



# DESIGNING OUR PALM BEACH CHARRETTE SUMMARY

DRAFT 2023 0331



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## PREPARED FOR

The Town of Palm Beach, Florida

## CONSULTANT TEAM

ZoneCo

YARD & Company

The Corradino Group

Fairfax and Sammons

Brightside Legal

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# Overview



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# WELCOME

The story of Palm Beach has been written over a century and has many chapters. Starting from a natural environment of mangroves and evolving into some of the most coveted real estate in America, each chapter has been a reflection of the people who are the stewards of this magical place.

The built environment tells the story of the many chapters of this place that have already been written and your work this week will inform those that are still to be written. From Flagler's northeastern shingle-style to Mizner's Spanish-Renaissance that has become synonymous with Palm Beach, to the modern and international style, the built environment has indelibly shaped this island nearly as much as its natural environment.

But it isn't any one vernacular that defines Palm Beach. Over the last century influential historic architects including Mizner, Wyeth, Volk, Fatio, Shumate, Harding, Major, Urban and modern-era architects such as Lawrence, Dodd, Sammons and many more have put their imprimatur on this place. But the true architect of Palm Beach's next chapter is you – as the stewards of this island's present and future.

**We designed Designing Our Palm Beach Week – 27 February to 3 March, 2023 – around you** so that you, with our professional assistance, can write the next chapter of Palm Beach's built environment.



DESIGNING OUR PALM BEACH

The week was intended to be both aspirational and pragmatic. How should the future of infill and redevelopment in Palm Beach look and feel? Where should garages go? How about air conditioning units? From the major to the minute, we ask that you only bring your ideas, your open mind, and your passion for Palm Beach. You were open to it. You embraced it. We hope that you enjoyed it.

In every chapter of Palm Beach there have been challenges. It started from a vision. Flagler had a vision. Did the railroad and oil tycoon know for sure anyone would embrace his vision? It began as most great things do; with vulnerability and risk. Palm Beach has always risen above and will continue to do so but not without your ideas on how we overcome current and future challenges. Sea-level rise, global economic pressures, unprecedented demand, aging buildings and infrastructure, shifts in retail, the ever-increasing popularity of the restaurant scene, all affect the next chapter of Palm Beach.

Palm Beach is both an aspiration and a reward. Those of you who have reaped its rewards are now charged with making sure it remains an aspiration for generations to come. This is your challenge and opportunity. Thank you for accepting it. This document is a summary of this journey together.



**SEE THE RECAP**

[CLICK TO WATCH](#)



# THEMES FROM THE WEEK

**Design our Palm Beach Week reached over 500 residents through a variety of touch points:**

- » January 17th Town Hall Event ~100 people
- » Opening Event ~200 people
- » Office Hours ~21 people
- » Mobile Engagement ~15 people
- » Lobby Engagement ~8 people
- » Mizner Seminar ~50 people
- » Open Studio Hours ~42 people
- » Mobile Engagement ~35 people
- » Lobby Engagement ~15 people
- » Sea Level Rise Seminar ~49 people
- » Open House ~24 people
- » Worth Avenue Assoc. Breakfast ~20 people

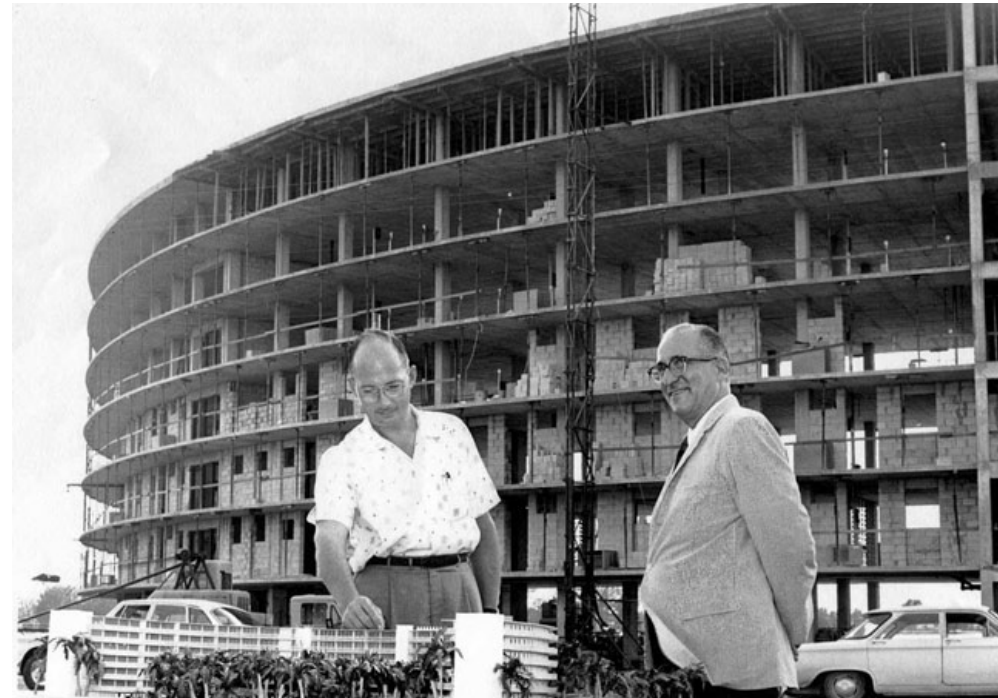
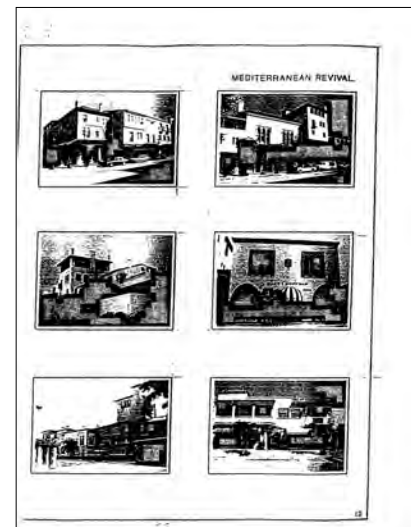
The collective impact of these interactions generated 8 themes that guided the team's work throughout the week that are highlighted on the pages that follow.





