WEST PALM BEACH

DMPU

DOWNTOWN MASTER PLAN UPDATE

A DOWNTOWN FOR EVERYONE | VISION & STRATEGY

ZONING RECOMMENDATIONS

PLANNING BOARD AND DOWNTOWN ACTION COMMITTEE WORKSHOP

April 23, 2026

ZYSCOVICH A Stratus Team Company · Lambert ADVISORY · TOWN SQUARE · SCAPE · Stantec · PTC Transportation Consultants · SA/NELSON & ASSOCIATES

Agenda

1. **Welcome** 5 mins
2. **Background** 15 mins
3. **DMP Update Proposal** 60 mins
4. **Next Steps** 5 mins
5. **Comments from the Board** 25 mins
6. **Public Comments** 10 mins

PURPOSE OF TODAY



Zoning Recommendations

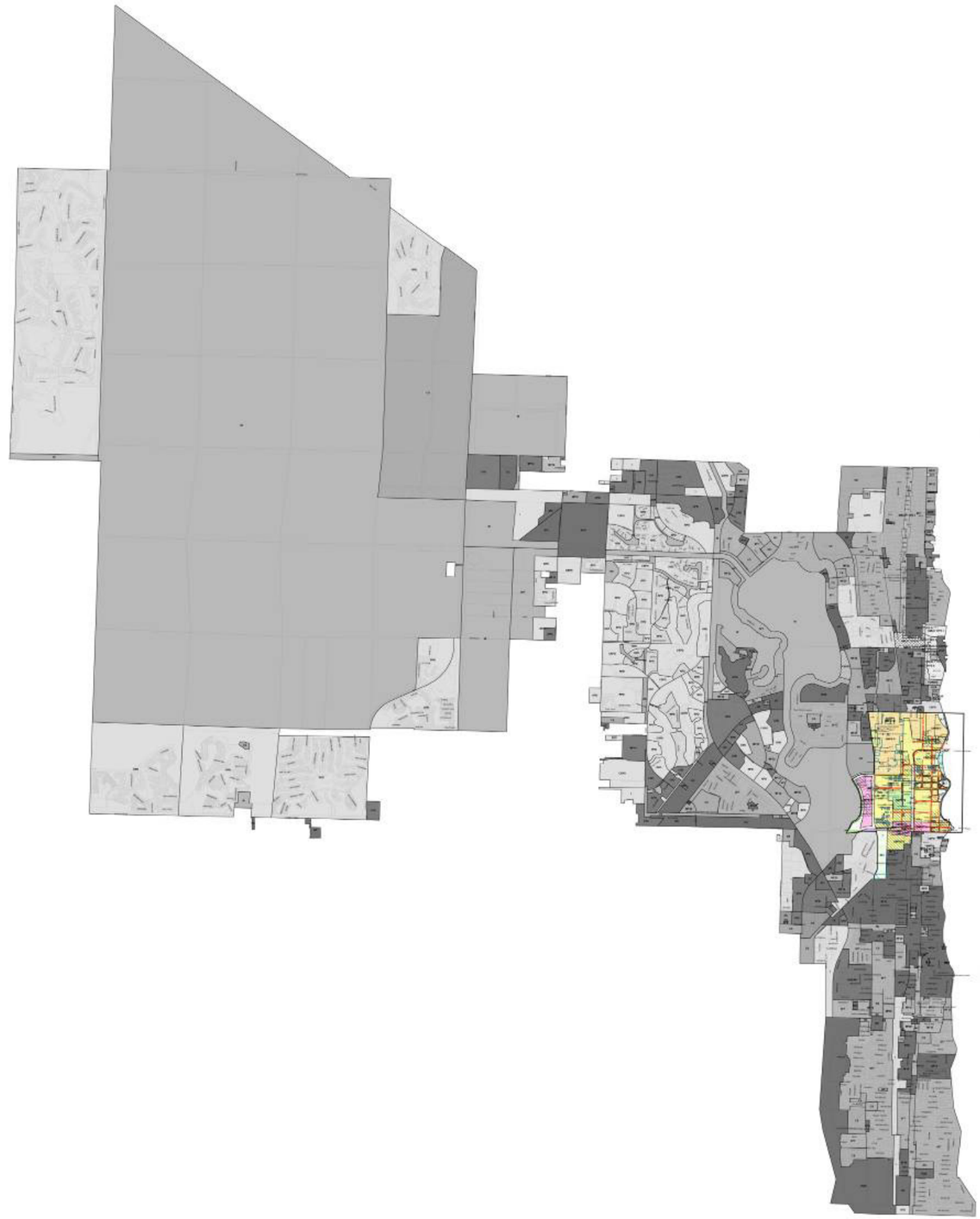
Explain the zoning strategy behind the Downtown Master Plan Update

Prepare for Next Phase

Receive feedback from Planning Board and DAC to prepare for Public Hearings

DOWNTOWN WEST PALM BEACH
FACTS AND FIGURES

1. West Palm Beach is the County seat in Palm Beach County.
2. Downtown population is +/-12,500 (2025)
3. 500 city blocks



STRONG CULTURAL & COMMUNITY IDENTITY





Kravis Center



Office



Transit options



Public spaces - Clematis Street

VIBRANT DOWNTOWN

Popular Saturday evening destination
Shopping and commercial activity



Clematis Street 1920’s



Datura Street 1960’s

1970’ DECLINING PERIOD

Major stores leave downtown for suburbia
Residents moved to large planned communities on the western expansion



Vacant storefronts



Deserted streets

1990’s rethink the heart of the City

1st Strong mayor elected in 1991



Kravis Center for the Performing Arts, 1991



Centennial Fountain at the end of Clematis Street, 1994

1994 FIRST DOWNTOWN MASTER PLAN ADOPTED

FORM BASED CODE IS INTRODUCED

Intent was to simplify the code, create a more pedestrian friendly environment, and promote an urban mixed-use core

DOWNTOWN MASTER PLAN
FOR THE
CITY OF WEST PALM BEACH
UPDATED APRIL 2004



ANDRES DUANY AND ELIZABETH PLATER-ZYBERK
ARCHITECTS AND TOWN PLANNERS

JONATHAN BARNETT
URBAN PLANNING CONSULTANT

GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART
TRANSPORTATION CONSULTANTS

GIBBS PLANNING GROUP
RETAIL CONSULTANTS

PREPARED FOR
THE CITY OF WEST PALM BEACH, FLORIDA
AND
THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY

IN 2004 CITY ENACTS INCENTIVE BASED POLICIES WHICH INCREASE ALLOWABLE HEIGHT



RESIDENTIAL INCENTIVE PROGRAM

INTENT: Promote residential uses.

INCENTIVE: Projects earn 3 additional floors of HEIGHT for building residential uses.



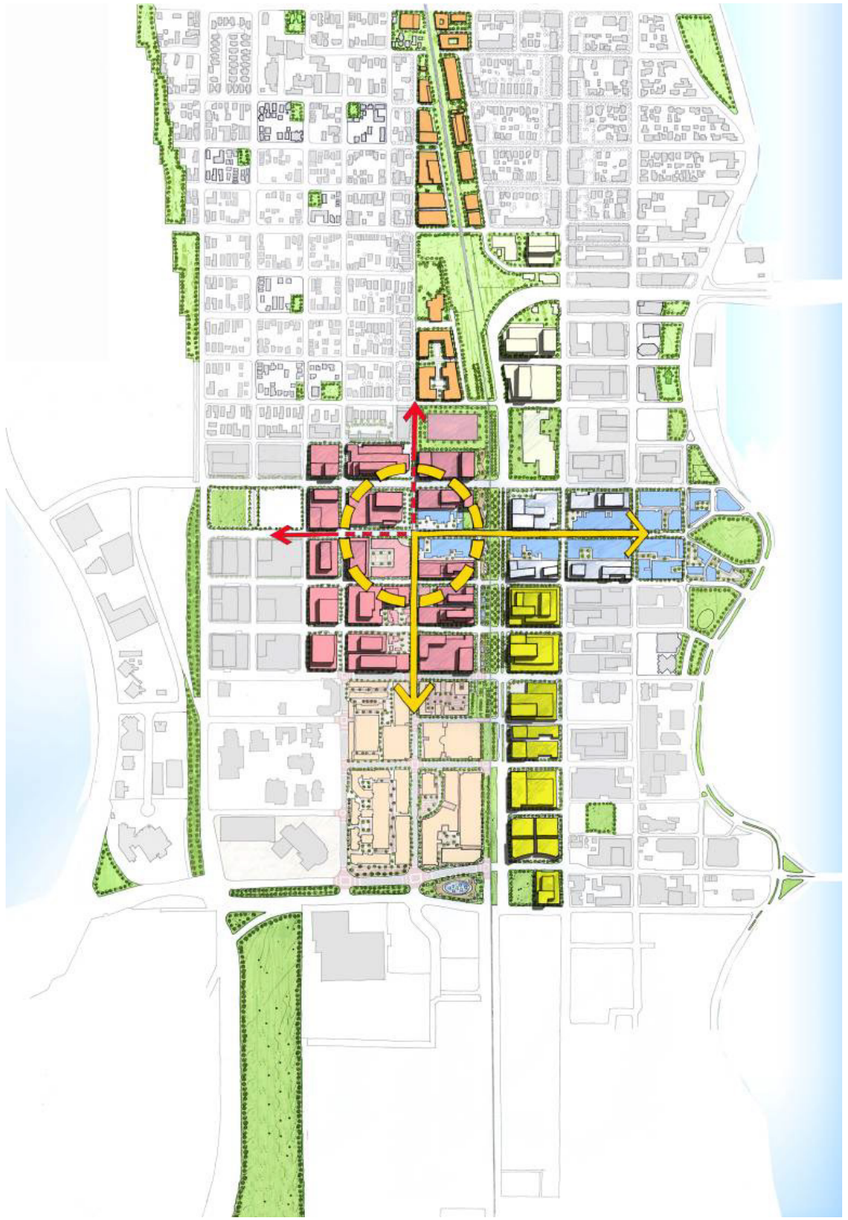
TRANSFER OF DEVELOPMENT RIGHTS

INTENT: Preserve historic properties and open space.

INCENTIVE: Projects on designated RECEIVING SITES may purchase additional development capacity from historic properties and city owned open space.

2007 DMP UPDATE BY ZYSCOVICH

PROPOSED CHANGES TO ADDRESS THE CHALLENGES OF GROWTH



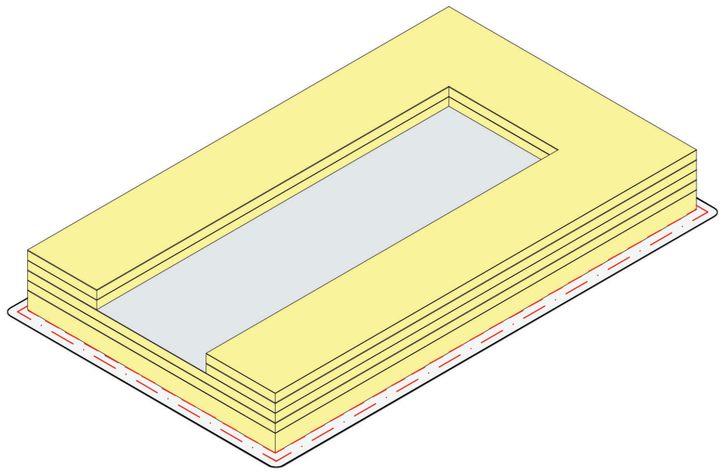
- Connect CityPlace with Clematis Street
- Create new districts with higher development incentive
- Manage the building form
- Improve the public realm
- Enhance the quality of life

Develop new urban regulations and architectural guidelines which promote flexible building forms and a range of uses to reinforce the character of the subdistricts.

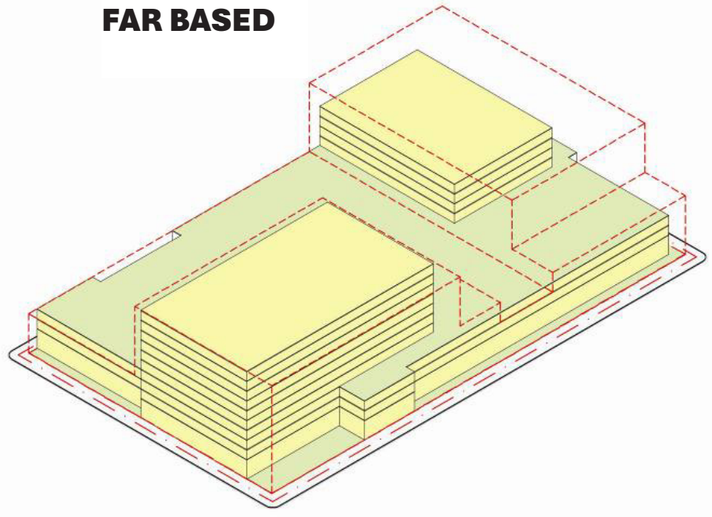
This represents a fundamental shift in zoning...

...*Translating* the FORM BASED code to an FAR to accommodate building variation.

FORM BASED



FAR BASED




CLEMATIS & OLIVE











DOWNTOWN WPB IN NUMBERS

30 YEARS OF GROWTH



	RESIDENTIAL	NON-RESIDENTIAL	HOTELS	TAXABLE VALUE
Under planning	+800	+85,229+ Vanderbilt + Cleveland Clinic	+403	+Up
Under construction	+935 units	+1,786715	+645	Up
2025	8,813 units	10,435,129	1,682 rooms	$5,3 Billion
1994	2,689 units	8,126,945 sf	352 rooms	$251,511,950

DOWNTOWN'S TRANSFORMATION



from a growing core...

to a nationally recognized urban destination...

SUCCESS BRINGS NEW CHALLENGES



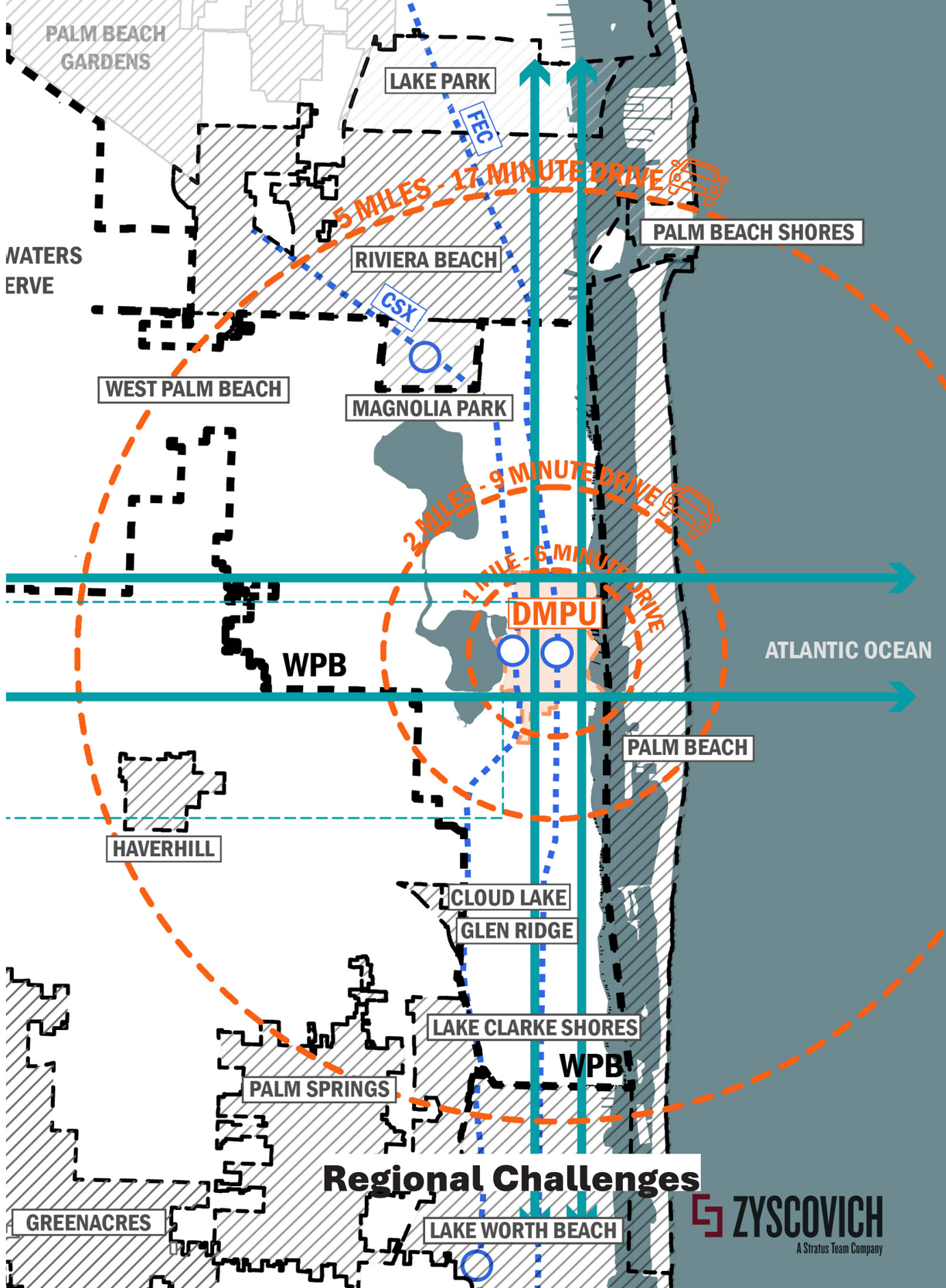








Downtown Challenges



THE BIG IDEA

A Downtown for Everyone

Growth that strengthens community and improves quality of life.

