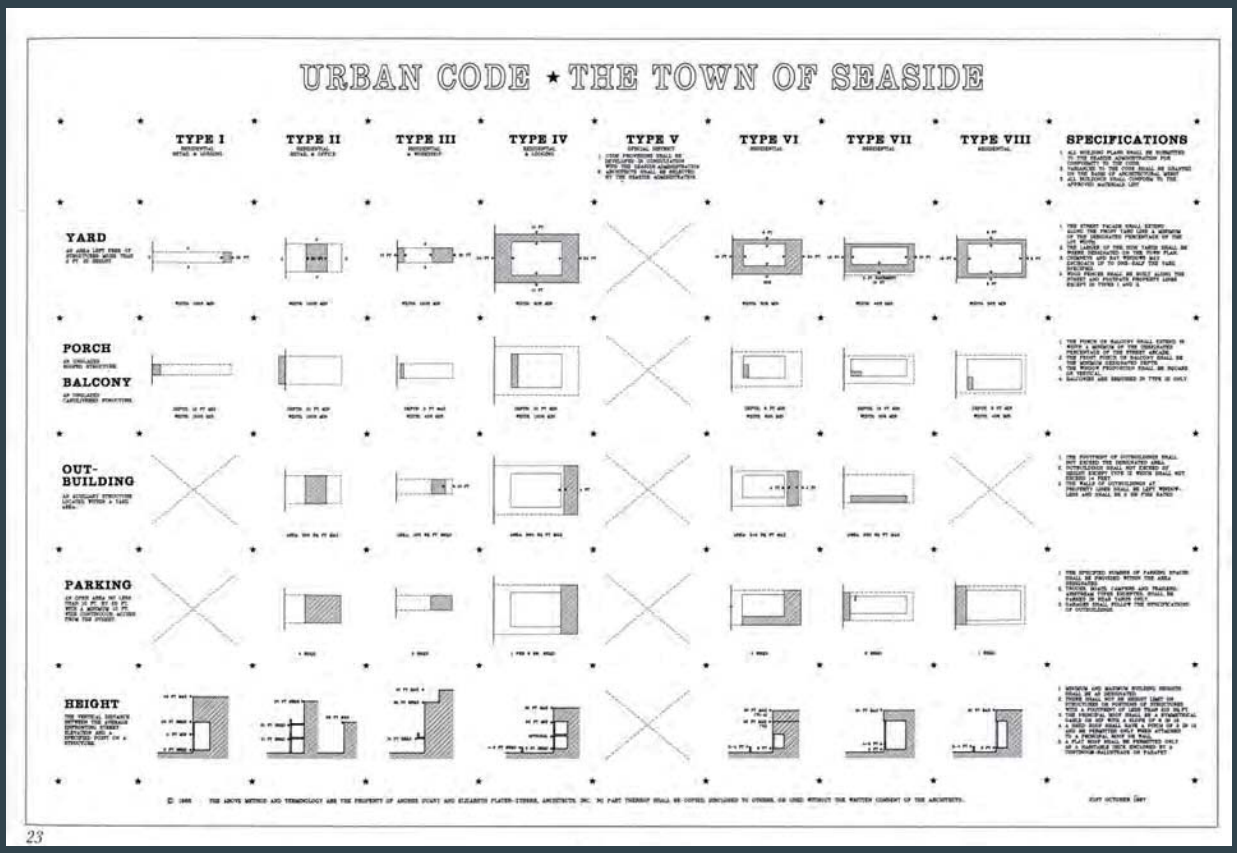
THE CENTRAL BEACHFRONT AND AMPHITHEATER URBAN CODE

DORIS GOLDSTEIN, IV NUNN, & MICHAEL WATKINS FOLLOWING THE FORMAT OF DUANY PLATER-ZYBERK & CO. TOWN PLANNERS.