# WE HAVE BEEN THROUGH THIS BEFORE

Whether it's hurricanes, high-rise towers, post-war growth, or testing its judgment on design, Palm Beach has always risen to the occasion. Preserving the character that makes Palm Beach special includes efforts such as the Worth Avenue Design Guidelines first developed in 1991 (below).



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





# CHOICES HAVE CONSEQUENCES

What we decide to do with the new zoning ordinance 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, subdivision rife with McMansions or a gated community. We are a town built of neighborhoods, public spaces, institutions and thriving commercial centers.



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

Palm Beach has great streets that bring great comfort and pleasure. Rather than uniform, their splendor comes from a unified attitude about landscape and buildings and clarity between public & private realms.





# DESIGN OVER DENSITY

With such robust demand for a finite amount of real estate, there exists an understandable concern about density. But simply trying to control density without elevating design runs counter to what makes our island so valuable in the first place.

The new zoning code should support:

- » Modest increases and decreases in density, maintaining the general overall density that exists today
- » A focus on design
- » A mix of roof lines
- » One and two story residential
- » Thoughtful first floor articulation
- » Traditionally scaled massing
- » Porticos & terraces
- » Screening and subordinating parking's visibility





# TRAFFIC IS COMPLICATED

Our island has a finite amount of total land and even more limited space we can realistically dedicate to parking and travel ways. Residents, employees, business owners, landscapers, house staff and construction workers all compete for this precious resource. While zoning on its own cannot fully address all aspects of traffic, the Town can take meaningful steps to make life easier for residents and effectively manage a limited supply of public parking and street capacity.





# SOUTH END IS LIKELY TO CHANGE



Over the life of the next zoning code, the South End is likely to see change that is driven, in part, by:

- » Aging buildings will need to be renovated or replaced
- » Traffic that getting worse and more dangerous
- » Rising sea levels





# NATURAL ENVIRONMENT IS A SUPER POWER

Much like its architecture, landscape is central to Palm Beach's identity. Shade, light and air are all essential to human comfort in our climate. And while for decades we've been importing new types of landscape to our island, we are starting to realize that the impact of doing so with the number of landscape crews and artificial landscape applications required to maintain such a palette.





# KEY AREAS OF FOCUS

Designing our Palm Beach Week began with a kick-off event that presented a wide array of topics, concepts, and responses to the concerns that were identified in the January 17th Town Hall event. This conversation with residents led to the prioritization of five key areas for the team to focus upon over the balance of the week:

- » Designing for base flood elevation
- » Congestion, parking and the trades
- » North End
- » Midtown
- » South End

Each of these areas of focus have their own section within this summary document.





# IMMEDIATE ACTION ITEMS

Readily implementing key aspects of the focus areas is essential to maintain momentum into the off-season. Key tasks that may be accomplished before summer:

- » Modify business tax receipt requirements
- » Create a new interim building height definition
- » Update requirements for nonconforming lots
- » Update the freeboard requirement
- » Update requirements for commercial mechanical equipment

During the off season and into next fall, the team will draft revisions and new sections to the zoning code that are shaped by the outcomes and direction arrived upon out of this charrette. **The goal is to have a new zoning code in place by March of 2024.**





# The Process



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# WEEK AT A GLANCE

## A CHARRETTE?

Designing our Palm Beach Week utilized a design charrette format to efficiently and effectively engage hundreds of residents to help shape the future zoning code. This week long event structured a number of conversations and working sessions between 27 February and 2 March, 2023 that, in real time, allowed the team respond with design and planning responses to get further reaction and make critical decisions.

## CHARRETTE HQ

Designing our Palm Beach Week was based at the Morton and Barbara Mandel Recreation Center.

## SCHEDULE

<b>Monday, February 27</b>	Kick Off Event
<b>Tuesday, February 28</b>	Seminars, Studio Hours and mobile engagement
<b>Wednesday, March 1</b>	Seminars, Studio Hours, mobile engagement, Open House
<b>Thursday, March 2</b>	Worth Avenue Breakfast, Final Presentation