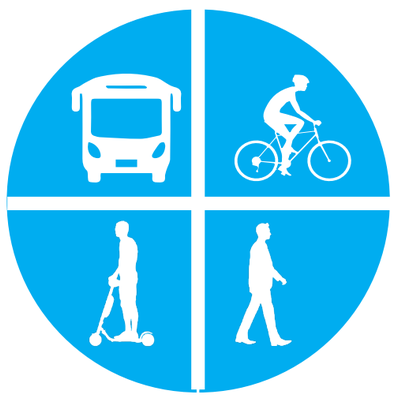
HOW WE DEVELOPED ZONING RECOMMENDATIONS

PLACEMAKING ELEMENTS =
QUALITY OF LIFE OUTCOMES

Culture and Character



Transportation and Mobility



Community Development



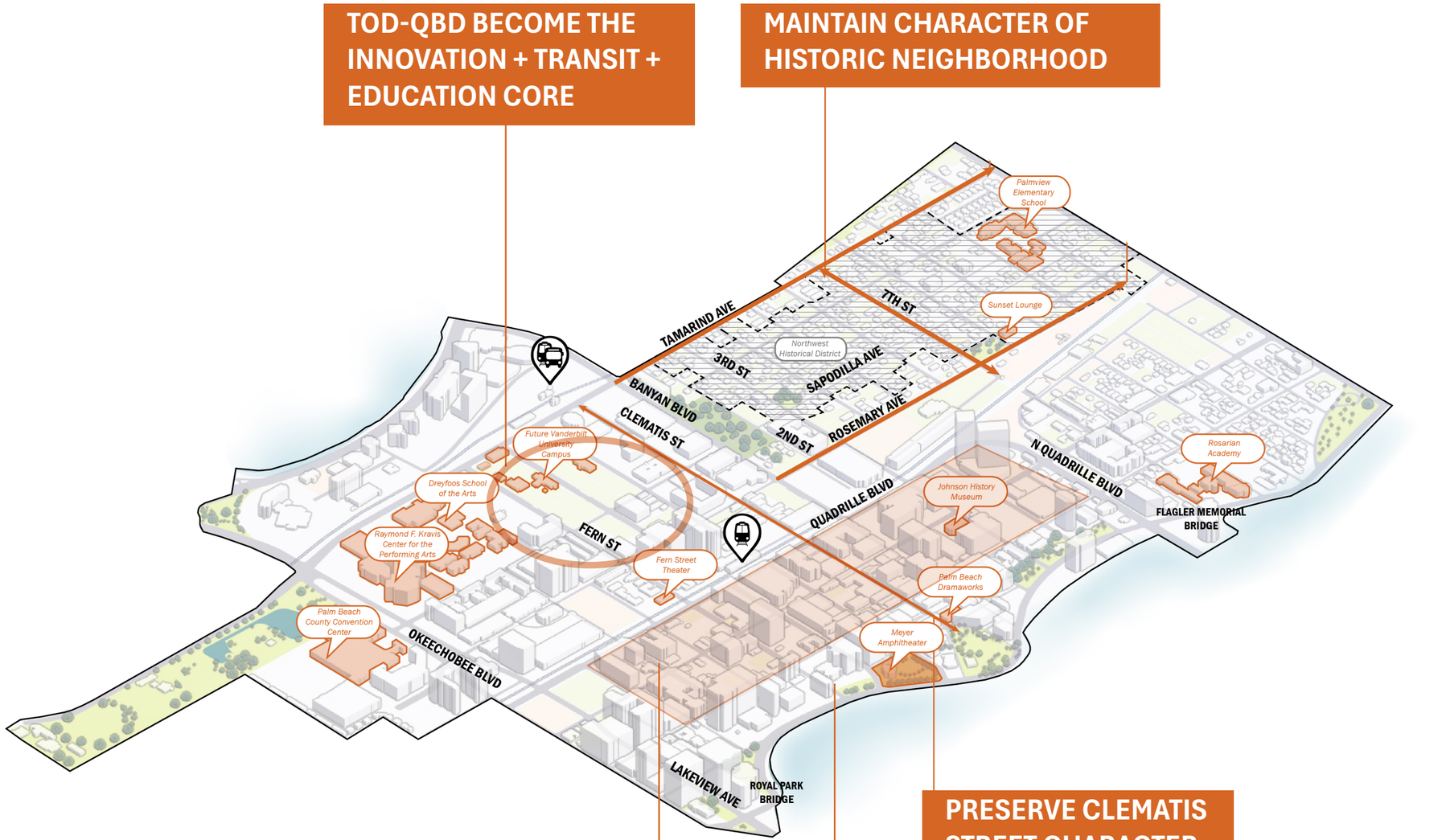
Open Space and Resiliency



VISION CONCEPTS | CITYWIDE BIG MOVES

CULTURE AND CHARACTER

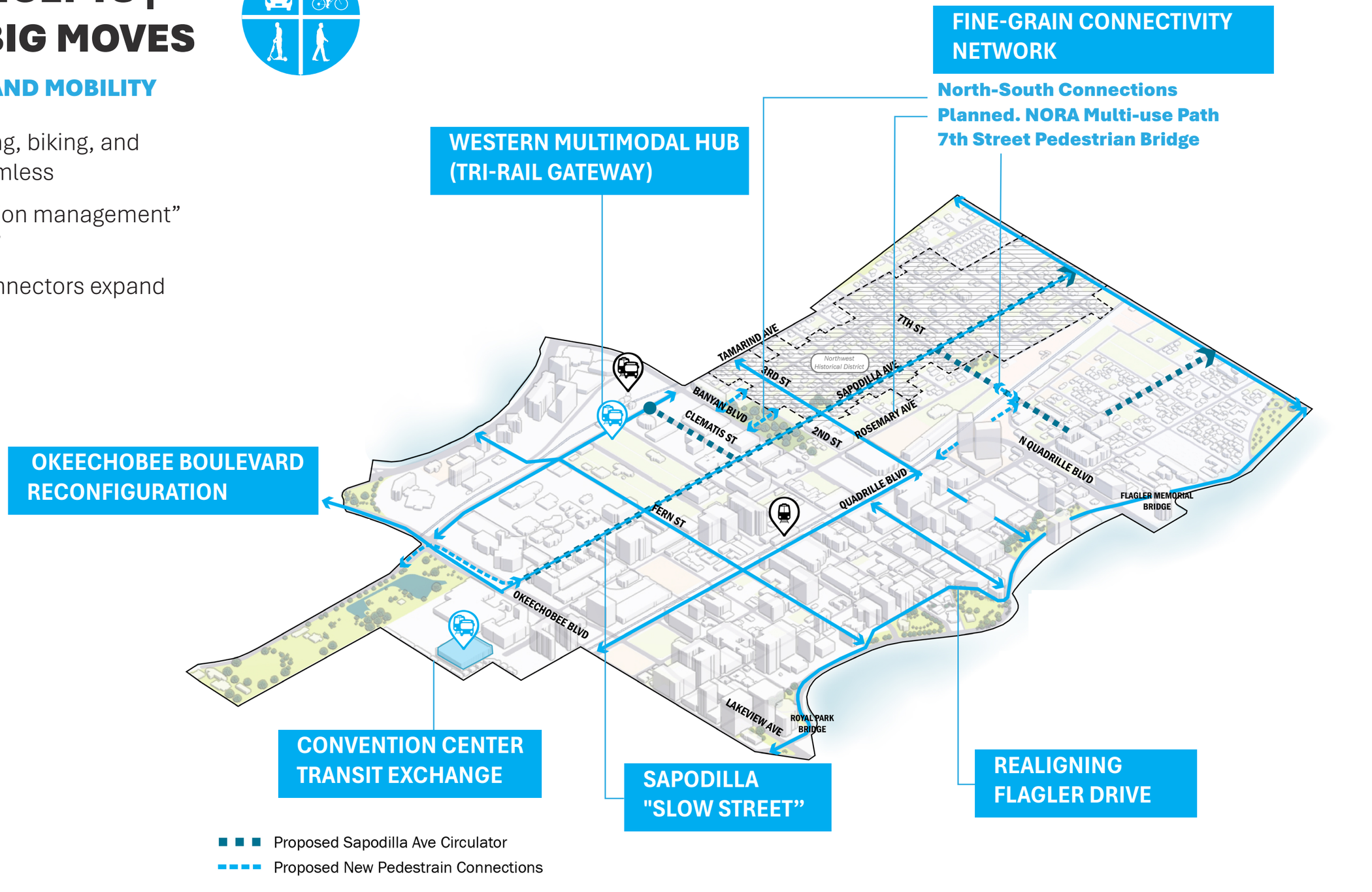
- Step the skyline and create clear transitions
- Require slender towers + preserve view corridors
- Trade height/FAR for real public realm benefits



VISION CONCEPTS | CITYWIDE BIG MOVES

TRANSPORTATION AND MOBILITY

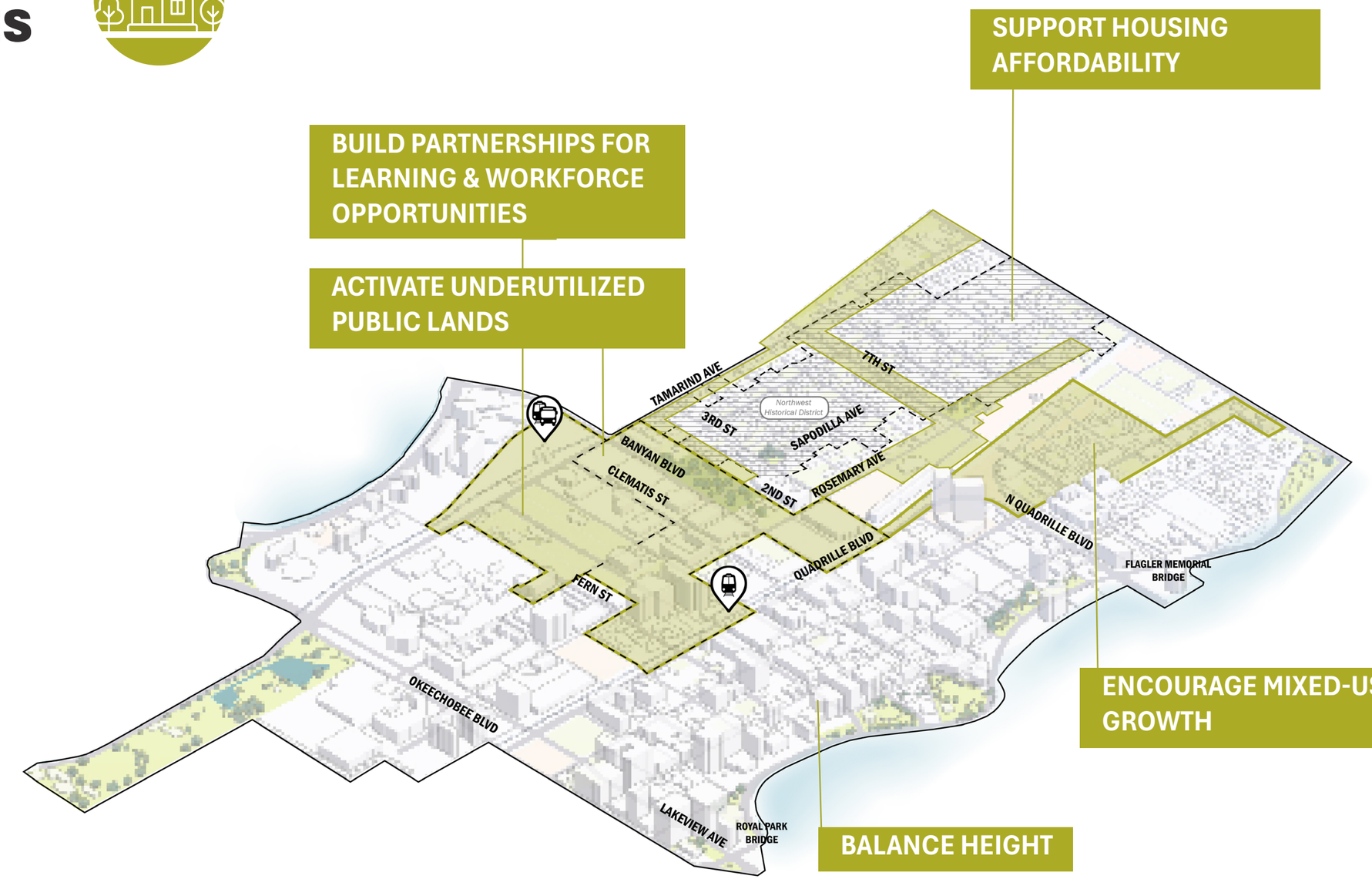
- Make transit, walking, biking, and micro-mobility seamless
- Shift from “congestion management” to “mobility choice”
- Targeted hubs + connectors expand access west/east



VISION CONCEPTS | CITYWIDE BIG MOVES

COMMUNITY DEVELOPMENT

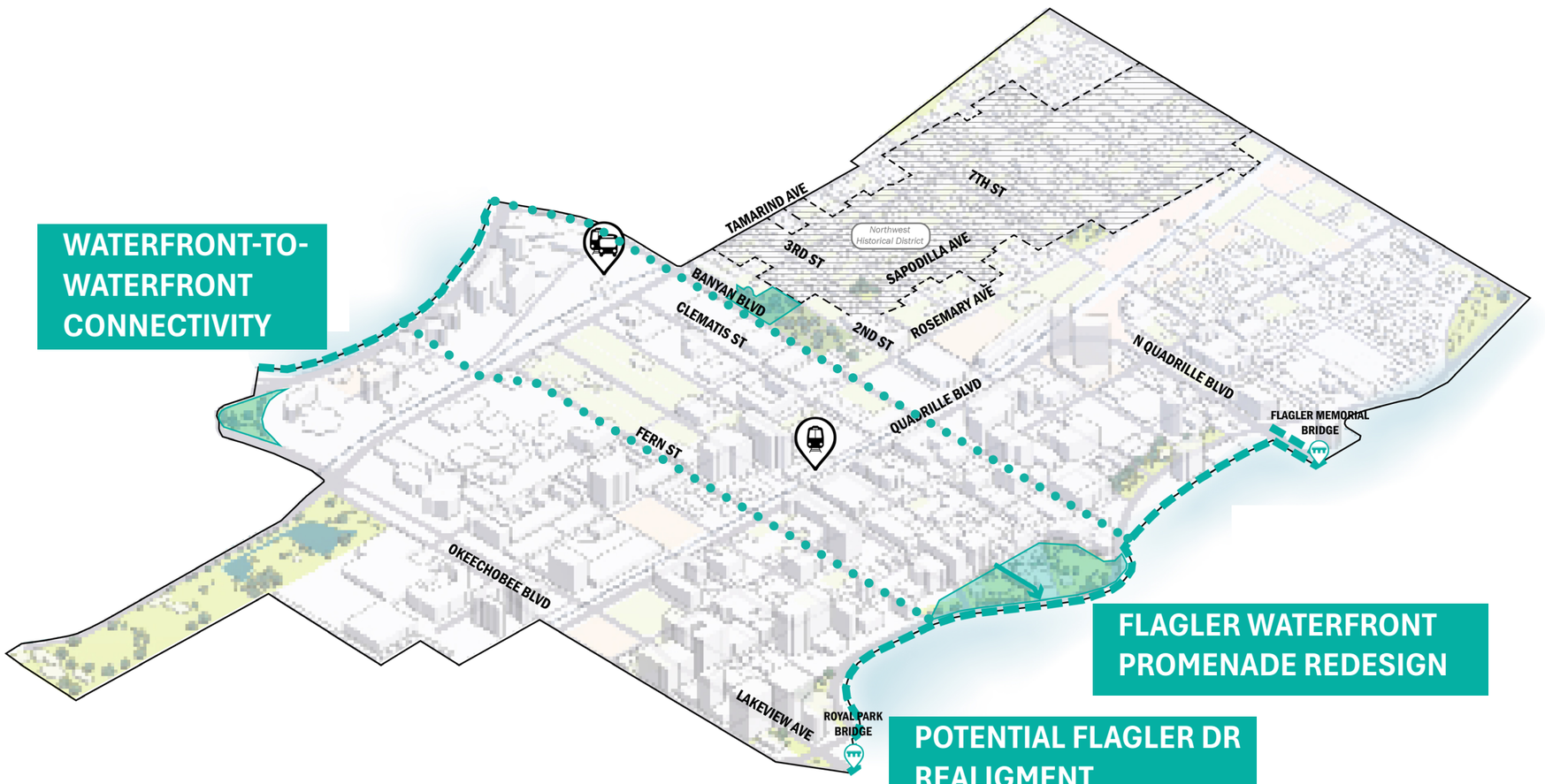
- Diverse housing options and affordability.
- Services and amenities that strengthen livability.



VISION CONCEPTS | CITYWIDE BIG MOVES

OPEN SPACE AND RESILIENCY

- Waterfront as civic heart
- Green infrastructure
- Shade + cooling strategies



Under Bridge Pedestrian Connection

DISTRICT STAGES = WHERE/ HOW WE APPLY TOOLS



Highly Performing Neighborhoods

14. CityPlace

Thriving Neighborhoods

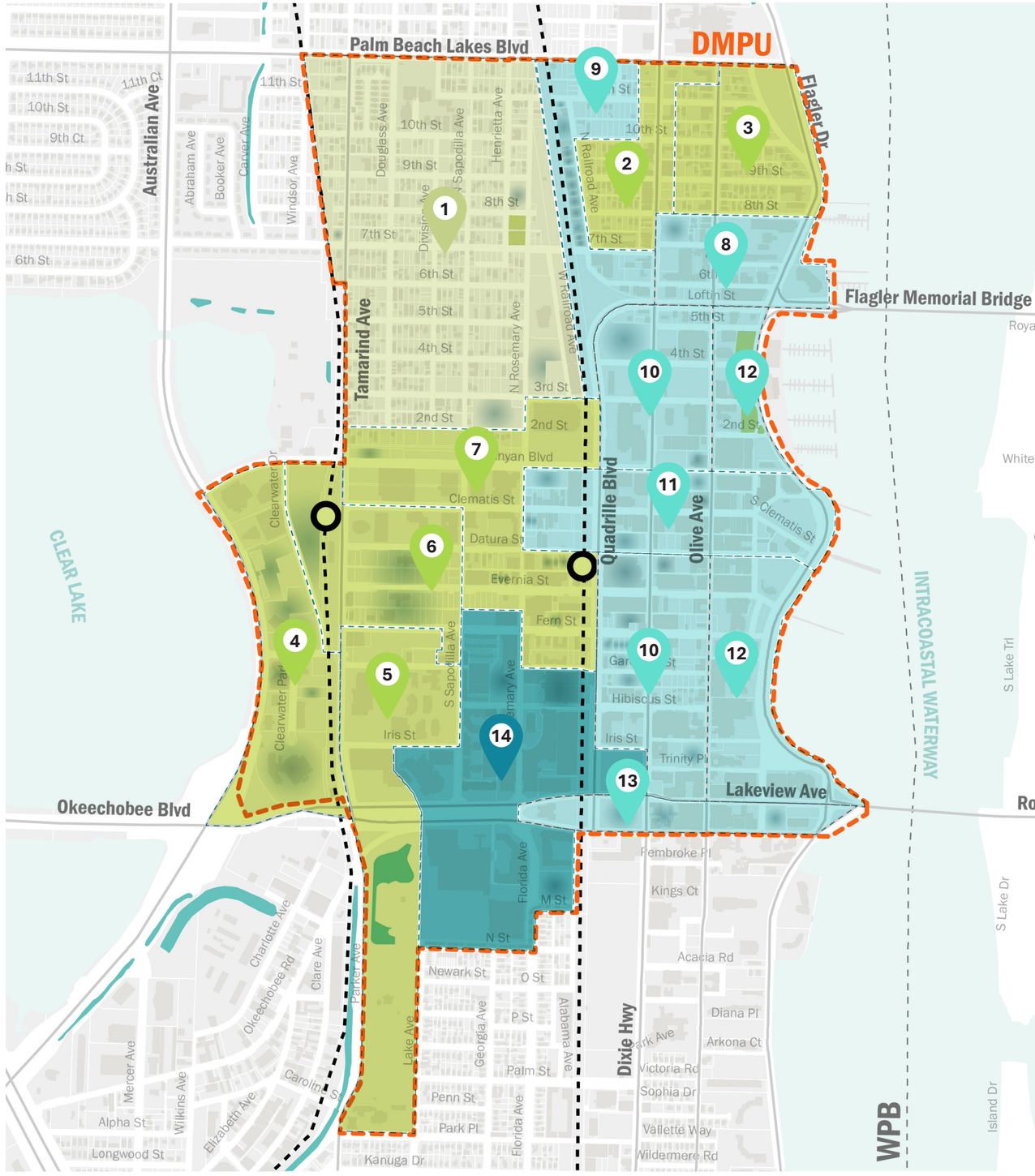
8. Loftin District
9. NORA District
10. Quadrille Garden District
11. Clematis Waterfront District
12. Flagler Waterfront District
13. Okeechobee Business District

Growing Neighborhoods

2. Brelsford Park District
3. Providencia Park District
4. Clearlake District
5. Cultural Arts District
6. Transit Oriented District
7. Quadrille Business District

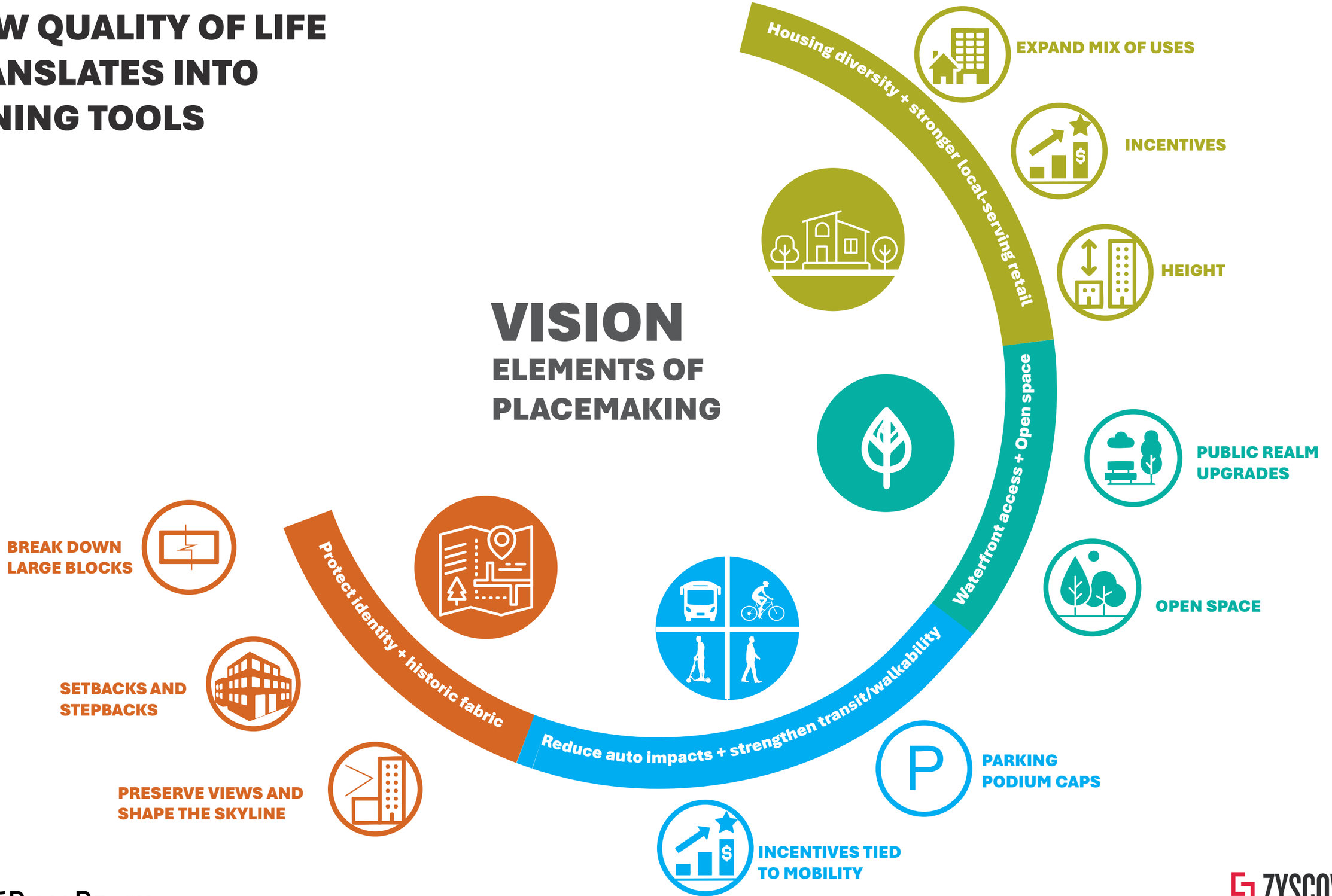
Emerging Neighborhoods

1. Northwest Neighborhood District



HOW QUALITY OF LIFE TRANSLATES INTO ZONING TOOLS

VISION
ELEMENTS OF PLACEMAKING



Q&A

VISIONING

GROWTH IS ALREADY OCCURRING ACROSS DOWNTOWN

THE PURPOSE OF THIS UPDATE IS TO:

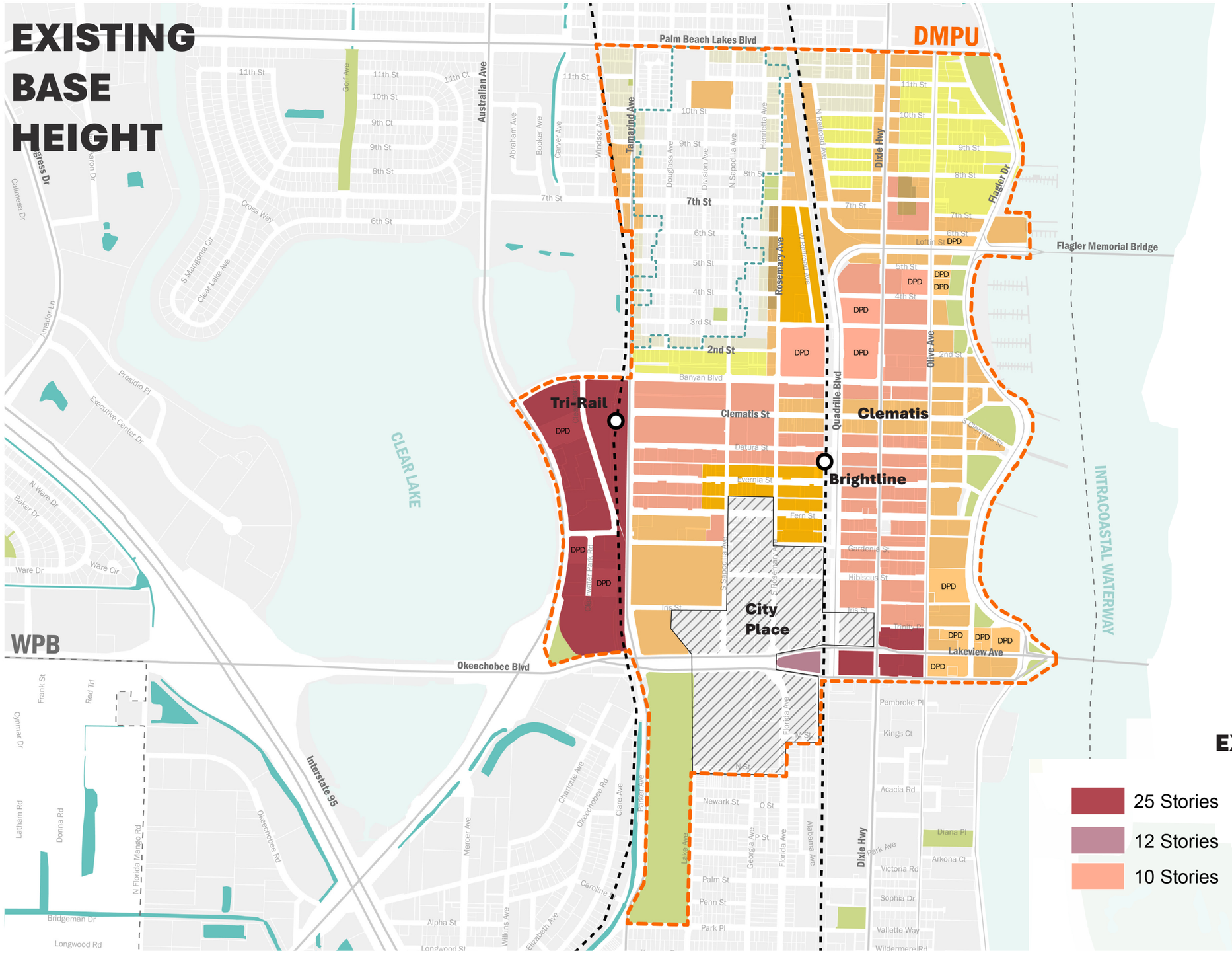
- **Direct growth to the right places**
- **Ensure development provides public benefits**
- **Protect neighborhood character**
- **Improve the public realm**
- **Enhance quality of life as downtown continues to grow**

TWO MAJOR UPDATES TO THE CODE

TWO MAIN ZONING UPDATES

1: Height and FAR calibration
2: Incentives = public benefit

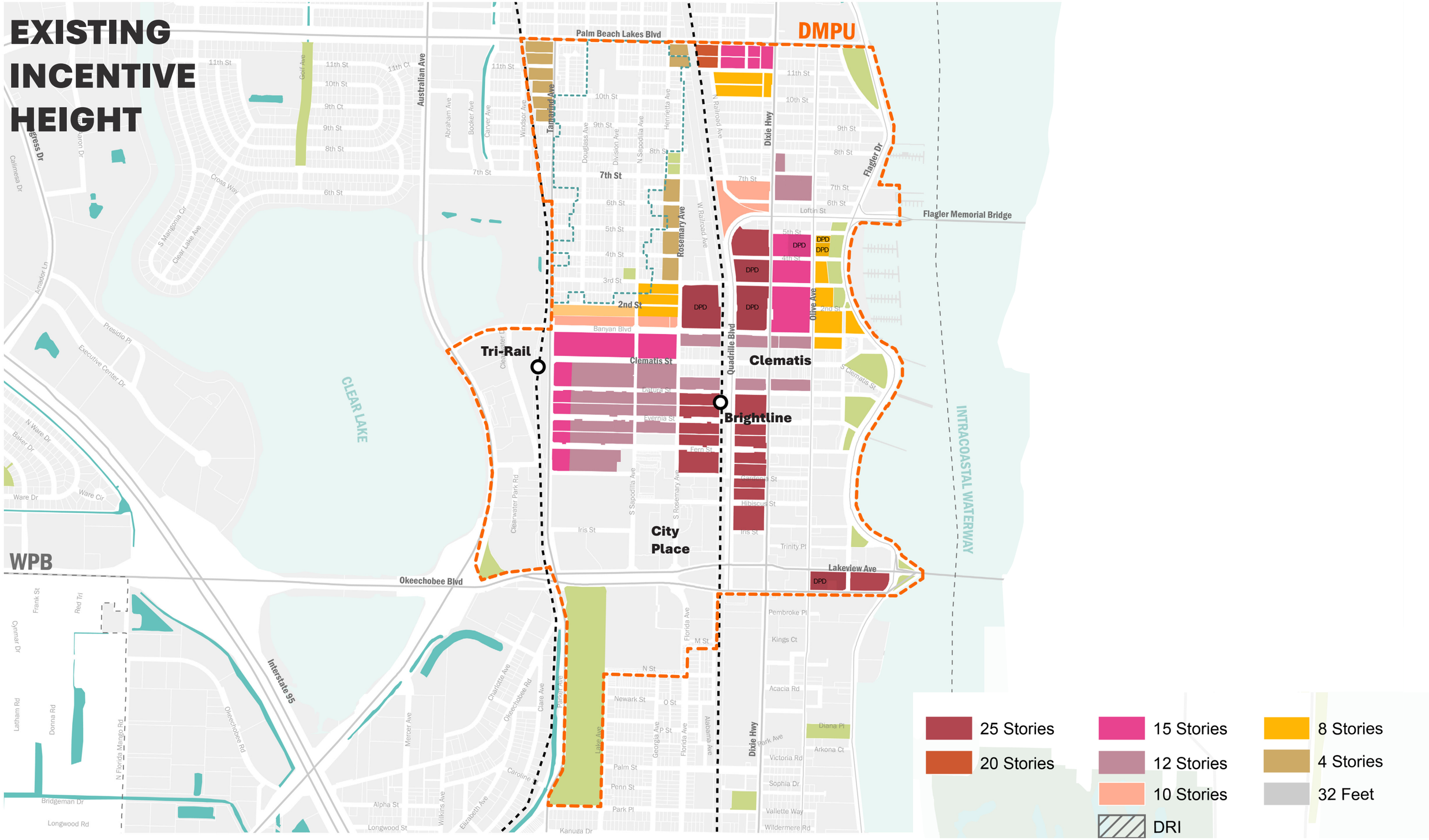
EXISTING BASE HEIGHT



EXISTING BASE HEIGHT

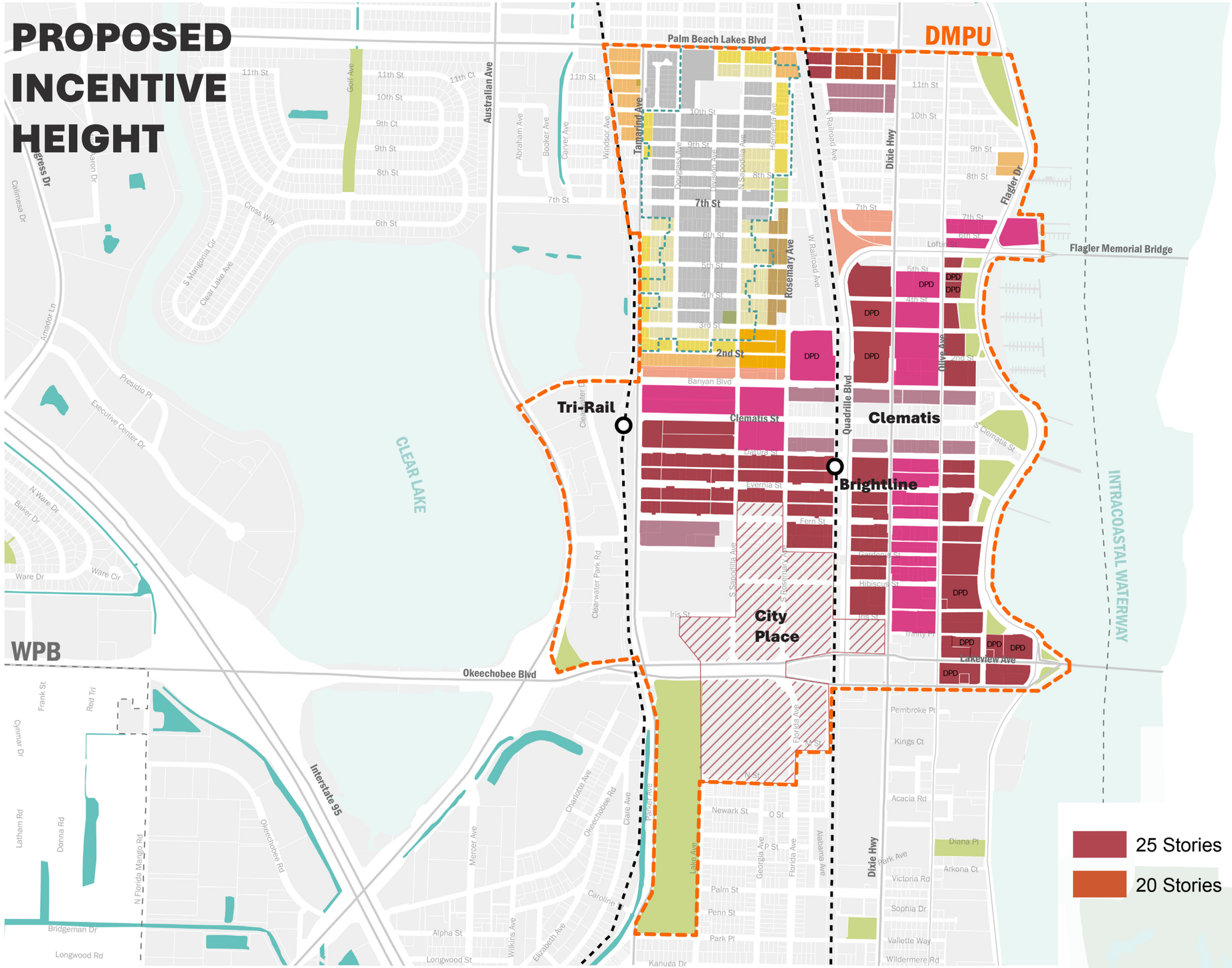
- 25 Stories
- 12 Stories
- 10 Stories
- 8 Stories
- 5 Stories
- 4 Stories
- DRI
- 3 Stories
- 2 Stories
- 32 Feet

EXISTING INCENTIVE HEIGHT



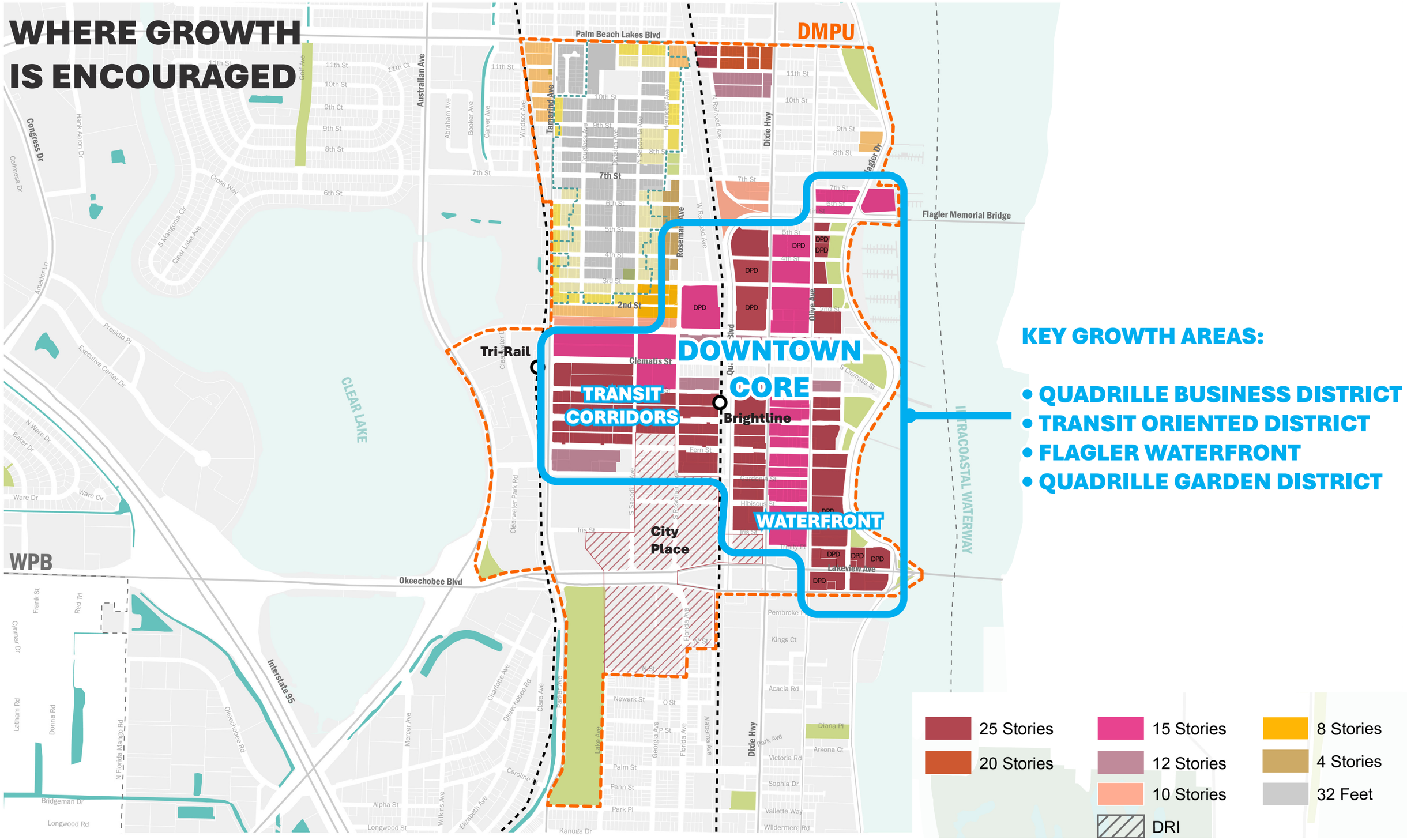
ZYSCOVICH
A Stratus Team Company

PROPOSED INCENTIVE HEIGHT



ZYSCOVICH
A Stratus Team Company

WHERE GROWTH IS ENCOURAGED

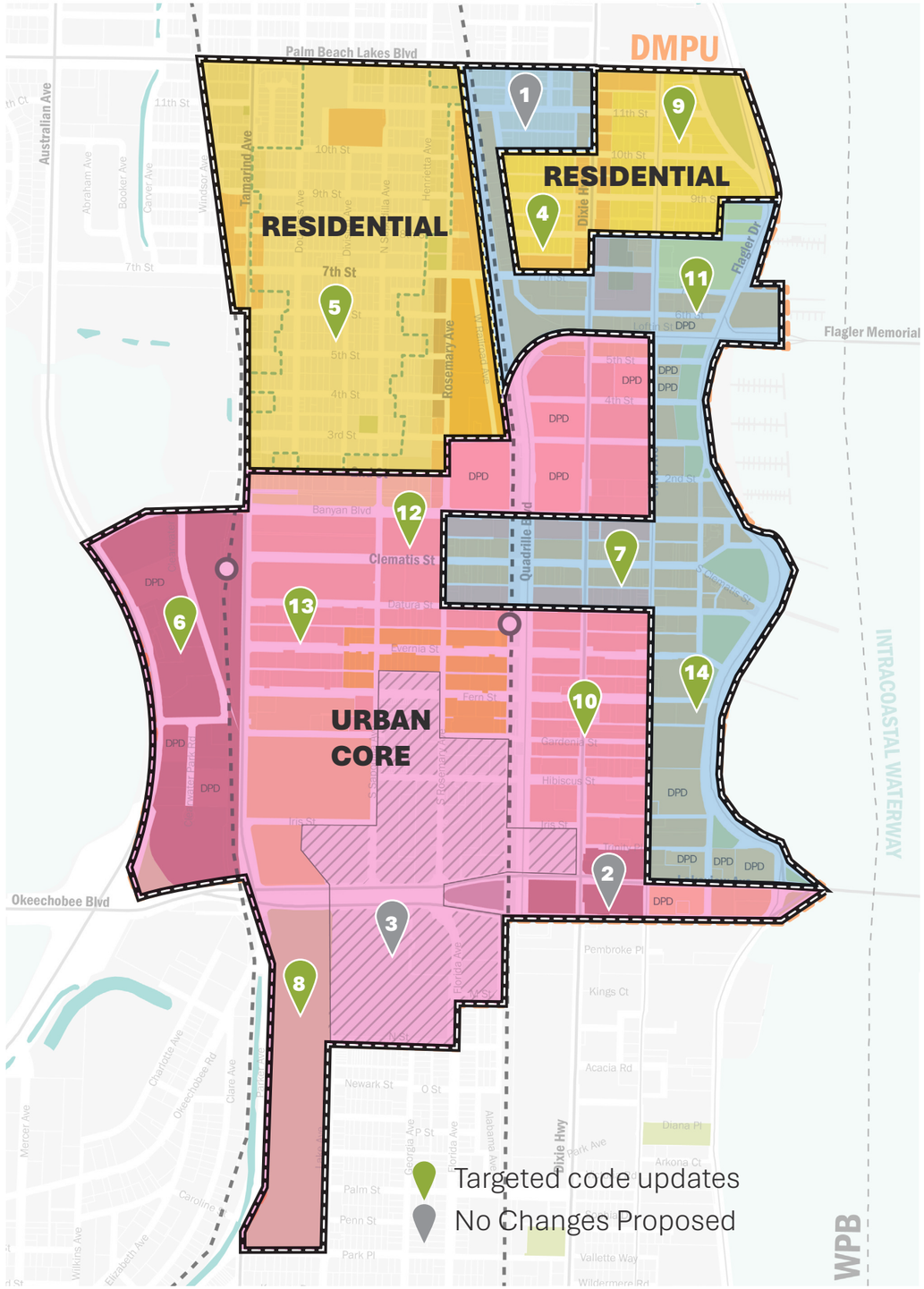


KEY GROWTH AREAS:

- QUADRILLE BUSINESS DISTRICT
- TRANSIT ORIENTED DISTRICT
- FLAGLER WATERFRONT
- QUADRILLE GARDEN DISTRICT

PROTECTING DOWNTOWN CHARACTER

NO CHANGES	
1. North Railroad District (NoRA)	No Changes
2. Okeechobee Business District (OBD)	No Changes
3. CityPlace (CP)	No Changes
MOSTLY NO CHANGE / PRESERVE RESIDENTIAL CHARACTER	
4. Brelsford Park District (BPD)	• Focus on preservation + neighbordhood stability
5. Northwest Neighborhood (NWD)	• Focus on preservation + neighbordhood stability
6. Clearlake District (CLD)	• Targeted code language revisions (passageways + connectivity)
7. Clematis Waterfront District (CWD)	• Targeted code language revisions (service + alley conditions)
8. Cultural Arts District (CAD)	• Targeted code language revisions (incentive subdistrict development characteristics)
REFINE + CLARIFY	
9. Providencia Park District (PPD)	• Boundary revision to district limits
10. Quadrille Garden District (QGD)	• All District w/ incentive
11. Loftin (LD)	• Incentive height at transition zone adjacent to waterfront's edge and boundary revision to district limits.
INCENTIVE / GROWTH AREAS	
12. Quadrille Business District (QBD)	• In certain zones, incentive height increased w/some addt'l req.
13. Transit Oriented District (TOD)	• In certain zones, incentive height increased w/some addt'l req.
14. Flagler Waterfront District (FWD)	• Incentives with conditions (tower form + setbacks + open space connectivity)



PROTECTING DOWNTOWN CHARACTER







KEY STRATEGIES:

- **Street classification updates**
- **Active ground floors**
- **Building design standards**
- **Pedestrian-focused streets**

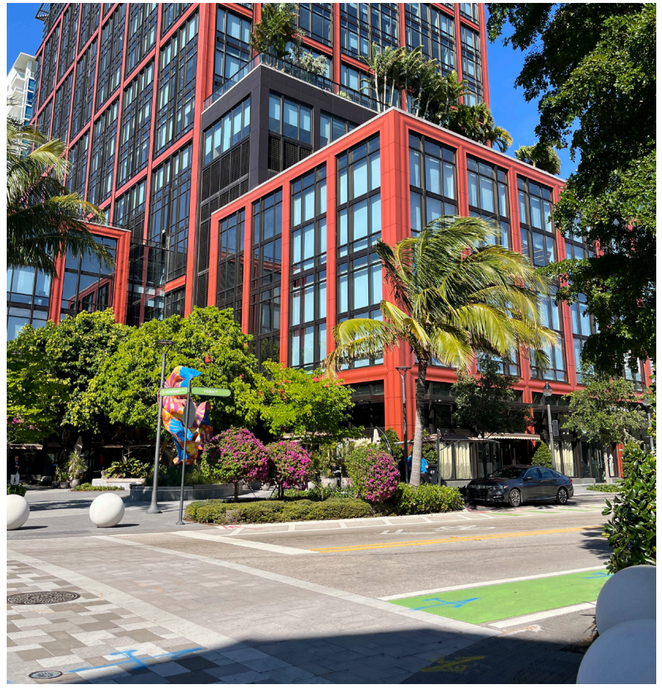
PROTECTING DOWNTOWN CHARACTER

STREET HIERARCHY UPDATES

- **More streets designated as primary pedestrian corridors**

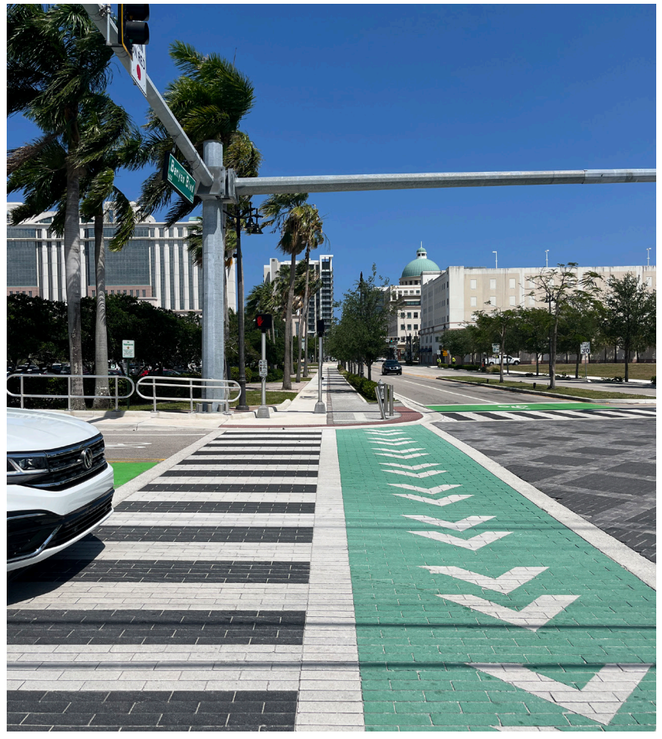
- **Wider sidewalks by converting to primary pedestrian**







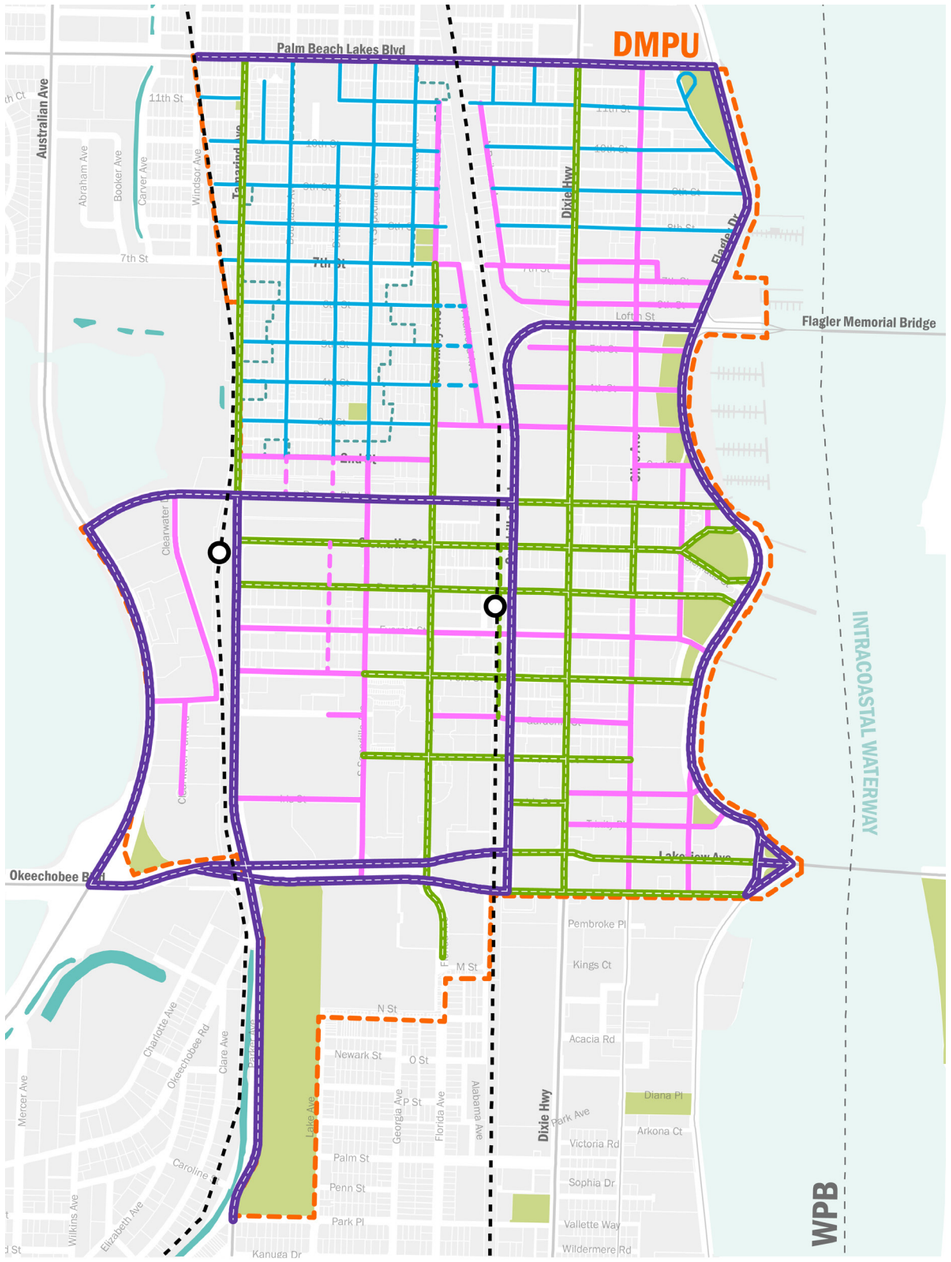




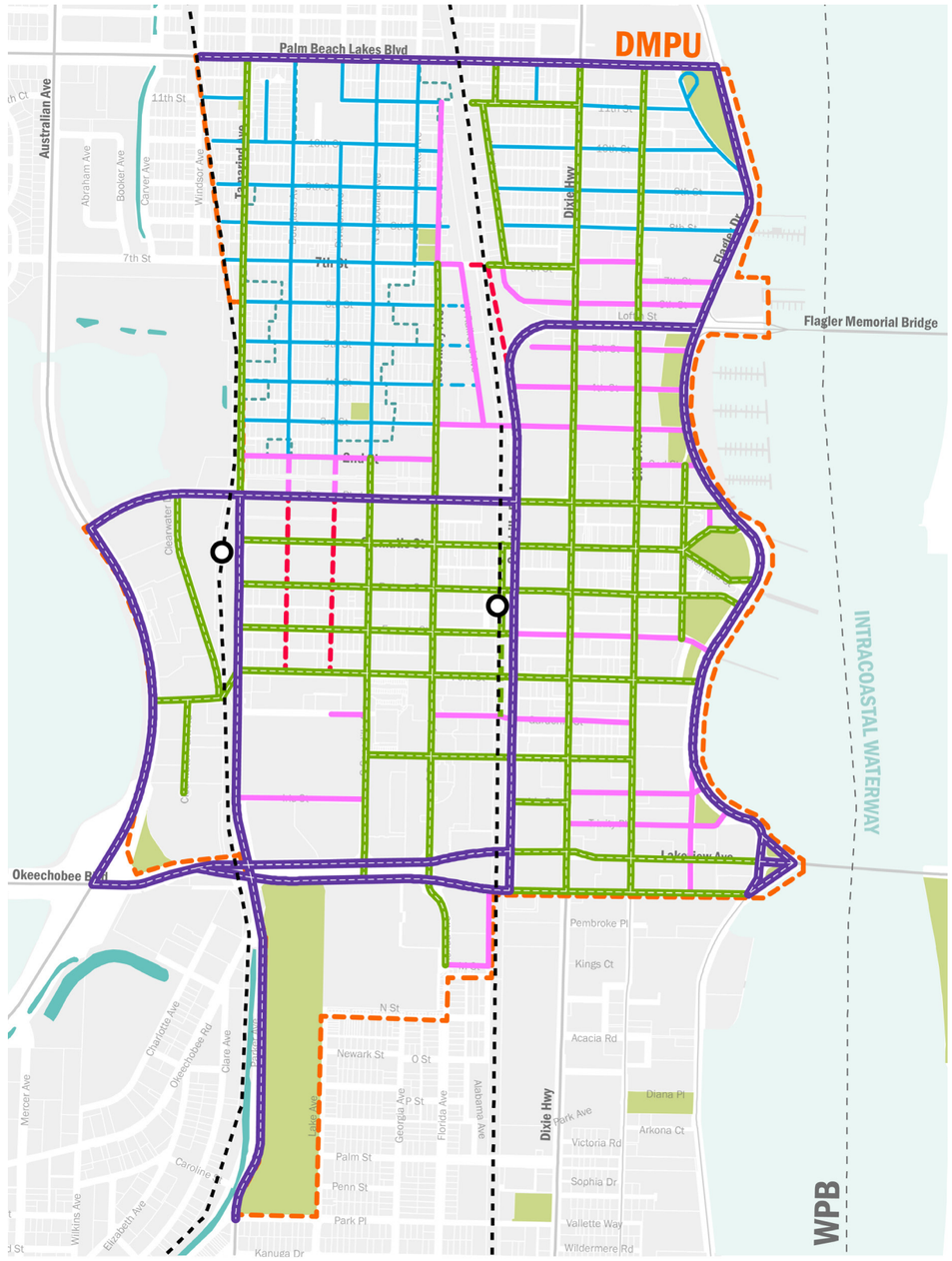
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DOWNTOWN
CHARACTER

STREET HIERARCHY UPDATES

- Avenues
- Primary Pedestrian
- New Primary Pedestrian
- Secondary
- New Secondary
- Residential
- New Residential
- Pedestrian Connection



EXISTING STREET CLASSIFICATION



PROPOSED STREET CLASSIFICATION

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DOWNTOWN
CHARACTER

TOWER LENGTH STRATEGY

Limit tower length to:

- **Maintain views**
- **Avoid wall-like buildings**
- **Improve light and air**



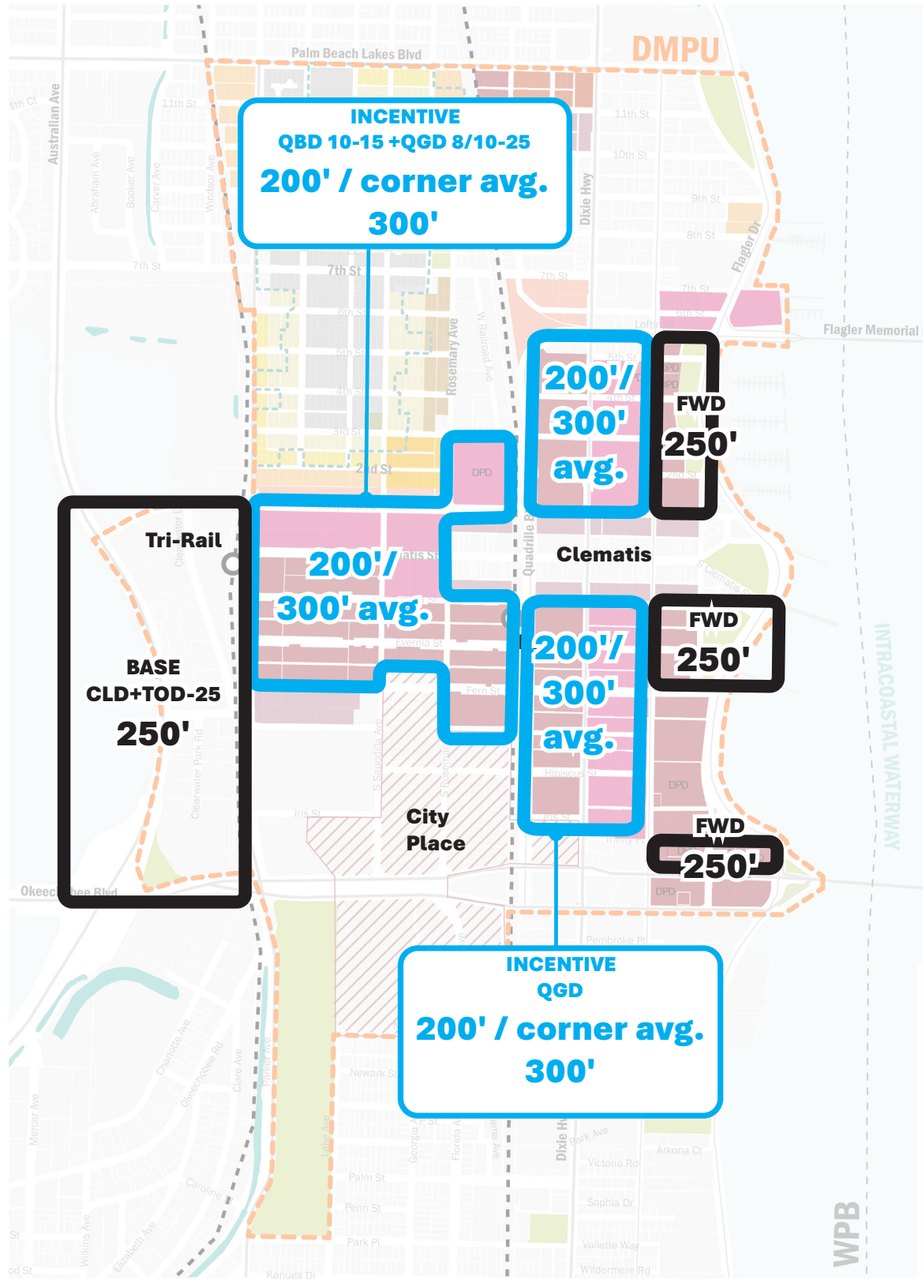


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TOWER LENGTH STRATEGY



EXISTING TOWER LENGTH REQUIREMENTS

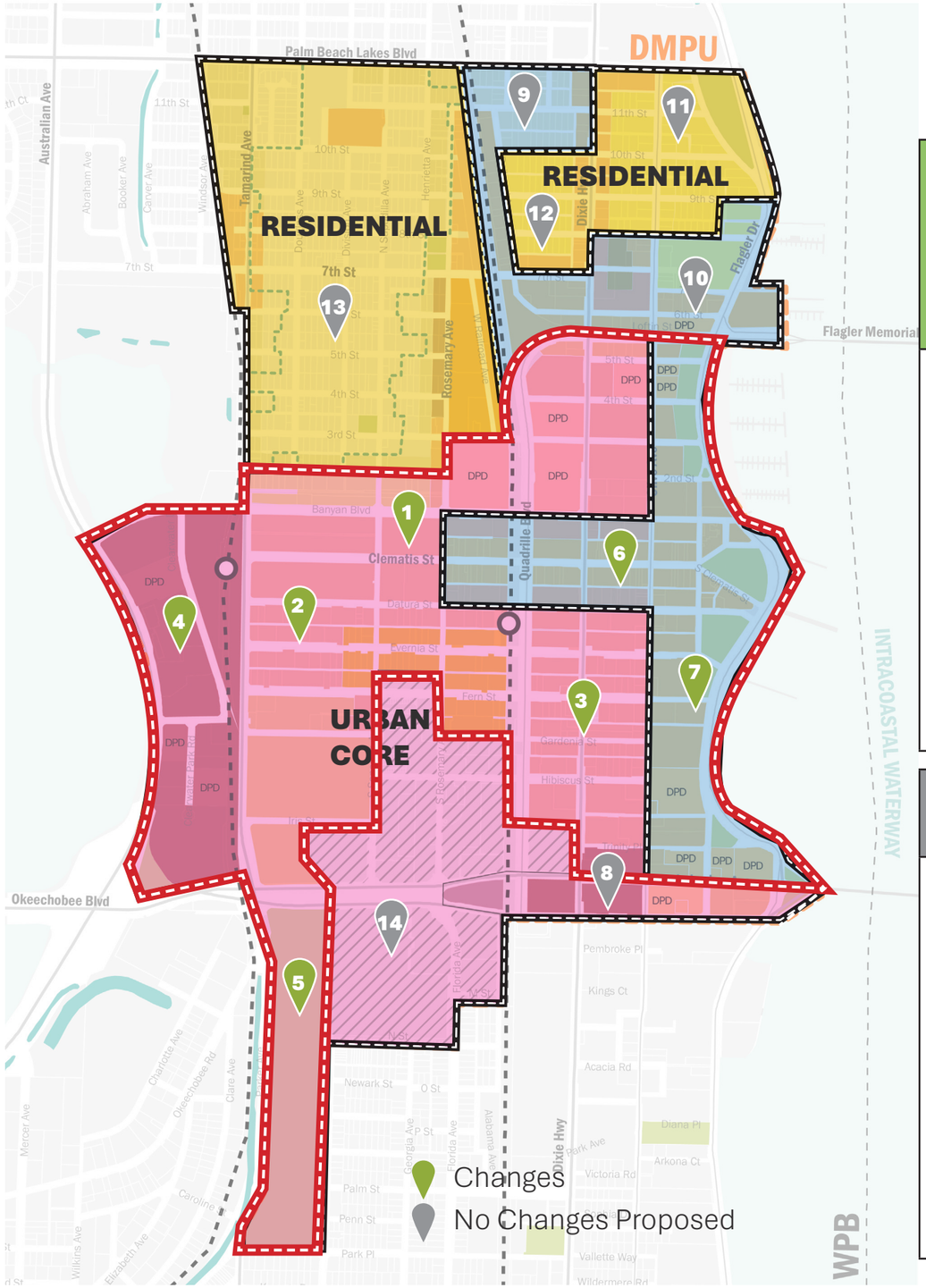


PROPOSED TOWER LENGTH REQUIREMENTS

PROTECTING DOWNTOWN CHARACTER

PARKING REQUIREMENT UPDATE

- **25% reduction in parking minimums in transit-served areas**
- **No change in residential districts**
- **Supports mobility and shared parking**