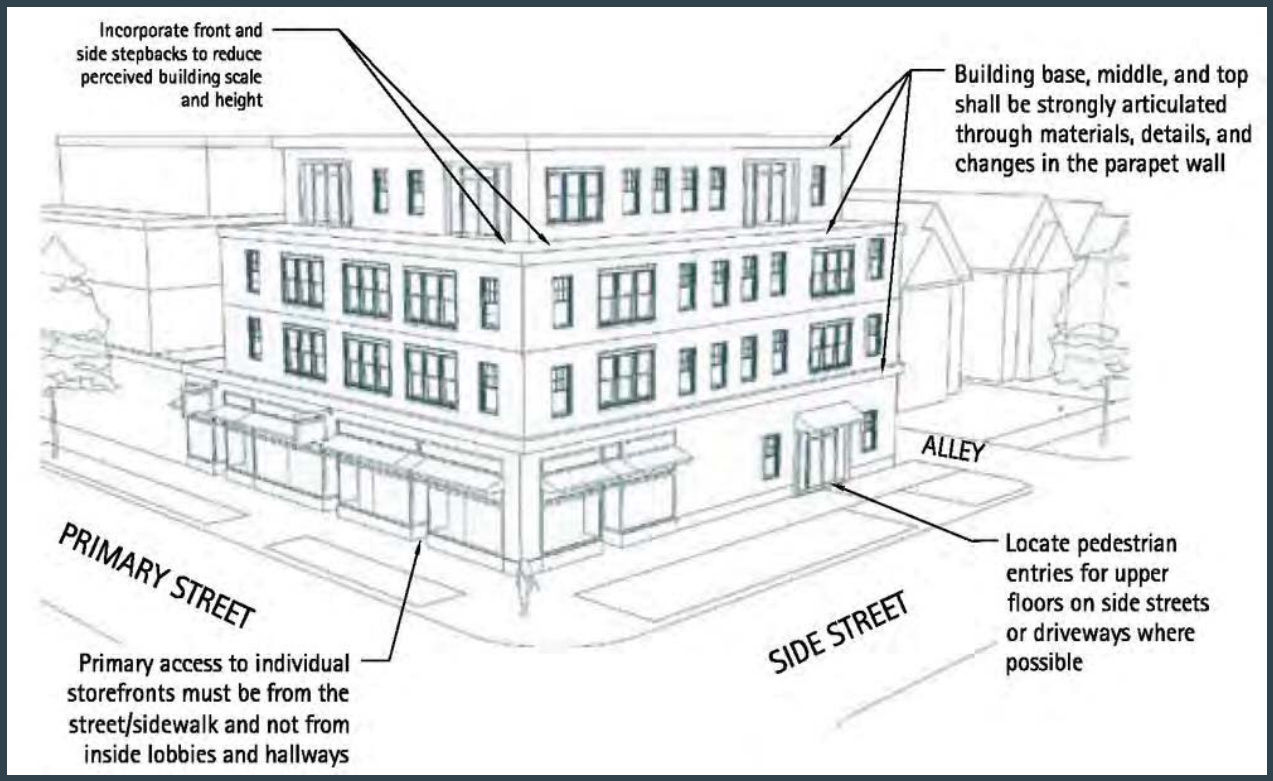
	I-47	CENTRAL BEACHFRONT (CB)	CENTRAL BEACH PLAZA (CBP)	AMPHITHEATER SOUTH (AS)	AMPHITHEATER PERIMETER (AP)	AMPHITHEATER CENTER (AC)
SITE & STRUCTURES	(1) **Sidewalk**. The setback along 30A shall adjoin and be paved to match the existing sidewalk. In the absence of a gallery or an arcade, trees shall be provided beside or within the sidewalk, and may be within the right-of-way. (3) **Westerly East/West Footpath Connection**. The eastbound footpath at the west side of the westerly I-47 area shall continue through the I-47 area in one or more of the three ways shown on the Regulating Plan as (a) (a) and/or (b). The (a) footpath shall be 5 feet in width. The (b) footpath shall match the width of the existing footpath. The (b) connection along the west side shall be 5 feet in width and along the south side may be detailed either to match the (a) footpath or the boardwalk (see (7)). At least one of the footpaths (a), (b) and/or (b) shall be publicly accessible. (4) **Coleman Pavilion Footpath**. There shall be a 12-foot wide footpath (open to the sky) that aligns with the west arcade in the town square and connects physically and visually to this pavilion. (5) **Eastern North/South Footpath, Gallery, or Arcade**. There shall be a 12-foot wide footpath, gallery, or arcade (with a clear height of 20 feet minimum) on the easterly I-47 area that aligns with the east arcade in the town square and connects visually to the beach. (6) **Easterly East/West Footpath Connection**. The eastbound footpath at the east side of the westerly I-47 area shall continue through this I-47 area in one or more of the three ways shown on the Regulating Plan as (b) (b) and/or (b). The (a) footpath shall be 5 feet in width. The (b) footpath shall match the width of the existing footpath. The (b) connection along the east side shall be 5 feet in width and along the south side may be detailed either to match the (a) footpath or the boardwalk (see (7)). At least one of the footpaths (b), (b) and/or (b) shall be publicly accessible.	(1) **Sidewalk**. The setback along 30A shall be paved to match and adjoin to the existing sidewalk. In the absence of an arcade, trees shall be provided beside or within the sidewalk, and may be within the right-of-way. (7) **Beachfront Boardwalk**. An eastbound boardwalk shall connect the Central Beachfront Plaza to the Coleman Pavilion (3). An eastbound boardwalk may connect the Beachfront Plaza to the easterly eastbound footpath (b). The width of these is dependant on design but should be an average of approximately 15 feet. (7) **Mokney Pavilion Footpath**. There shall be a minimum 12-foot wide footpath that is open to the sky and connects physically and directly to this pavilion. (8) **Additional Walkover(s)**. There may be a beach walkover (or two) that continue to the beach. The location shall be anywhere east of the Seaside Pavilion. These walkovers may or may not have a pavilion.	(9) **Central Beach Plaza**. There shall be a plaza that extends from the Amphitheater Center south to the boardwalk with its east and west edges as shown on the Regulating Plan. The Plaza is primarily landscape and hardscape with furnishings but no permanent structures other than the landmark tower, and is open to the sky, except permitted encroachments. The arcades flanking the Central Beachfront Plaza may be made of either buildings or trees and shall be 12' to 16' deep. Trees are also permitted in the Plaza.	(10) There shall be a sidewalk or hardscape along the southern edge of Amphitheater South (although it need not be exactly on the edge) and it shall be planted with trees.	(11) **Seaside Avenue Axis**. There shall be a 20-foot wide opening centered on Seaside Avenue that is open to the sky. (12) **Ruskin Place Axis**. There shall be a 24-foot wide opening centered on the Ruskin Place Axis that is open to the sky. (13) **Lycaion Axis**. There shall be a 16-foot wide opening centered on the Lycaion Axis that is open to the sky. Permanent structures on foundations are not permitted. However, structures that are temporary in character, such as Airstream trailers and small kiosk buildings may be used for extended periods of time. Additional temporary structures may be added during special events, and the view openings may be obstructed during these events.	The Amphitheater Center is primarily grass, providing a green lawn in the center of Seaside. In addition to the lawn, some hardscape is permitted, which may be at various elevations, allowing a portion of the Amphitheater Center to serve as a stage for outdoor performances. Steps, ramps and similar structures are permitted, as well as a band shell, rigging for performances and other similar fixtures and furnishings. The existing Krier Plaza (4) may be modified and/or incorporated into the proposed Central Beachfront Plaza with the final size and configuration varying somewhat from its current design.
SETBACKS & ENCROACHMENTS	There is a 10-foot County setback along 30A. There is a 5-foot setback along the east side of the westerly I-47 area and the west side of the westerly I-47 area. There are no setback requirements along the beach other than the historical datum line (1982 DEP COCL). Along 30A, roof overhangs, galleries, arcades, balconies and bay windows may encroach into the setback. Adjacent to Type V, second-story balconies and bay windows may encroach up to 30 inches from the property line. Along CB-22, no encroachments are permitted into the setback. Along the beach, porches, balconies and bay windows may encroach beyond the 1982 DEP COCL up to a maximum of 20 feet.	There is a 10-foot County setback along 30A. There are no side setback requirements or rear setback requirements other than the historical datum line (1982 DEP COCL). Along 30A, galleries, arcades, balconies and bay windows may encroach into the setback. Along the beach, porches, balconies and bay windows may encroach beyond the 1982 DEP COCL up to a maximum of 20 feet. The following may encroach into the Plaza: roof overhangs, balconies, bay windows, signs, lights and similar elements.	There is a 10-foot county setback along 30A. There are no setback requirements. The following may encroach into the Plaza: roof overhangs, balconies, bay windows, signs, lights and similar elements.	There is a 10-foot county setback along 30A. There are no side or rear setback requirements. The following may encroach into the Plaza: roof overhangs, balconies, bay windows, signs, lights and similar elements.	There are no setback requirements.	There are no setback requirements.
HEIGHT The vertical distance between the crown of the road at the centerline of the lot (unless otherwise noted) and a specified point on a structure.	Height is 47 feet with the following exceptions: • Towers, turrets and cupolas are permitted. Structures or portions of structures with a footprint of less than 200 square feet and no dimension exceeding 14 feet shall not be subject to the height limit. • Bridge structures, roof access structures necessary to house stairs and elevators to the roof, and visually transparent attachments to the roof (such as but not limited to guardrails and glass windscreens) are permitted and shall not be subject to the height limit. The finished coping of a swimming pool or hot tub may exceed the height limit if set back from the sides of the building.	Height is 22 feet with the following exceptions permitted by this Code: • Towers, turrets and cupolas are allowed. As many as four of the towers may be up to 250 square feet. • Roof access structures necessary to house stairs and elevators to the roof and visually transparent attachments to the roof (such as but not limited to guardrails and glass windscreens) are permitted and shall not be subject to the height limit. The finished coping of a swimming pool or hot tub may exceed the height limit if set back from the sides of the building.	A landmark structure of up to 150 feet in height is permitted on the north side of 30A. A tower designed by Leon Krier is permitted as he designs it. A tower by another designer may have a base of no more than 40 feet in width and 40 feet in depth up to a height of 22 feet and shall be no more than 20 feet in width and 20 feet in depth above a height of 22 feet.	Buildings shall not exceed 22 feet in height.	No structures, except temporary structures, shall exceed 12 feet in height.	There are no specific height restrictions. However, structures are limited as described in Site and Structures, above.
	These large-scale buildings mirror the Type 1 buildings on the opposite side of 30A. Due to the height restriction and the magnificent Gulf-front views, it is expected that I-47 buildings will have flat roofs with roof-decks for entertainment, eating and drinking and enjoying sunsets.	The Code allows a wide variety of building types and footprints. As in I-47, it is expected that CB-22 buildings will have flat roofs that are used for entertainment. Due to the larger footprint of buildings in CB-22 compared to residential buildings elsewhere in Seaside, the greater distance at which such towers will be viewed and the new requirement for a beachfront plaza, some larger towers are permitted.	The new requirement for a plaza opens up a view of the Gulf from the Central Square. As currently planned, the focal point of this area will be a landmark structure designed by architect Leon Krier and known as the Krier Tower.	As currently planned, the intention is to create an edge along 30A and a base for the Krier Tower with an enclosed or open-air foggle of buildings or trees.	This area comprises a combination of structures and landscaping around the perimeter of the Amphitheater, distributed to allow views and access to the amphitheater lawn.	The Amphitheater Center serves multiple functions: seating for the existing Krier Plaza outdoor stage, a place for festivals and special events, and, during quiet times, a place to stretch out in the grass and enjoy the sun, or to throw a frisbee. The amphitheater center also functions as a drainage and retention area after unusually rainy weather.