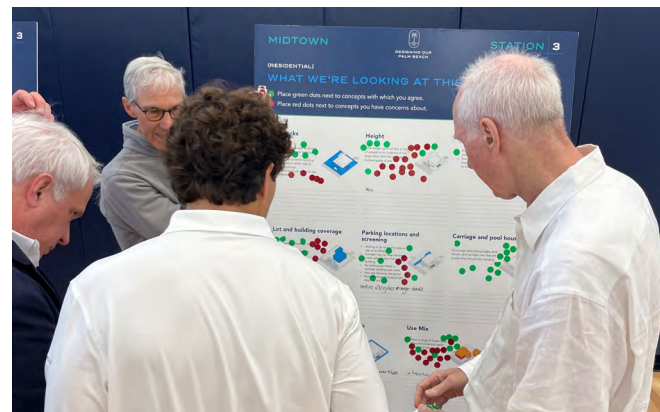
# OPENING EVENT

**Monday, February 27**

4:00 - 6:00pm

Charrette Week kicked off with an Opening Event on Monday evening at the Mandel Recreation Center. The event started with welcoming remarks by Mayor Danielle Moore followed by brief remarks by Sean Suder of ZoneCo and information about the week's schedule of activities and opportunities for engagement by Joe Nickol with YARD & Company. For the rest of the opening event, attendees were invited to provide their feedback on engagement boards. Each board defined issues and outlined potential solutions distilled from engagement activities in January of 2023. Attendees could express their support or opposition to the content on the boards by placing green and red stickers next to the written content. Fifteen members from the consultant teams were on-hand to answer questions and have in-depth conversations. Nearly 200 Palm Beach stakeholders were engaged during the Opening Event leaving 587 stickers.

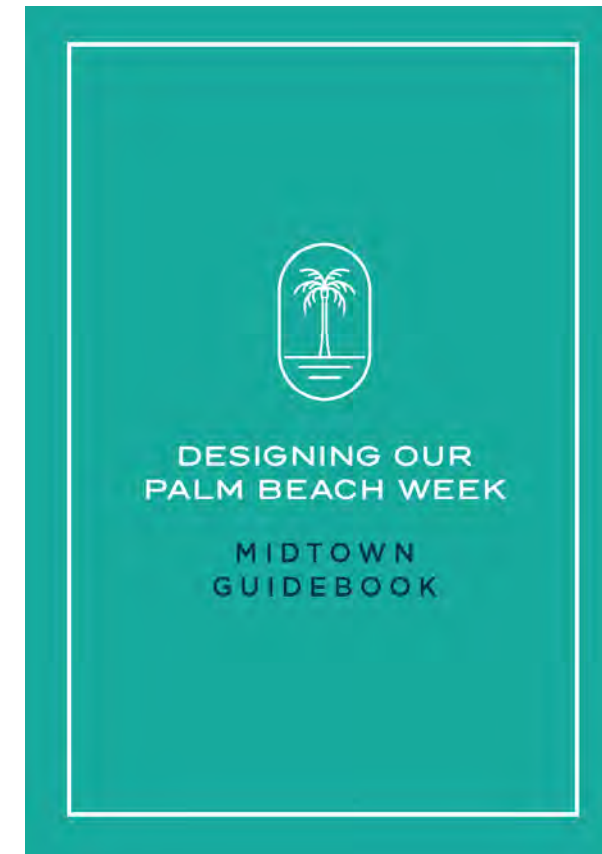
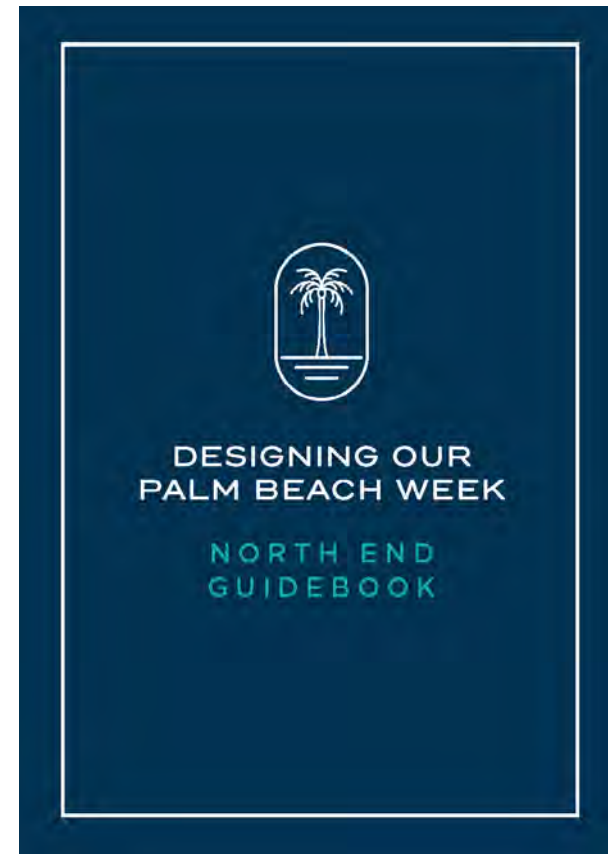
**WATCH PRESENTATION**  
CLICK TO WATCH





# GUIDEBOOKS

Charrette Week Guidebooks were distributed to event attendees. Each area of the island, North End, Midtown, and South End, had a unique booklet with prompts and activities specific to their area. Residents were encouraged to take the Guidebooks home and complete the activities within. Completed Guidebooks could be returned to any Charrette Week event and feedback would be incorporated into broader community engagement findings. Over 200 Guidebooks were distributed and approximately guidebooks were filled out and returned.





