

TOWN OF PALM BEACH

Information for Town Council Meeting on:

August 12, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

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

WB

Re: **Comprehensive Plan Future Land Use Map and Zoning Map Amendments to the Four Arts Ordinance No. 020-2024 and Ordinance No. 021-2024**

Date: August 6, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council approve the Ordinances on first reading accepting the proposed Future Land Use and Zoning Map amendments.

GENERAL INFORMATION

Attached please find the applications and draft Ordinance No. 020-2024 and Ordinance No. 021-2024 to amend the Future Land Use and Zoning Maps from Recreation, Single Family and Public Use to Private Group Use and from R-B Low Density Residential to the new CI Cultural Institution Zoning District for the Four Arts campus, respectively.

On March 13, 2024, the Town Council conducted a public hearing wherein it considered the recommendations of the Planning, Zoning and Building Department and the Planning and Zoning Commission regarding the text amendments to the Future Land Use Element of the Town of Palm Beach Comprehensive Plan and Zoning Code. The amendments provided changes to the Private Group Use text and created a new Zoning district necessary to properly correspond to the Future Land Use category of Private Group Use. The Future Land Use text amendment was transmitted to the state planning agency, Florida Department of Commerce, and no comments were received. These subject map amendments are the subsequent requirements that the applicant must take in order to apply for a site plan modification for the Four Arts campus.

Per Code Section 261, the Town Council provided review and feedback on the proposed map amendments at their June 12, 2024 meeting. At the meeting the Town Council directed the applicant to include a Future Land Use Map amendment for the Fitz Eugene Dixon building from Public Use to Private Group Use.

BOARD OR COMMISSION RECOMMENDATION

On August 6, 2024, the Planning and Zoning Commission recommended Ordinance No. 020-2024 and Ordinance No. 021-2024 move forward to first and second reading to the Town Council.

TOWN ATTORNEY REVIEW

The subject code amendment has been reviewed and approved for legal form and sufficiency.

WRB:JHD

Attachment: Applicant Letter of Intent and Ordinances

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



LETTER OF INTENT

FIRST SUBMITTAL – Post TC Review and Recommendation

DATE: June 17, 2024

TO: Town of Palm Beach, Planning, Zoning & Building Dept.

RE: CPA-24-0001 100 FOUR ARTS PLZ

REQUEST

On behalf of the Society of the Four Arts, Inc. (“**Applicant**”), Shutts & Bowen LLP (“**Agent**”) submits this request for an Amendment to the Future Land Use (“**FLU**”) Map of the Comprehensive Plan (“**Comp Plan**”) from the Single Family (“**SF**”) FLU to the Private Group Use (“**PGU**”) FLU for the 0.22-acre site located at the southwest corner of the intersection of Seaview Avenue and Four Arts Plaza (“**Parcel 1**”), from the Recreation (“**REC**”) FLU to PGU FLU for the 0.78-acre parcel located between S. Lake Trail and the Lake Worth Lagoon (“**Parcel 2**”), and from the Public (“**PUB**”) FLU to the PGU FLU for the 0.70-acre parcel located at the southwest corner of Coconut Row and Seaview Avenue (“**Parcel 3**”) (collectively the “**Site**”) in the Town of Palm Beach (“**Town**”).