DRAFT Revised: March 20, 2017

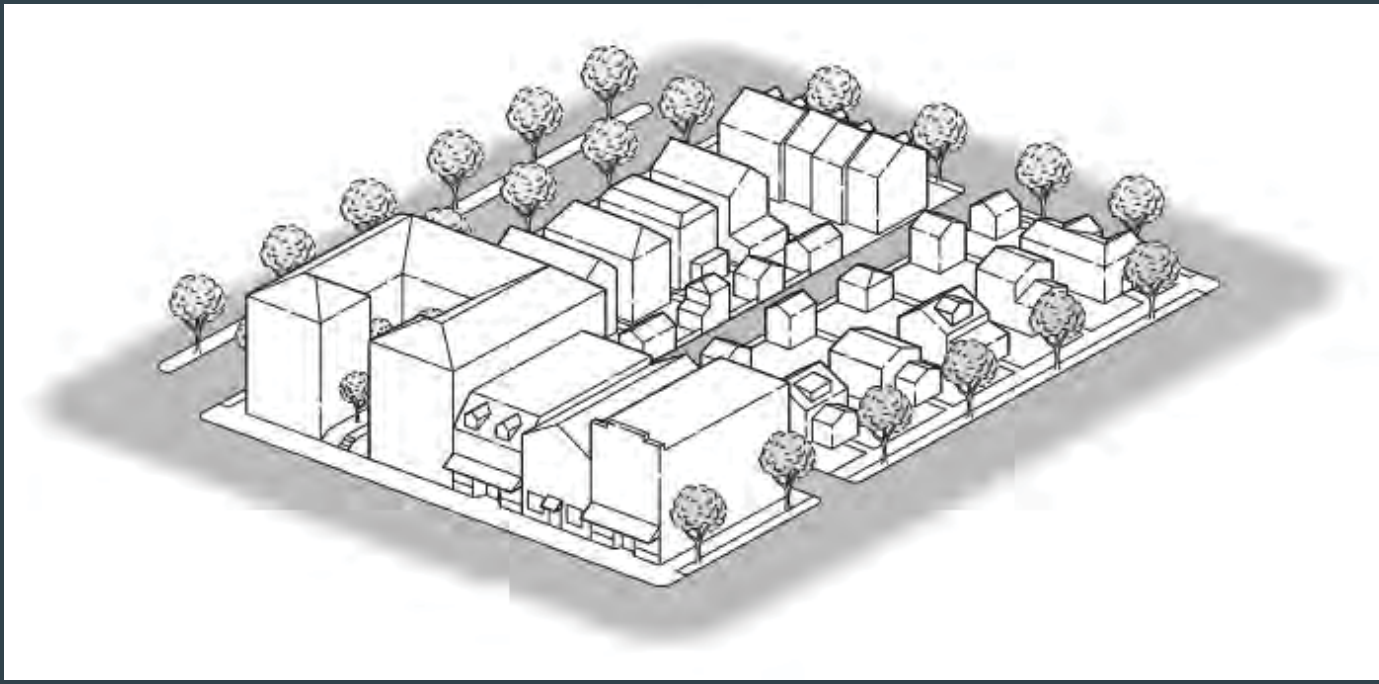
SOURCE: MICHAEL WATKINS ARCHITECT LLC



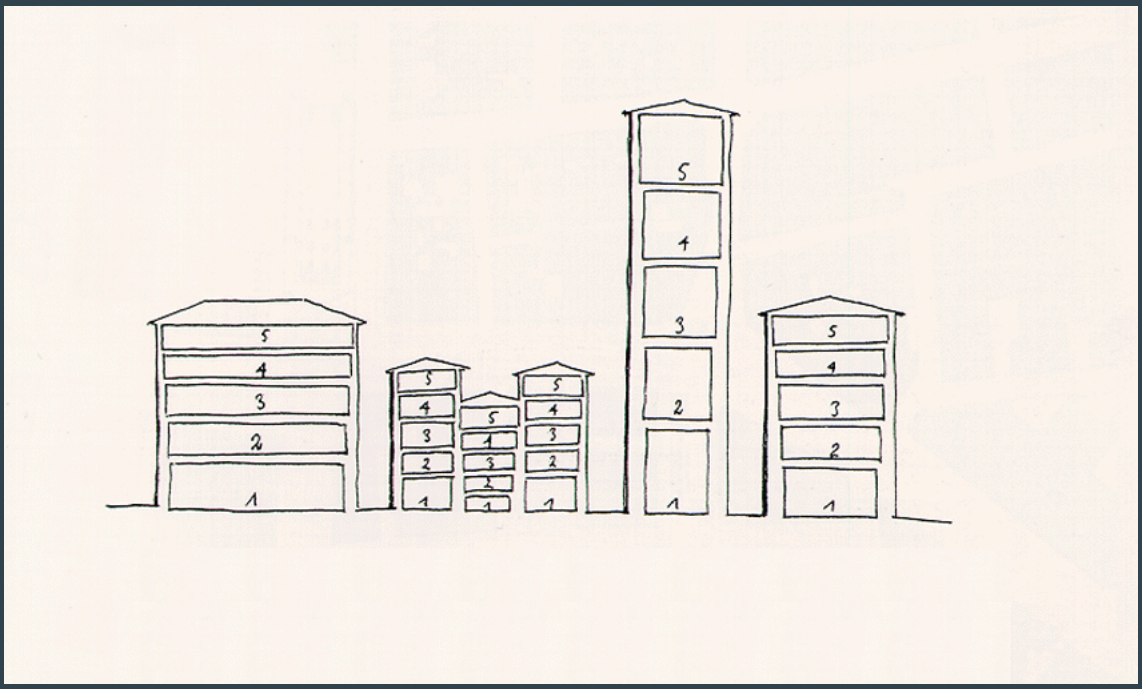
SOURCE: DUANY, PLATER-ZYBERK & CO



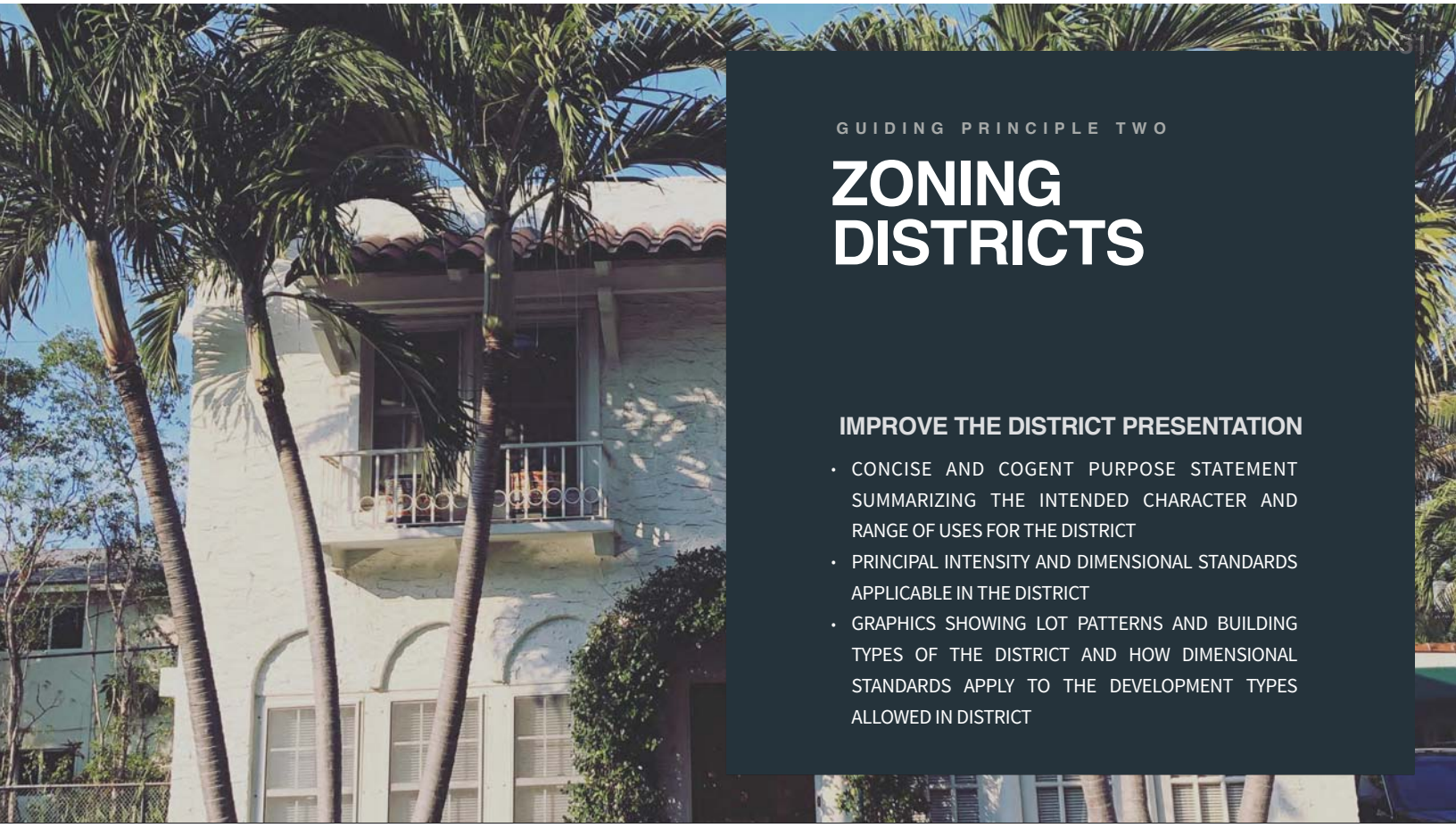
SOURCE: BARTON & LOGUIDICE, DCP



SOURCE: FORM-BASED CODES INSTITUTE



SOURCE: LEON KRIER

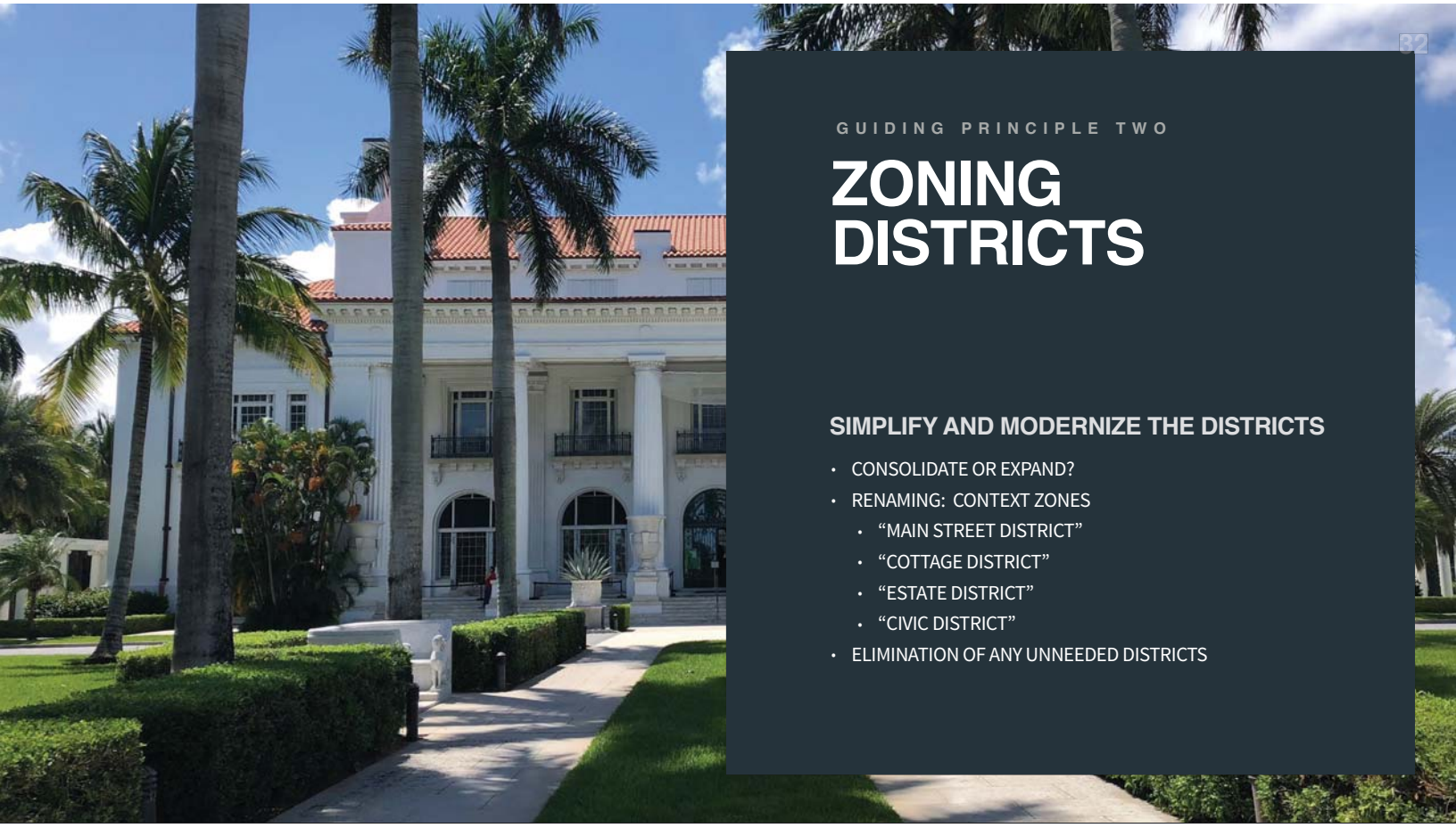


GUIDING PRINCIPLE TWO

ZONING DISTRICTS

IMPROVE THE DISTRICT PRESENTATION

- CONCISE AND COGENT PURPOSE STATEMENT SUMMARIZING THE INTENDED CHARACTER AND RANGE OF USES FOR THE DISTRICT
- PRINCIPAL INTENSITY AND DIMENSIONAL STANDARDS APPLICABLE IN THE DISTRICT
- GRAPHICS SHOWING LOT PATTERNS AND BUILDING TYPES OF THE DISTRICT AND HOW DIMENSIONAL STANDARDS APPLY TO THE DEVELOPMENT TYPES ALLOWED IN DISTRICT