# STUDIO HOURS

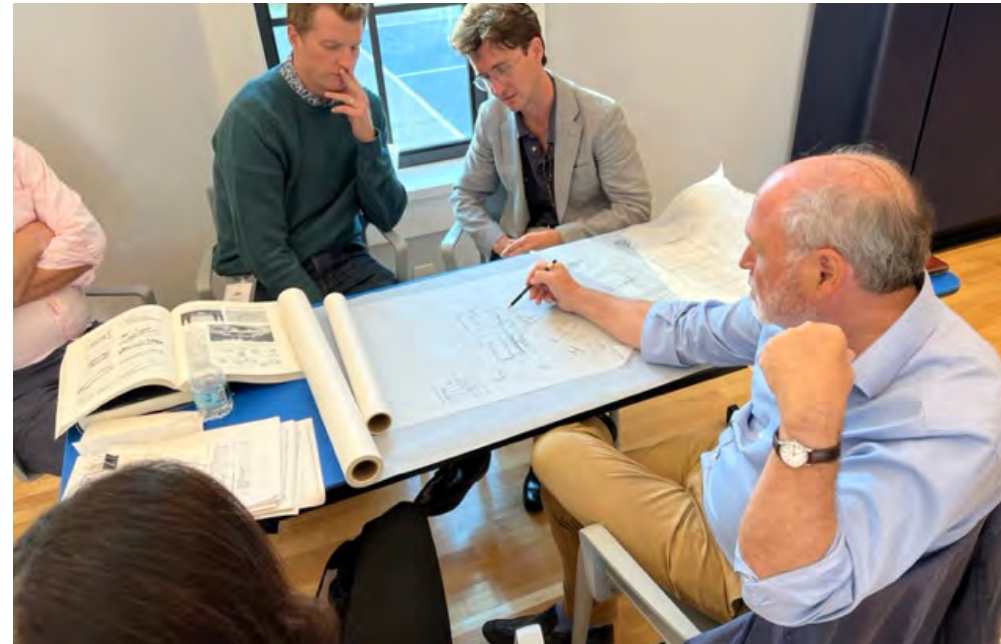
**Tuesday, February 28**

2:00 - 4:00pm

**Wednesday, March 1**

9:00 - 11:00am

Studio Hours were opportunities for Palm Beach stakeholders to meet one-on-one or in small groups with consultant team members. Studio Hours were promoted to the public in advance of Charrette Week and scheduled via an online calendar. Registration included the topic of interest or concern so Charrette organizers could connect stakeholders with the applicable subject matter expert on the consultant team. Walk-ins were also welcomed. Studio Hours were effectively listening sessions aimed at helping the consultants gain a more nuanced understanding of stakeholders' concerns and interests. Sixty three stakeholders were engaged during Studio Hours.





# MOBILE ENGAGEMENT

## Tuesday, February 28

9:00 - 11:00am at Starbucks

2:00 - 4:00pm at Royal Poinciana Plaza

## Wednesday, March 1

7:00 - 10:00am at the Lake Trail

While most engagement activities took place at the Mandel Recreation Center, several engagement activities were held at sites around the island. The goal was to meet Palm Beach residents along their daily routine and to collect and incorporate their feedback into the broader community engagement findings. Mobile engagement was held at 150 Worth Avenue, Royal Poinciana Plaza, and along the Lake Trail. Mobile engagement reached an estimated 50 stakeholders and surveys and Charrette Week schedules were distributed.





# SEMINARS

**Tuesday, February 28**

3:00 - 4:00pm "Mizner's Palm Beach"

WATCH

**Wednesday, March 1**

11:00am - Noon "Sea Level Rise and Palm Beach"

WATCH

Two Seminars were held during Charrette Week, "Mizner: The Placemaker" by Sean Suder of ZoneCo and "Palm Beach and Sea Level Rise" by Joe Corradino of the Corradino Group. Both topics are of great importance as earlier engagement activities uncovered preservation and aesthetics and sea level rise as critical issues to address in the revised zoning code. Approximately 100 stakeholders participated in the Seminars.