NEW PARKING REQUIREMENT: 25% REDUCTION TO EXISTING PARKING REQUIREMENT (AREAS WITH AVAILABILITY OF ALTERNATIVE PARKING OPTIONS)

1. Quadrille Business District (QBD)
2. Transit Oriented District (TOD)
3. Quadrille Garden District (QGD)
4. Clearlake District (CLD)
5. Cultural Arts District (CAD)
6. Clematis Waterfront District (CWD)
7. Flagler Waterfront District (FWD)

NO CHANGE - EXISTING PARKING REQUIREMENTS

8. Okeechobee Business District (OBD)
9. North Railroad District (NoRA)
10. Loftin (LD)
11. Providencia Park District (PPD)
12. Brelsford Park District (BPD)
13. Northwest Neighborhood District (NWD)
14. CityPlace (CP)

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DOWNTOWN
CHARACTER

PARKING PODIUM HEIGHT STRATEGY

- **Limit large podium garages**
- **Encourage active uses**
- **Require active uses when parking garages extend above the podium (a minimum of 80% active use is required on street-facing floors.)**

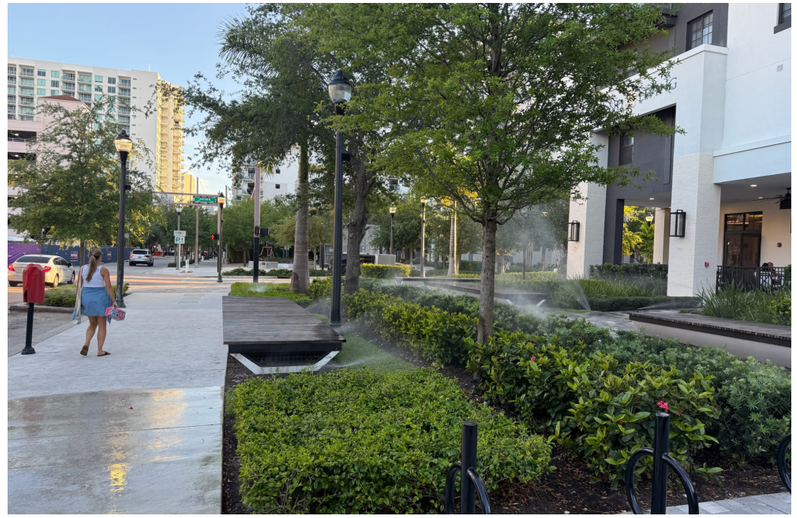


PROTECTING DOWNTOWN CHARACTER

OPEN SPACE STRATEGY

- **Open space requirements increase in higher-intensity districts.**
- **Larger projects must contribute more open space**
- **Increase minimum street canopy and vegetated area requirements**
- **Establishing minimum on-site pervious surface requirement**
- **It improves the public realm as downtown grows**











PROTECTING
DOWNTOWN
CHARACTER

OPEN SPACE STRATEGY

EAST-WEST STREETS: MOVE WATER EFFICIENCY AND FILTRATION

EXAMPLE - VEGETATED CONVEYANCE SWALES



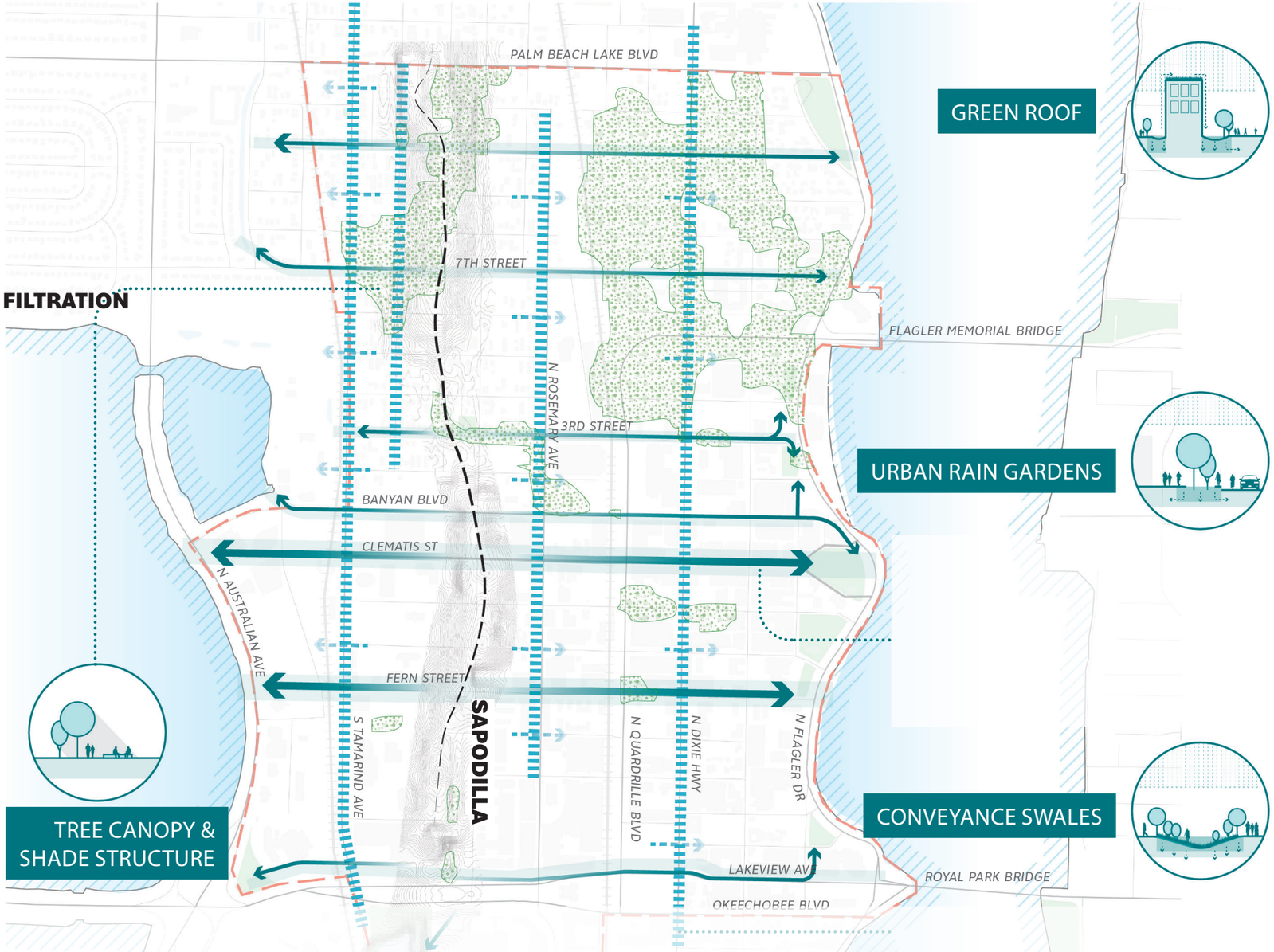
NORTH-SOUTH STREETS: CAPTURE AND RECHARGE

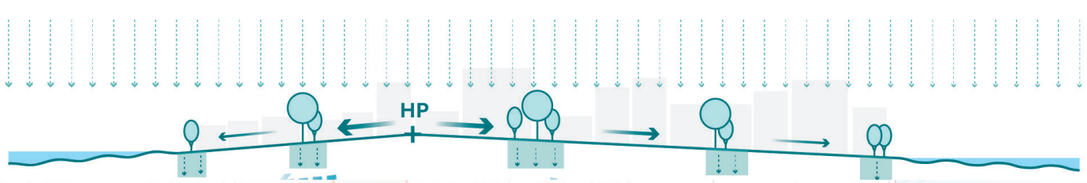
EXAMPLE - BIORETENTION CELLS /RAINGARDENS



AREAS IDENTIFIED FOR PROPOSED STREET TREES PLANTING & SHADE STRUCTURE

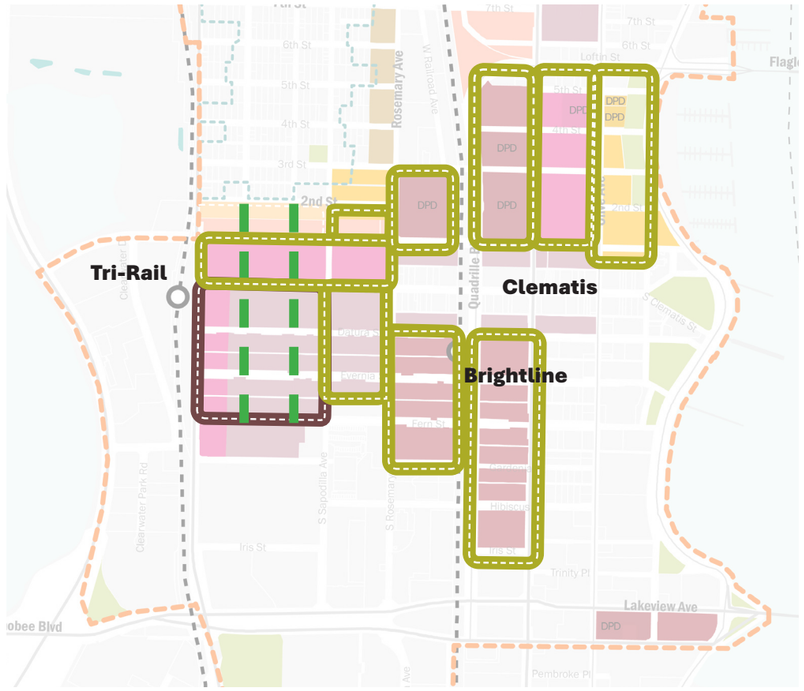
RIDGE LINE





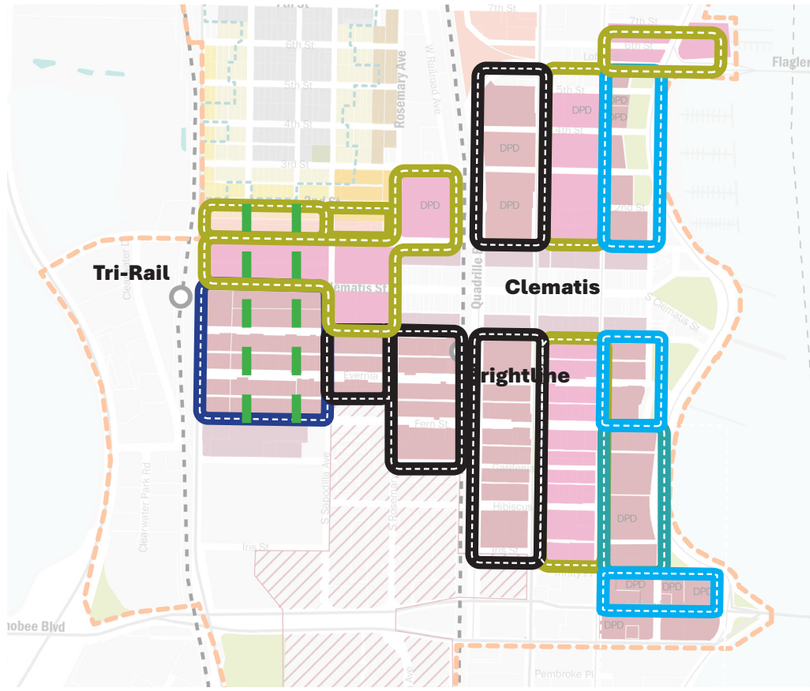
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OPEN SPACE STRATEGY



EXISTING OPEN SPACE STRATEGY

TRANSIT + INTENSITY (TOD)	MEDIUM INTENSITY (QBD + QGD +FWD)
50K-80K = 5% >80K = 7%	50K-80K = 3% >80K = 5%



PROPOSED OPEN SPACE STRATEGY

TRANSIT + INTENSITY (TOD, QBD, QGD) (25 STORIES)	MEDIUM INTENSITY (QBD + QGD + LD) (LESS THAN 25 STORIES)	WATERFRONT (FWD) (25 STORIES)
50K-80K = 10% (+5%) >80K = 12% (+5%) 50K-80K = 6.5% (+3.5%) >80K = 8% (+3%)	50K-80K = 3% >80K = 5%	50K-80K = 5% (+5%) >80K = 10% (+10%) 100' setback

* Green numbers = Increase from existing code

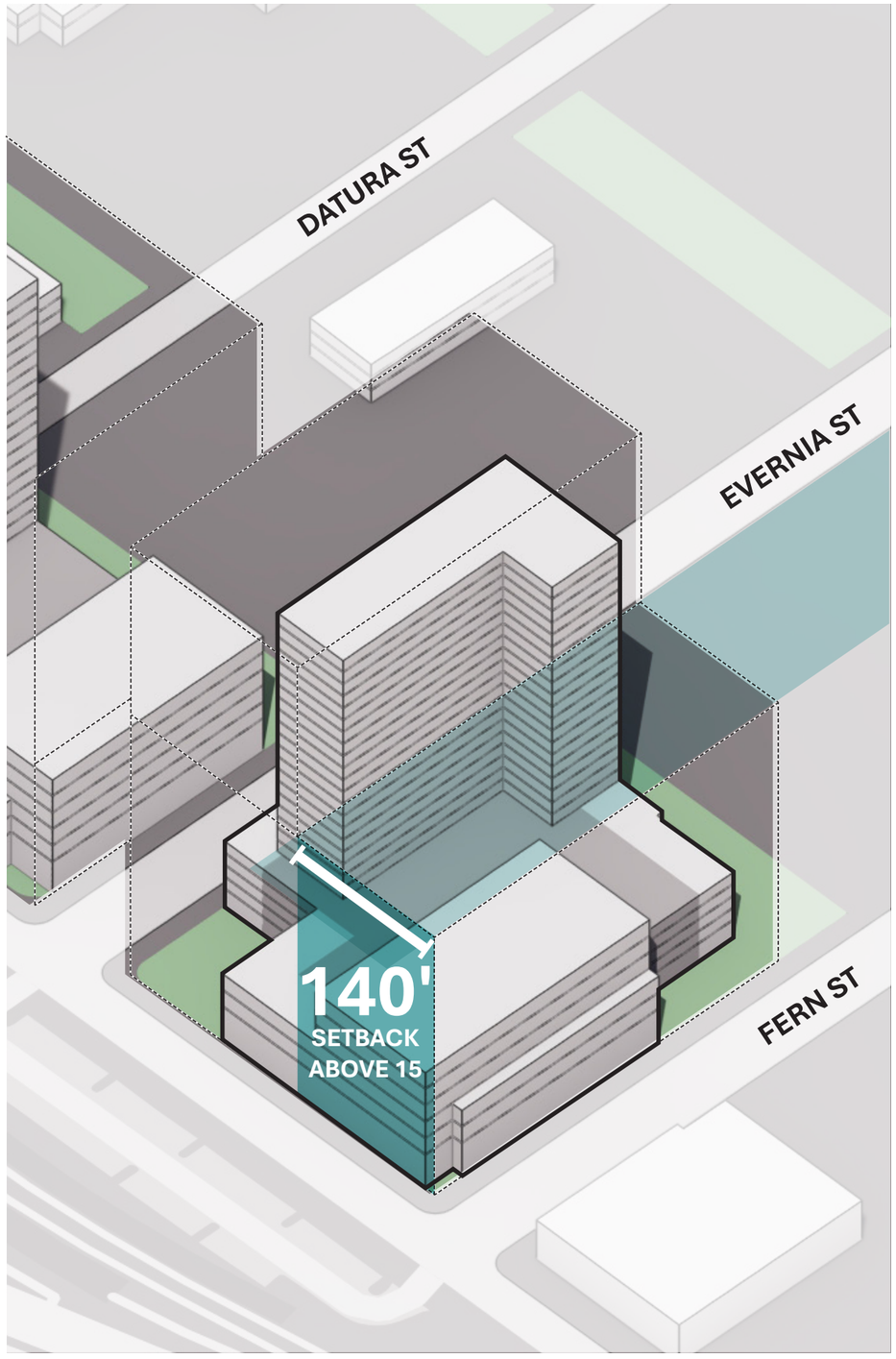
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ABOVE GROUND LEVEL SETBACK STRATEGY

- **Controls building mass as towers rise**
- **Podium aligns with street scale**
- **Towers step back above podium**
- **Important streets require deeper setbacks**
- **Protects pedestrian experience and downtown character**

DEEPER SETBACKS ALONG:

- **DIXIE**
- **CLEMATIS (BETWEEN TAMARIND AND ROSEMARY)**
- **FERN (BETWEEN SAPODILLA AND TAMARIND)**



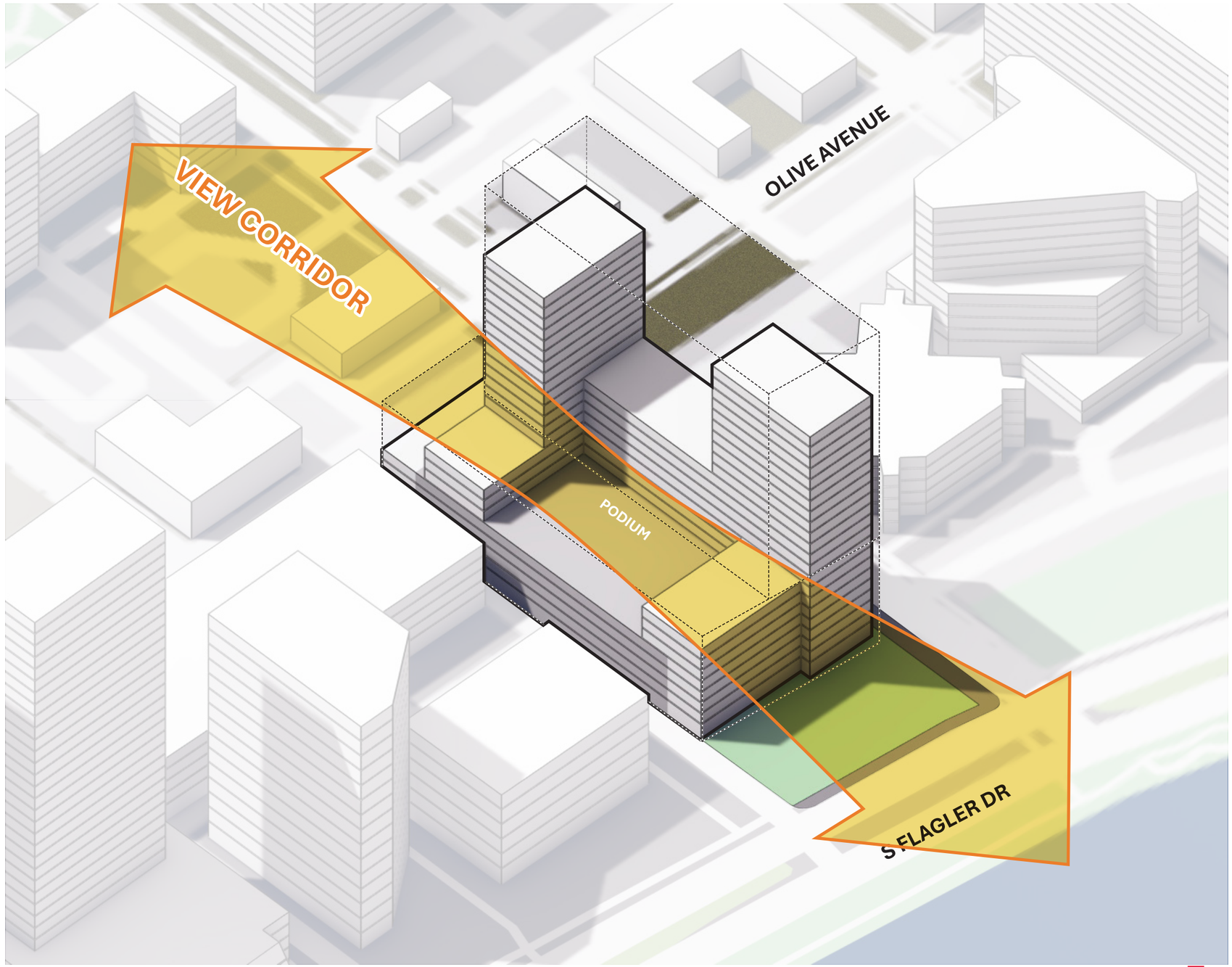




PROTECTING DOWNTOWN CHARACTER

VIEW CORRIDOR

- **Maintain views to waterfront**
- **Large sites must keep 40% open above podium**
- **Prevent buildings from blocking waterfront views**



