nor the Town Council had time to review the proposed changes. As such, the Town Council deferred the item to the February 14, 2024 Town Council meeting.

The LOI 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.

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.

Attachment: Applicant Letter of Intent and redlined text amendment

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