

Zoning for the Future of the South End



TOWN OF PALM BEACH

Designing Our Palm Beach Summary



TOWN OF PALM BEACH

OVERVIEW

The design team looked at the following during the charrette week:

- » Sites likely to redevelop that can offer lessons for other South End sites
- » Expanded connectivity
- » Preserving views and access to the water
- » On-site parking
- » How to improve A1A safety, comfort and design



*South End Test Site
Fairfield Inn site*



CREATE A PUBLIC SPACE NETWORK



LIFT PARCELS WITH FILL AND PARKING



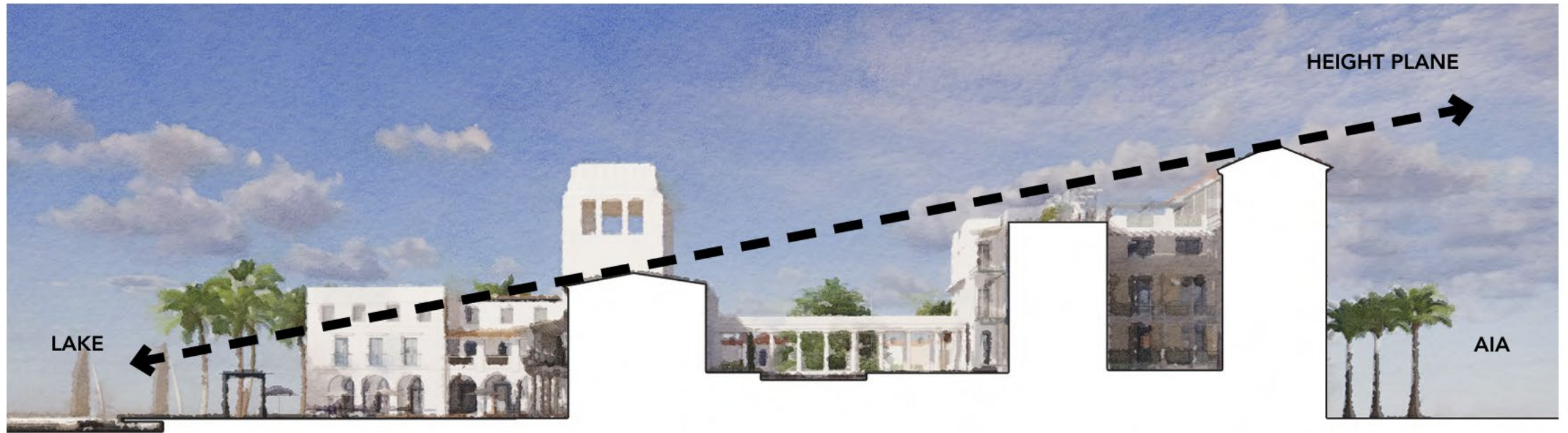
MAKE A1A DESIGN WORK FOR PALM BEACH



AIA



PRESERVE VIEWS WITH A HEIGHT PLANE



South End: Existing Conditions



TOWN OF PALM BEACH

South End Snapshot

3.20 miles long.

.20 miles at its widest.

350 acres.

65 acres of public recreation (not including beach).

6.70 acres of tennis courts.

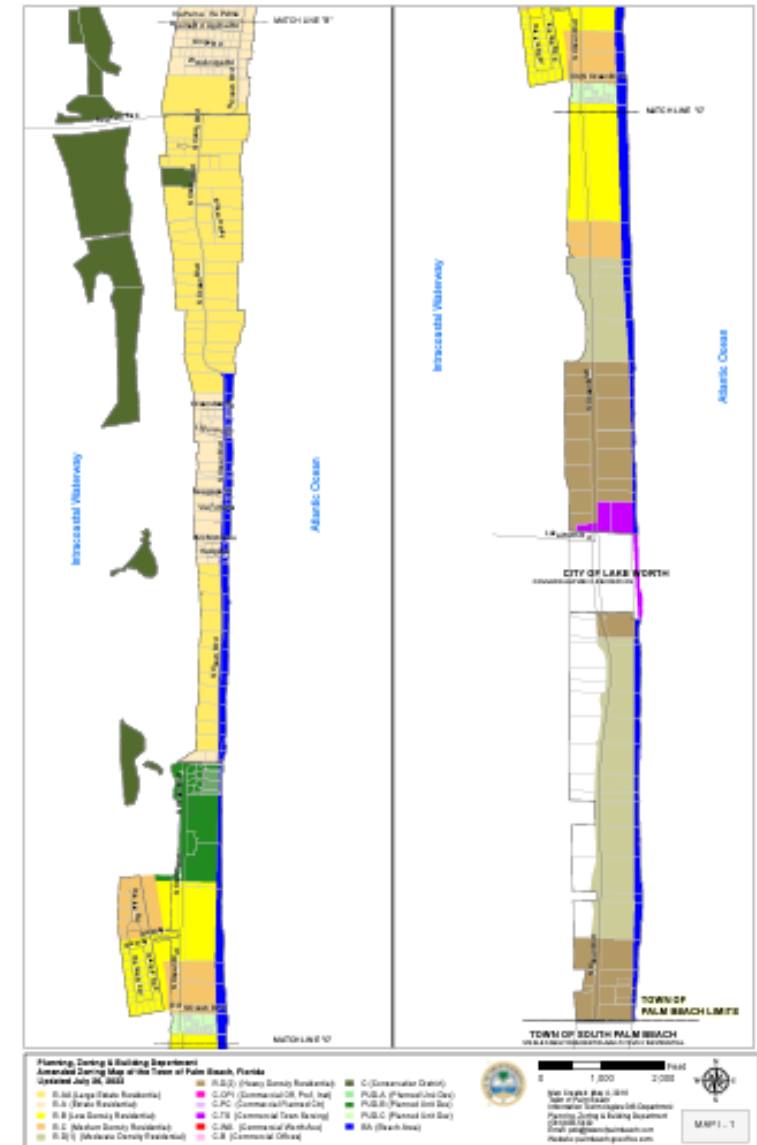
86 condo buildings, 2,000 units.