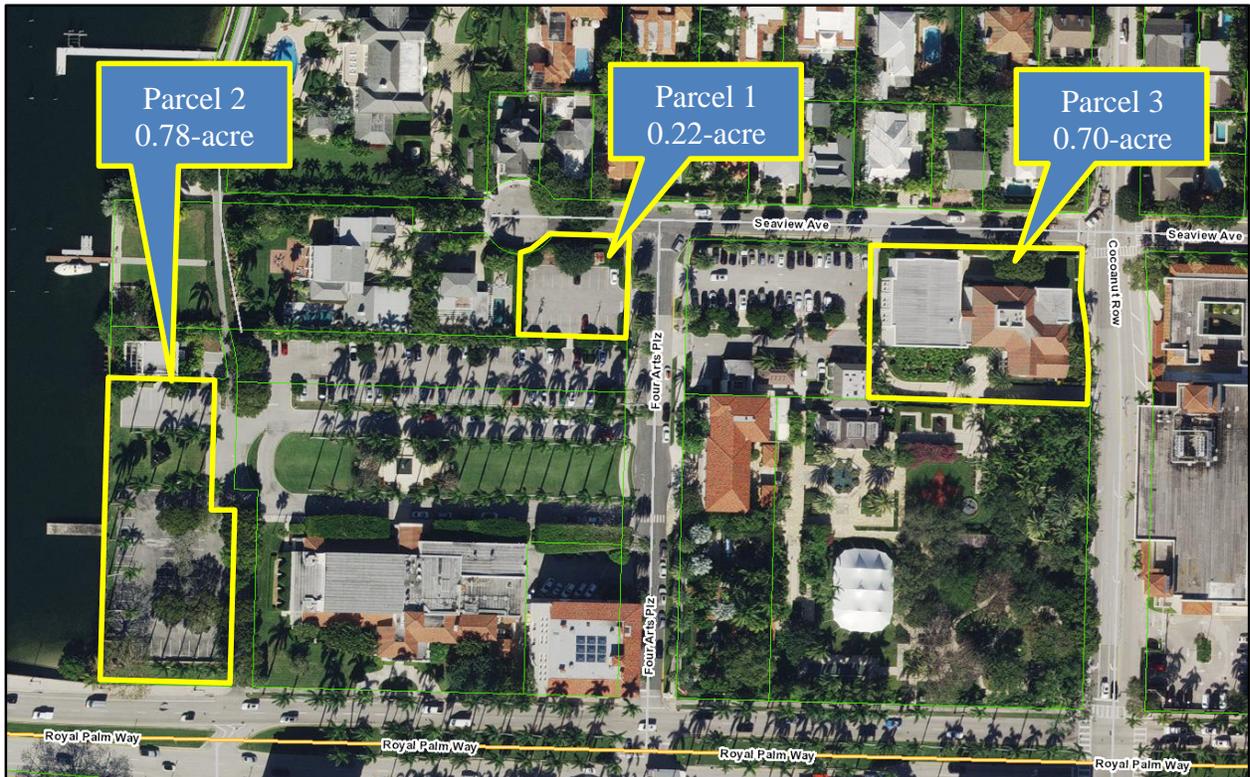


FIGURE 1 – Location map

Existing FLU:	SF, REC, and PUB
Proposed FLU:	PGU
Existing Zoning District:	R-B Low Density Residential District (“ R-B District ”)
Proposed Zoning District:	Cultural Institution District (“ CI District ”) (<i>tandem application</i>)
Parcel Control Number (PCN):	Parcel 1 - 0.22-acre: 50434322000030030 Parcel 2 - 0.78-acre: 50434323050210010 Parcel 3 - 0.70-acre: 50434322000030140
Municipality:	Town of Palm Beach

BACKGROUND

Per Section 134-261 of the Town Code of Ordinances (“**Code**”), the Town Council (“**TC**”) must provide review and feedback on requests for amendments to the Comp Plan prior to submitting to the Planning and Zoning Commission (“**PZC**”) for its recommendations and report.

On June 12, 2024, the request was considered by the TC and approved to move forward to the PZC with a condition that Parcel 3 be included in the request to change the FLU designation from the PUB FLU to the PGU FLU. The Applicant has agreed to this change and amended the original request, which was only for Parcels 1 and 2, to now include Parcel 3. That said, the request is to amend the Comp Plan’s FLU Map to allow for a consistent applicability of FLU designations on the 7.68-acre site located at 100, 101, 102, and 103 Four Arts Plaza, and 240 Cocoanut Row (“**Property**”). The request will amend the FLU designations of the Site as follows (see **Exhibit “A”**):

