



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.**

