



# DESIGNING OUR PALM BEACH CLOSING PRESENTATION

2 MARCH 2023

WELCOME

**DANIELLE H. MOORE**  
MAYOR, TOWN OF PALM BEACH



## INTRODUCTION

**SEAN SUDER, ESQ., LEED AP**

LEAD PRINCIPAL/FOUNDER, ZONECO



THE WEEK IN REVIEW

**JOE NICKOL, AICP, LEED AP**

PRINCIPAL, YARD & COMPANY



# CHARRETTE HEADQUARTERS

WHAT MAKES  
PALM BEACH A  
GREAT PLACE  
TO LIVE?

PLANNING  
THE FUTURE OF  
PALM BEACH  
STARTS NOW.

ON FOR  
BEACH,  
M BEACH.

YOU  
SIGN  
EACH?



DESIGNING OUR  
PALM BEACH



DESIGNING OUR  
PALM BEACH



DESIGNING OUR PALM BEACH



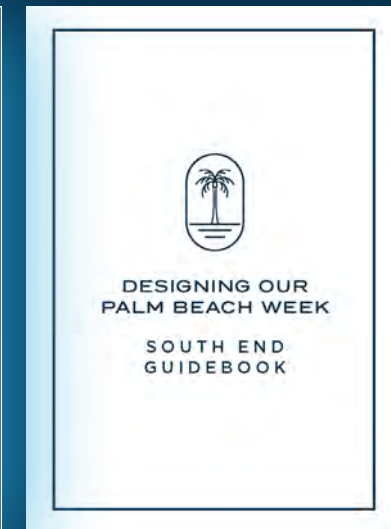
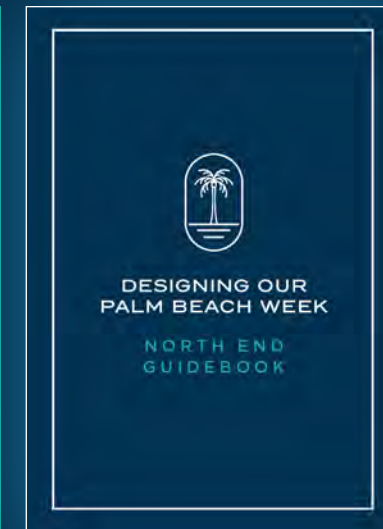
# OPENING EVENT



**Monday, February 27**

4:00 - 6:00pm

- » 170 signed-in attendees
- » 587 dots collected
- » Guidebooks distributed



# OPEN STUDIO HOURS



**Tuesday, February 28**

2:00 - 4:00pm

**Wednesday, March 1**

9:00 - 11:00am



- » All appointments filled
- » Walk-ins welcomed
- » Listening sessions to gain further understanding



# MOBILE ENGAGEMENT



**Tuesday, February 28**

9:00 - 11:00am  
Starbucks

2:00 - 4:00pm  
Royal Poinciana Plaza



**Wednesday, March 1**

7:00 - 10:00am  
Lake Trail





# SEMINARS



**Tuesday, February 28**

3:00 - 4:00pm

“Mizner’s Palm Beach”

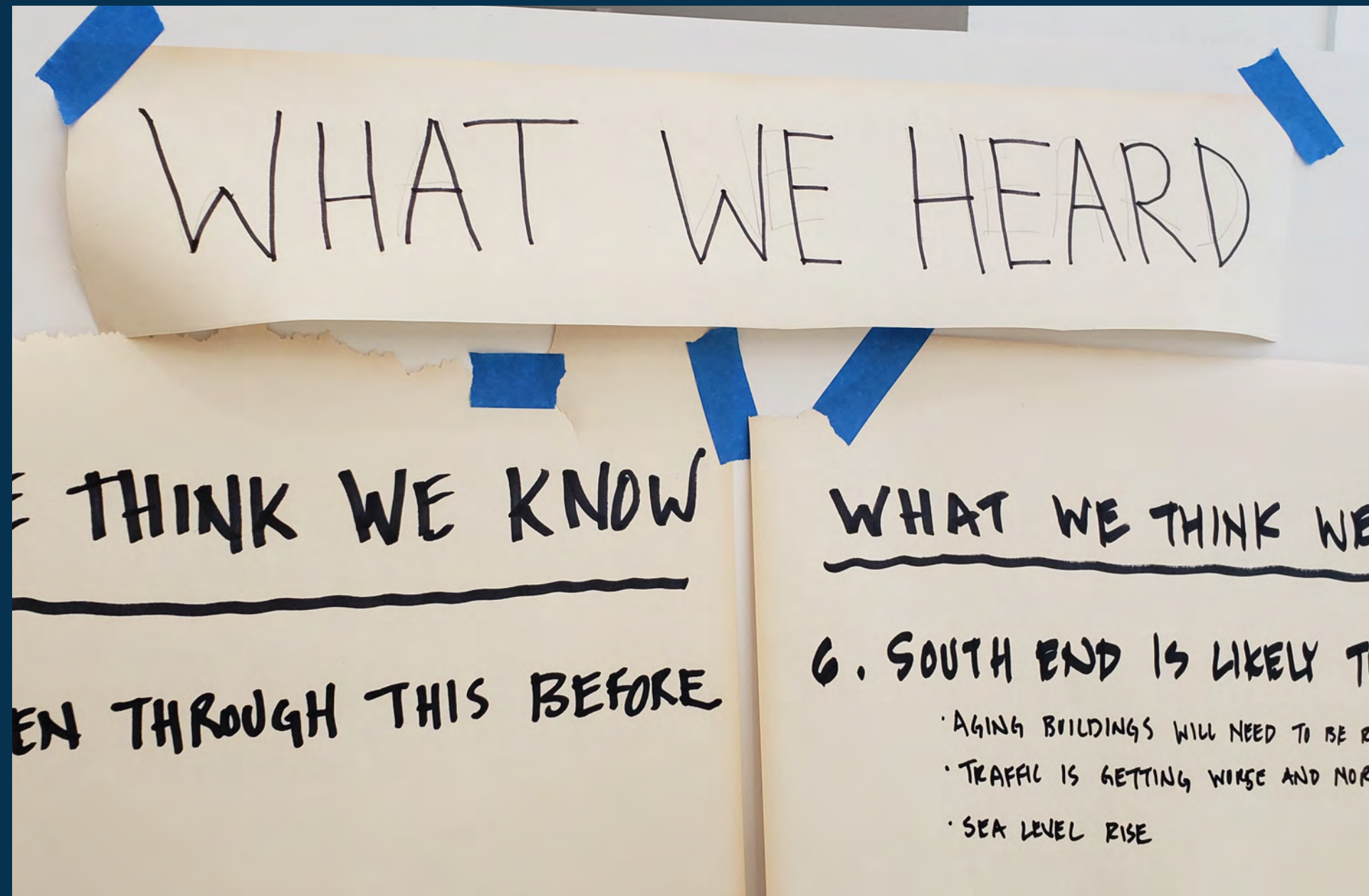
**Wednesday, March 1**

11:00am - Noon

“Sea Level Rise and Palm Beach”



