



TOWN OF PALM BEACH

PLANNING, ZONING, & BUILDING DEPARTMENT

LOCAL PLANNING AGENCY

TOWN HALL
COUNCIL CHAMBERS - SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

MARCH 13, 2024

9:30 AM

Welcome

For information regarding procedures for public participation at Town Council Meetings, please refer to the end of this agenda.

I. CALL TO ORDER AND ROLL CALL

Danielle H. Moore, Mayor
Margaret A. Zeidman, President
Bobbie D. Lindsay, President Pro Tem
Julie Araskog
Ted Cooney
Lew Crampton

II. PLEDGE OF ALLEGIANCE

III. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

IV. APPROVAL OF AGENDA

V. ORDINANCES

A. First Reading

1. Amending the Future Land Use Map of the Comprehensive Plan by changing the Future Land Use Designations for parcels of land more particularly described in Exhibit A, from “Commercial” and “Single Family” to “Approved PUD” (*Commonly Referred to as the Wells Fargo Site*)

ORDINANCE NO. 001-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida; Amending The Adopted 2017 Town Of Palm Beach’s Comprehensive Plan Pursuant To Chapter 163, Florida Statutes; Amending The Future Land Use Map Of The Comprehensive Plan By Changing The Future Land Use Designations For Parcels Of Land More Particularly Described In Exhibit A, From “Commercial” And “Single Family” To “Approved PUD”; Providing For Inclusion Into The Comprehensive Plan; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

2. Rezoning Parcels of Land More Particularly Described in Exhibit A, from “R-B Low Density Residential” District, “C-TS Town-Serving Commercial” District, and “C-B Commercial” District to “PUD-D” (*Commonly Referred to as Wells Fargo Site*)

ORDINANCE NO. 002-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Amended Official Zoning Map Of The Town Of Palm Beach Updated July 26, 2022; Rezoning Parcels Of Land More Particularly Described In Exhibit A, From “R-B Low-Density Residential” District, “C-TS Town-Serving Commercial” District, And “C-B Commercial” District To “PUD-D”; Providing For Inclusion On The Zoning Map; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

3. Amending the Town of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.2.1& Policy 2.2.3 to allow for mixed use PUDs. Creating a new Policy 11.1.5 to allow for mixed us PUDs located within the Single Family and Commercial Land Use Categories. (*Commonly known as the Wells Fargo Site*)

ORDINANCE NO. 003-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Adopted 2017 Town Of Palm Beach’s Comprehensive Plan, Pursuant To Chapter 163, Florida Statutes; Amending The Goals, Objectives, And Policies Of The Comprehensive Plan Future Land

Use Element Within The Comprehensive Plan; Amending The Town Of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.2.1 To Incorporate Mixed-Use PUDs As Set Forth In Policy 11.1.5 As An Appropriate Use In The Single Family Future Land Use Designation; Amending The Town Of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.3.3 A. To Incorporate Mixed-Use PUDs As Set Forth In Policy 11.1.5 As An Appropriate Use In The Commercial Future Land Use Designation; Amending The Town Of Palm Beach Comprehensive Plan Future Land Use Element To Create A New Policy 11.1.5 To Establish A Type Of Planned Unit Development In The Town Of Palm Beach For Mixed-Use Development Within The Single Family And Commercial Land Use Categories Allowing For A Mix Of Residential Uses Not Exceeding The Maximum Allowable Density Within The Land Use Categories; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

4. Amending specific sections within the Chapter 134, Zoning Code, to create a new PUD-D Zoning District and provide the associated maximum density, permitted uses, and land development requirements for the proposed new PUD-D Zoning District. (*Commonly known as the Wells Fargo Site*)

ORDINANCE NO. 004-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article VI, Division 4. R-B Low-Density Residential District; Division 8. C-TS Town-Serving Commercial District; Division 12. C-B Commercial District; Amending Section 134-616, Districts Where Permitted, To Create A “PUD-D” District As A District Where Planned Unit Developments Are Permitted; Amending Section 134-617, Compliance, To Create A PUD-D District As A District That When Developed As A Permitted Use Must Conform To The Regulations In This Subdivision; Amending Section 134-618, Minimum Area, To Create A PUD-D District As A District Whose Minimum Area Requirement Shall Be At Least Six (6) Contiguous Acres; Amending Section 134-620, Residential Density, To Create A PUD-D District That When Developed As A Permitted Use Must Conform To A Density Of Four Units Per Acres For The Portion Of The Property With A Single Family Future Land Use Designation And Six Units Per Acre For The Portion Of The Property With A Commercial Future Land Use Designation; Creating Section 134-625, Permitted Land Uses In The PUD-D District; Amending Reserved Sections 134-626 – 134-650; Amending Section 134-651, Establishment Of Special Exception Planned Unit Developments, To Create A Pud-5 Mixed Use Development Special Exception Planned Unit Development District; Amending Section 134-652, Districts Where Permitted, To Create A PUD-5 Mixed Use Development Planned Unit Development District That May Be Permitted By Special Exception Only In The Parcel Of Land More Particularly Described In