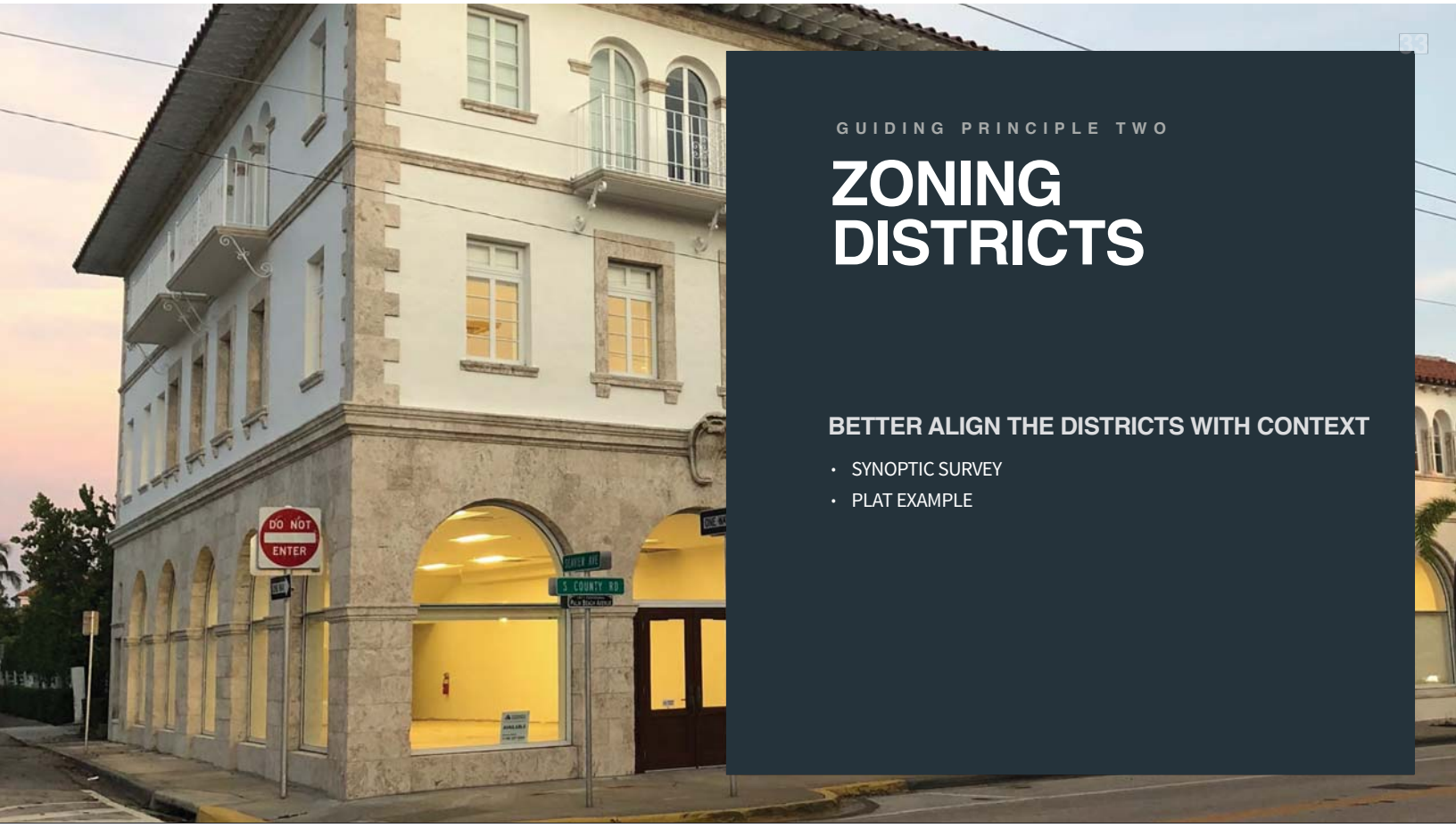


GUIDING PRINCIPLE TWO

ZONING DISTRICTS

SIMPLIFY AND MODERNIZE THE DISTRICTS

- CONSOLIDATE OR EXPAND?
- RENAMING: CONTEXT ZONES
  - "MAIN STREET DISTRICT"
  - "COTTAGE DISTRICT"
  - "ESTATE DISTRICT"
  - "CIVIC DISTRICT"
- ELIMINATION OF ANY UNNEEDED DISTRICTS