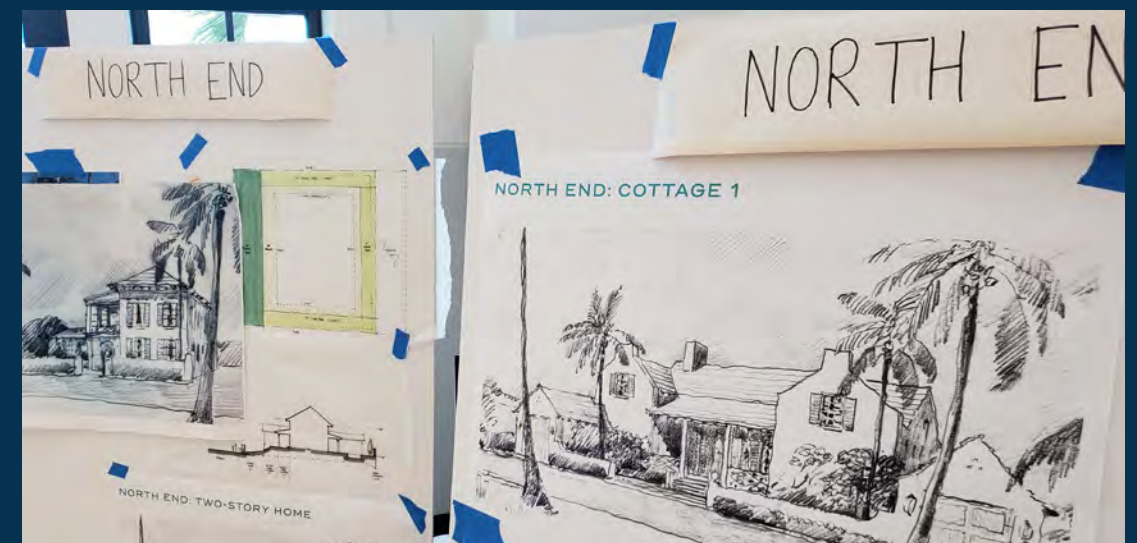
# OPEN HOUSE



**Wednesday, March 1**

4:00 - 6:00pm

- » Pin-up exhibits
- » Draft illustrations & sketches
- » In depth conversations



# WORTH AVENUE BREAKFAST



**Thursday, March 2**

8:00 - 9:30am

- » Panel Discussion
- » Parking, traffic and designs were discussed



# TOTAL ENGAGEMENT SINCE MONDAY

## ~500 people



Mon » Opening Event ~200 people

Tues » Office Hours ~21 people  
» Mobile Engagement ~15 people  
» Lobby Engagement ~8 people  
» Mizner Seminar ~50 people

Wed » Office Hours ~42 people  
» Mobile Engagement ~35 people  
» Lobby Engagement ~15 people  
» Sea Level Rise Seminar ~49 people  
» Open House ~24 people

Thur » Worth Avenue Assoc. Breakfast ~20 people



# WHAT WE THINK WE KNOW



# WE HAVE BEEN THROUGH THIS BEFORE

Whether it's hurricanes, high-rise towers, post-war growth, or testing our judgement on design, you've always risen to the occasion.

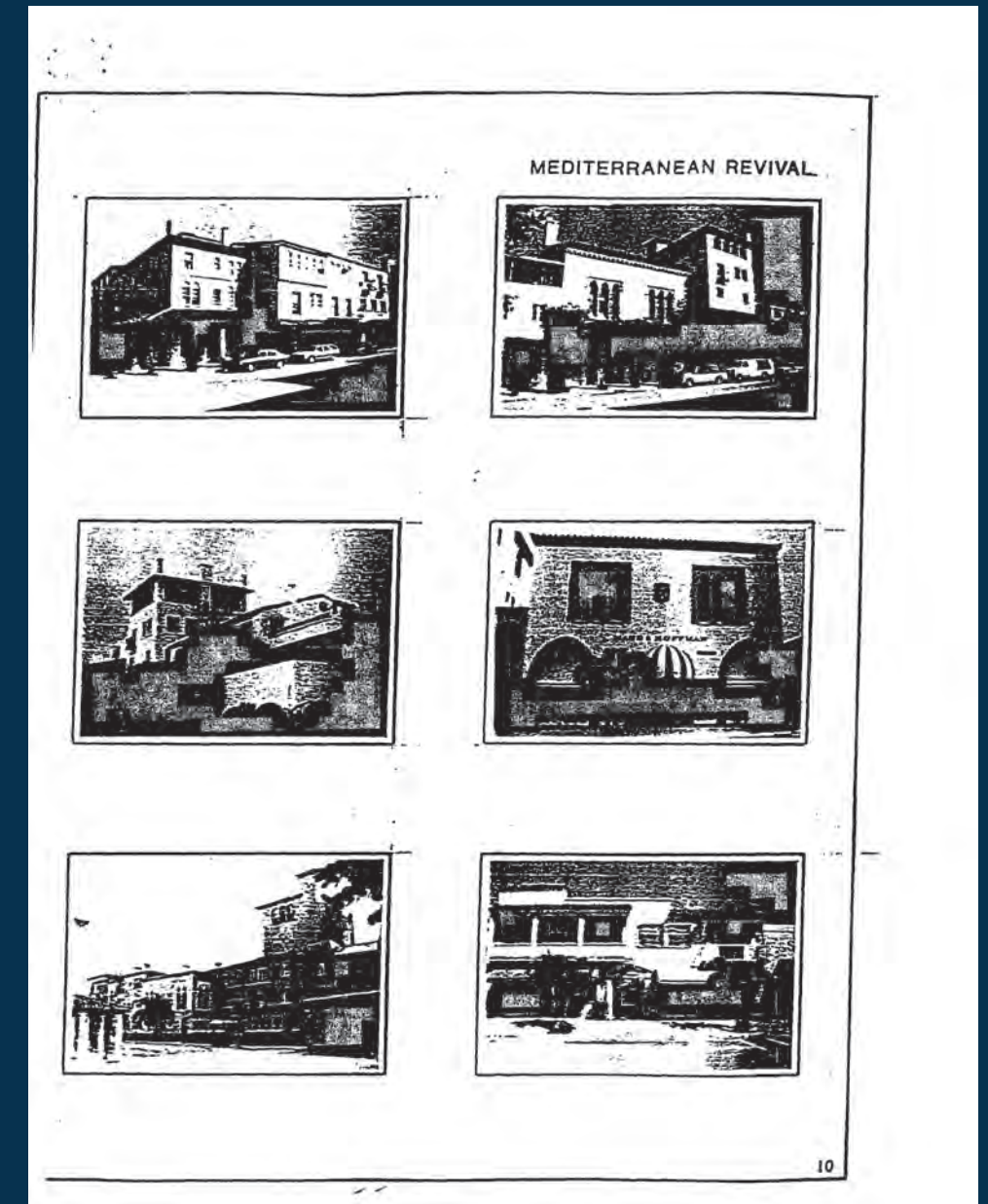
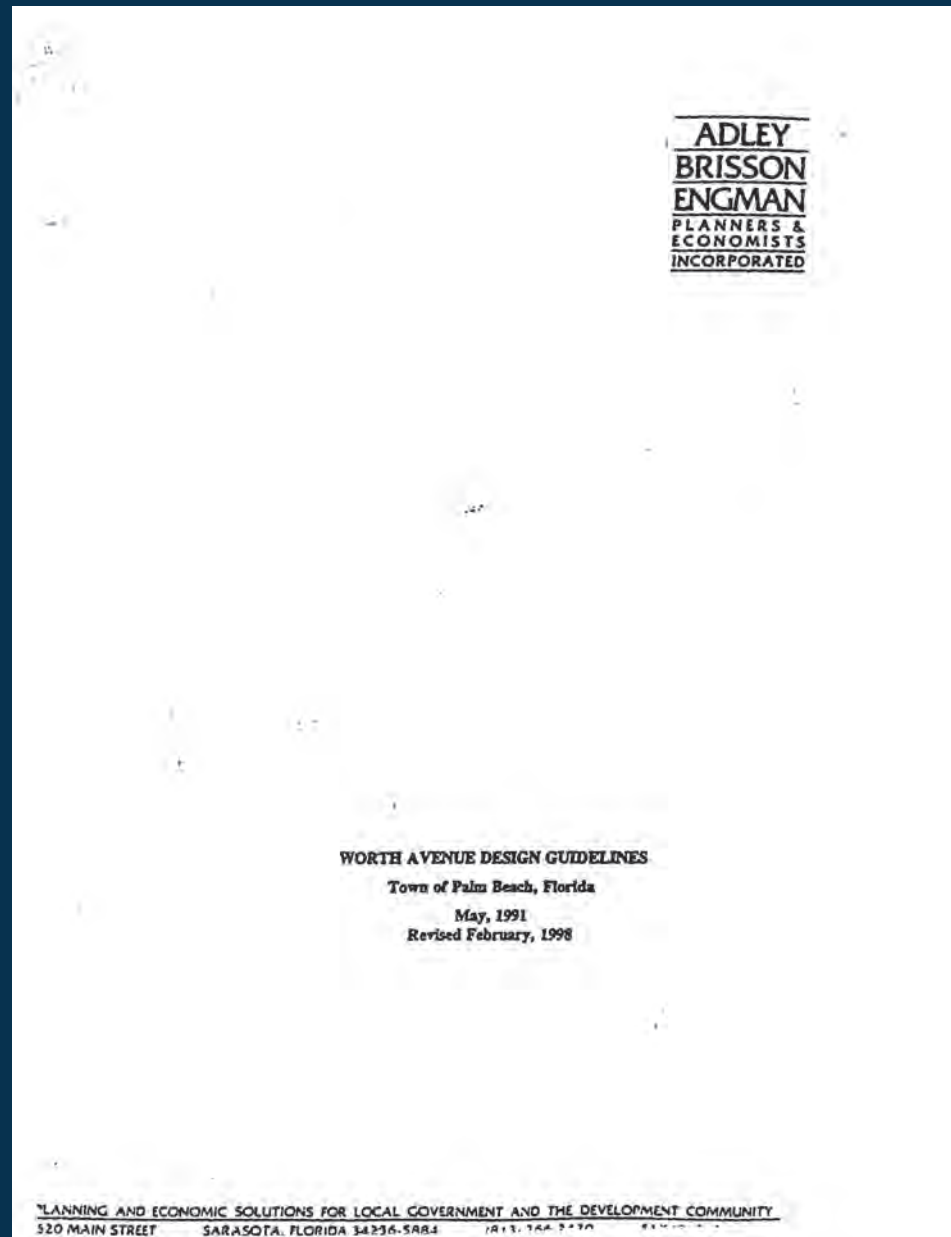