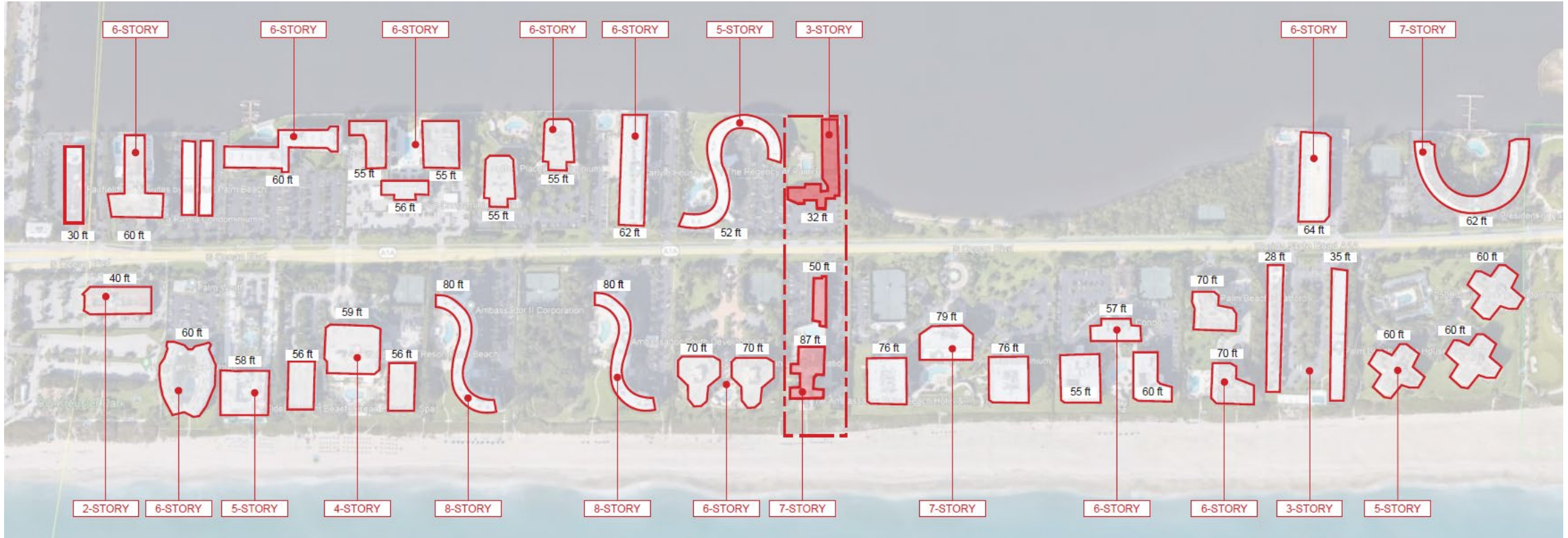
60% of total condo units in the Town.

5–10-acre sites.

3 to 8 story buildings – most 50-70 feet high.

2/3 of buildings built before 1980; most built in the 1960's and early 1970's.





How Zoning Shaped the South End



TOWN OF PALM BEACH

Pre-1974 Zoning

- 8 stories or 90 ft. max. height.
- 150 ft. setback from bulkhead line.
- “Motels” permitted by right.
- Accommodates single-family residences and condo buildings.



Post-1974 Zoning

- 1/3 R-D(1), 1/3 R-D(2), 1/3 R-B and R-C + 25-acre PUD.
- Residential, hotel, and limited restaurant uses.
- Buildings capped at 25 feet (2 stories) and 35 feet (3 stories).
- Development pattern frozen in time.



The Future of South End Zoning



TOWN OF PALM BEACH

South End Opportunities

- A unique more turn-key development pattern in Palm Beach.
- Condo living; low maintenance Palm Beach lifestyle.
- A connection to water. Beachfront and lakefront living in Palm Beach at a more manageable price point for more people.
- Publicly available recreational opportunities (i.e. golf, parks)
- Water, water, water.
- Views, views, views.
- Very valuable land.



South End Challenges

- Aging buildings needing maintenance and repairs – inspections.
- Changing tastes and preferences – low ceilings.
- Concerns over assessments.
- 2,000 units on a two-lane road.
- Sea level rise on the lake side.
- Monolithic buildings.
- A place frozen in time.
- Competition from other South Florida addresses.
- Very valuable land.



Zoning Considerations

- Rethink setbacks (bulkhead line, front yards).
- Rethink heights and rooflines.
- Rethink monolithic boxes (height limits promote flat roof boxes).
- Protect viewsheds through building placement and site line controls.
- Unfreeze the development pattern and allow for redevelopment in form that balances the interests.
- Introduce design guidelines that make the South End more architecturally and aesthetically connected to Mid-Town.



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