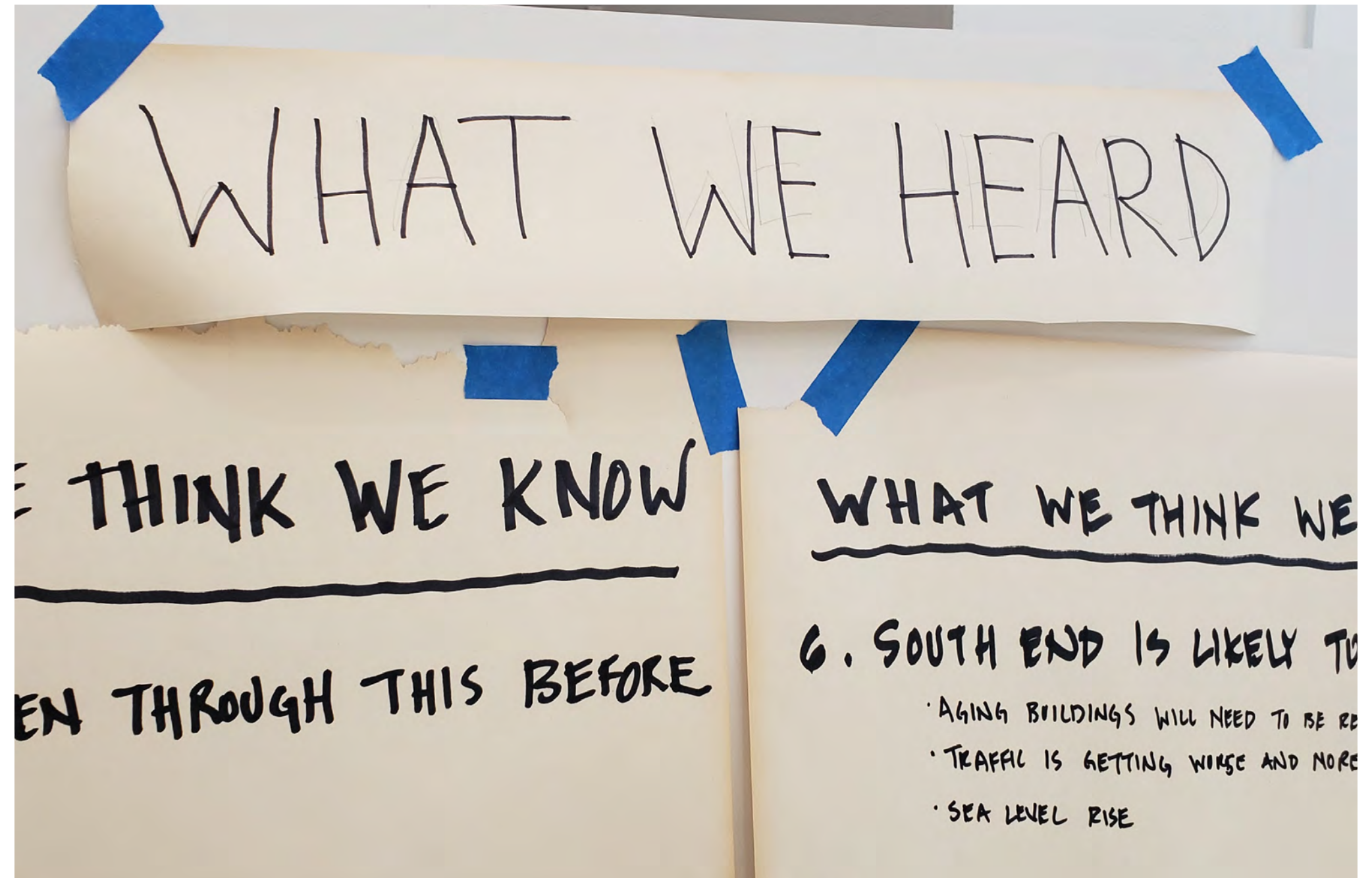
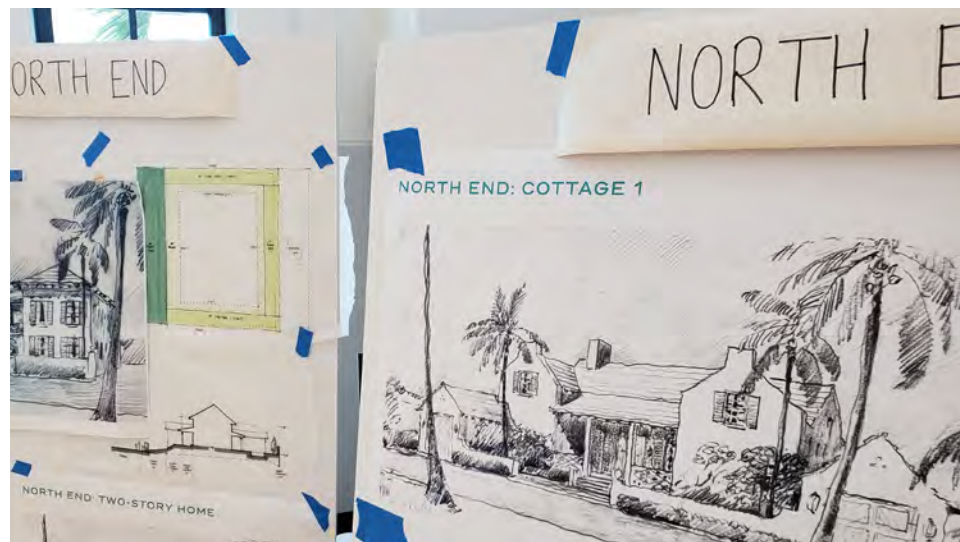


# OPEN HOUSE

Wednesday, March 1

4:00 - 6:00pm

Residents were invited to check in with the design team mid-week and provide feedback on emerging thinking. Dozens of stakeholders participated in the two-hour event, getting up to speed on the week's progress and providing detailed input on each of the five key areas of focus.





# WORTH AVENUE BUSINESS ASSOCIATION

**Thursday, March 2**

8:00 - 9:30am

Members of the Designing our Palm Beach Week team were invited to share with the Worth Avenue Business Association emerging findings from the charrette and engage in topics specific to Worth Avenue. Parking, bridge traffic and retail design were the primary topics covered.





# CLOSING EVENT

The culmination of Charrette Week was the Closing Open House on Thursday evening at the Mandel Recreation Center. Stakeholder feedback collected throughout the week through events, meetings, conversations, and surveys were summarized and presented as key themes and findings and applied to real life zoning scenarios. Graphics were displayed around the gymnasium alongside recommendations for zoning code revisions. Welcoming remarks were given by Mayor Moore and a presentation of Charrette Week's findings were shared by Joe Nickol of YARD & Company. Closing remarks with a list of next steps was presented by Sean Suder of ZoneCo. Approximately 100 stakeholders were in attendance.

