

Mid-Town Commercial Districts Zoning Study

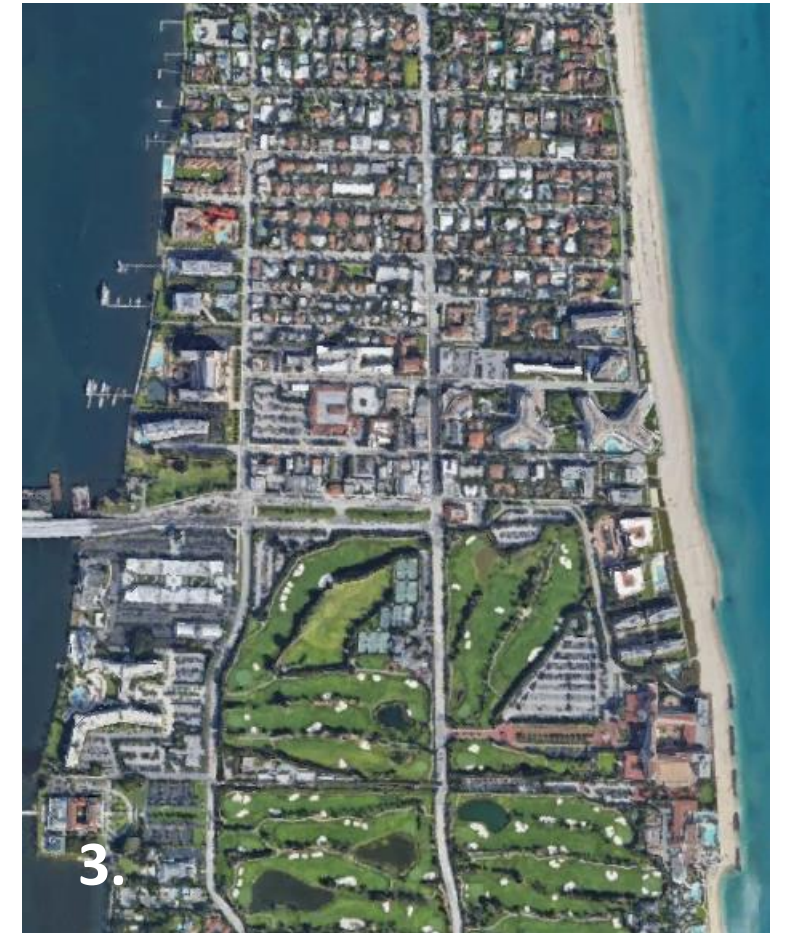
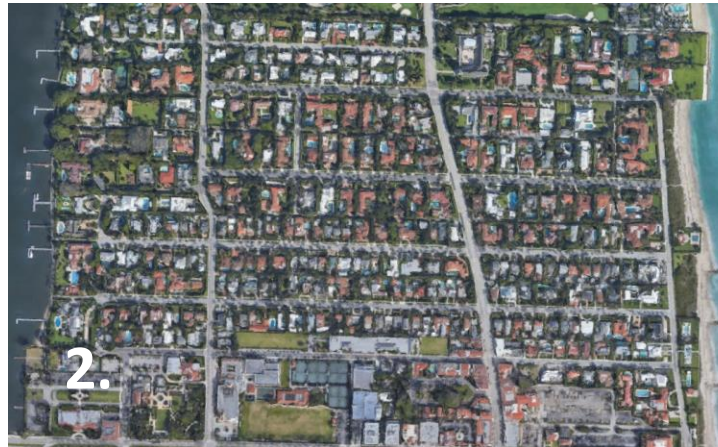
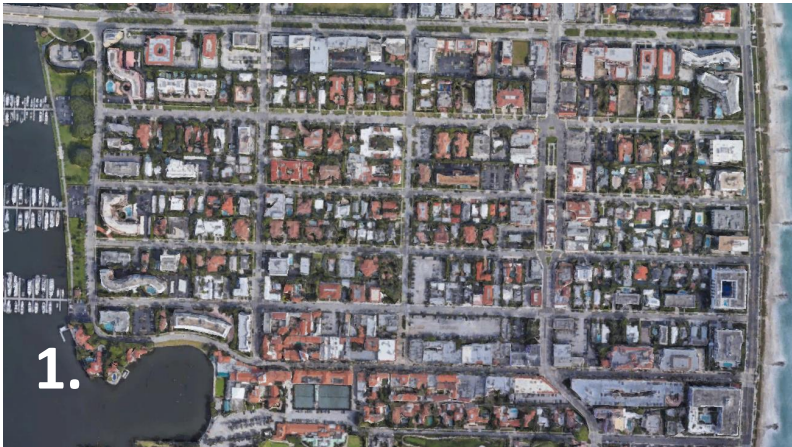