Clockwise from top left:  
President of Palm Beach under construction; Worth Avenue, 1964; The Colony Hotel under construction, 1947; Palm Beach Ambassador



# WE HAVE BEEN THROUGH THIS BEFORE

Preserving the character that makes Palm Beach special includes efforts such as the Worth Avenue Design Guidelines first developed in 1991.



# CHOICES HAVE CONSEQUENCES

What we decide impacts:

- » The character of the town
- » Property values
- » Ability to respond to weather events
- » Quality of life
- » Traffic/Parking





# WE ARE A TOWN

- » We are not a resort
- » We are not a subdivision with McMansions
- » We are not a gated community



Yes, I'm on the #selfietrail with @palmbeachesfl. Have you done it yet? (You should!)

Here, I'm right off #worthavenue outside @renatospb near the grave of Johnnie Brown. See his face up there on the gate?

Johnnie Brown was the pet spider monkey of Addison #Mizner.

#johnniebrown  
#thepalmbeaches  
#palmbeach



# WE NEED HARMONY ON THE STREET

- » Unified but not uniform landscape and buildings
- » Clear public & private realms



# DESIGN OVER DENSITY

- » More density is not needed
- » Let's focus on design
- » Mix of roof lines
- » Embrace one & two story design
- » Thoughtful first floor elevation
- » Traditional-scaled massing
- » Embrace porticos & terraces
- » Make parking secondary



# SOUTH END IS LIKELY TO CHANGE



- » Aging buildings will need to be renovated or replaced
- » Traffic is getting worse and more dangerous
- » The sea is rising



# TRAFFIC IS COMPLICATED

- » Make life easier for residents
- » Finite parking and street space
- » Landscapers & staff
- » Construction
- » Employees take the best spots
- » The bridge is clogged



# THE NATURAL ENVIRONMENT IS OUR SUPER POWER

- » Need for shade, but also light and air
- » Natural landscape helps alleviate traffic
- » Central to our identity



# WHERE WE THINK WE SHOULD GO NEXT



# DESIGNING FOR BASE FLOOD ELEVATION

What we looked at this week:

- » Finished floor elevation above the flood elevation
- » Shoreline protection measures that can be accomplished through zoning
- » Stormwater mitigation requirements
- » Maximizing pervious surfaces without penalizing climate-appropriate open space





# DESIGNING FOR BASE FLOOD ELEVATION

## Recommendations:

- » 2 foot freeboard above base flood elevation in AE zones
- » Use current rainfall data
- » Modernize stormwater (Article 3) requirements
- » Cap the amount of fill and stairs that may be utilized in the front yard
- » Separate lot and building coverage
- » Update non-conformities



# CONGESTION, PARKING AND THE TRADES

What we looked at this week:

- » Existing parking inventory
- » Parking permits, passes and fees
- » Valet management
- » Off-island employee parking and circulators
- » Residential parking passes
- » Variable parking pricing
- » SMART parking program



# CONGESTION, PARKING AND THE TRADES

## Recommendations:

- » Explore congestion based pricing of parking and roads
- » Incentivize native landscapes that require less regular maintenance
- » Pursue a resident parking permit for island-wide public parking access
- » Evaluate bridge and signal timing
- » Create trade vehicle management policies
- » Modify and enforce valet parking policies and storage areas
- » Remove employee parking out of high demand areas
- » Reduce number and width of curb cuts
- » Employee/trade circulator
- » Expand trail infrastructure