**WATCH PRESENTATION**

[CLICK TO WATCH](#)





KEY AREA OF FOCUS 1

# Designing for base flood elevation



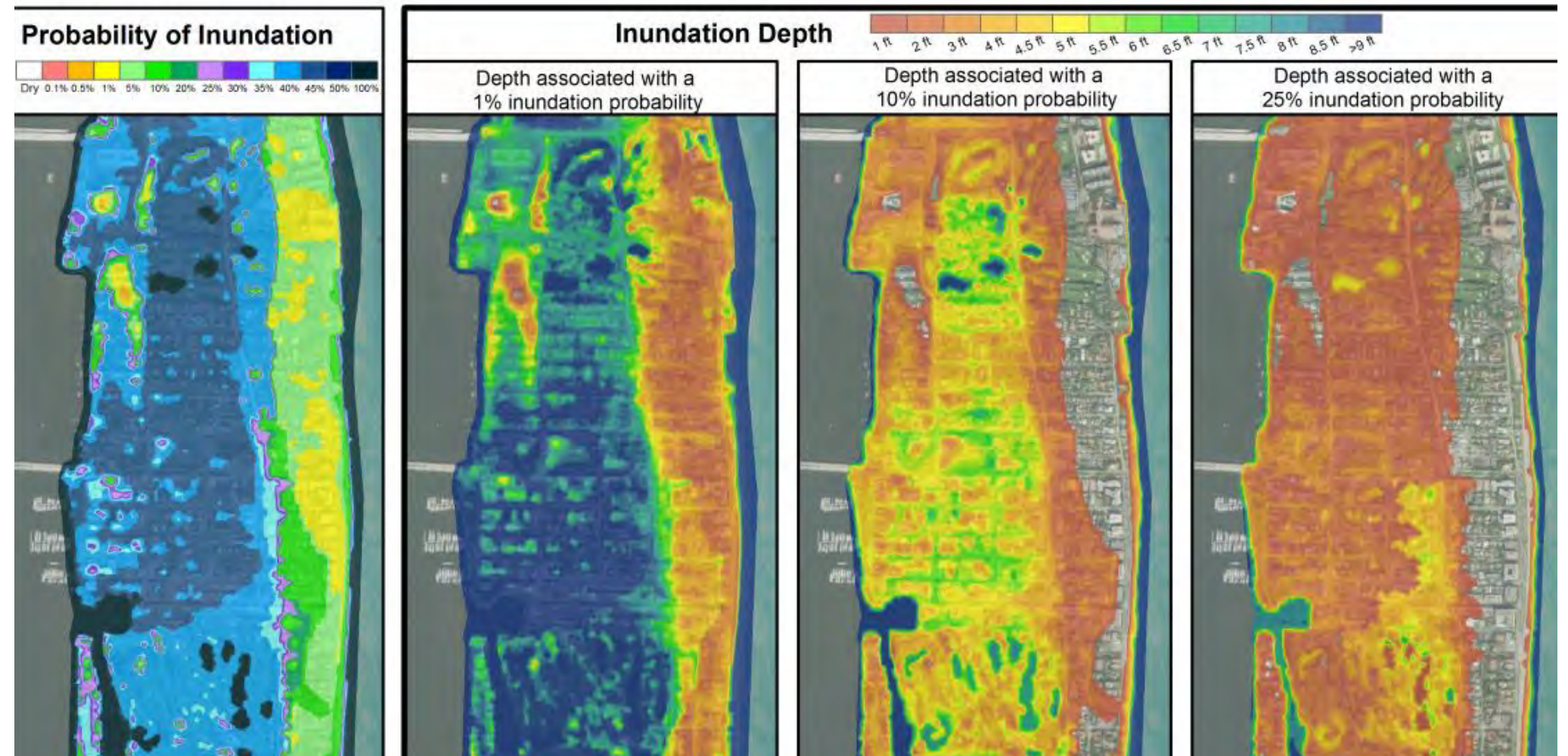
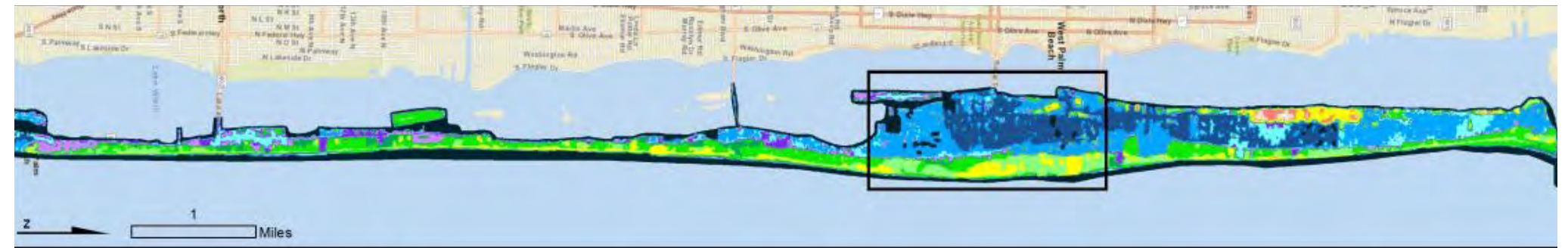
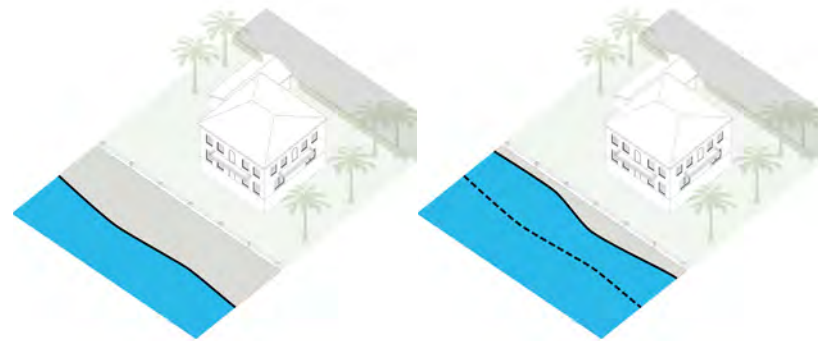
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# OVERVIEW