TOWN OF PALM BEACH

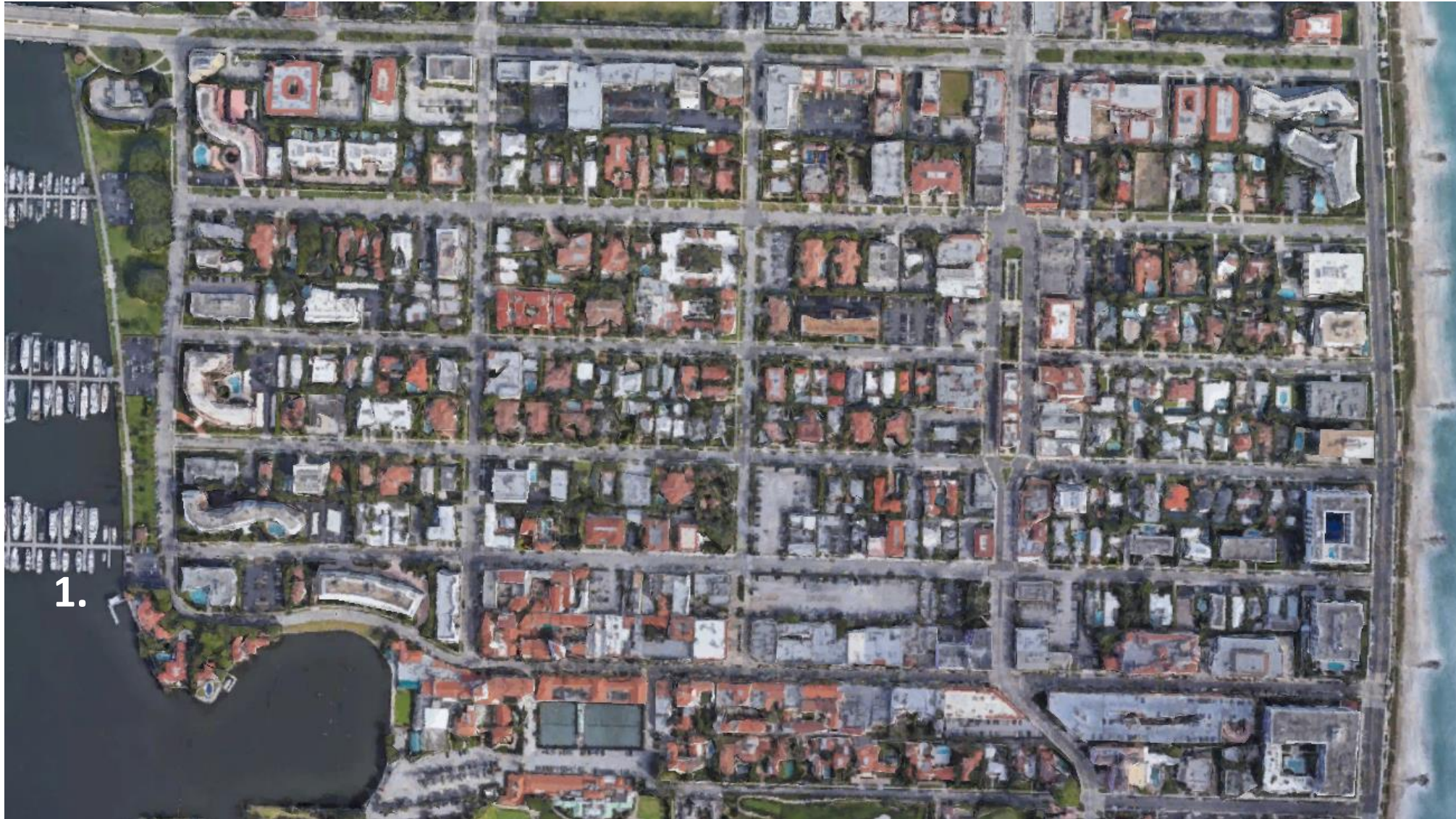
Mid-Town Snapshot

Three Distinct Mid-Town Areas

1. “Town Center Area” - Royal Palm Way to Hammon Avenue (Colony Hotel)
2. “Royal Palm Way Area” – Royal Palm Way to The Breakers
3. “Royal Poinciana Area” – The Breakers, Royal Poinciana Way, RP Plaza, to Wells



Mid-Town Snapshot – The Town Center Area



1.

