

CAPB Planning & Zoning Committee Releases Vision for the Future of the South End

The Citizens' Association of Palm Beach Planning & Zoning Committee has released a comprehensive set of recommendations aimed at thoughtfully guiding the future evolution of the South End while preserving the character and integrity of Palm Beach.

The committee was formed at the request of the Town's Planning, Zoning & Building Department to provide input on potential updates to the Town's zoning code. The report emphasizes that the goal is not to redefine the South End, but rather to modernize and refine zoning standards in a way that enhances resiliency, livability, environmental stewardship, and long-term value while remaining aligned with Palm Beach's "One Town" principles.

Among the committee's recommendations are increasing design flexibility within existing zoning districts, encouraging architectural diversity, enhancing landscaping standards, incentivizing underground parking, strengthening coastal resiliency measures, and creating more cohesive development opportunities through coordinated planning. The report also highlights the importance of preserving the predominantly residential nature of the South End while thoughtfully incorporating modern amenities and lifestyle expectations.

The committee envisions a South End that continues to reflect Palm Beach's architectural excellence and tropical coastal identity while preparing for the next generation of residents and evolving environmental needs. Inspired in part by the revitalization of Phipps Ocean Park, the recommendations place a strong emphasis on native landscaping, pedestrian-friendly design, and environmental sustainability.

The report will now be shared with Town boards and stakeholders for further review and discussion.