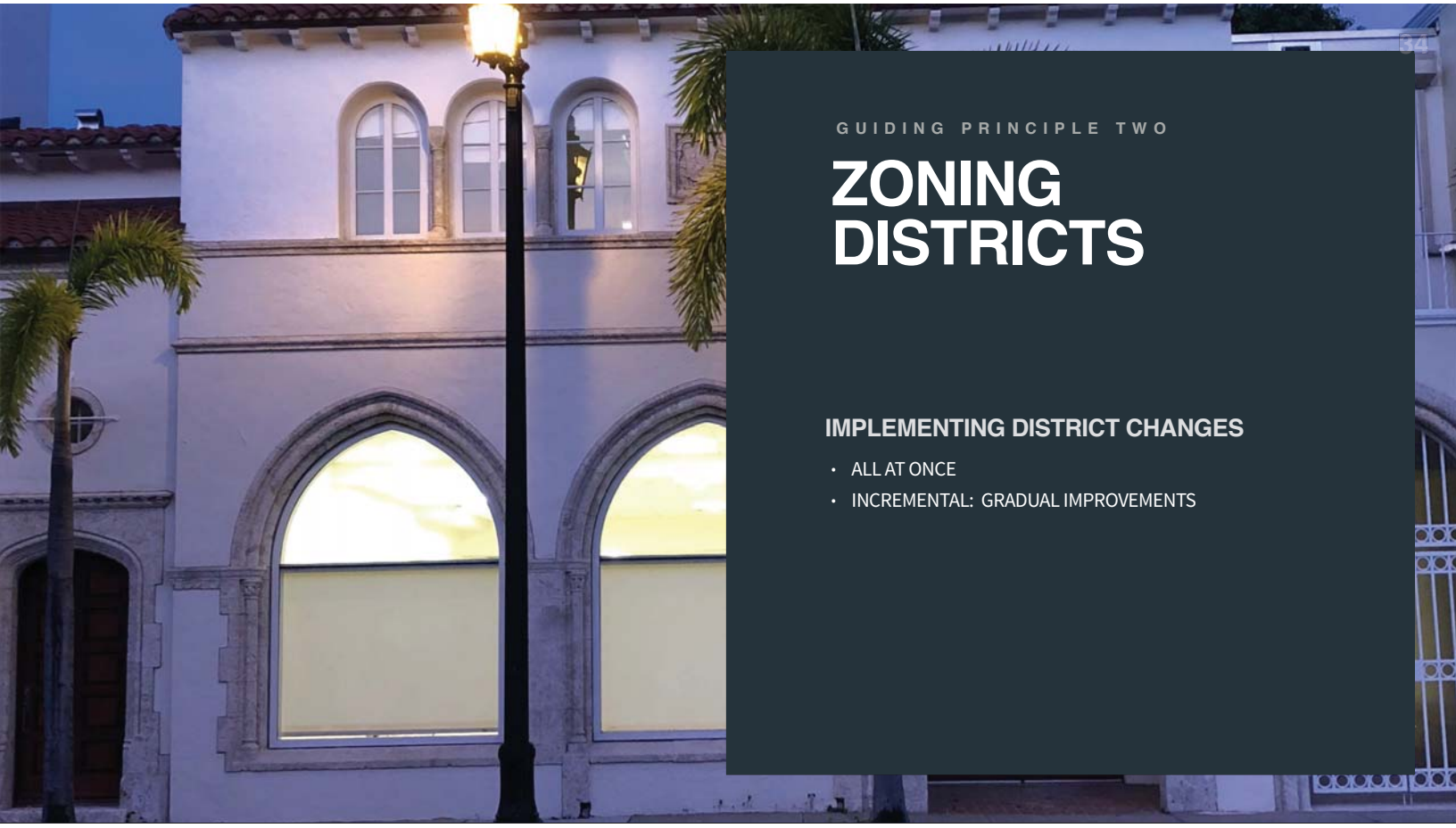


GUIDING PRINCIPLE TWO

ZONING DISTRICTS

BETTER ALIGN THE DISTRICTS WITH CONTEXT

- SYNOPTIC SURVEY
- PLAT EXAMPLE



GUIDING PRINCIPLE TWO

ZONING DISTRICTS

IMPLEMENTING DISTRICT CHANGES

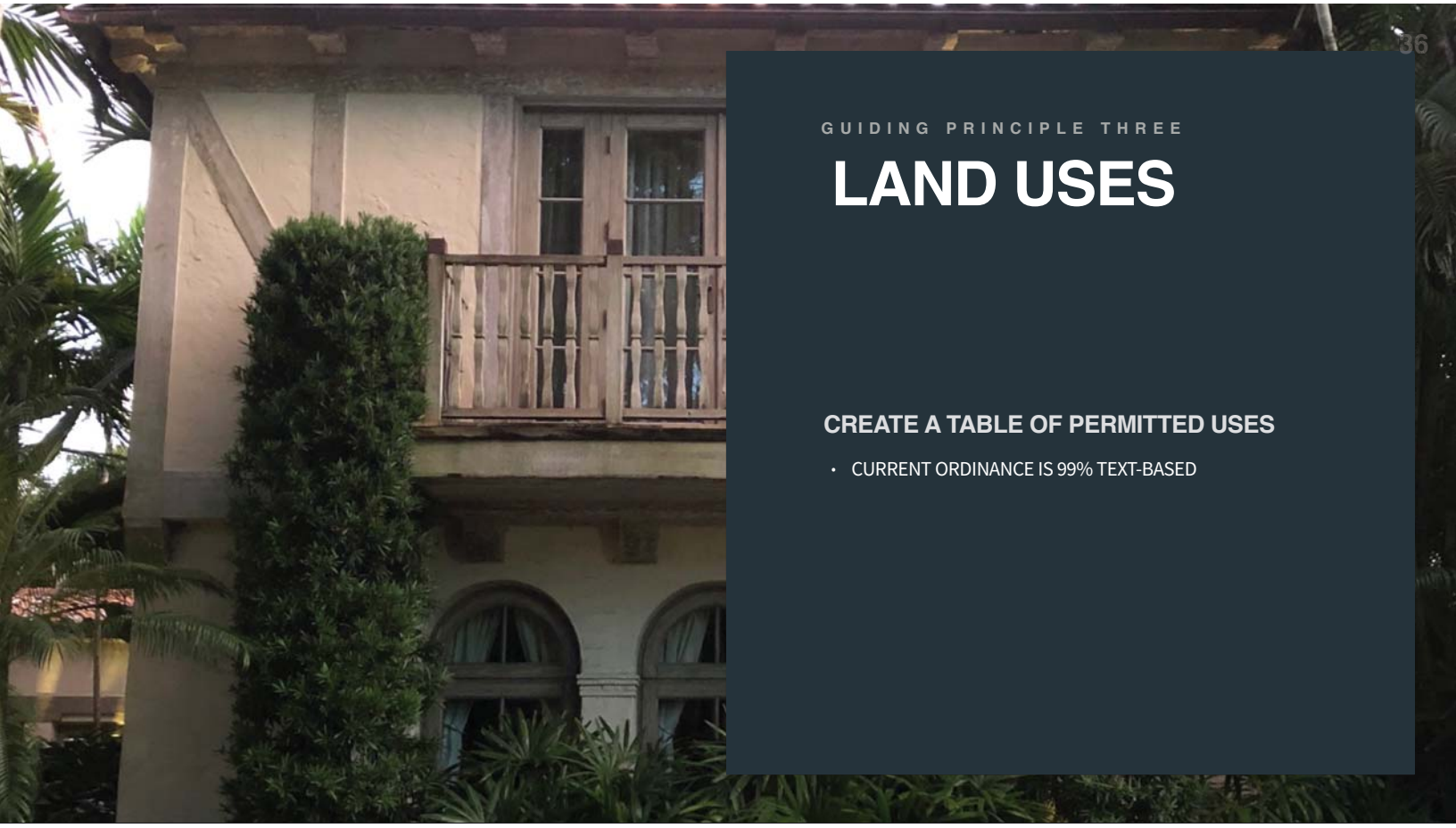
- ALL AT ONCE
- INCREMENTAL: GRADUAL IMPROVEMENTS

GUIDING PRINCIPLE THREE

LAND USES

ESTABLISH A HIERARCHY OF USES

- ORGANIZED CLEARLY AND GROUP IN COMMON-SENSE CATEGORIES
- MODERNIZE USES
- CATEGORIZE INDIVIDUAL USE TYPES INTO A LOGICAL SYSTEM OF LARGER CATEGORIES AND SUBCATEGORIES
- DEFINE ALL USESS
- ESTABLISH A PROCEDURE FOR UNLISTED USES
- REASSESS SPECIAL EXCEPTION USES

