



photo credit: wally gobetz

PRESERVING PALM BEACH

An Incremental Approach to Code Reform

Presentation to Palm Beach Town Council – November 13, 2019



RESEARCH

EDUCATION

TRANSPARENCY

INCREMENTAL CODE REFORM

RESEARCH

A think-tank focused on Palm Beach

The Town of Palm Beach deserves to be equipped with leading research from a leading institution/think-tank regarding all facets of zoning code reform.

TEAM

Congress for the New Urbanism

Lynn Richards – President & CEO

Mallory B.E. Baches AICP, LEED-AP, CNU-A – Program Manager

Code Writing Experts

Marina Khoury AIA – Partner & Director of Town Planning, DPZCoDesign

Matthew J. Lambert – Partner, DPZCoDesign

Bruce Donnelly – Director and Researcher, Access Places

EXPERTISE





EDUCATION

Analysis

Understanding Existing Code Elements across all land use regulations

Research

Studying existing federal and state regulations impacting local development

Symposium

Dialogue by national experts on critical code considerations and principles

Public Engagement

Communication with the community about issues relevant to their concerns

Documentation

Provision of recommended code changes incorporating the findings of this process

TRANSPARENCY

Town Comprehensive Plan (2017)

Future growth and development within the town shall be managed to maintain and enhance the town's unique physical and historic character with emphasis on its visual qualities, and compatibility and harmony among its diverse land uses.

INCREMENTAL CODE REFORM

- meet the town planners, mayor and council, and planning commissioners **where they are**
- be **historic context**-sensitive and place-sensitive
- enable change, **not mandate** nor guarantee change
- **respond to trends and needs** for housing, new business opportunities, and transportation







MODULE 1

The History, Theory and Practice of Land Use Codes

Symposium:

Leading Expert in Urban Design
Leading Academic in Planning History

Organizational Approach, Short Term vs Long Term Fixes,
Vision for the Code of the Town of Palm Beach

MODULE 2

Place, Form, and Space in the Town of Palm Beach

Symposium:

Leading Expert in Code Writing

Leading Expert in Architecture

Architectural Standards, Height Districts, Frontage Types, Composition
Adjacency Requirements, Transition Principles, Use/Form

MODULE 3

Vulnerability Analysis and Design & Regulation for Resiliency

Symposium:

Leading Expert in Sustainability

Leading Expert in Resiliency

Leading Expert in Climate-Responsive Design

FEMA Design Strategies, Sustainability and Stormwater Strategies

MODULE 4

Historic Preservation and Landscapes, Landmarking, and Protection Best Practices

Symposium:

Leading Expert in Historic Preservation

Leading Expert in Landscape Design

Historic Preservation Strategies, Demolition, Revisions to
Landmarking, Evaluation of Historic Districts, Grade/Category (1/2/3),
Native Vegetation and Landscapes

MODULE 5

Complete Streets, Retail Trends, and Parking Resource Management

Symposium:

Leading Expert in Retail

Leading Expert in Transportation

Retail Strategy (Main Street District), Parking Management
Strategy, Transportation and Streetscape Network

MODULE 6

The Power of Design in Coding Urban Outcomes

Symposium:

Leading Expert in Urban Design

Leading Expert in Public Health

Leading Expert in Architectural Design

Urban Standards, Lot Coverage, Frontage Buildout, Additional Requirements and Guidelines, Sign Standards

OUTCOMES

- **process improvement:** Preserve Palm Beach will eliminate unneeded, bureaucratic, costly zoning and development review processes for our residents and business owners.
- **user-friendly document:** The code deliverables, compiled into a final document through the Preserve Palm Beach process, will provide a more user-friendly zoning document that does not require a legal entourage to navigate.

OUTCOMES

- **neighborhood compatibility:** The reformed code will require new construction and infill development to be more in keeping with the height, scale, and mass of existing Palm Beach neighborhoods throughout improved zoning standards.
- **design review process:** The Preserve Palm Beach recommendations will serve to improve the efficiency (time) and reduce costs associated with the existing design review processes of ARCOM and LPC.

SCHEDULE

Town Council Meeting: November 13, 2019

Kickoff Workshop Week: January 2020

Community Symposia Series: 6 dates in January – April 2020

Community Engagement Sessions: 6 dates in January – April 2020

Code Completion Workshop Week: April 2020

Draft Recommendations Delivered: May 2020

Final Recommendations Delivered: June 2020



CNU

Building Places
People Love.

Lynn Richards

President and CEO

Congress for the New Urbanism

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