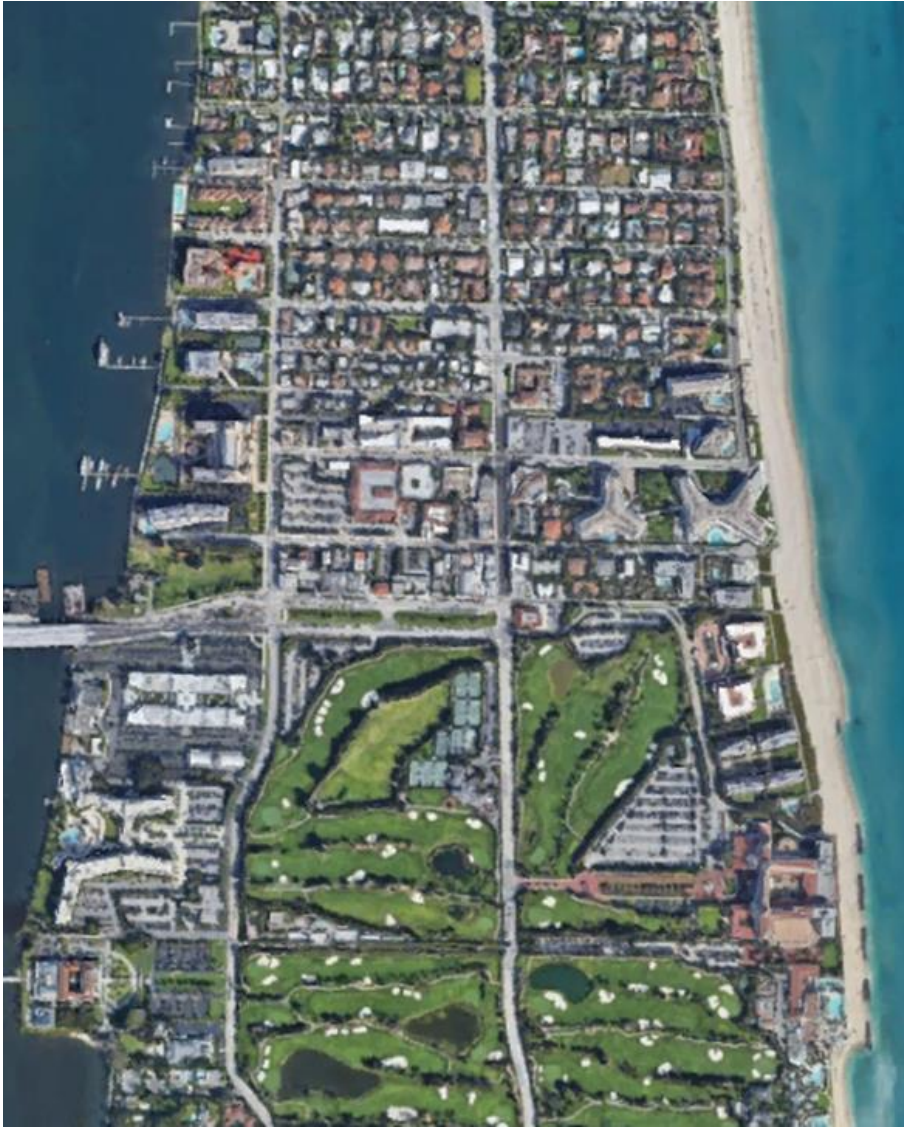
- 23 blocks
- 154 acres
- 0.25 sq. mi.
- 325 buildings
- 50% residential
- 50% at least 25% commercial uses
- 2 story mean
- 22 over 5 stories
- Worth Avenue
- Town Hall
- Everglades Club
- Marina
- S. County Road
- Royal Palm Way

Mid-Town Snapshot – Royal Palm Way Area



- Similar size as Town Center Area
- 3 entirely commercial blocks
- Most entirely residential or institutional
- Society of the Four Arts
- Schools
- Worship Places
- Recreation Center
- Wells Fargo Property
- S. County Road
- Royal Palm Way

