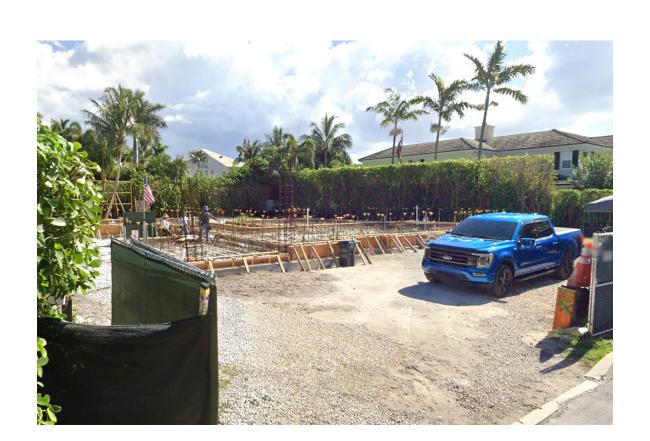




## WHAT WE HEARD











- » They tore down the house next to me and put up a monstrosity. Now I don't see the sun and I no longer have any privacy.
- » The changes to my neighborhood are so dramatic I don't even recognize it anymore. We are losing its character and charm.
- » They want me to build a one-story house, but who wants to pay this much for a one-story house?
- » Courtyards are the norm in most tropical climates, so why don't I see more of them getting built?
- » The new houses don't reflect the care and articulation of the neighborhood.
- » Lot raising and retaining walls are causing more stormwater to flow on to my property.

- » Why are the Lake Worth properties zoned the same as my interior lot?
- » How do I fit a yard, parking, and the pool?
- » Why don't we allow swimming pools in the front or side yard?
- » What is the right balance for combining and increasing lot sizes?
- » Palm Beach houses should not be defined by their garages.
- » Pool houses should not be residences, but I like that my college-age child can come live with us but not be in the house.
- » We are glad people are investing in Palm Beach.
  I was new to the island once.

## HOW WE CAN ADDRESS WHAT WE HEARD

- » Create new bulk, massing, scale, height standards.
- » Create new ways to measure height that are proportionate/context sensitive.
- » Address parking in a less dominant way.
- » Articulated facades and courtyard design.
- » Raise expectations for raised houses so that you can't easily see it.
- » Vary the roof lines.
- » Regulate side windows so you can't see in someone else's house.
- » Define location and size for pools and pool houses.
- » Screen utility equipment.