Q&A

ZONING STRATEGIES

QUADRILLE BUSINESS + TRANSIT ORIENTED DISTRICT
[QBD+TOD]







TRANSIT

Downtown

CITY PLACE

CULTURAL ARTS DISTRICT

INNOVATION

TECHNOLOGY

RESEARCH

EDUCATION

BANYAN BLVD

TAMARIND AVE

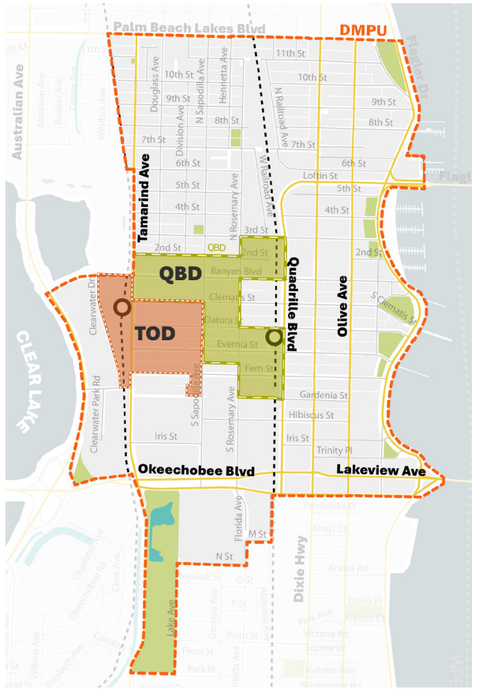
TRANSIT

DMPU

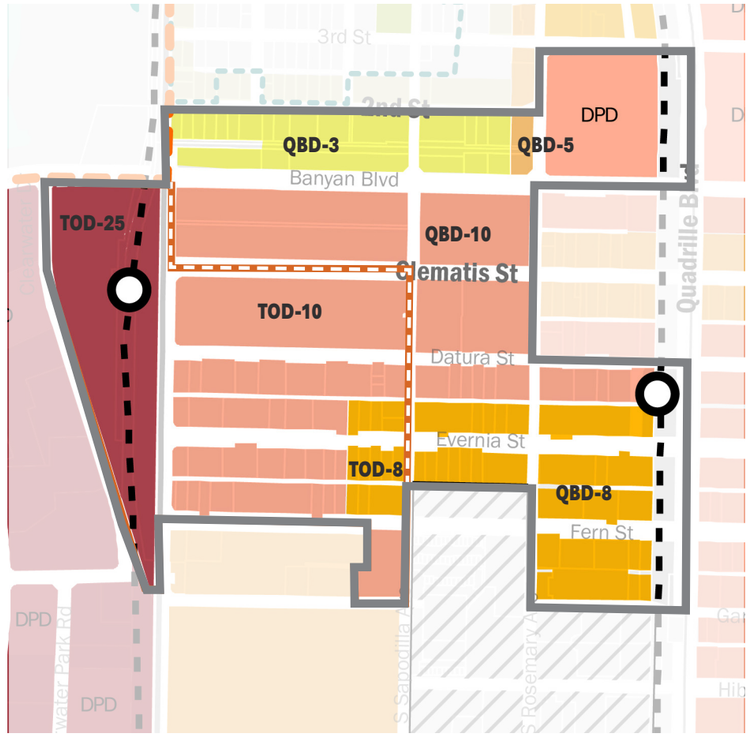
100 ft

QUADRILLE BUSINESS + TRANSIT ORIENTED

Zoning: Existing

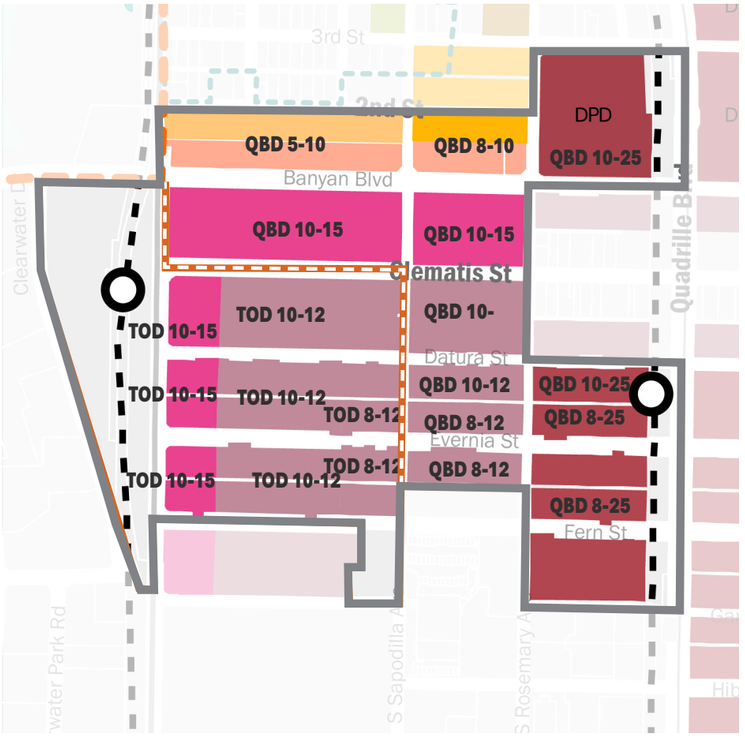


EXISTING BASE



Sub-District	FAR	Base Height
QBD-3	1.00	3 Stories (Lot Frontage > 55')
QBD-3	1.75	3 Stories (Lot Frontage ≤ 55')
QBD-5	2.75	5 Stories (Lot Frontage > 55')
QBD-5	3.50	5 Stories (Lot Frontage ≤ 55')
QBD-8	1.75	8 Stories (Lot Frontage > 55')
QBD-8	2.50	8 Stories (Lot Frontage ≤ 55')
QBD-10	2.75	10 Stories (Lot Frontage > 55')
QBD-10	3.50	10 Stories (Lot Frontage ≤ 55')
TOD-8	1.75	8 Stories (Lot Frontage > 55')
TOD-8	2.50	8 Stories (Lot Frontage ≤ 55')
TOD-10	2.75	10 Stories (Lot Frontage > 55')
TOD-10	3.50	10 Stories (Lot Frontage ≤ 55')
TOD-25	7.00	25 Stories

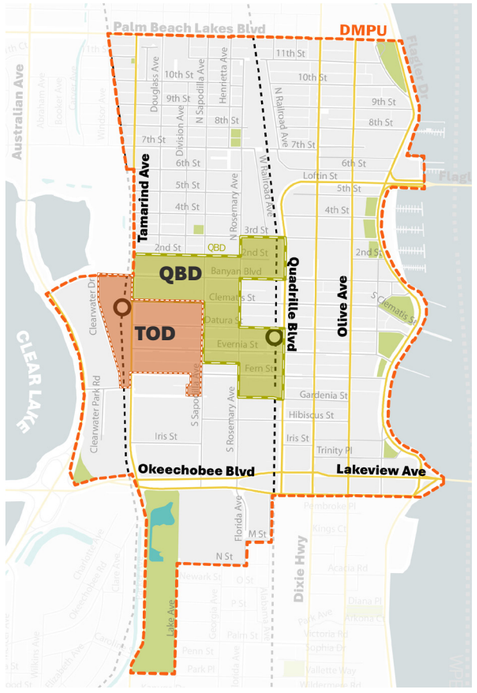
EXISTING INCENTIVE



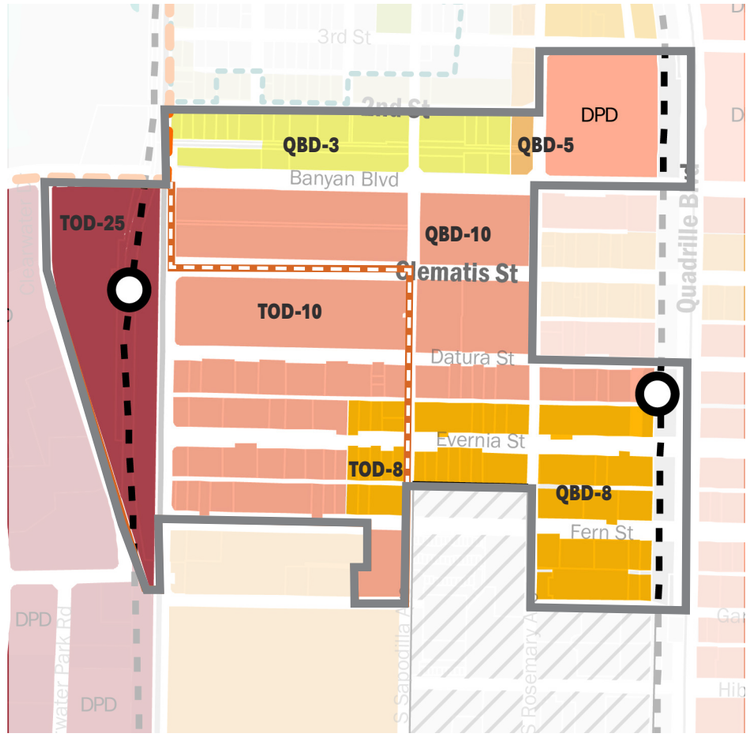
Sub-District	FAR	Incentive Height
QBD 5-10	2.50	5 Stories (For properties facing 2nd St.)
QBD 5-10	4.00	10 Stories (For properties facing Banyan)
QBD 8-10	3.75	8 Stories (For properties facing 2nd St.)
QBD 8-10	4.50	10 Stories (For properties facing Banyan)
QBD 8-12	4.00	12 Stories
QBD 10-12	4.00	12 Stories
QBD 8-25	6.50	25 Stories
QBD 10-15	3.75	15 Stories
QBD 10-25	6.50	25 Stories
TOD 8-12	3.75	12 Stories
TOD 10-12	3.75	12 Stories
TOD 10-15	3.75	15 Stories

QUADRILLE BUSINESS + TRANSIT ORIENTED

Zoning: Proposed

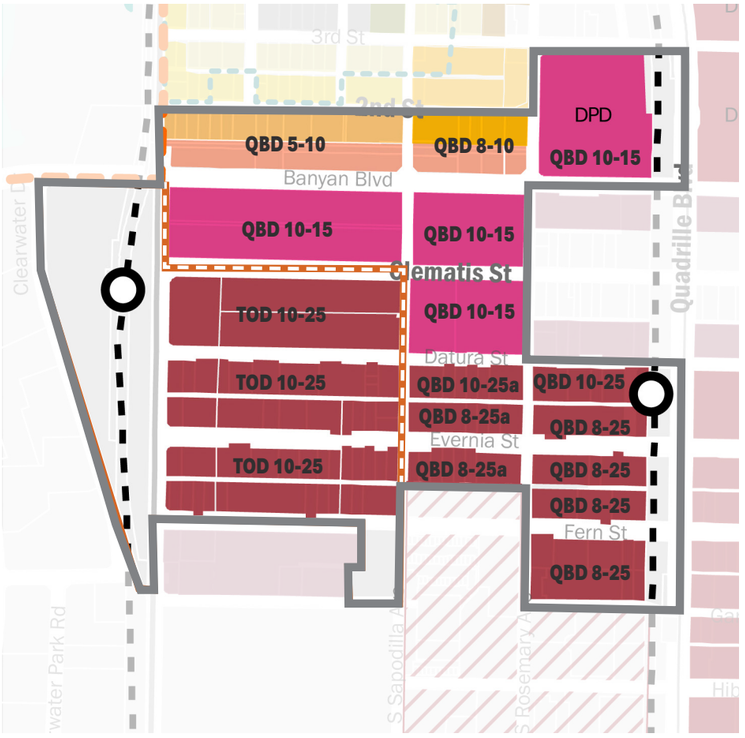


EXISTING BASE



Sub-District	FAR	Base Height
QBD-3	1.00	3 Stories (Lot Frontage > 55')
QBD-3	1.75	3 Stories (Lot Frontage ≤ 55')
QBD-5	2.75	5 Stories (Lot Frontage > 55')
QBD-5	3.50	5 Stories (Lot Frontage ≤ 55')
QBD-8	1.75	8 Stories (Lot Frontage > 55')
QBD-8	2.50	8 Stories (Lot Frontage ≤ 55')
QBD-10	2.75	10 Stories (Lot Frontage > 55')
QBD-10	3.50	10 Stories (Lot Frontage ≤ 55')
TOD-8	1.75	8 Stories (Lot Frontage > 55')
TOD-8	2.50	8 Stories (Lot Frontage ≤ 55')
TOD-10	2.75	10 Stories (Lot Frontage > 55')
TOD-10	3.50	10 Stories (Lot Frontage ≤ 55')
TOD-25	7.00	25 Stories

PROPOSED INCENTIVE



Sub-District	FAR	Incentive Height
QBD 5-10	*2.50*	*5 Stories (For properties facing 2nd St.)*
QBD 5-10	*4.00*	*10 Stories (For properties facing Banyan)*
QBD 8-10	*3.75*	*8 Stories (For properties facing 2nd St.)*
QBD 8-10	*4.50*	*10 Stories (For properties facing Banyan)*
QBD 10-15	*3.75*	*15 Stories*
QBD 8-25	*6.50*	*25 Stories*
QBD 8-25a	4.50* (Max. 5.25)	25 Stories
QBD 10-25	*6.50*	*25 Stories*
QBD 10-25a	4.50* (Max. 5.25)	25 Stories
TOD 10-25	4.50* (Max. 5.25)	25 Stories

* Up to +0.75 additional FAR for commercial, institutional, office, technology, innovation, research, or similar employment-generating uses

QUADRILLE BUSINESS DISTRICT [QBD] + TRANSIT ORIENTED DISTRICT [TOD]

Highlights - Zoning Recommendations

1 SETBACK

Setbacks above 15 stories for Primary Pedestrian and Secondary streets. Additional setbacks on Clematis, Sapodilla & Rosemary, and Fern to preserve street character.

2 OPEN SPACE

Increased open space requirement.

3 PARKING

Reduced parking space requirements.

4 HEIGHT

Up to 25 stories incentive height.

5 PASSAGEWAY

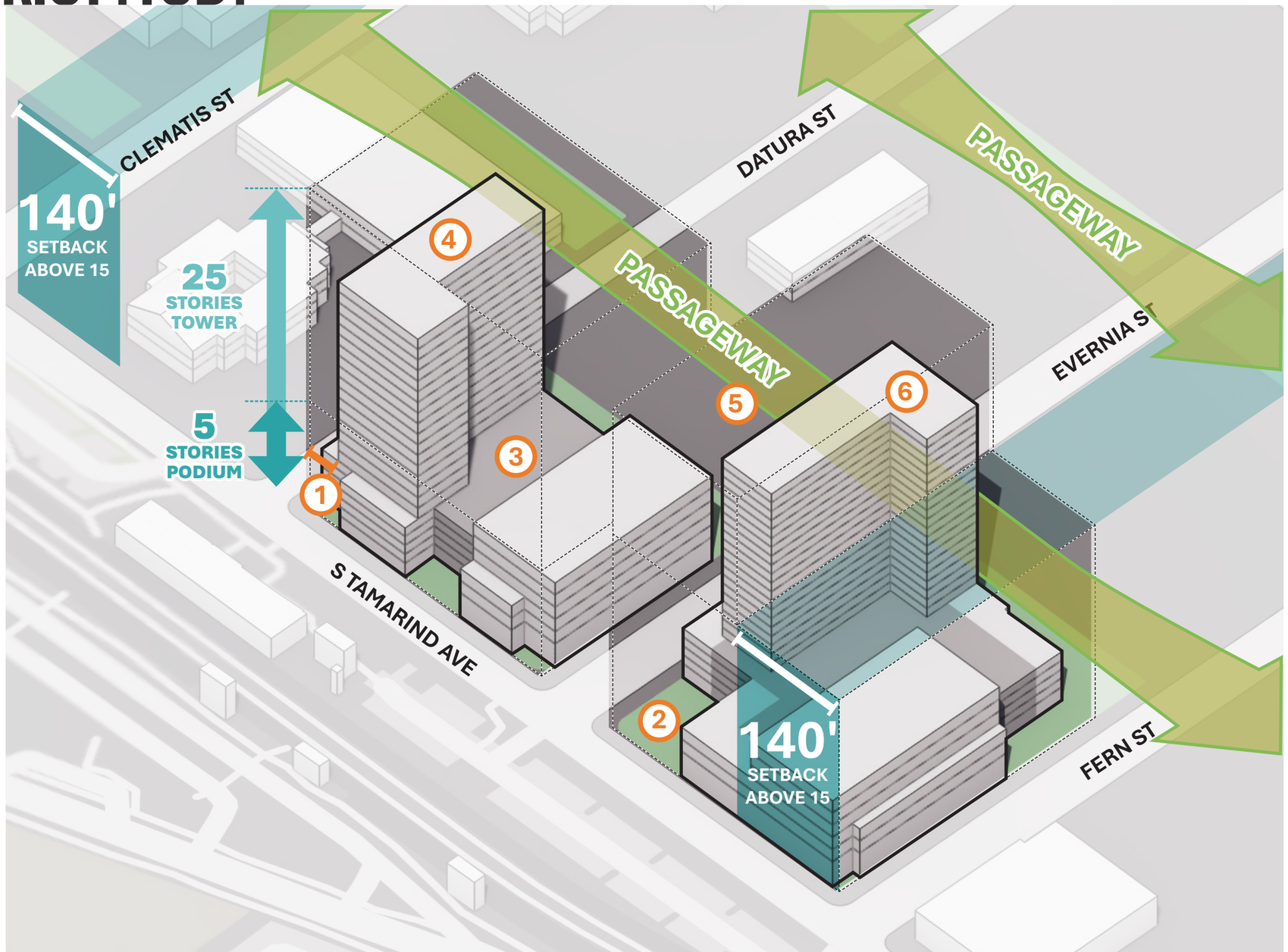
Break long blocks with passageways.

6 TOWER LENGTH

Max. length of tower shall not exceed 200 feet. Tower located at a corner, the combined length above the podium shall not exceed 300 feet.

7 USES

Innovation, technology, research and innovation uses associated to incentives.



NOTE: HEIGHT SHOWN REPRESENTS AN ENVELOPE, NOT BUILDOUT.
DEVELOPMENT MUST VARY MASSING AND CANNOT FILL FULL ENVELOPE.

FLAGLER WATERFRONT DISTRICT
[FWD]

The waterfront already contains tall buildings







Downtown Core

Clematis Street

NEW WATERFRONT PARK

FWD

Intracoastal Waterfront

FWD SOUTH

FWD

Google Earth

FLAGLER WATERFRONT
Zoning: Existing



EXISTING BASE



Sub-District	FAR	Base Height
FWD-5	2.75	5 Stories (Lot Frontage > 55')
FWD-5	3.50	5 Stories (Lot Frontage ≤ 55')

EXISTING INCENTIVE



Sub-District	FAR	Base Height
FWD 5-8	3.75	8 Stories

FLAGLER WATERFRONT
Zoning: Proposed

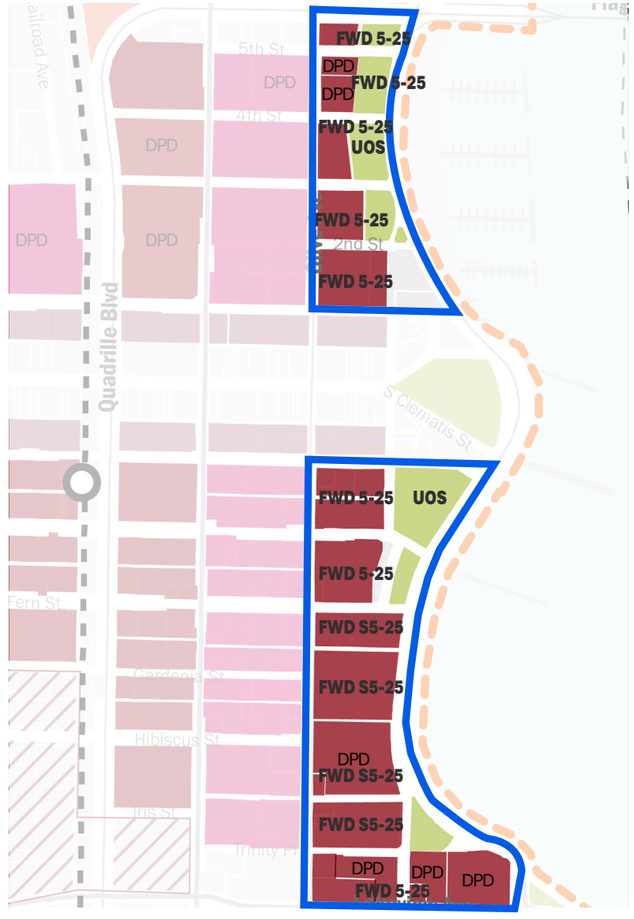


EXISTING BASE - NO CHANGE



Sub-District	FAR	Base Height
FWD-5	2.75	5 Stories (Lot Frontage > 55')
FWD-5	3.50	5 Stories (Lot Frontage ≤ 55')

PROPOSED INCENTIVE



Sub-District	FAR	Base Height
FWD S5-25	5.50 (Lots < 50,000 SF)	25 Stories
FWD S5-25	5.00 (Lots 50,000 SF-80,000 SF)	25 Stories
FWD S5-25	4.50 (Lots >80,000 SF)	25 Stories
FWD 5-25	4.50* (Lots < 50,000 SF)	25 Stories
FWD 5-25	4.00* (Lots 50,000 SF-80,000 SF)	25 Stories
FWD 5-25	3.50* (Lots >80,000 SF)	25 Stories

*Developments may receive up to 1.0 additional FAR beyond the maximum, provided that the applicant contributes to a designated public benefit fund established by the City. The mechanism, eligible contributions, and disbursement criteria shall be defined in the implementing guidelines maintained by the Planning Department.

