

South End Zoning Study



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.



Pre-1974 Zoning

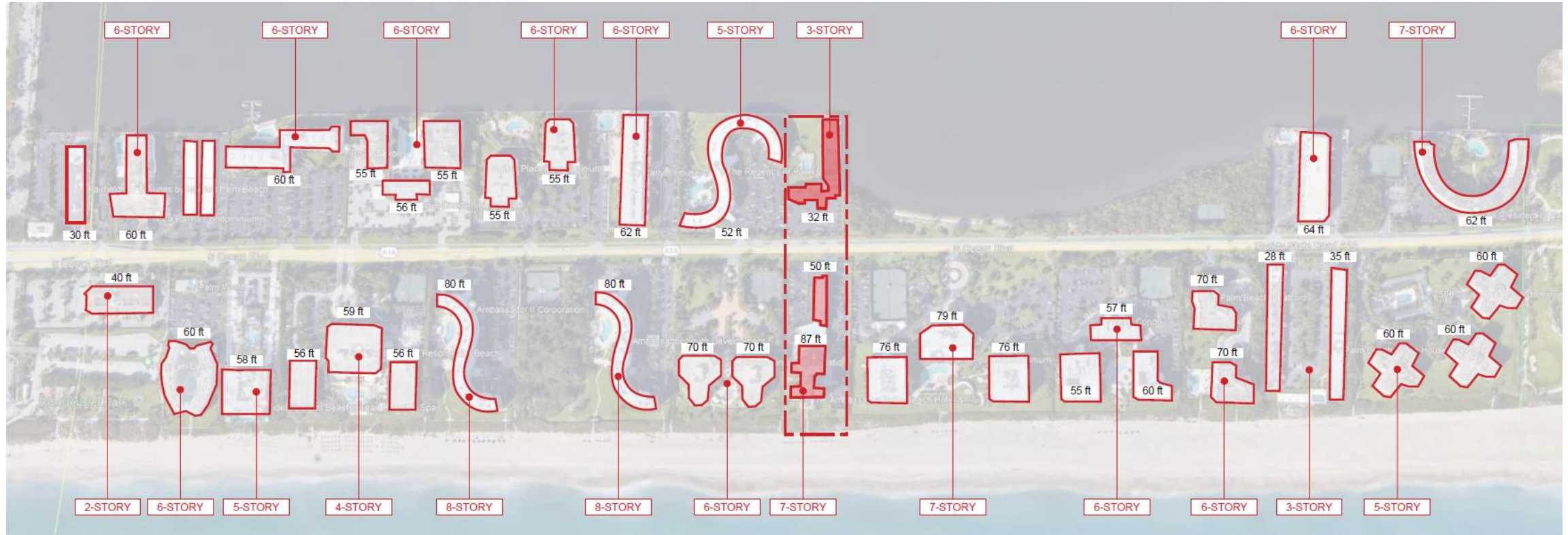
- 8 stories or 90 ft. max. height.
- 150 ft. setback from bulkhead line.
- “Motels” permitted by right.
- Accommodates single-family residences and condo buildings.



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.





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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