Exhibit A; Amending Section 134-653, Minimum Area, To Create A PUD-5 Mixed Use District As A District Whose Minimum Area Requirement Shall Be At Least Six (6) Contiguous Acres; Amend Section 134-654, Residential Density, To Create A PUD-5 Mixed Use District That When Developed As A Permitted Use Must Conform To The Residential Densities Of Four Units Per Acre For The Portion Of The Property Zoned R-B And Six Units Per Acre For The Portion Of The Property Zoned C-TS And C-B; Amending Section 134-656, Permitted Land Use, To Create A PUD-5 District And Outlines The Permitted Uses In The PUD-5 District; Amending Article VI, Divisions 4, Section 134-890, Special Exception Uses To Establish PUD-D As A Special Exception Use In The R-B Low-Density Residential Zoning District; Amending Article VI, Divisions 8, Section 134-1109, Special Exception Uses To Establish PUD-D As A Special Exception Use In The C-TS Town Serving Commercial Zoning District; Amending Article VI, Divisions 12, Section 134-1304, Special Exception Uses To Establish PUD-5 As A Special Exception Use In The C-B Commercial Zoning District; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

5. Amending the Town of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.3.6 related to the Private Group Use Future Land Use Designation.

ORDINANCE NO. 005-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Adopted 2017 Town Of Palm Beach's Comprehensive Plan, Pursuant To Chapter 163, Florida Statutes; Amending The Goals, Objectives, And Policies Of The Comprehensive Plan Future Land Use Element Within The Comprehensive Plan; Amending The Town Of Palm Beach Comprehensive Plan Future Land Use Element Policy 2.3.6 Related To The Private Group Use Future Land Use Designation; Amending Policy 2.3.6 To Remove The Maximum Lot Coverage And To Allow, In Limited Circumstances, The Maximum Building Height To Be Three Stories With Town Council Approval; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

6. Text Amendment amending Chapter 134, Zoning, to create a new Division 16. CI Cultural Institutional District.

ORDINANCE NO. 006-2024: An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending Chapter 134, Zoning, Article VI, District Regulations; Amending Sections 134-1482-134-1500. – Reserved, To Create A New Division 16. CI Cultural Institutional District; Providing For Severability; Providing For Repeal Of Ordinances In Conflict Herewithin; Providing For Codification; Providing An Effective Date.

VI. ANY OTHER MATTERS

VII. ADJOURNMENT

Procedures for Public Participation:

Note 1: **Live Stream audio:** To watch/listen live, visit the 'Public Meetings' webpage on the Town's website at www.townofpalmbeach.com. and select the "View Event" or "Click Here to Listen" button.

Note 2: **Procedures for Public Participation:** Any citizen is entitled to be heard concerning any matter under the sections entitled 'Communications from Citizens', 'Public Hearings', and 'Other Agenda Items', subject to the three-minute limitation. The public also can speak to any item listed on the agenda, including the consent agenda, at the time the agenda item comes up for discussion. Citizens desiring to address the Town Council should proceed toward the public microphones when the applicable agenda item is being considered to enable the Town Council President to acknowledge you. In-person or virtual Public Comment is limited to three minutes and must be preceded by your name and address for the record. As a public business meeting, the Town Council President retains the right to limit discussion on any issue.

Alternative public comment is also welcome for Town Council Meetings via four methods:

1. To make a public comment virtually (for Town Council Meetings Only), email a request to publiccomment@townofpalmbeach.com and identify the desired agenda item(s) to be addressed
2. Written public comment submittals should be sent to publiccomment@townofpalmbeach.com.
3. Direct written entry into the public meeting record through the eComment portal on the Public Meetings webpage.
4. Mail or in-person submittal of written document to the Town Clerk's Office at Town Hall no later than the Friday prior to the meeting.

Note 3: **Appeals:** If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Note 4: Disabled persons needing accommodations to participate in this meeting are requested to call the Clerk's Office at (561) 838-5416 at least one day prior to the meeting.