FLAGLER WATERFRONT DISTRICT [FWD SOUTH]

Highlights - Zoning Recommendations: Split district requirements into North FWD vs. South FWD.

1 SETBACK

Setback on Olive Av. to preserve street character.

2 VIEW CORRIDOR

On lots wider than 100 feet, required 40% of continuous view corridor above podium on certain lot sizes.

3 PARKING

Above maximum allowed shall be valet/mechanical and lined with active uses.

4 ACTIVE USE

Waterfront with liners, street-level uses and civic space.

5 HEIGHT

Up to 25 stories incentive height

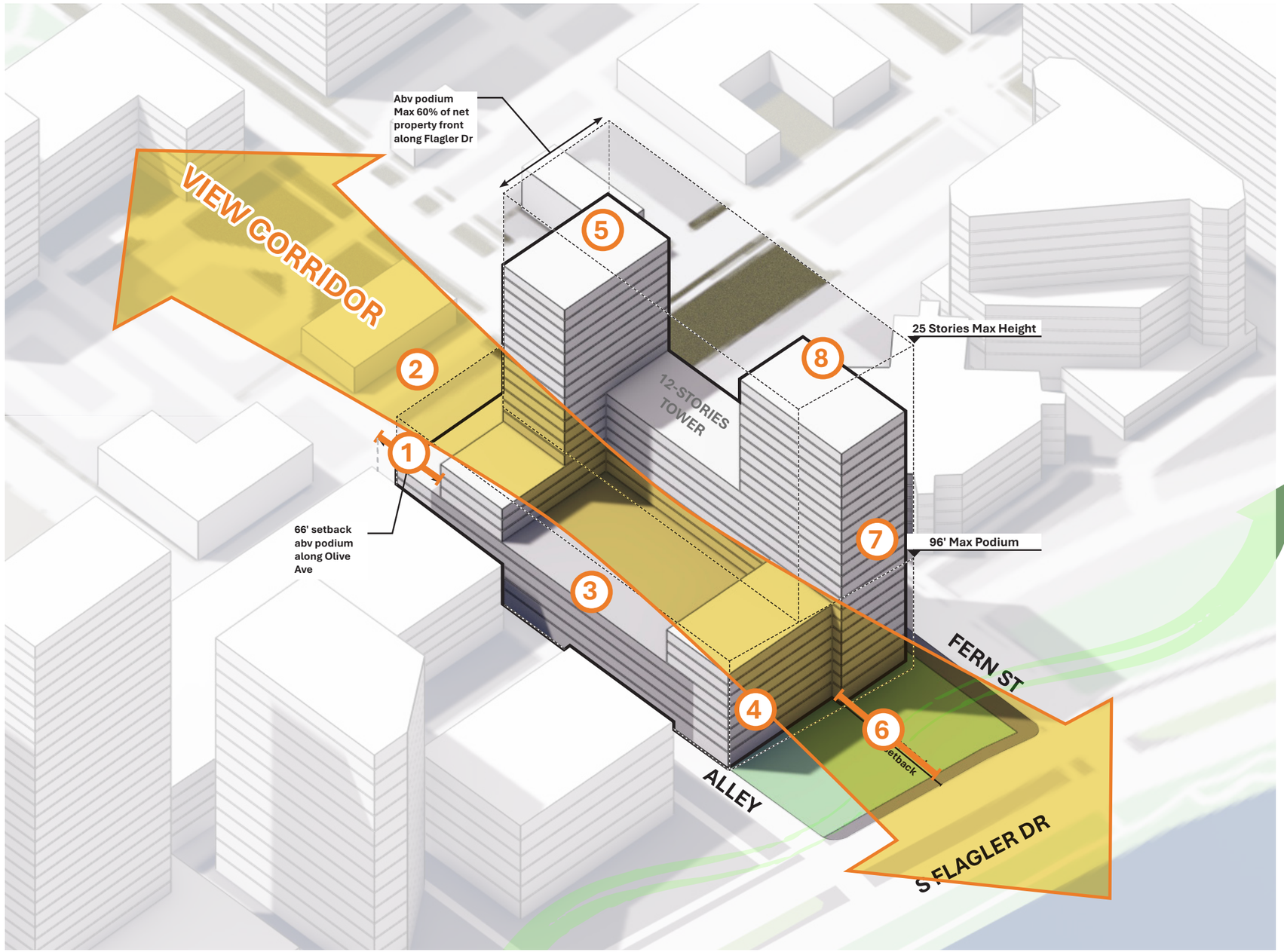
6 OPEN SPACE

Generous setbacks along Flagler to preserve waterfront openness and integrate to overall public waterfront park concept.

BUILDING ARTICULATION

7 Slender towers to preserve view corridors.

8 Maximum tower floorplate above the12th story shall not exceed 10,000 SF.



NOTE: HEIGHT SHOWN REPRESENTS AN ENVELOPE, NOT BUILDOUT.
DEVELOPMENT MUST VARY MASSING AND CANNOT FILL FULL ENVELOPE.

FLAGLER WATERFRONT DISTRICT [FWD]

Highlights - Zoning Recommendations

1 SETBACK

Setback on Olive Av. to preserve street character.

2 VIEW CORRIDOR

On lots wider than 100 feet, required 40% of continuous view corridor above podium on certain lot sizes.

3 PARKING PODIUM

Above maximum allowed shall be valet/mechanical and lined with active uses.

4 ACTIVE USE

Activate the waterfront with liners, street-level uses and civic space.

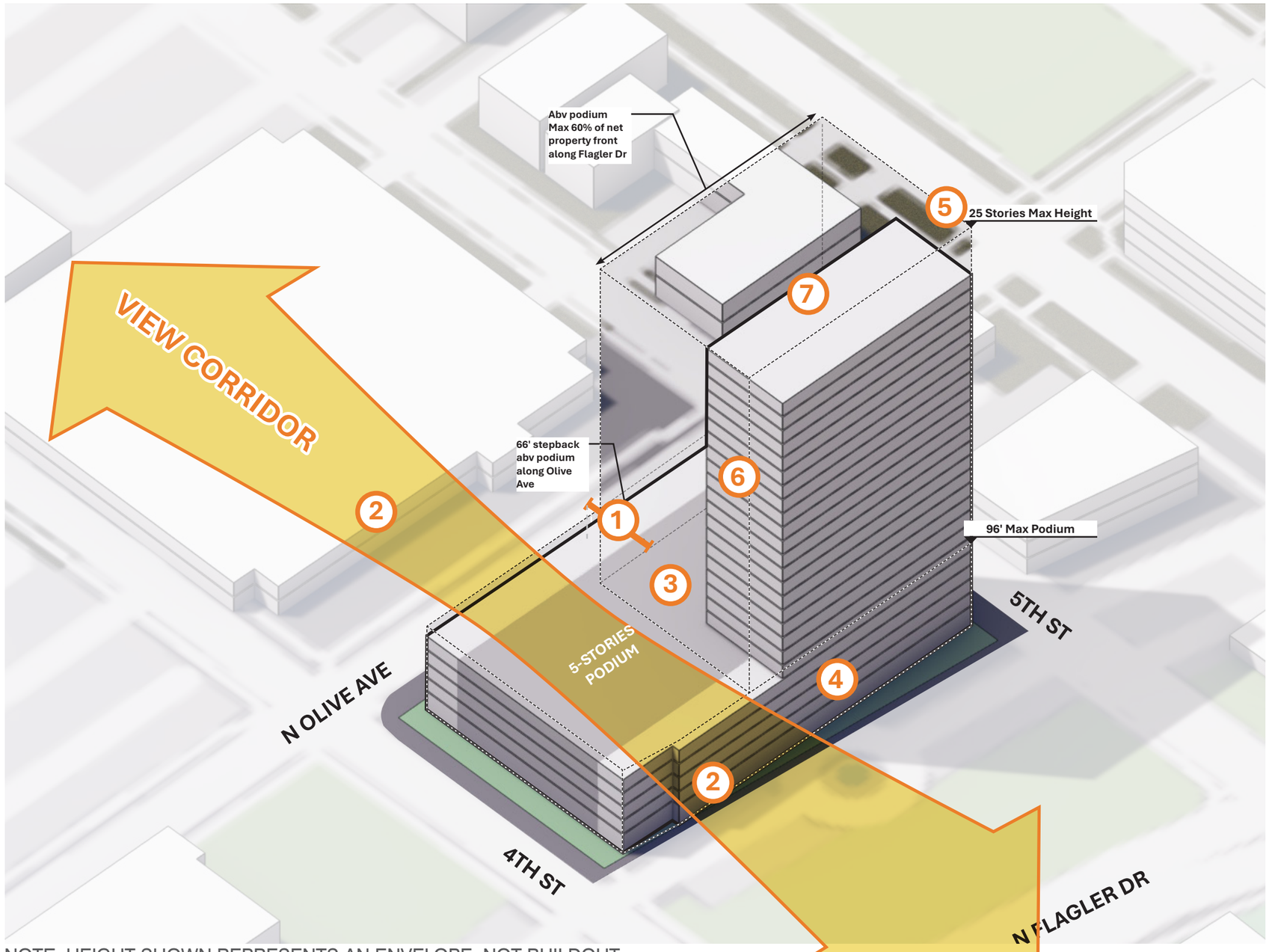
5 HEIGHT

Up to 25 stories incentive height

BUILDING ARTICULATION

6 Slender towers to preserve view corridors.

7 Maximum tower floorplate above the12th story shall not exceed 10,000 SF. Maximum tower length shall not exceed 250 feet.



NOTE: HEIGHT SHOWN REPRESENTS AN ENVELOPE, NOT BUILDOUT.
DEVELOPMENT MUST VARY MASSING AND CANNOT FILL FULL ENVELOPE.

QUADRILLE GARDEN DISTRICT
[QGD]





DMPU

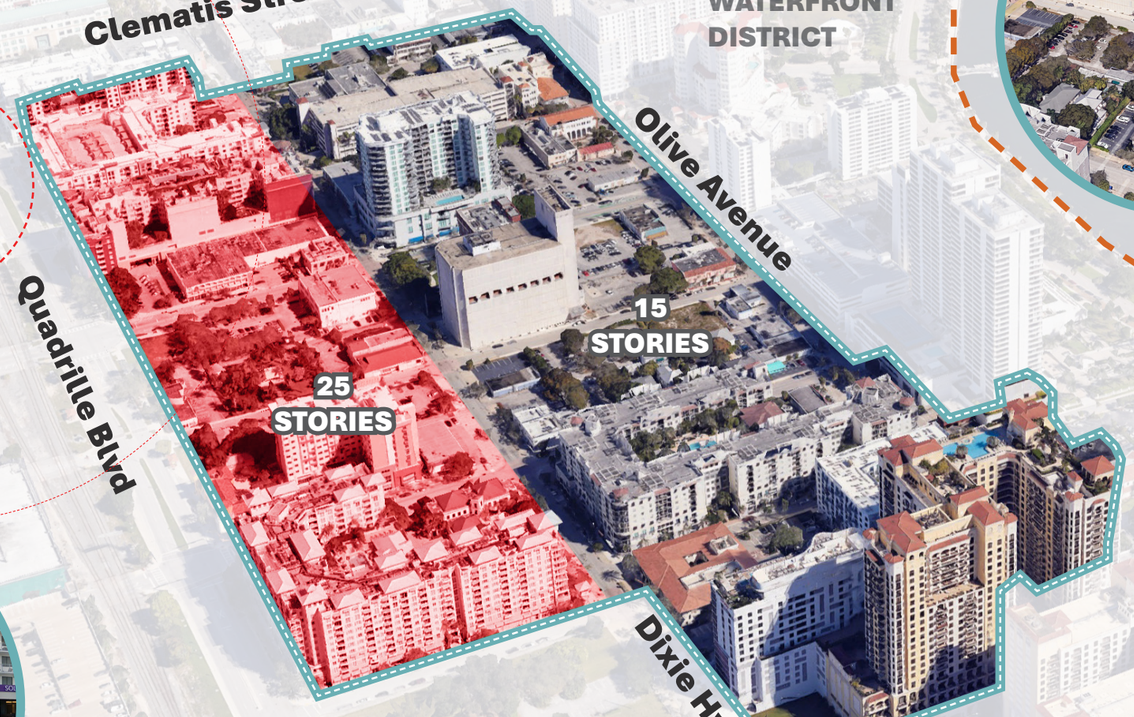
FLAGLER
WATERFRONT
DISTRICT



Clematis Street

TRANSIT

QUADRILLE
BUSINESS
DISTRICT



Olive Avenue

Quadrille Blvd

Dixie Hwy

Lakeview Avenue





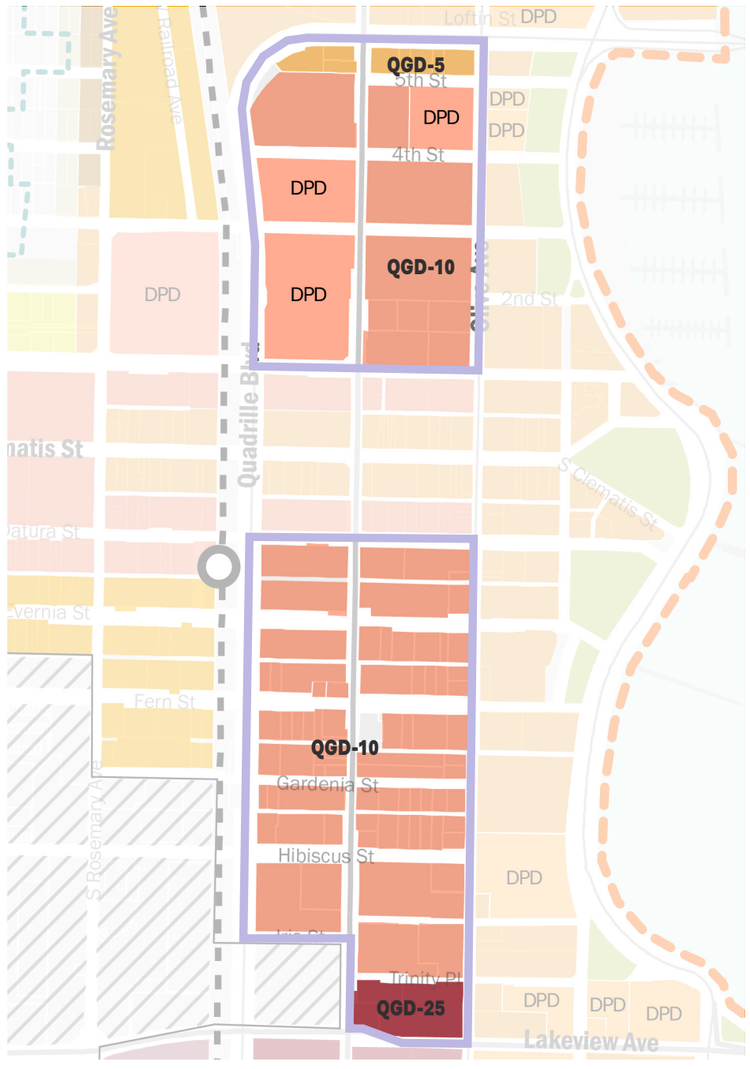




QUADRILLE GARDEN
Zoning: Existing

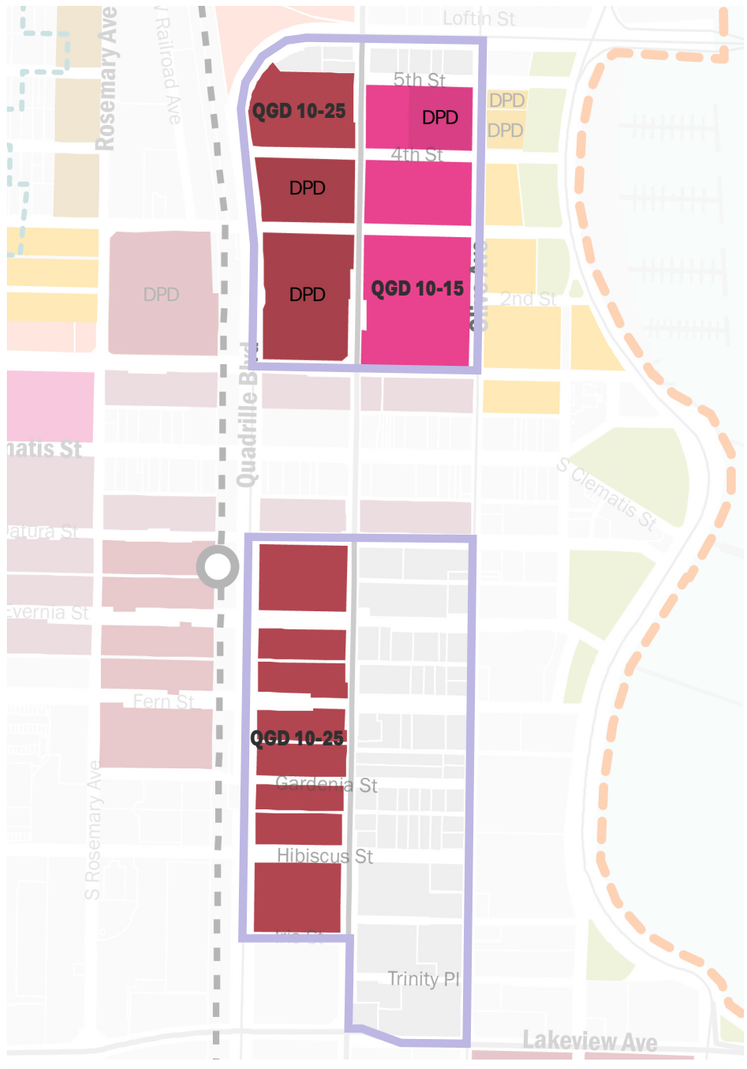


EXISTING BASE



Sub-District	FAR	Base Height
QGD-5	2.75	5 Stories (Lot Frontage > 55')
QGD-5	3.50	5 Stories (Lot Frontage ≤ 55')
QGD-10	2.75	10 Stories (Lot Frontage > 55')
QGD-10	3.50	10 Stories (Lot Frontage ≤ 55')
QGD-25	7.00	25 Stories