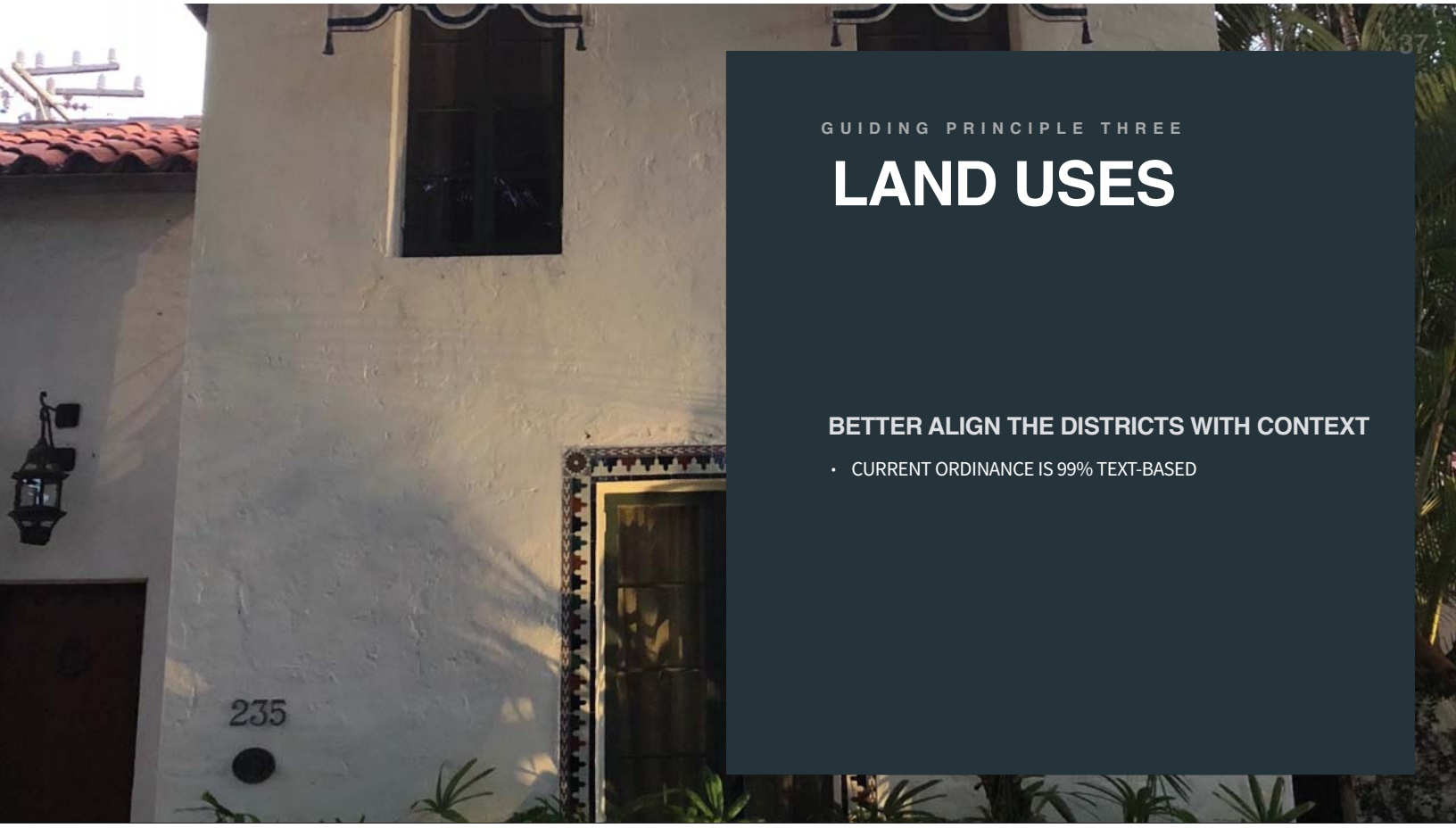


GUIDING PRINCIPLE THREE

LAND USES

CREATE A TABLE OF PERMITTED USES

- CURRENT ORDINANCE IS 99% TEXT-BASED



GUIDING PRINCIPLE THREE

LAND USES

BETTER ALIGN THE DISTRICTS WITH CONTEXT

- CURRENT ORDINANCE IS 99% TEXT-BASED

GUIDING PRINCIPLE FOUR

DEVELOPMENT AND DESIGN STANDARDS

DESIGN REVIEW PROCESS IMPROVEMENT

- THE 80% THEORY
- CONCEPTUAL, PRELIMINARY, FINAL DESIGN REVIEW
- CIVILIZED DESIGN CHATS AT ARCOM AND LPC
- STAFF LEVEL REVIEW
- COMBINATION PROJECTS
- HEIGHT BY STORIES

GUIDING PRINCIPLE FOUR

DEVELOPMENT AND DESIGN STANDARDS

NEIGHBORHOOD COMPATIBILITY

- RESPECT LOCAL CHARACTER: INFILL DEVELOPMENT
- HEIGHT, SCALE AND MASS
- CCR REVIEW
- SYNOPTIC SURVEY
- CONTEXT-BASED DESIGN STANDARDS FOR INFILL DEVELOPMENT
- RESIDENTIAL USE AND NON-RESIDENTIAL USE COMPATIBILITY

GUIDING PRINCIPLE FOUR

DEVELOPMENT AND DESIGN STANDARDS

ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

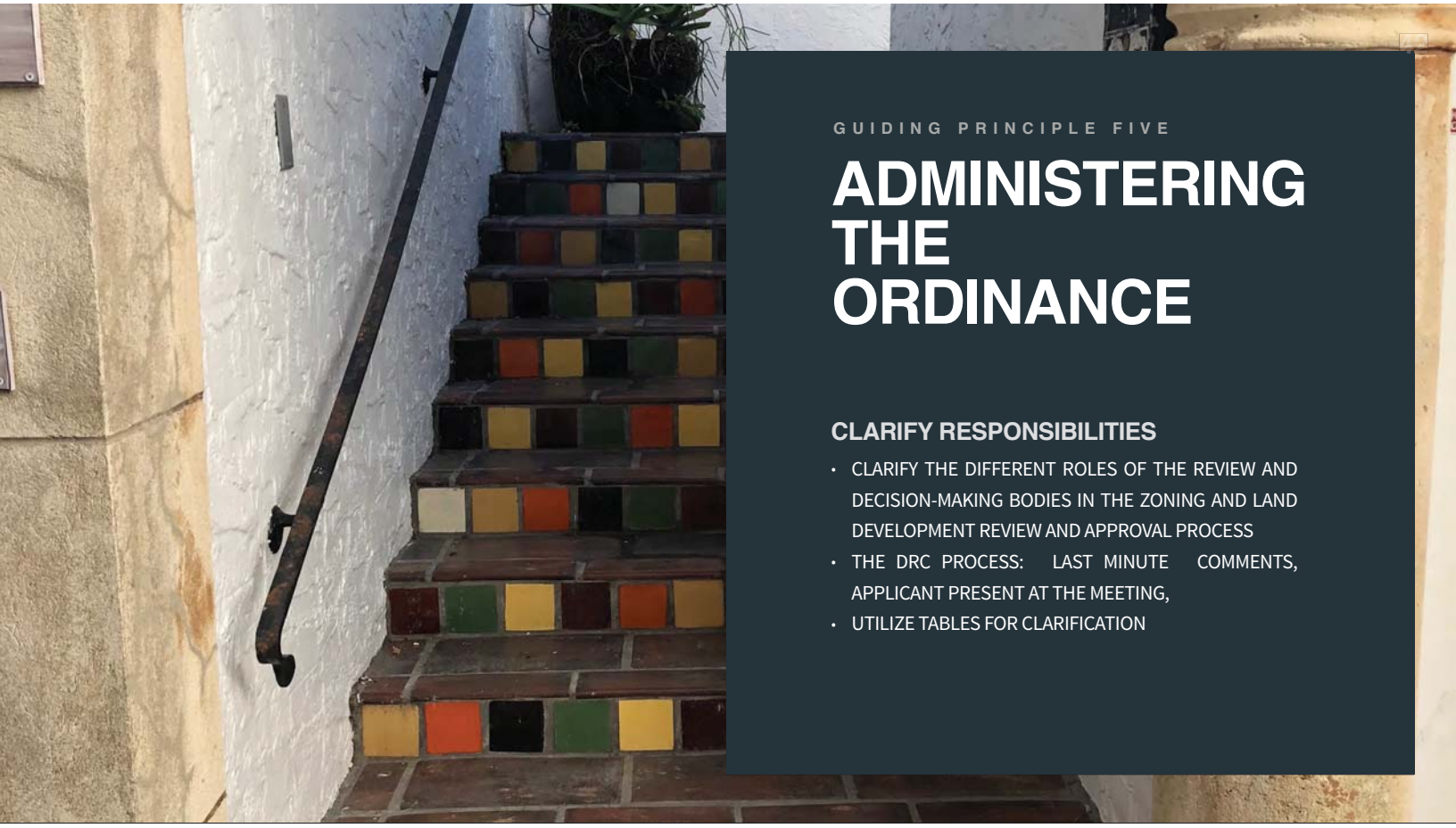
- ALIGNMENT WITH VULNERABILITY ANALYSIS
- FEMA
- SUSTAINABILITY STRATEGIES
- REMOVE OBSTACLES
- CREATE INCENTIVES FOR SUSTAINABLE DEVELOPMENT PRACTICES