Mid-Town Snapshot – Royal Poinciana Area



- 350 acres (145 of which is The Breakers)
- 0.52 sq. mi.
- Super blocks
- Flagler Museum
- The Breakers
- Royal Poinciana Plaza
- Via Flagler Development
- Worship Places
- Paramount Theater
- Historic Post Office
- N. County Road, Royal Poinciana Way

Pre-1974 Zoning

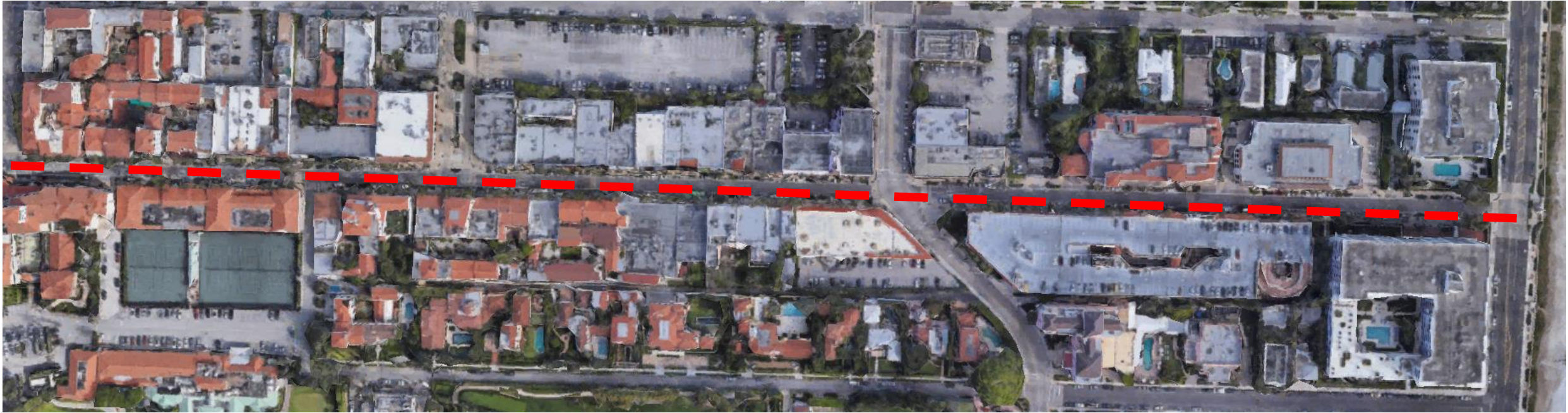
- One Commercial District – “B” Business District
- List of prohibited uses = New York City’s 1916 code
- Setback and height limitations
- Six stories, 70 ft. max. height allowed



Post-1974 Zoning

- Five commercial districts (C-OPI, C-PC, C-TS, C-WA, C-B)
- Three-story height max.
- Worth Avenue Design Guidelines
- Establishment of ARCOM

Mid-Town Snapshot – Worth Avenue



Mid-Town Snapshot – Worth Avenue – Western Block



- 720 ft. long
- 50 ft. wide r.o.w.; 22 ft. wide travel lanes
- 11 parcels
- Varied rooflines and articulation
- Most historic part of Worth Avenue
- 50 ft. wide avg. storefront
- 27 ft. wide mean storefront
- 44 on-street parking spaces
- Everglades Club – private 200+ car parking lot

Mid-Town Snapshot – Worth Avenue – Middle Block



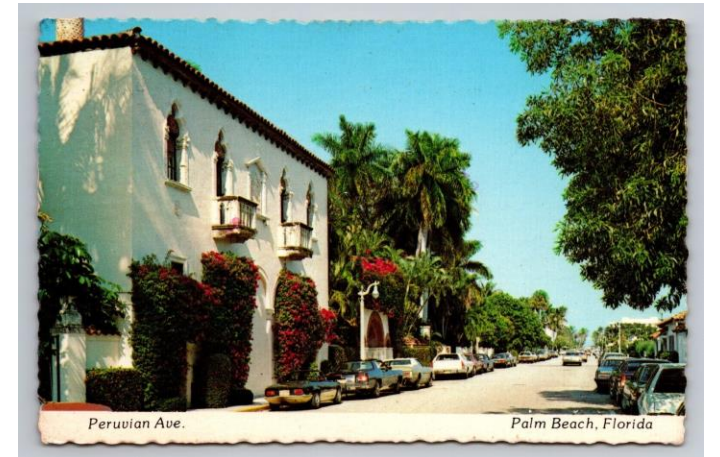
- 720 ft. long
- 14 parcels
- Flat and gabled roofs
- 62 ft. wide avg. storefront
- 50-55 ft. wide mean storefront
- 47 on-street parking spaces
- 1 and 2 story with one 3 story building
- 67 surface spaces