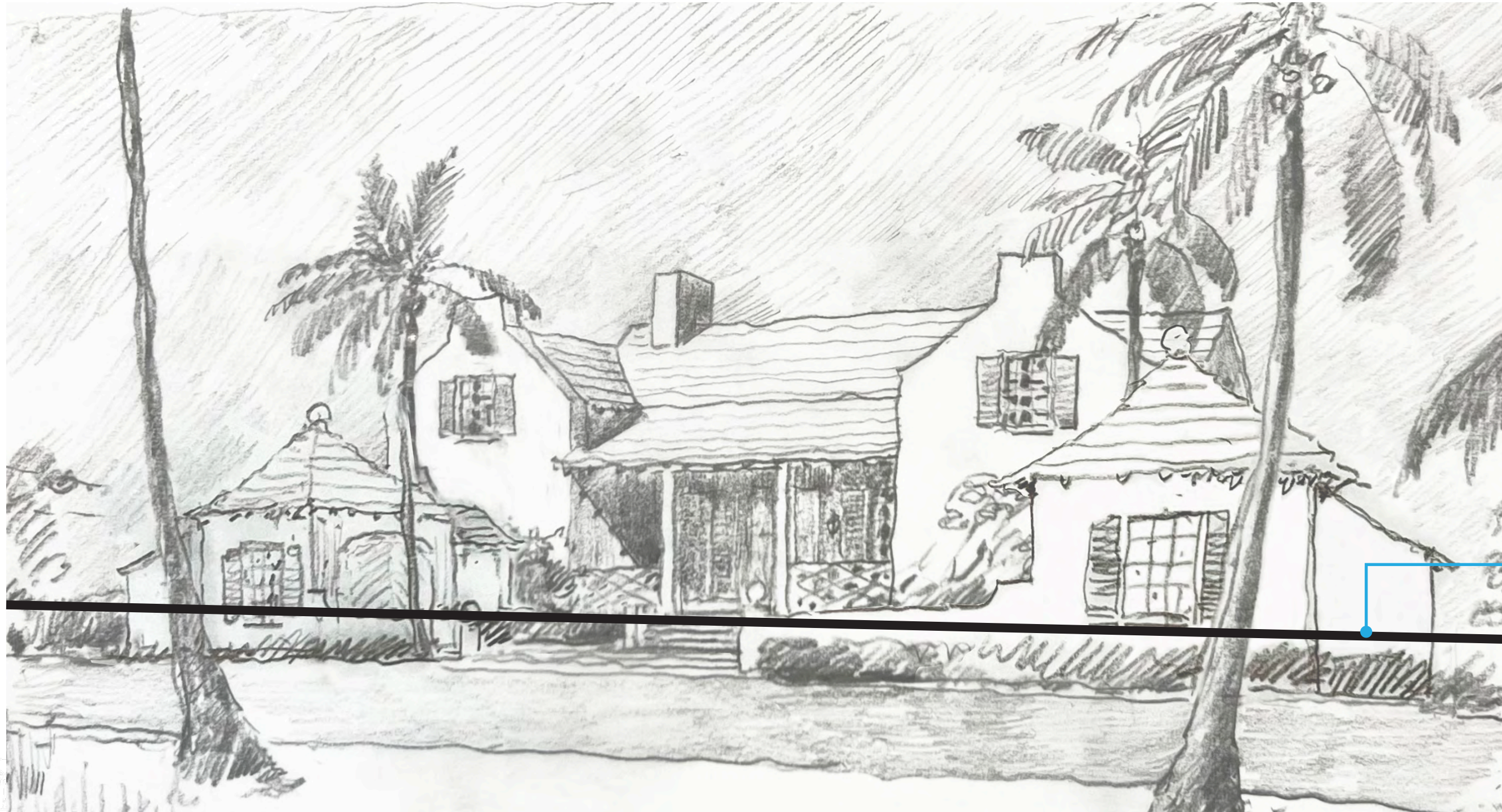
# NORTH END LOT TYPES

What we looked at this week:

- » Encourage creation of climate-responsive outdoor spaces
- » Increasing market viability of one story while controlling bulk and location of second stories
- » Accommodating raised finish floors
- » To cap lot size or not? (ie consolidation)