The design team looked at the following during the charrette 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 and outdoor spaces



*The Coastal Flood Vulnerability Assessment and Palm Beach Flood Risk Model*  
*From the Level-Up Palm Beach Coastal Resilience Implementation Plan*





# RECOMMENDATIONS

The following concepts were elevated as priority recommendations and areas for additional exploration:

- » 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





KEY AREA OF FOCUS 2

# Congestion, parking and the trades



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# OVERVIEW

The design team looked at the following during the charrette week:

- » Existing parking inventory
- » Impacts of landscape, house staff and construction vehicles
- » Parking permits, passes and fees
- » Valet management
- » Off-island employee parking and circulators
- » Residential parking passes
- » Variable parking pricing
- » SMART parking program





# RECOMMENDATIONS

The following concepts were elevated as priority recommendations and areas for additional exploration in the forthcoming traffic study:

- » 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





KEY AREA OF FOCUS 3

# North End



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# OVERVIEW

The design team looked at the following with North End residents during the charrette 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?





# 1-STORY SETBACK

*Smaller setback for 1-story portion of house*





# 2ND STORY SETBACK





# MAX FRONTAGE

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





# MAX BAY WIDTH

*Cap the width of projecting bays and wings.*





# UPPER LEVEL STEP BACK

*Create useful stepbacks or no stepback.*





# MAX UPPER LEVEL FLOOR AREA

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





# GARAGE BAYS

*No garage required*

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

*Max of 1-bay garages at front of house*





# LIMIT NUMBER OF FRONT EXTERIOR STAIRS

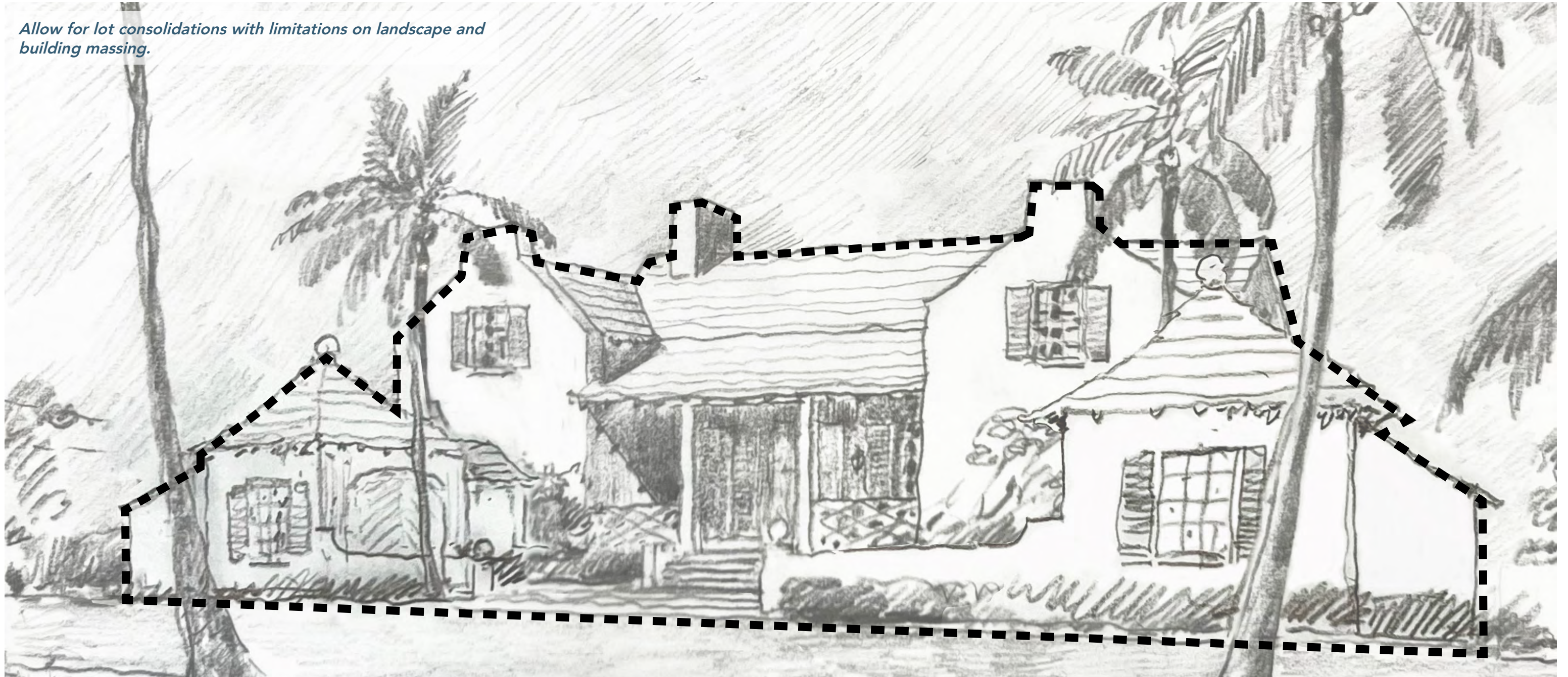
*Cap the width of projecting bays and wings.*





# LOT CONSOLIDATIONS

*Allow for lot consolidations with limitations on landscape and building massing.*





KEY AREA OF FOCUS 4

# Midtown



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# SEA STREET LOTS

The design team looked at the following with Sea Street residents during the charrette week. There exist many similarities to the North End criteria set in the prior section 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