Mid-Town Snapshot – Worth Avenue – Eastern Block



- 1,000 ft. long
- 7 parcels
- Flat and gabled roofs
- 585 ft. long Esplanade open-air shopping center
- 2 and 3 story buildings
- Former Neiman Marcus store (newest bldg.)
- 50 on-street parking spaces
- 16 surface spaces
- Hundreds of garage spaces

Mid-Town Snapshot – Peruvian Avenue



Mid-Town Snapshot – Peruvian Avenue – Western Block



- Villa Giardino
- Pan's Garden
- Preservation Society of Palm Beach
- Mizner's historic vials
- No uniformity of setbacks, styles
- Missing teeth – surface parking lot
- Secondary street

Mid-Town Snapshot – Peruvian Avenue – Mid-Block



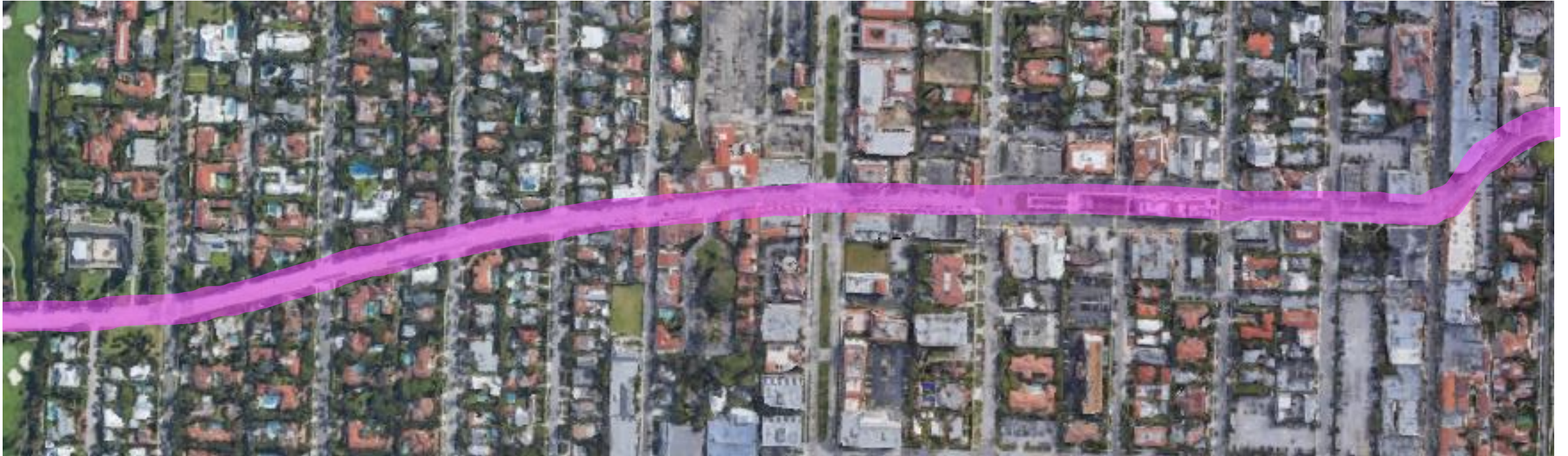
- Park
- Peruvian parking lot – 1.70 acres
- Chase lot
- Mix of uses, styles, setbacks