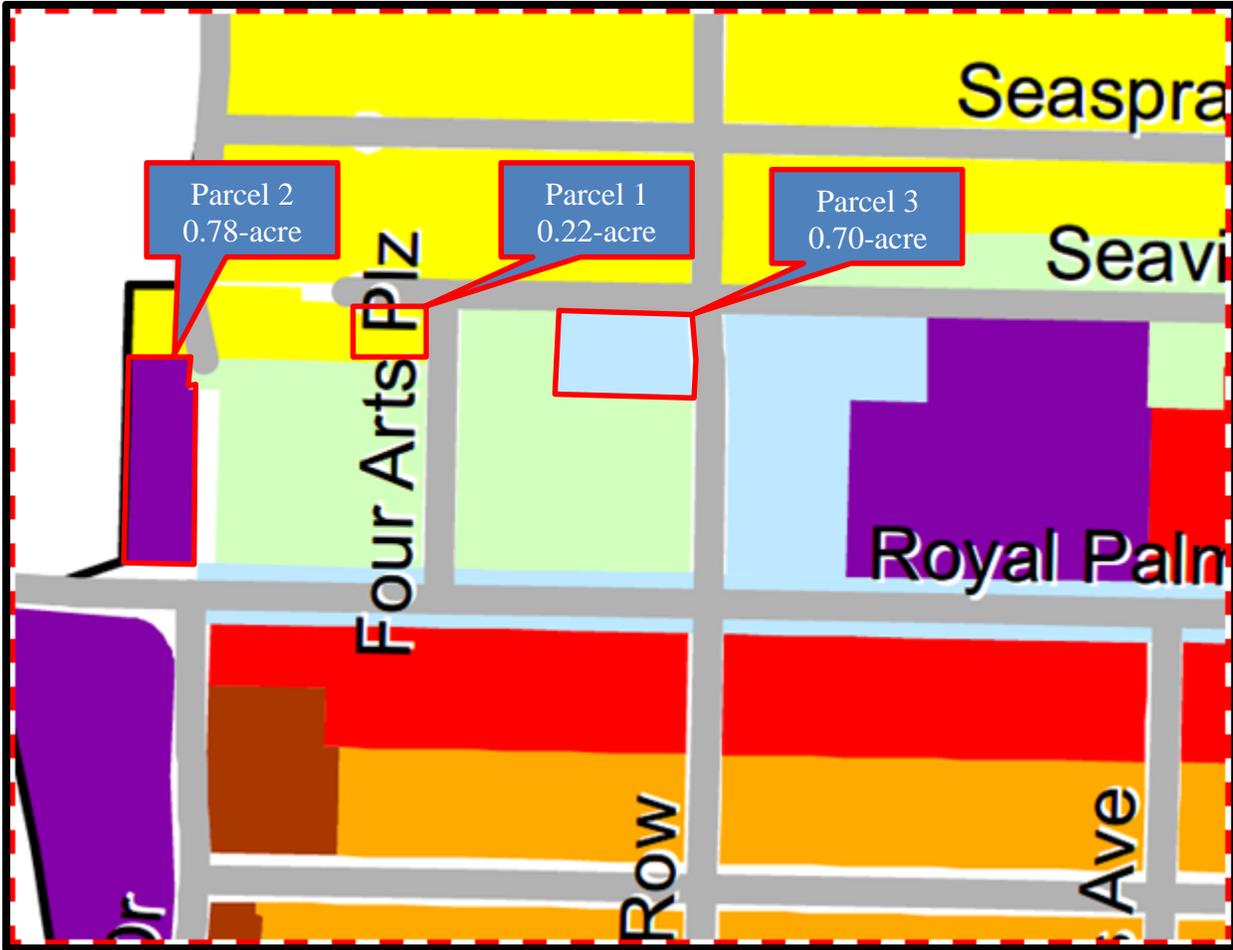
- Parcel 1. SF FLU to the PGU FLU for the 0.22-acre site located at the southwest corner of the intersection of Seaview Avenue and Four Arts Plaza;
- Parcel 2. REC FLU to PGU FLU for the 0.78-acre parcel located between S. Lake Trail and the Lake; and,
- Parcel 3. PUB FLU to PGU FLU for the 0.70-acre parcel located at the southwest corner of Cocoanut Row and Seaview Avenue.

This request is submitted concurrently with a separate application (ZCA-24-0001) for a zoning change from the R-B District to the CI District on the 7.68-acre site located at 100, 101, 102, and 103 Four Arts Plaza, and 240 Cocoanut Row. The intent is to have both the FLU Map Amendment and the zoning change approved at the same time by the TC.

