DESIGNING OUR PALM BEACH WEEK

NORTH END GUIDEBOOK

DESIGNING OUR
PALM BEACH WEEK

We need your help! We are developing a new zoning code for Palm Beach that meets the town where it is today with a clear, efficient, concise, user-friendly and illustrative code. We need your input to help shape the future of Palm Beach!

Learn more at

pbzoning.org

WHY REVIEW THE CURRENT ZONING CODE?

The current Town of Palm Beach's zoning code is decades old and has not been comprehensively updated for many decades. In lieu of a comprehensive update the Town has been addressing issues one-by-one through amendments and variances.

This project will lead to the development of a new code that meets the town where it is today with a clear, efficient, concise, user-friendly and illustrative code.

WHAT IS ZONING?

A zoning code regulates land use in a community by defining what can be built, where it can be built, the use of the property, the shape of buildings and their relationship to the property and surrounding properties.

WHAT ISN'T ZONING?

- A building code regulation
- A permission for a company or person to operate a business
- A permission to commence with construction activity
- A market catalyst

DESIGNING OUR PALM BEACH WEEK SCHEDULE

MONDAY | 2.27

'DESIGNING OUR PALM BEACH WEEK' KICK-OFF

4:00 PM - 6:00 PM

Morton and Barbara Mandel Recreation Center

TUESDAY | 2.28

OFFICE HOURS

2:00 PM - 4:00 PM

Morton and Barbara Mandel Recreation Center

WEDNESDAY | 3.1

OFFICE HOURS

9:00 AM - 11:00 AM

Morton and Barbara Mandel Recreation Center

OPEN HOUSE PINUP

4:00 PM - 6:00 PM

Morton and Barbara Mandel Recreation Center

THURSDAY | 3.2

**'DESIGNING OUR PALM BEACH WEEK'
CLOSING EVENT**

4:00 PM - 6:00 PM

Morton and Barbara Mandel Recreation Center

LOOK FOR US
AROUND THE ISLAND!

We'll be set up around town talking to people throughout the week!

HOW TO USE
THIS BOOKLET

Over the next few days there will be several opportunities for you to engage with us about the future of Palm Beach. This booklet is meant to guide you during that experience. What should remain the same about Palm Beach and what should change as we think about the next generation of growth? Use this booklet to think about the built environment of the island and how it makes you feel. Enjoy the next few days, write down your thoughts, take a walk and drop the booklet off anytime at the Recreation Center!

COMMON ZONING TERMS

BUFFER
An area designed to separate properties with different purposes. For example, hedge rows or walls separating residential and commercial uses.

LANDSCAPING
Carefully planned green space. In an urban environment, this would include street trees, gardens, flowerpots, and parks.

PEDESTRIAN INFRASTRUCTURE
Elements that create a positive and safe experience for those on foot, such as crosswalks, wide sidewalks, flower pots, lighting, separation from traffic and a low traffic speed.

RIGHT OF WAY
The strip of land that is used for a street or utility lines. In an urban environment, the right of way is typically owned by the municipality and includes sidewalks, planting strip buffers, curbs, streets, and medians. Alleys are also often part of the public right of way.

SCALE
A building's size in relation to other buildings around it and in comfortable proportion to the street/sidewalk.

SETBACK
The distance between a building and the street, lot line and/or other buildings.

YARD
A property's open space, i.e. the grounds immediately surrounding a building or, in the case of a courtyard, within a building

LOT SIZE
The total area of a property, typically measured in square feet or acres.

LOT COVERAGE RATIO
A number that depicts the relationship between the size of building(s) and the size of the lot they occupy.

FILL
Soil and other materials imported to a building site to elevate the site higher than its current state.

PERVIOUS SURFACE
A surface made of a substance that allows water to pass through it. Examples would be a lawn or garden bed.

COMMON ZONING TERMS

IMPERVIOUS SURFACE
A surface made of a substance that does not allow liquid to pass through it. Examples would be concrete or asphalt.

INFILL
New building construction on a street with existing buildings.

MASSING
The way a building's square footage is distributed on a lot. For example, is the building tall and skinny or short and wide?

PARKING MINIMUM
The number of parking spaces required for a building relative to the type(s) of uses in the building.

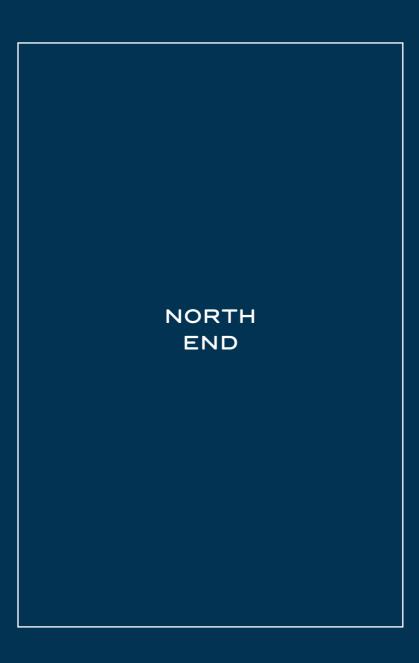## PARKING RATIO
A statistic used to determine how much parking a building must have. This is typically measured as spaces per 1,000 square feet of non-residential use or the number of spaces per residential unit or bedroom.

COASTAL HIGH HAZARD AREA
Any area subject to high velocity wave action from storms or seismic sources.

NORTH
END

Are the front yards too big, too small, or just right?

Is there too much or too little paving to the front and sides of houses?

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Are garages too prominent or okay?

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Are houses too close together or okay?

In instances where houses have been built higher or taller than its neighbor, what is and is not working?

Are the front yards properly enclosed and private feeling or do they feel too walled off?

NOW IT'S TIME TO TAKE A WALK!

Stroll down Worth Avenue
and tell us your thoughts!

Starting Point:

Time of Day:

Describe your route:

*Remember to check the common terms guide!

What makes Worth Ave. Special?

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

What is working?

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

What isn't working?

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

What are the sizes of the buildings?
Do they vary? Do you like this?

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Are there changes in the setbacks* of the buildings? Are there porches or balconies?

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

How are the retailers interacting with the sidewalks? Do you like it?

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

How is the landscaping?
Should there be more? Less?

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Do you feel safe walking?
Is it easy to cross the street?

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Is there enough shade? How is the lighting?

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

What else did you see?

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

NOTES

THANK
YOU!

pbzoning.org