Mid-Town Snapshot – Peruvian Avenue – Eastern Block



- Single-family villas
- Bank branch
- Condominiums
- Primarily residential

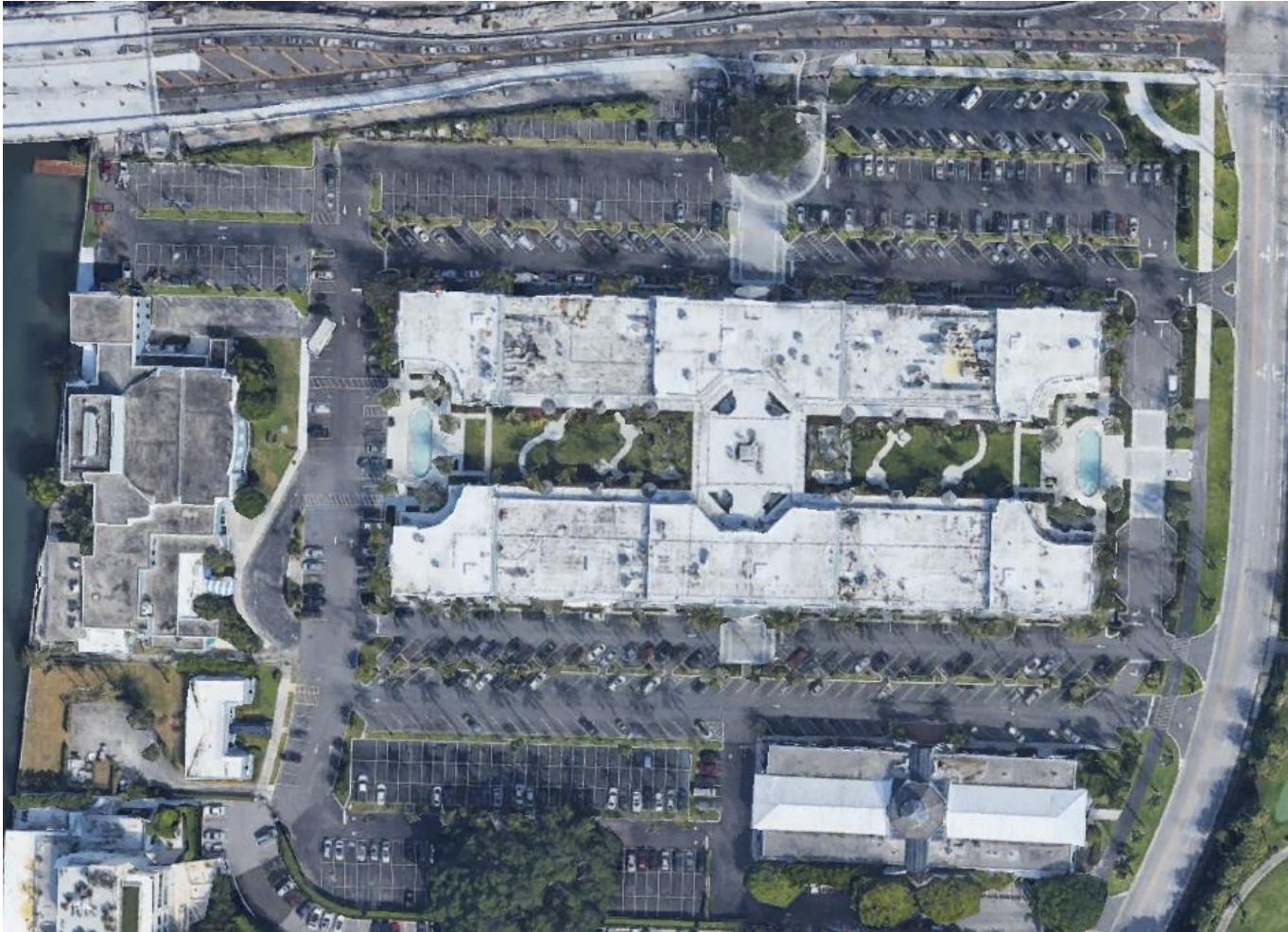
Mid-Town Snapshot – S. County Road



Mid-Town Snapshot – N. County Road



Mid-Town Snapshot – N. County Road



- Palm Beach's original lifestyle center
- 11.50 acres
- 180,000 s.f.
- 1950's shopping plaza trend



Mid-Town Snapshot – N. County Road



- Palm Beach's Central Business District
- 11 buildings – pre-1974 development pattern
- Two buildings over 5 stories
- Mean height of 2.25 stories
- Society of the Four Arts
- Schools and recreation center