Note that pursuant to F.S. 163.3187, this request qualifies as a small scale Comp Plan amendment and thus only requires one public hearing before the TC for adoption, and thus is exempt from the requirement for a review and recommendation by the Florida State Department of Commerce.

EXHIBIT A

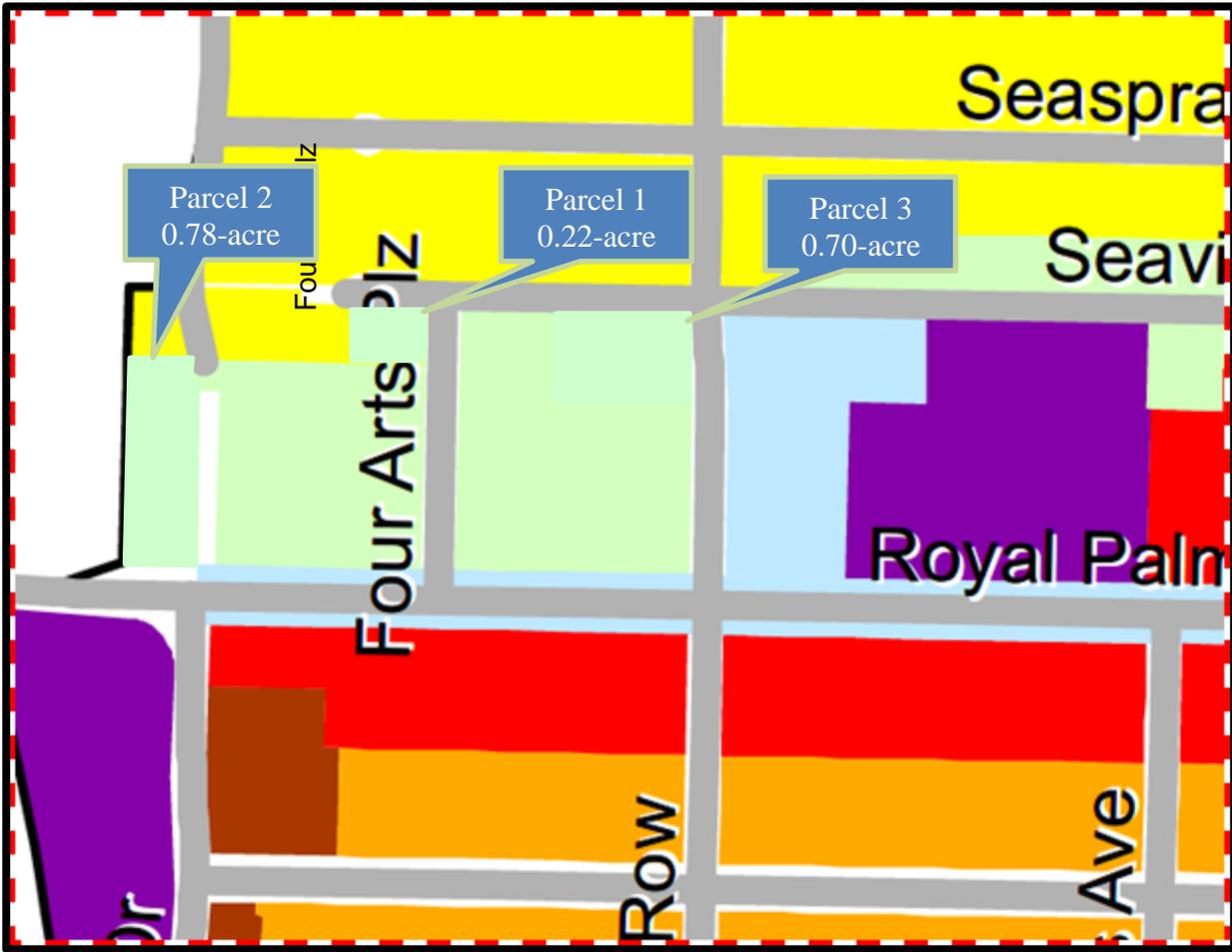
EXISTING FLU MAP (Only the Site-specific section of FLU Map)