# NORTH END LOT TYPES

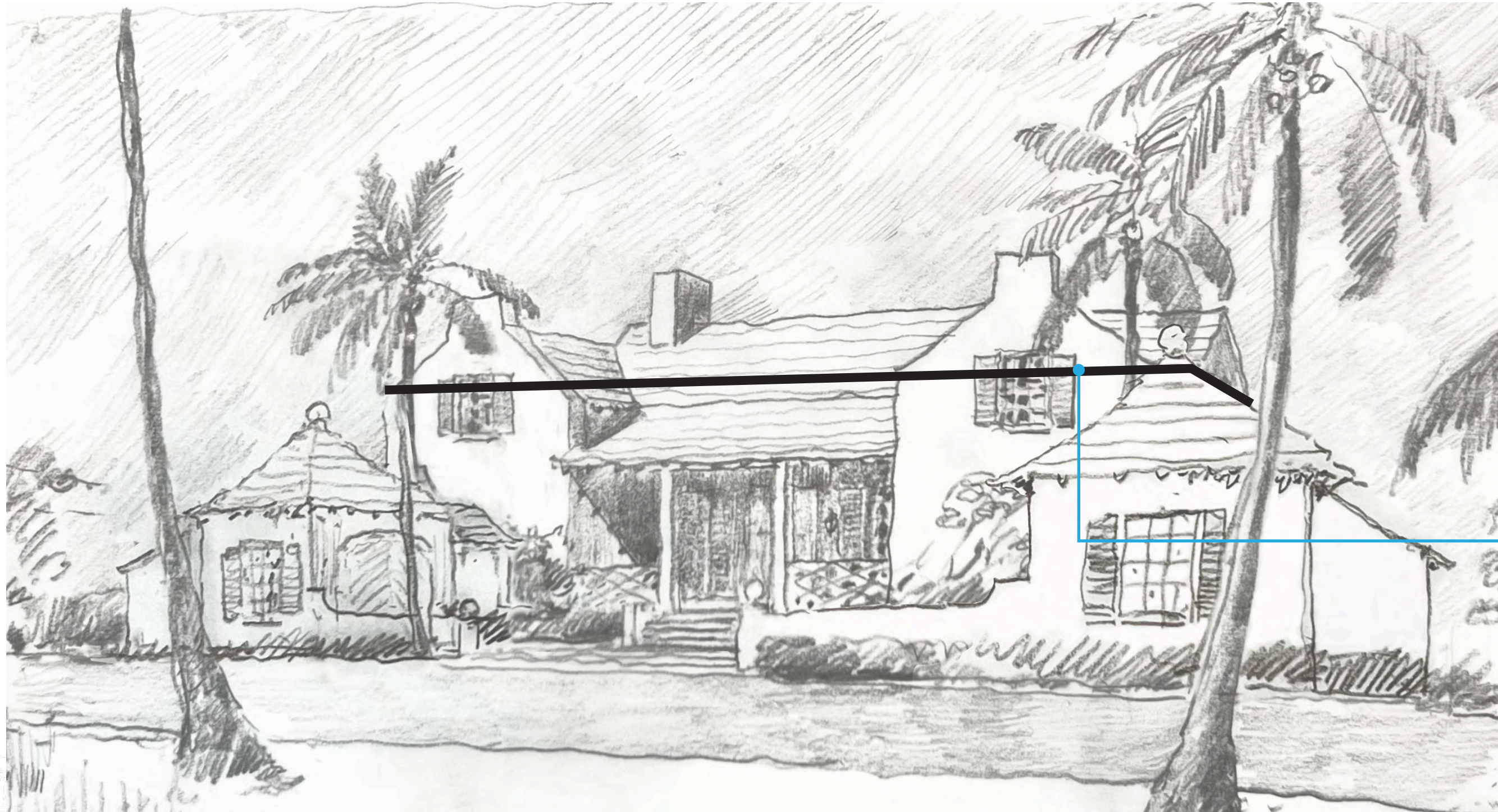


## 1-STORY SETBACK

Smaller setback for  
1-story portion of  
house



# NORTH END LOT TYPES

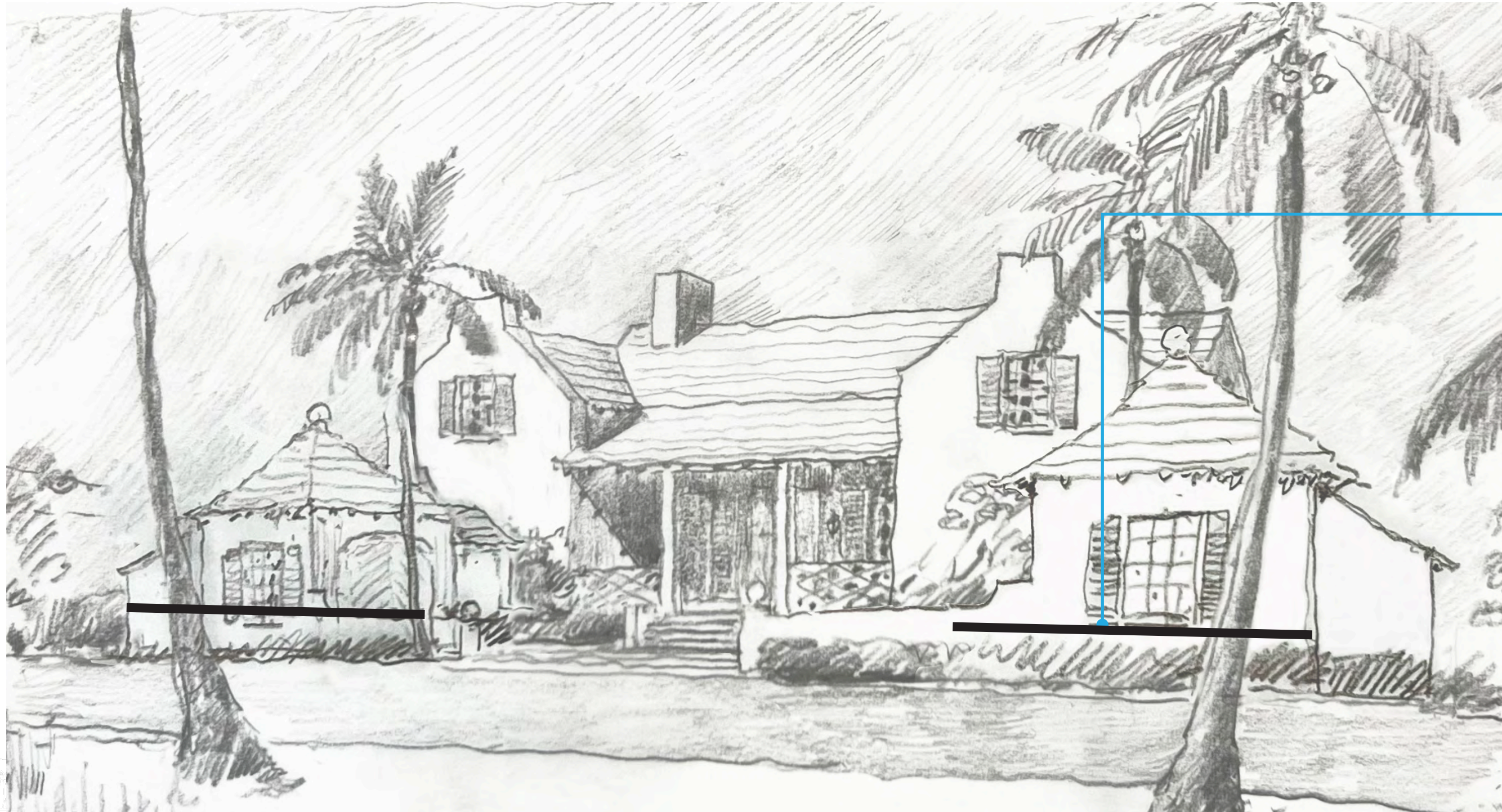


**2ND  
STORY  
SETBACK**

Larger setback for  
2nd story



# NORTH END LOT TYPES



**MAX  
FRONTAGE**  
Limit the amount of  
house that can meet  
the front setback line



# NORTH END LOT TYPES



**MAX  
BAY WIDTH**  
Cap the width of  
projecting bays and  
wings.



# NORTH END LOT TYPES



**UPPER  
LEVEL  
STEP  
BACK**

Create useful step-backs or no stepback.

# NORTH END LOT TYPES



## CAP UPPER LEVEL FLOOR AREA

Limit upper stories to 50% of the first floor footprint.