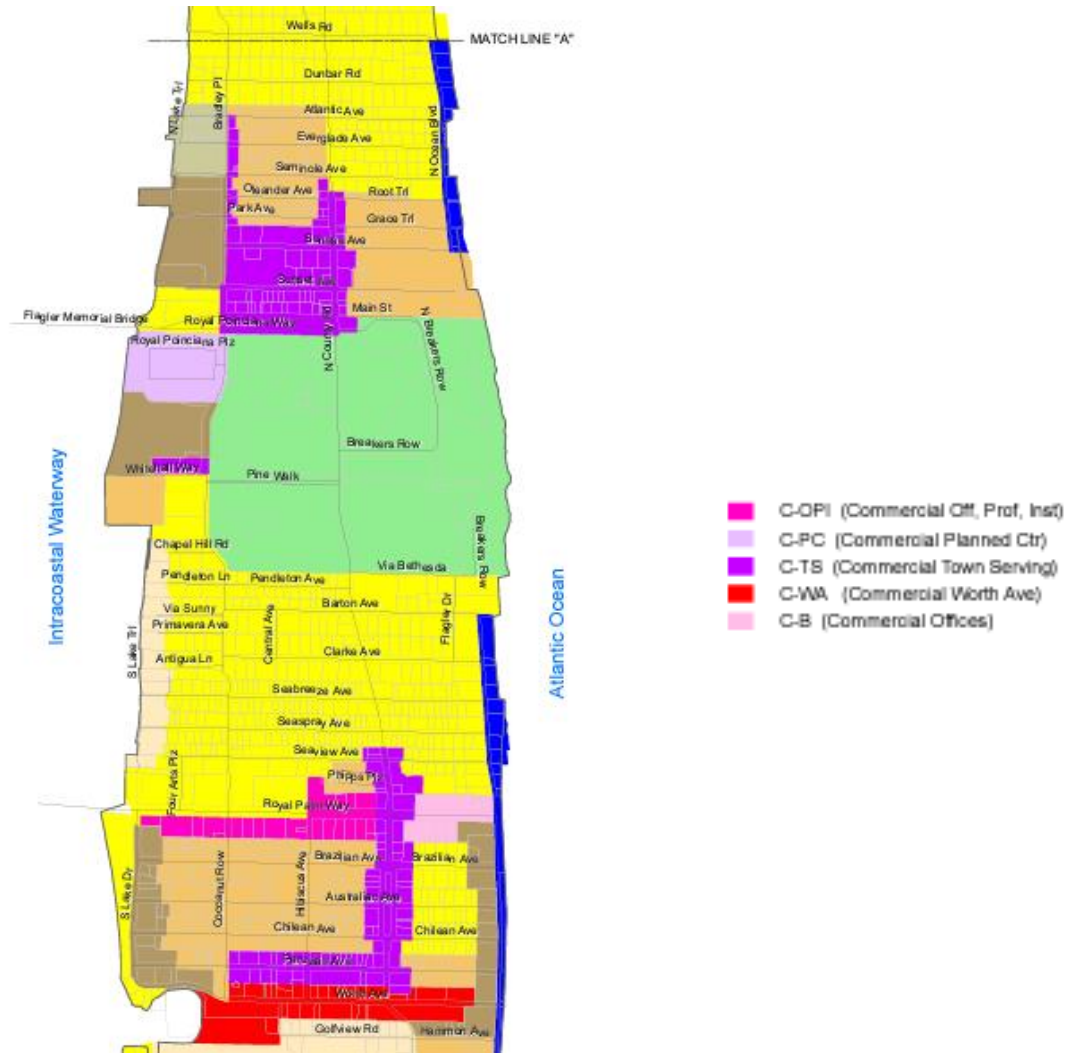
Mid-Town Challenges

- Infill development pressure
- Redevelopment pressure
- Institutional/cultural pressures
- Changing retail trends
- Hotel pressures
- Parking pressures
- Crowding