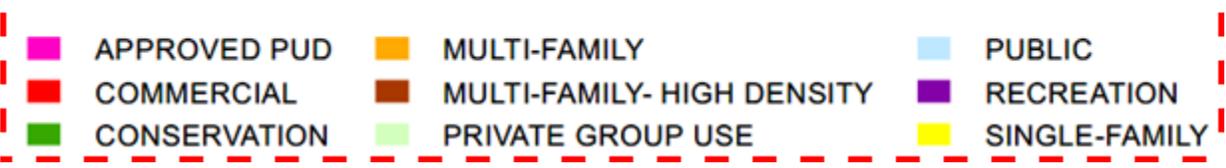
TOWN OF PALM BEACH FUTURE LAND USE MAP - 2027
Planning, Zoning & Building Department

- | | | |
|--------------|----------------------------|---------------|
| APPROVED PUD | MULTI-FAMILY | PUBLIC |
| COMMERCIAL | MULTI-FAMILY- HIGH DENSITY | RECREATION |
| CONSERVATION | PRIVATE GROUP USE | SINGLE-FAMILY |

PROPOSED FLU MAP (Only the Site-specific section of FLU Map)



TOWN OF PALM BEACH FUTURE LAND USE MAP - 2027
 Planning, Zoning & Building Department





LETTER OF INTENT
FIRST SUBMITTAL

DATE: May 9, 2024
TO: Town of Palm Beach, Planning, Zoning & Building Dept.
RE: ZON-24-00x 100 FOUR ARTS PLZ

REQUEST

On behalf of the Society of the Four Arts, Inc. (“**Applicant**”), Shutts & Bowen LLP (“**Agent**”) submits this request for a zoning change from the R-B Low Density Residential District (“**R-B District**”) to the Cultural Institution District (“**CI District**”) on the 7.68-acre site located at 100, 101, 102, and 103 Four Arts Plaza, and 240 Coconut Row (“**Site**”).