# NORTH END LOT TYPES



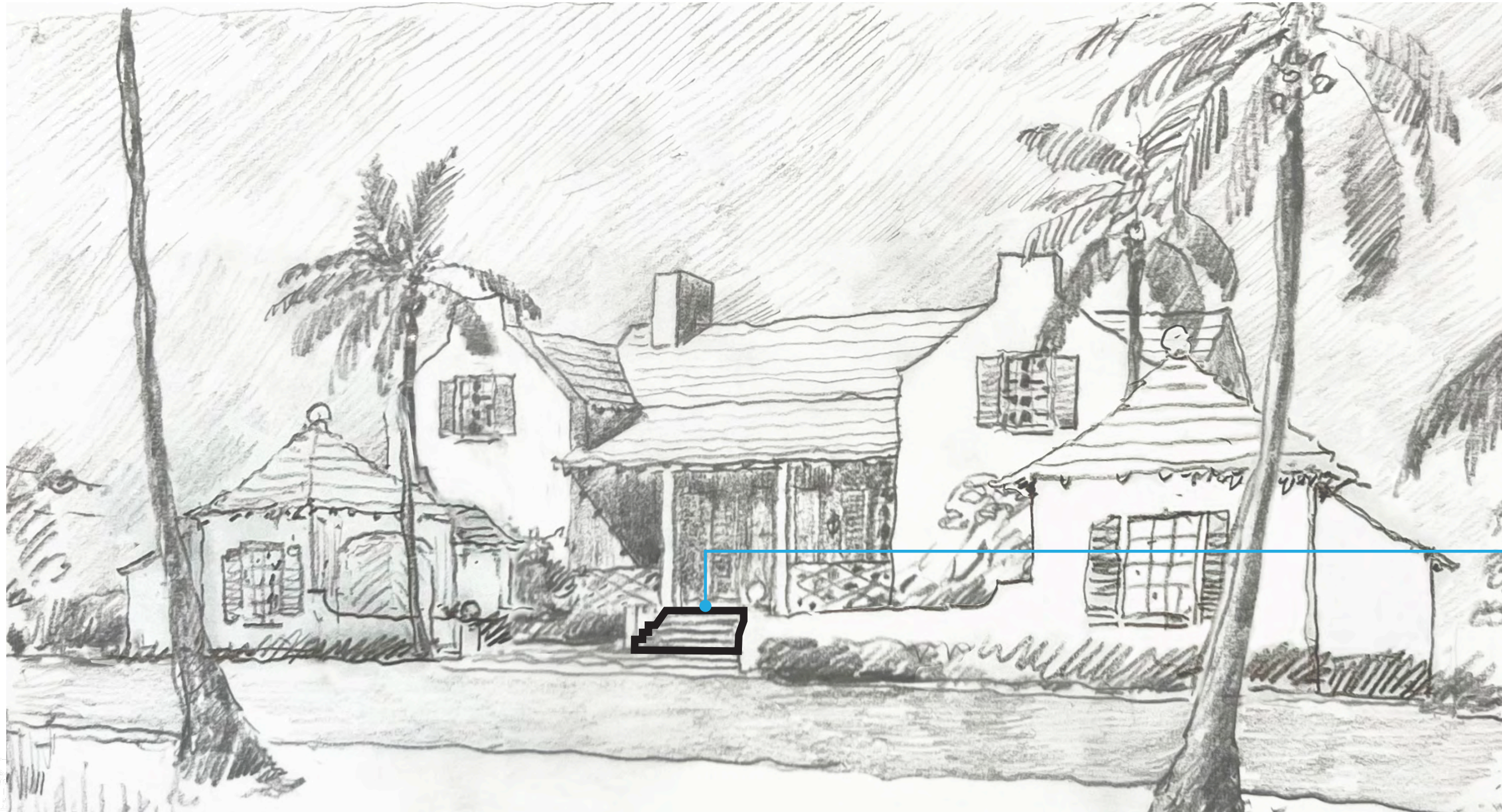
## **GARAGE BAYS**

No garage required

1-story garages may be located within rear/side setbacks

Max of 1-bay garages at front of house

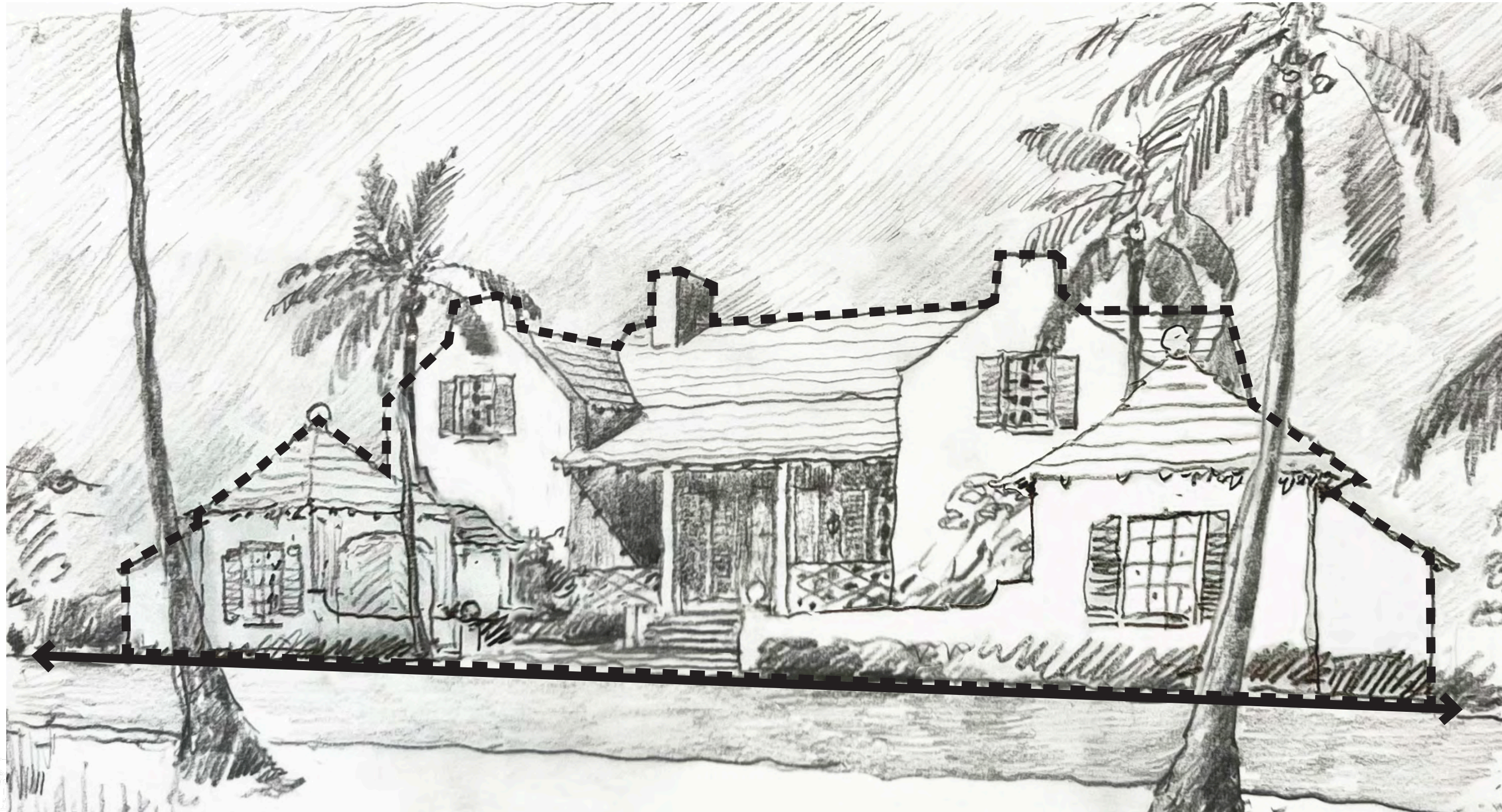
# NORTH END LOT TYPES



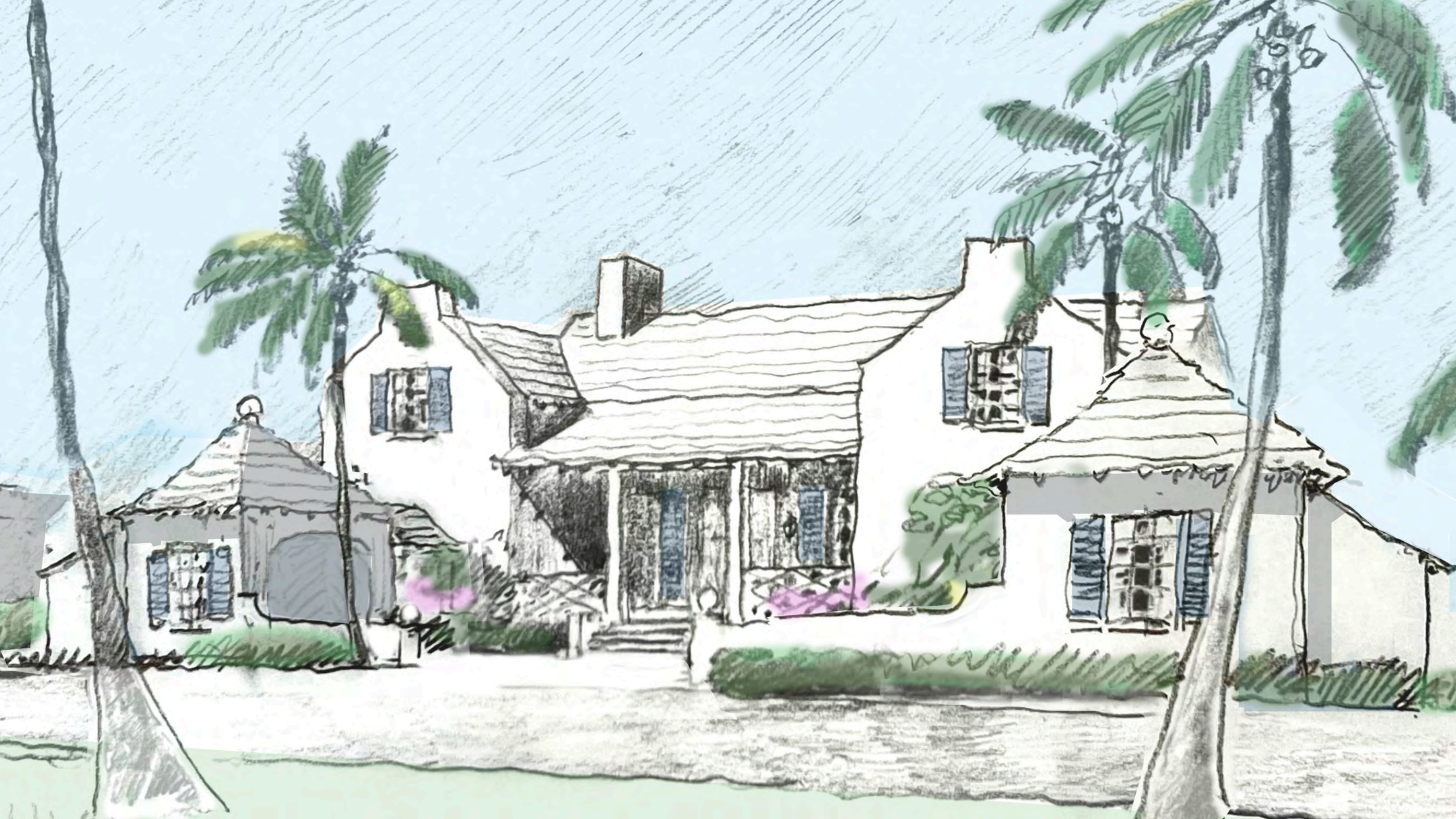
LIMIT  
NUMBER  
OF FRONT  
EXTERIOR  
STAIRS