# COMMERCIAL SITES

The design team looked at the following with Midtown commercial stakeholders on prototypical sites during the charrette 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



*Midtown Commercial Test Site*  
*Apollo parking lot on Peruvian*





# BUILD BUILDINGS UP TO STREET

*Require a Percentage of Ground floor facade at the property line and allow arcades, galleries and porticos to count toward that requirement.*





# SELECTIVELY STEP BACK UPPER LEVEL MASSING

*Require a percentage of upper floors on large buildings to stepback.*





# LIMIT INTERRUPTIONS TO THE SIDEWALK

*Limit curb cuts to alleys and side streets*





# ALLOW FOR TOWERS AND PROJECTED MASSING

*Allow a portion of footprint to project vertically and specify tower size and locations where appropriate.*





# PROPORTION BAYS WITH VARIED ROOF LINES

*Encourage varied roof lines and parapets.*

*Allow for projecting elements such as spires, towers, and chimneys beyond height limits.*





# BREAK DOWN MASSING ALONG BLOCK FACE





# BREAK DOWN MASSING ALONG BLOCK FACE





KEY AREA OF FOCUS 5

# South End



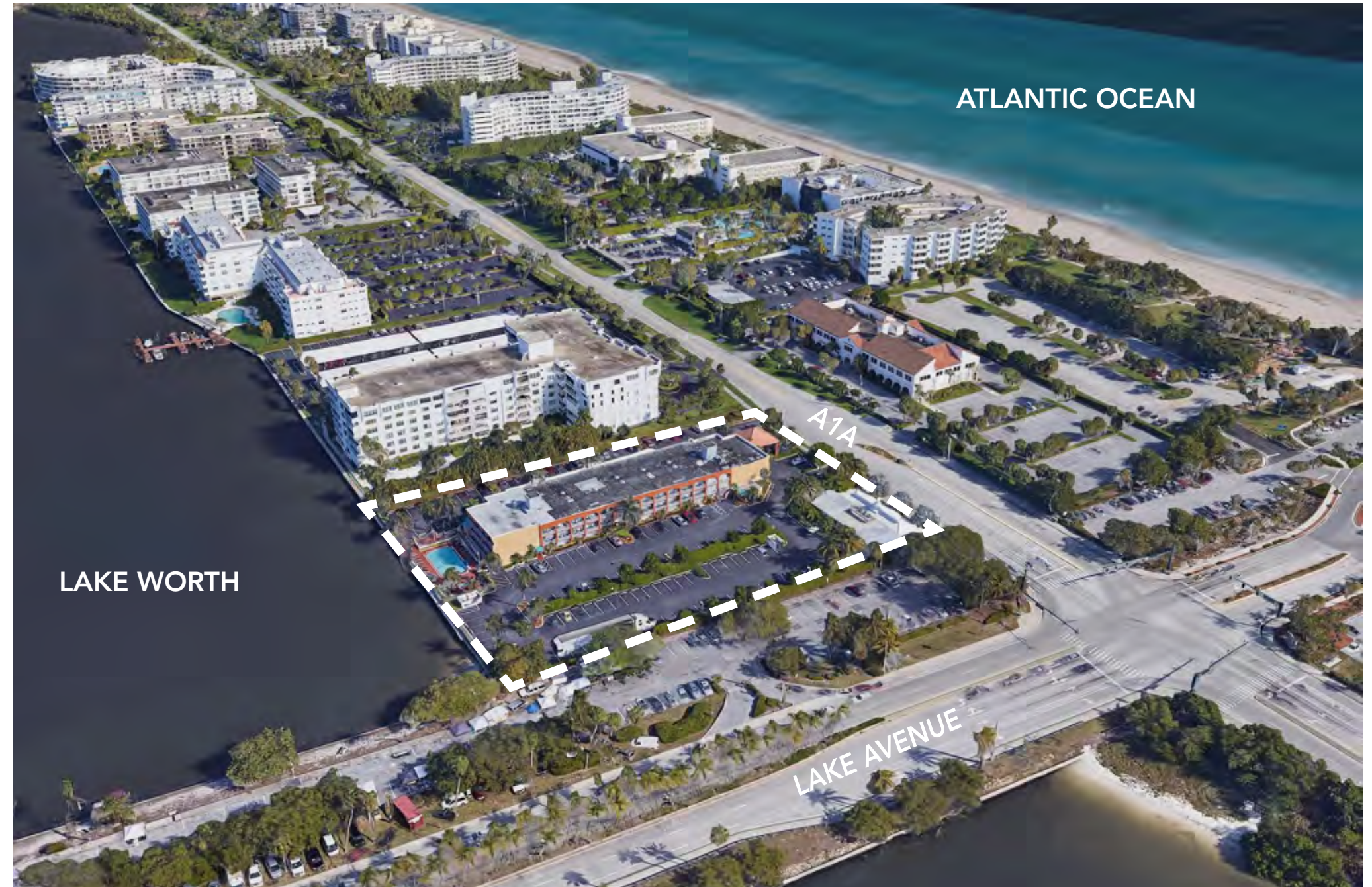
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# OVERVIEW

The design team looked at the following during the charrette 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



*South End Test Site  
Fairfield Inn site*





# CREATE A PUBLIC SPACE NETWORK





# LIFT PARCELS WITH FILL AND PARKING





# MAKE A1A DESIGN WORK FOR PALM BEACH





# PRESERVE VIEWS WITH A HEIGHT PLANE







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