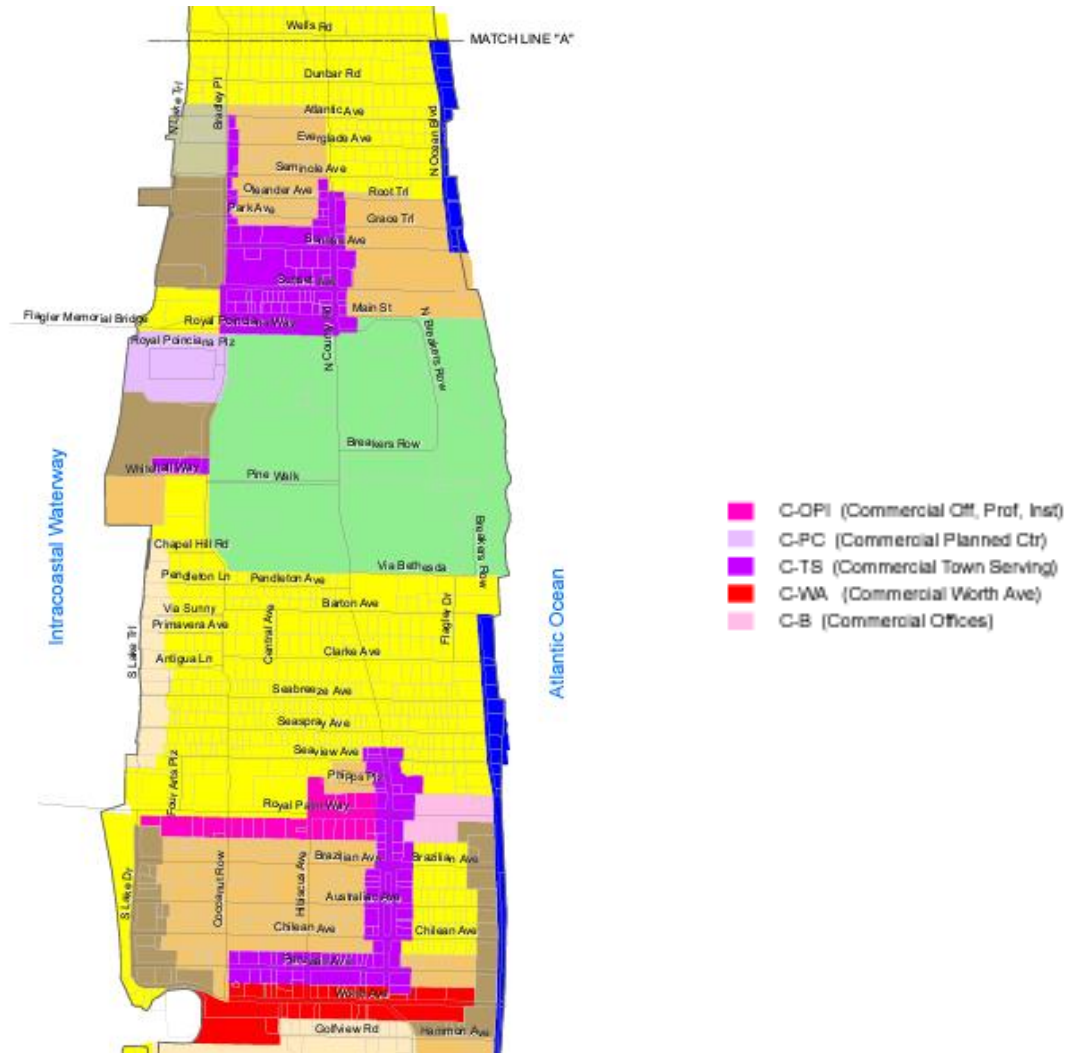
Commercial Zoning Study Takeaways

- Five commercial zoning districts
- 110 distinct uses
- Non-uses like “shoes,” “crafts,” and “signs
- Lack of clarity
- Unnecessary duplication
- Difficult to use and administer
- Lack of graphics and tables
- Euclidean and one-size-fits-all



Commercial Zoning Study Considerations

- Reduce to four commercial zoning districts
C-OP (Commercial – Office & Professional);
C-PC (Commercial – Planned Center);
C-TS (Commercial - Town Serving); and
C-WA (Commercial - Worth Ave).
- Four subareas for C-TS district:
Subarea #1 – Peruvian Ave
Subarea #2 – South County Road
Subarea #3 – North County Road
Subarea #4 – South Gateway



Commercial Zoning Study Considerations

- Extend Worth Avenue Design Guidelines to Peruvian Avenue
- Vertical zoning (i.e. first floor uses vs. second floor uses)
- Articulated rooflines
- No roof top parking
- First floor commercial height min. 14 ft.
- Two-story building height max. 25 ft., 32 ft. to top of gabled roof
- First-floor storefronts min. 60% transparency, max 10% tint
- Arcades follow Worth Avenue Design Guidelines
- Office conversions