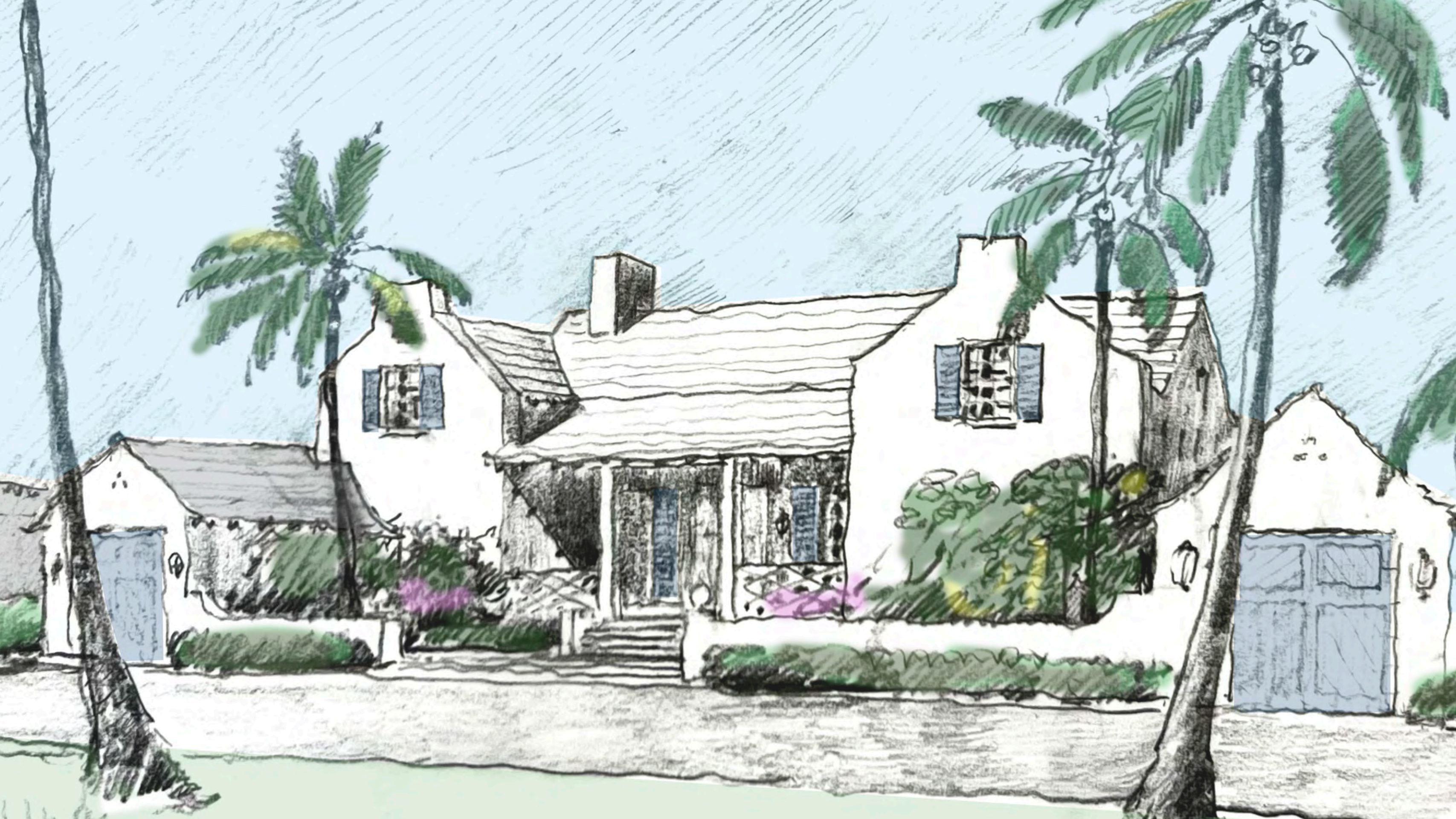


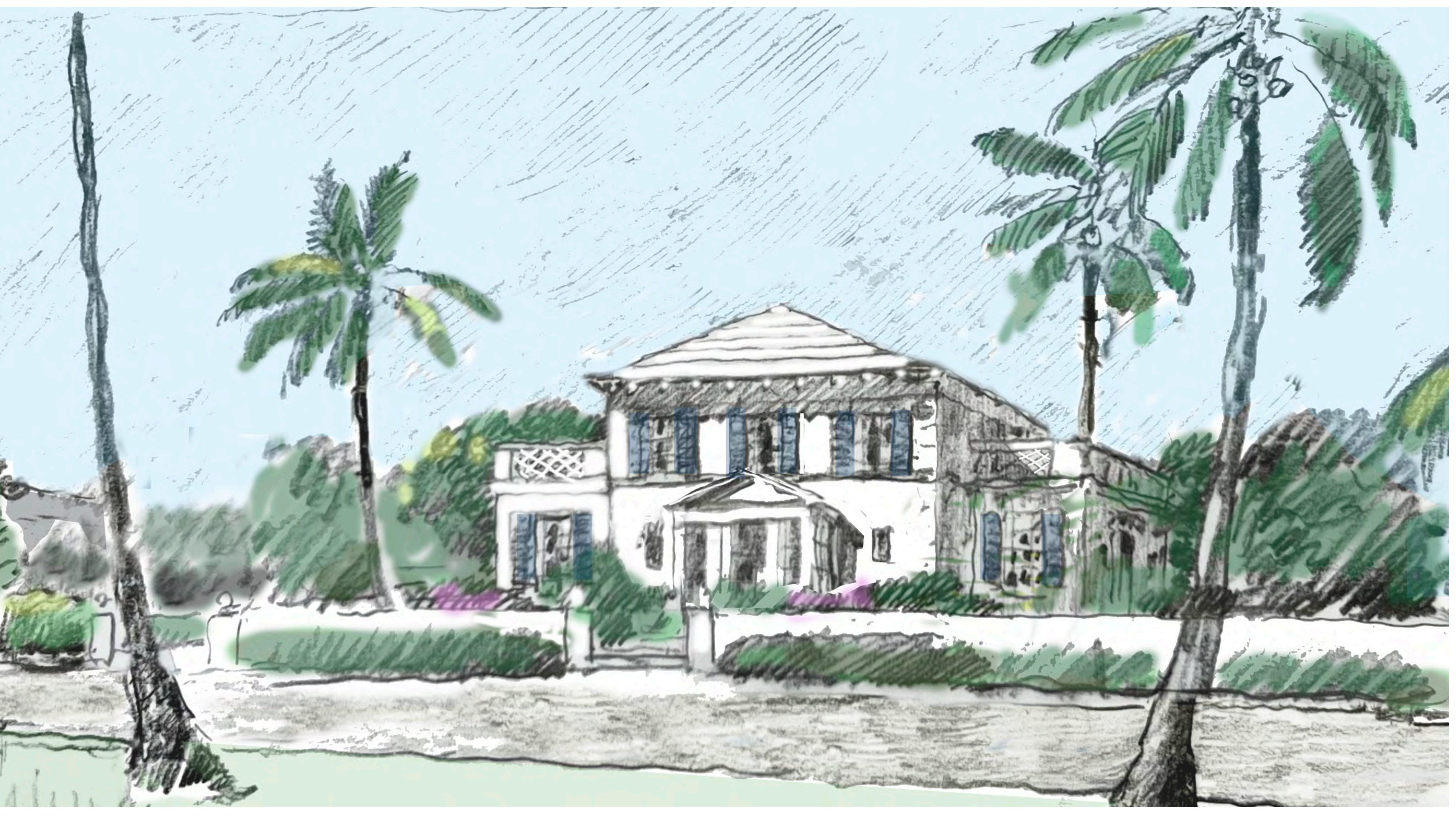
# NORTH END LOT TYPES



Allow for lot consolidations with limitations on landscape and building massing











# MIDTOWN - SEA STREETS

Bring over many aspects of North End criteria with key exceptions:

- » Narrower lot types
- » Respond to local massing types and broader use of 2 stories
- » More limitations on garages at front of house
- » Study a max lot dimension that would limit consolidation



# MIDTOWN - COMMERCIAL

What we looked at this week:

- » How the first 16 feet engages the street
- » Balance of roofline, tower, and step back articulation
- » Getting more parking the right places on a site
- » Mix of uses
- » Expanding the Via network
- » Test site: Apollo on Peruvian





# MIDTOWN - COMMERCIAL

BUILD BUILDINGS UP TO STREET



REQUIRE A PERCENTAGE OF GROUND FLOOR FACADE AT THE PROPERTY LINE

# MIDTOWN - COMMERCIAL

STEP BACK A PORTION OF UPPER LEVEL MASSING



REQUIRE A PERCENTAGE OF UPPER FLOORS TO STEPBACK

# MIDTOWN - COMMERCIAL

LIMIT INTERRUPTIONS TO THE SIDEWALK



LIMIT CURB CUTS

# MIDTOWN - COMMERCIAL

IMPROVE EXPERIENCE OF ARTICULATED MASSING



**SELECT  
VERTICAL  
PROJECTIONS**

Specify tower size  
and locations



# MIDTOWN - COMMERCIAL

## BAY DIMENSIONS AND ROOF LINES



VARIED ROOF  
LINES AND  
PARAPETS

ALLOW FOR  
PROJECTING  
ELEMENTS  
SUCH AS  
SPIRES,  
TOWERS, AND  
CHIMNEYS







# SOUTH END

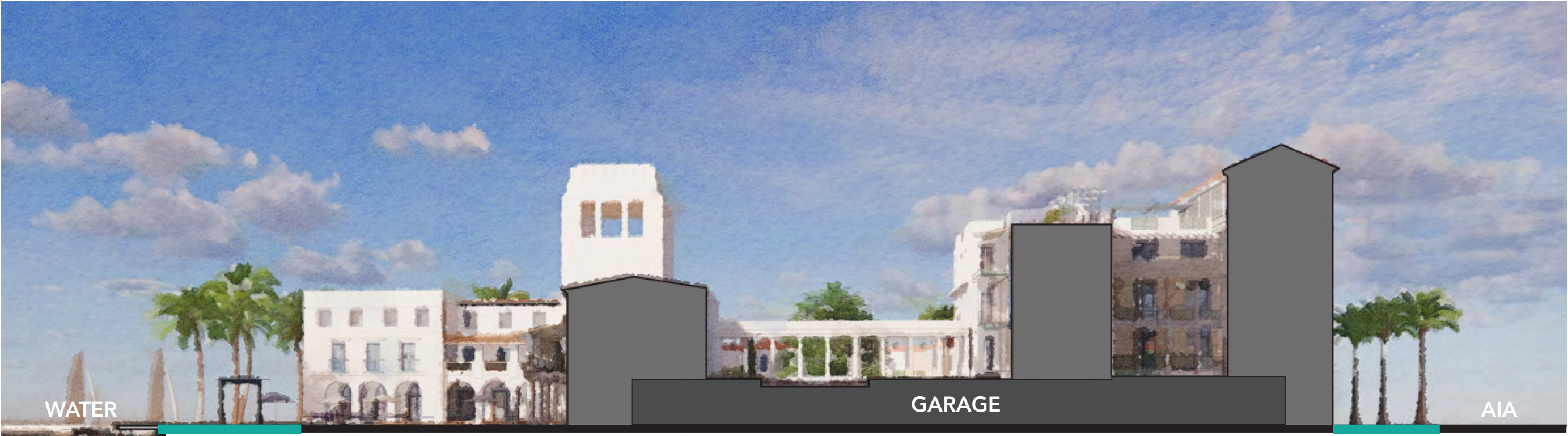
What we looked at this week:

- » 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
- » Test site: Fairfield Inn site





# SOUTH END



WATER

GARAGE

AIA

CREATE A  
CONNECTED  
PUBLIC SPACE  
NETWORK

# SOUTH END



LIFT PARCELS THROUGH  
FILL AND  
PARKING



# SOUTH END



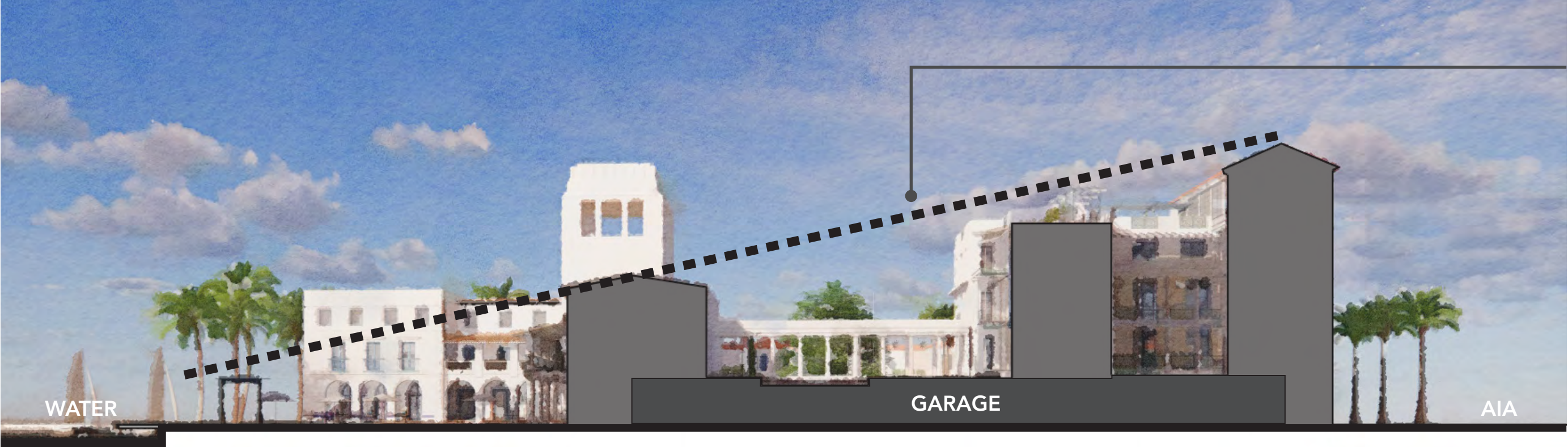
WATER

GARAGE

AIA

MAKE A1A DESIGN WORK FOR PALM BEACH

# SOUTH END



BUILDING  
HEIGHT  
PLANE





# NEXT STEPS





THANK YOU, PALM BEACH,  
FOR A SPECIAL AND PRODUCTIVE WEEK!