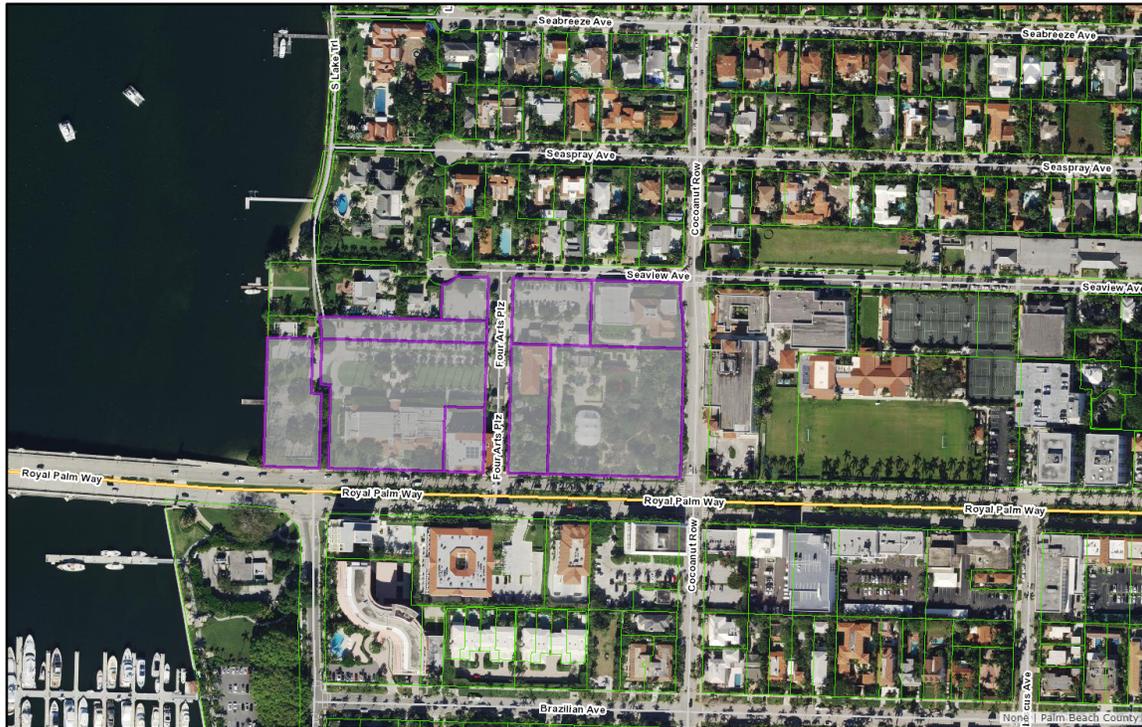


FIGURE 1 – Location map

Future Land Use (“FLU”):	Private Group Use (“ PGU ”)
Existing Zoning District:	R-B Low Density Residential District (“ R-B District ”)
Proposed Zoning District:	Cultural Institution District (“ CI District ”)
Parcel Control Number (PCN):	50434323050210010; 50434322000030030; 50434322000030080; 50434323050210010; 50434323050210031; 50434322000030090; 50434322000030140; 50434323050210040; 50434323050210050
Municipality:	Town of Palm Beach (“ Town ”)

BACKGROUND

Specifically, the request is to amend the Town’s Zoning Map to allow for the zoning change to the new CI District designed to implement the PGU FLU (See **Exhibit “A”**). This request is contingent upon the approval of two tandem zoning applications as outlined below:

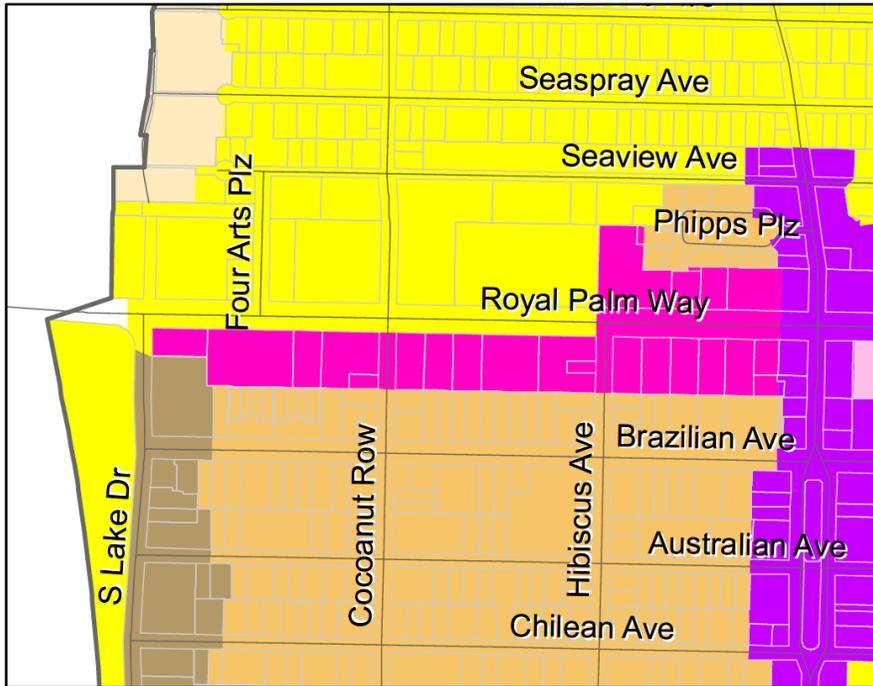
Application for a Zoning Text Amendment: The Town assigned the Site and other properties a PGU FLU designation, but failed to create a zoning district consistent with the PGU FLU. As such, on November 20, 2023, the Applicant submitted a Zoning Text Amendment to the Town’s Code of Ordinances (“**Code**”) to create the CI District for that purpose. This application is proposed to be adopted by the Town Council (“**TC**”) on May 15, 2024.

Application for a Comprehensive Plan (“**Comp Plan**”) Text Amendment: All Zoning Text Amendments are required to be consistent with the Comp Plan. In order to ensure there is consistency between the Code and the Comp Plan, there was a need to amend the language under the FLU Element of the Comp Plan specific to the PGU FLU. As such, on November 20, 2023, the Applicant submitted a Comp Plan Text Amendment to amend the text to ensure consistency between the Code and the Comp Plan. This application is proposed to be adopted by the TC on May 15, 2024.