GUIDING PRINCIPLE FOUR

DEVELOPMENT AND DESIGN STANDARDS

TRANSPORTATION, PARKING, AND CONNECTIVITY

- REVIEW PARKING STANDARDS
- ALLOW FOR ON-STREET CREDIT
- PARKING REQUIREMENTS AND MANAGEMENT STRATEGIES
- THE PARKING GARAGE TOUR
- SHARED PARKING RATIOS
- OTHER APPROACHES TO PARKING FLEXIBILITY: LIFTS
- RESERVING PARKING FOR SPECIAL USES
- REVIEW PRINCIPLE OF EQUIVALENCY



GUIDING PRINCIPLE FIVE

ADMINISTERING THE ORDINANCE

CLARIFY RESPONSIBILITIES

- CLARIFY THE DIFFERENT ROLES OF THE REVIEW AND DECISION-MAKING BODIES IN THE ZONING AND LAND DEVELOPMENT REVIEW AND APPROVAL PROCESS
- THE DRC PROCESS: LAST MINUTE COMMENTS, APPLICANT PRESENT AT THE MEETING,
- UTILIZE TABLES FOR CLARIFICATION

GUIDING PRINCIPLE FIVE

ADMINISTERING THE ORDINANCE

ESTABLISH COMMON PROCEDURES

APPLICATION FILING
PRE-APPLICATION CONFERENCES
COMPLETENESS
NOTICE
NEIGHBORHOOD MEETING
STANDARD CONDITIONS OF APPROVAL
LAPSE OF APPROVAL
WITHDRAWAL AND REAPPLICAITON
IMPORTANT: INTERPRETATIONS OF THE PAST SHOULD BE CODE

GUIDING PRINCIPLE FIVE

ADMINISTERING THE ORDINANCE

CONSIDER EXPANDING AUTHORITY FOR ADMINISTRATIVE MODIFICATIONS

- ADMINISTRATIVE DEVIATIONS/ADJUSTMENTS
- VARIANCES
- SETBACKS, HEIGHT LIMITS, ENCROACHMENTS, OFF-STREET PARKING, DESIGN OR FORM STANDARDS

GUIDING PRINCIPLE FIVE

ADMINISTERING THE ORDINANCE

CREATE AN ADMINISTRATIVE MANUAL

- RESERVED FOR ITEMS THAT ARE TOO DETAILED FOR THE ZONING ORDINANCE
- REMOVES THE CLUTTER IN ORDINANCES
- FEE SCHEDULES, APPLICAITON REQUIREMENTS

GUIDING PRINCIPLE SIX

OTHER KEY ELEMENTS OF AN EFFECTIVE ZONING ORDINANCE

IN NO SPECIFIC ORDER

- NONCONFORMITIES
- GRANDFATHERING
- SUNSET CLAUSE
- ESCAPED SPACE ASSOCIATED WITH DEMOLITION
- LOT TYPES AND BUILDING TYPES
- INCENTIVIZE RESTORATION IN COMMERCIAL DISTRICTS: DEMOLITION, ESCAPED SPACE, PARKING REQUIREMENTS

JOSH'S TOP EIGHT

PROFESSIONAL STAFF SHOULD BE ABLE TO ADMINISTER A ZONING CODE

UNNECESSARY PROCESS THAT DOES NOT MATTER IN THE END

FEMA AND THE BUILT ENVIRONMENT

LEGALIZE HISTORIC PALM BEACH

JOSH'S TOP EIGHT

TOWN SERVING REQUIREMENTS

HEIGHT, SCALE, AND MASS

FUTURE OF RETAIL AND BUSINESS COMMUNITY

DETERMINE THE FUTURE AND CODE IT

THE PALM BEACH LEAN INITIATIVE

"BETTER, FASTER, CHEAPER"

CONDUCT REVIEW OF PROCESSES ALONGSIDE CODE REFORM

DISCUSS THE NEED FOR A MASTER PLAN (MASTER PLAN ALONGSIDE CODE)

BEGIN PUBLIC INPUT SESSIONS IN THE NEXT MONTH (IN SEASON VS. OFF SEASON)

ENGAGE A THIRD-PARTY PROPHET

PARTNER WITH THE CONGRESS FOR THE NEW URBANISM (CNJ): PILOT PROJECT

DISCUSS THE PROJECT SCHEDULE

THE PATH FORWARD

DRAFT MASTER SCHEDULE

MARCH—APRIL 2019
PUBLIC INPUT SESSIONS

MAY—AUGUST 2019
DRAFT CODE

SEPT—NOV 2019
PUBLIC INPUT SESSIONS
FEEDBACK LOOPS

JANUARY 2020
CODE ADOPTION

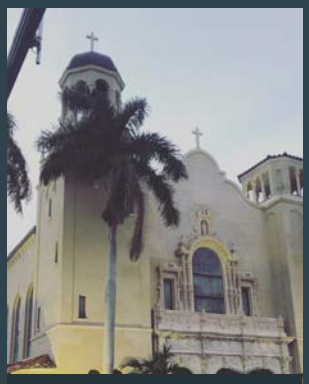
THE PATH FORWARD

PUBLIC INPUT SESSIONS

MARCH
RESIDENTS

MARCH
BUSINESS AND DEVELOPMENT COMMUNITY

APRIL
DESIGN PROFESSIONALS



APRIL
BOARDS AND COMMISSIONS

DISCUSSION & QUESTIONS