Both of these zoning applications are in process with the Town’s Planning, Zoning, and Building Department. These applications are proposed to be adopted by the TC on May 15, 2024. Town staff has required that this tandem zoning change application be submitted with the Zoning and Comp Plan Text Amendment applications for consistency purposes.

EXHIBIT A

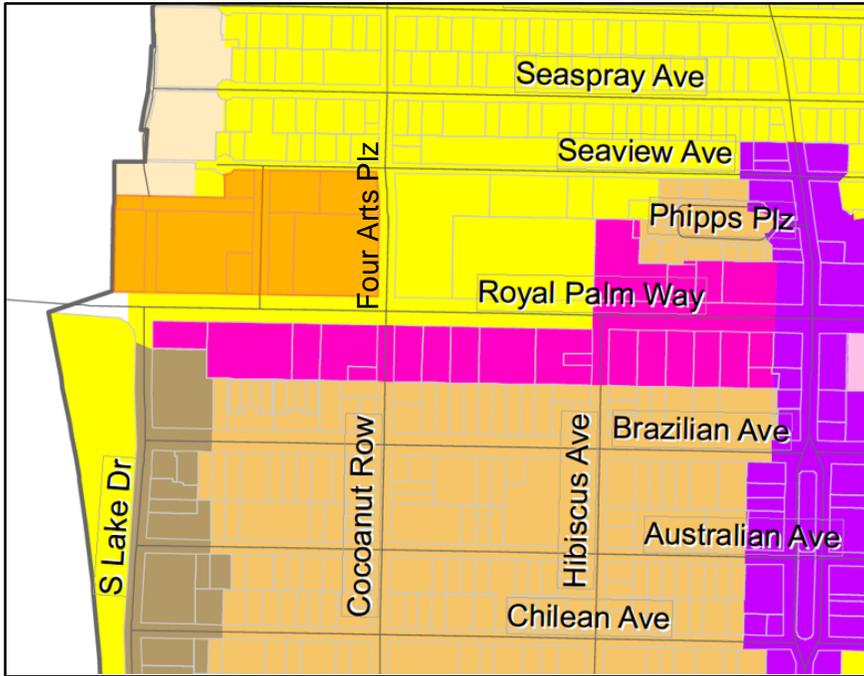
EXISTING ZONING MAP *(Only the Site specific section of Official Zoning Map)*



TOWN OF PALM BEACH ZONING MAP - 2017
Planning, Zoning & Building Department

- | | | |
|---|--|---|
| R-AA (Large Estate Residential) | R-D(2) (Heavy Density Residential) | C (Conservation District) |
| R-A (Estate Residential) | C-OPI (Commercial Off, Prof, Inst) | PUD-A (Planned Unit Dev) |
| R-B (Low Density Residential) | C-PC (Commercial Planned Ctr) | PUD-B (Planned Unit Dev) |
| R-C (Medium Density Residential) | C-TS (Commercial Town Serving) | PUD-C (Planned Unit Dev) |
| R-D(1) (Moderate Density Residential) | C-WA (Commercial Worth Ave) | BA (Beach Area) |
| | C-B (Commercial Offices) | |

PROPOSED ZONING MAP *(Only the Site specific section of Official Zoning Map)*



TOWN OF PALM BEACH ZONING MAP - 2024
Planning, Zoning & Building Department

- | | | |
|---|--|---|
| R-AA (Large Estate Residential) | R-D(2) (Heavy Density Residential) | C (Conservation District) |
| R-A (Estate Residential) | C-OPI (Commercial Off, Prof, Inst) | PUD-A (Planned Unit Dev) |
| R-B (Low Density Residential) | C-PC (Commercial Planned Ctr) | PUD-B (Planned Unit Dev) |
| R-C (Medium Density Residential) | C-TS (Commercial Town Serving) | PUD-C (Planned Unit Dev) |
| R-D(1) (Moderate Density Residential) | C-WA (Commercial Worth Ave) | BA (Beach Area) |
| | C-B (Commercial Offices) | CI (Cultural Institution) |