EXISTING INCENTIVE

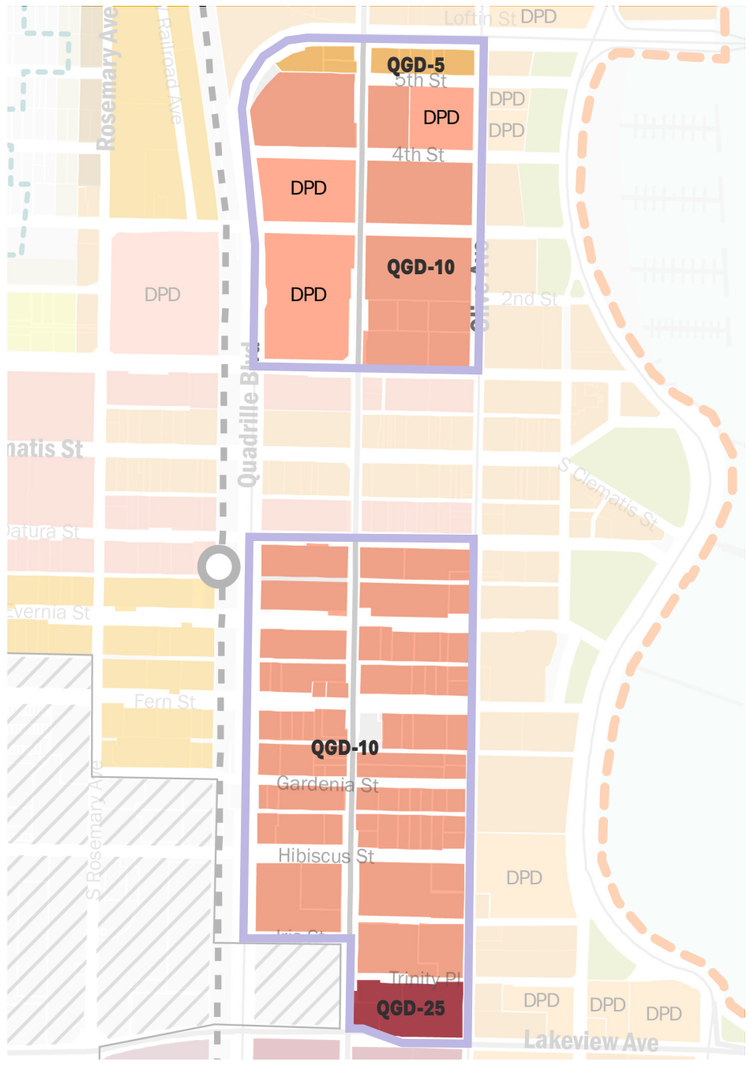


Sub-District	FAR	Base Height
QGD 10-15	3.75	15 Stories
QGD 10-25	5.50	25 Stories

QUADRILLE GARDEN
Zoning: Proposed

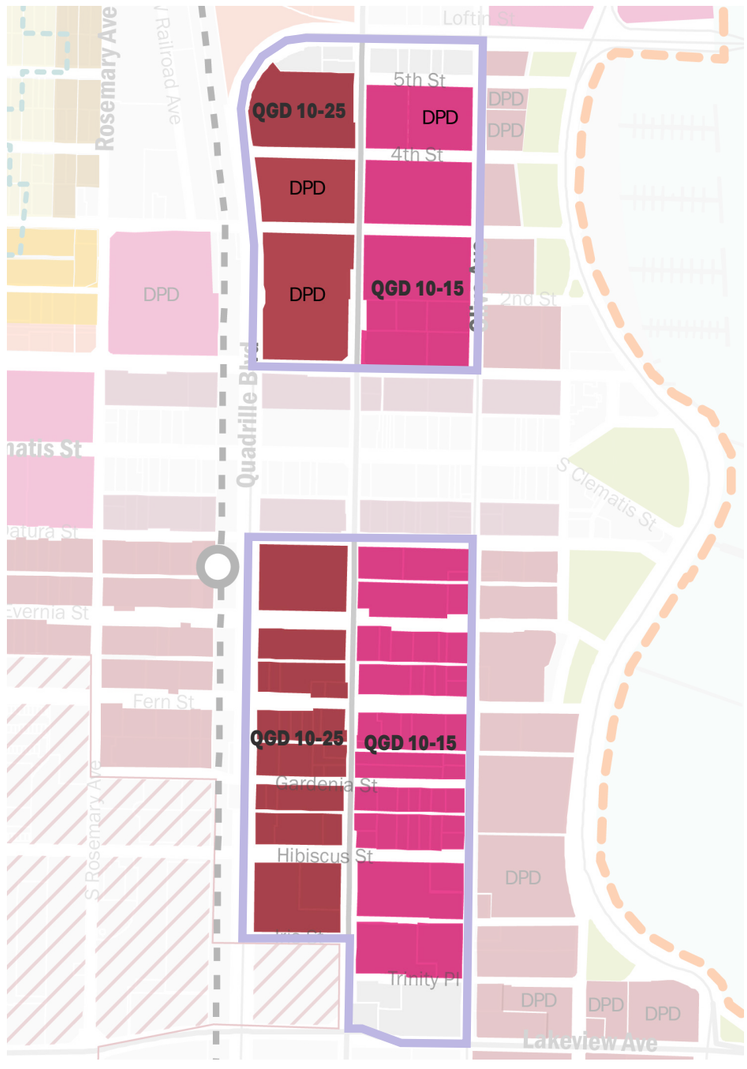


EXISTING BASE - NO CHANGE



Sub-District	FAR	Base Height
QGD-5	2.75	5 Stories (Lot Frontage > 55')
QGD-5	3.50	5 Stories (Lot Frontage ≤ 55')
QGD-10	2.75	10 Stories (Lot Frontage > 55')
QGD-10	3.50	10 Stories (Lot Frontage ≤ 55')
QGD-25	7.00	25 Stories

PROPOSED INCENTIVE



Sub-District	FAR	Base Height
QGD 10-25	5.50 (Lots < 50,000 SF)	25 Stories
QGD 10-25	5.00 (Lots 50,000 SF-80,000 SF)	25 Stories
QGD 10-25	4.50 (Lots >80,000 SF)	25 Stories
QGD 10-15	3.75	15 Stories

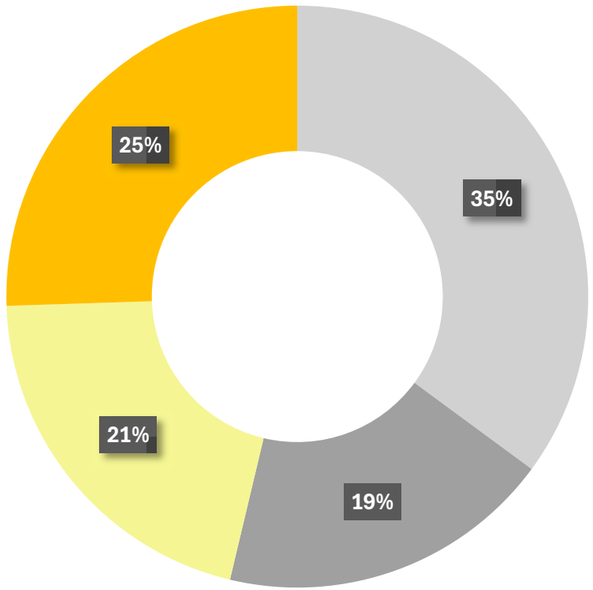
ZONING STRATEGY:

1. Maintain neighborhood character and historic identity
2. Provide affordable housing options
3. Improve streets, trees, and open space
4. Expand homeownership opportunities - CRA

WHAT THE NEIGHBORHOOD ACTUALLY LOOKS LIKE

"Historic multifamily low, medium and high density, context 1"

46% of NWD Parcels are Residential Use



Uses Within NWD Boundary

- Single Family Uses
- Multifamily Uses
- Vacant
- All other Uses (Religious, School, Office, Commercial)

NC: Non-contributing Structure
C: Contributing Structure



2 units (Duplex - street/alley)



2 units (Duplex)



2 units (ADU)



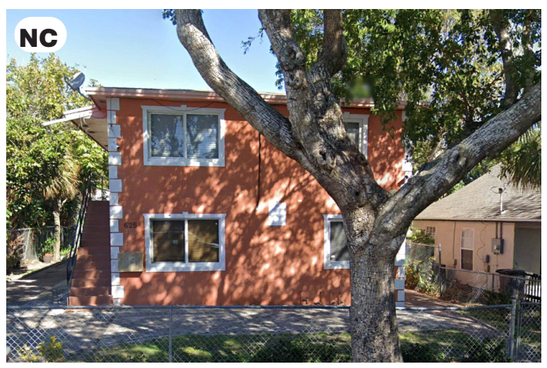
3 units (Triplex)



3 units (Stacked Triplex)



3 units (Stacked Triplex)



4 units (Multiplex)



4 units (Multiplex)



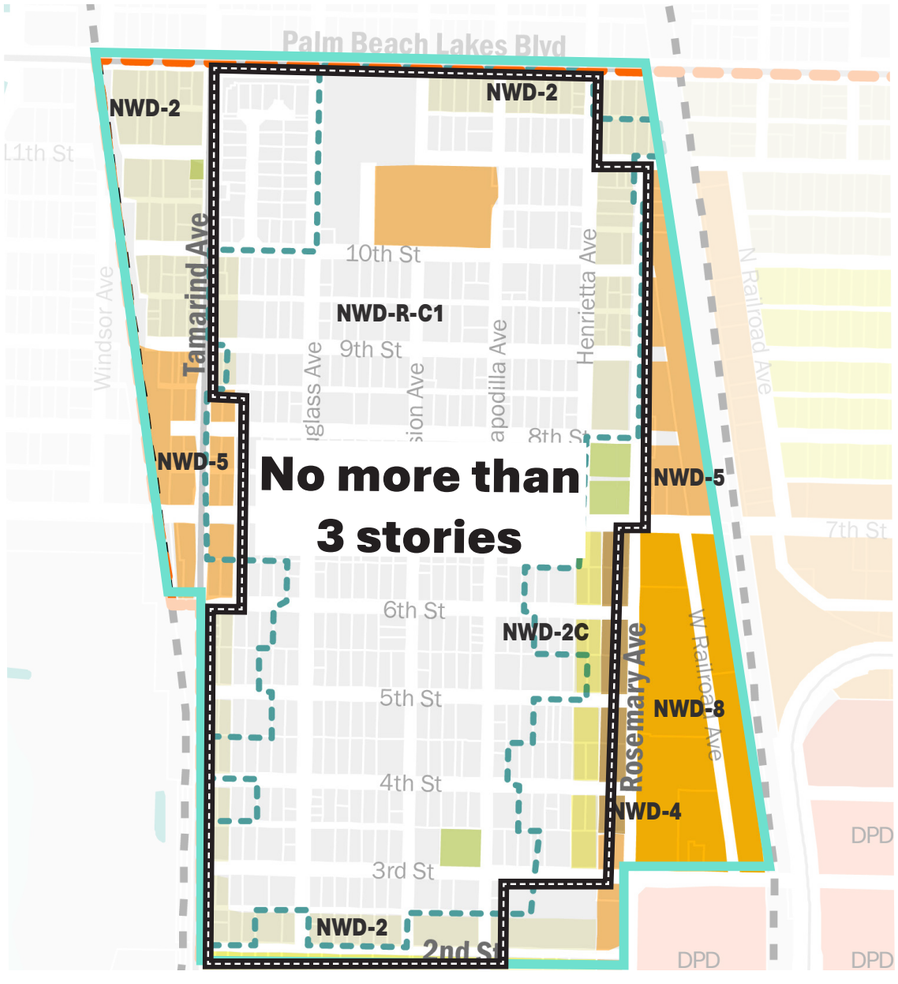
12 units (Multiplex)

MOST OF HISTORIC NORTHWEST STAYS LOW-SCALE

- **Current density of 14 DU/A increased to 21 and increased to 28 DU/A on core incentive areas**
- **Increased neighborhood multifamily character.**

Max. Allowable Height
24'-32'
2 Stories
3 Stories
4 Stories
5 Stories
8 Stories

EXISTING BASE - NO CHANGE



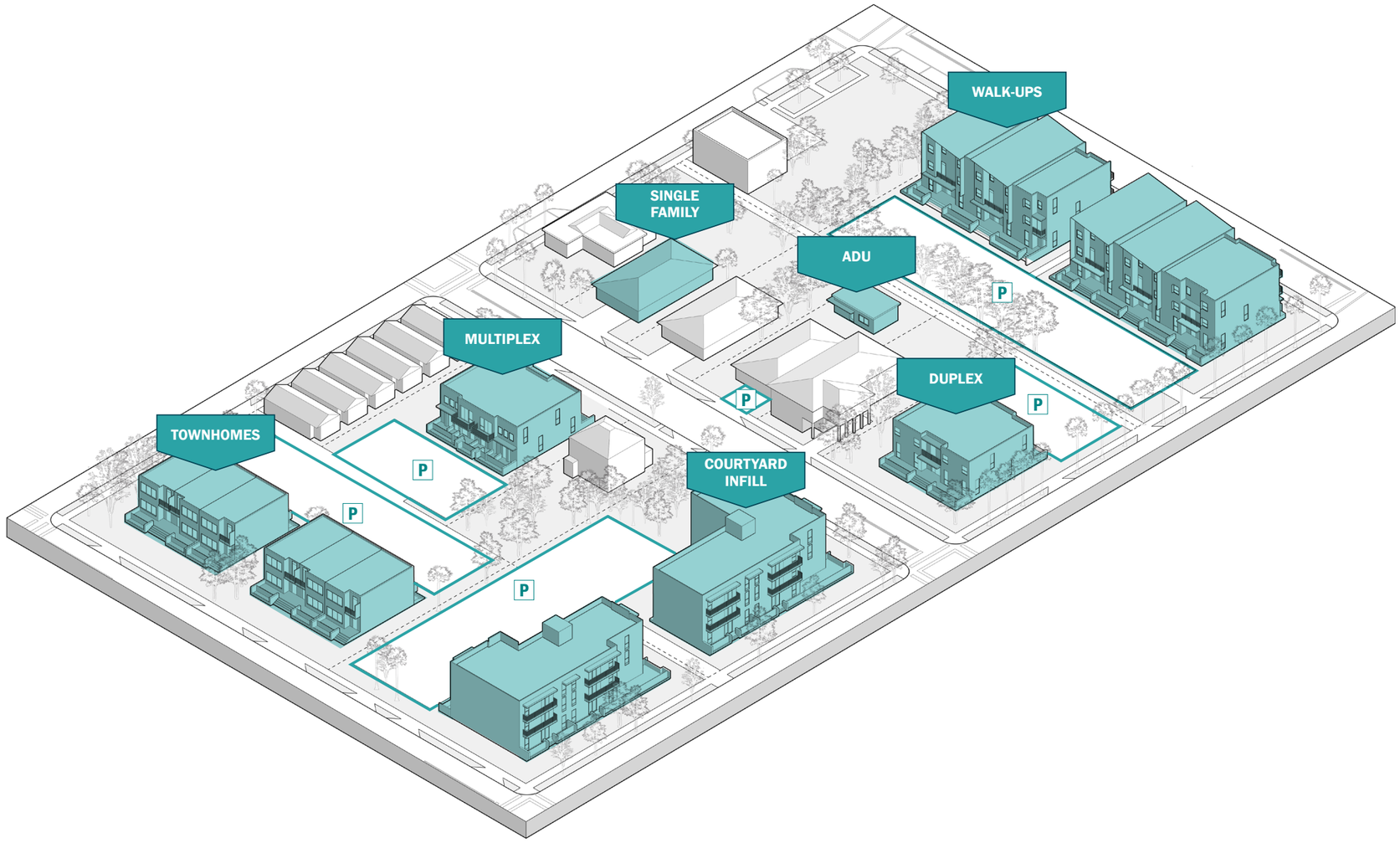
PROPOSED INCENTIVE



Targeted higher heights only on the edge (major streets/ perimeter)

Limited 4 stories in select places along Rosemary where it already exists to encourage ground floor retail

NORTHWEST NEIGHBORHOOD DISTRICT
RESIDENTIAL TYPOLOGIES




Cottage Court




Courtyard



Duplex

OUTSIDE OF HISTORIC DISTRICT EDGE ZONE

Major streets and the perimeter

Building types:

Walk ups/

Townhomes/

Multifamily



Multifamily



Existing multi-family project - 4 story fronting Rosemary

STREETS, TREES, OPEN SPACE

Better site design = safer streets, more shade, less parking dominating front yards

NOT RECOMMENDED



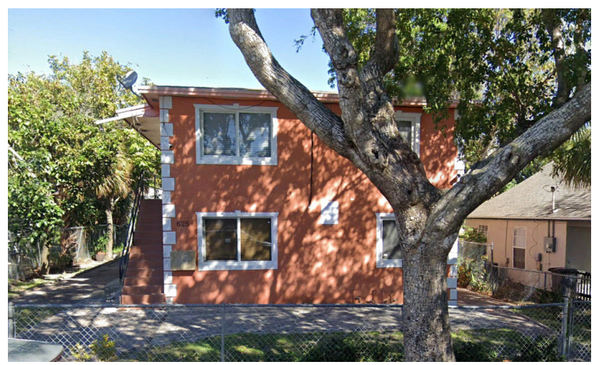
- Wide parking frontage dominating the street
- Front yard replaced by pavement (less green + shade)
- Unit entries disconnected from the street (no porch/ garden/courtyard arrival)

VS

BETTER DESIGN







- Limit parking frontage so the front yard stays green
- Provide direct entries from the street (porches, gardens, courtyards)
- Use alleys/shared drives where possible to reduce curb cuts and paving

WHAT ARE THE BENEFITS FROM THIS GROWTH

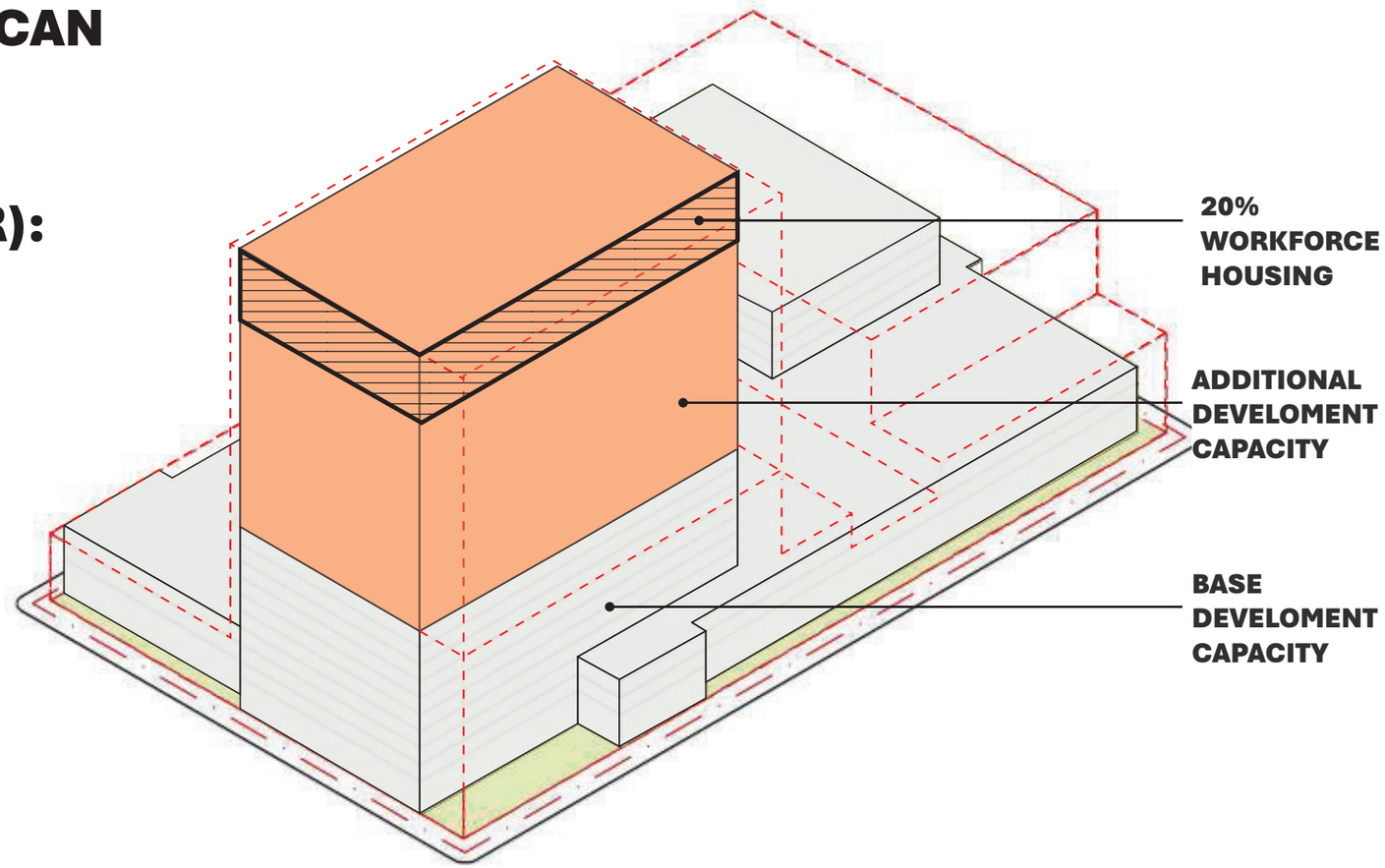
ADDITIONAL DEVELOPMENT CAPACITY CAN BE ACHIEVED THROUGH:

1. **Transfer of Development Rights (TDR):**
   Supports preservation of historic structures.
   [Remains in Place]

2. **City's Development Rights (CDR):**
   Directs funding toward city priorities on all districts except FWD:

- **75% mobility improvements +**
- **25% maintenance of public spaces**

- **100% Park Conservation District on Flagler Waterfront District (FWD)**



DMP HOUSING INCENTIVE

PROJECTS UTILIZING INCENTIVES MUST RESERVE:

20% OF THE BONUS DEVELOPMENT CAPACITY FOR WORKFORCE HOUSING.

INCOME RANGE SERVED: 60%–120% OF AREA MEDIAN INCOME

Projects may provide units:

- On-site
- Off-site
- Payment in-lieu (for condos or non-residential projects)

DMP HOUSING INCENTIVE

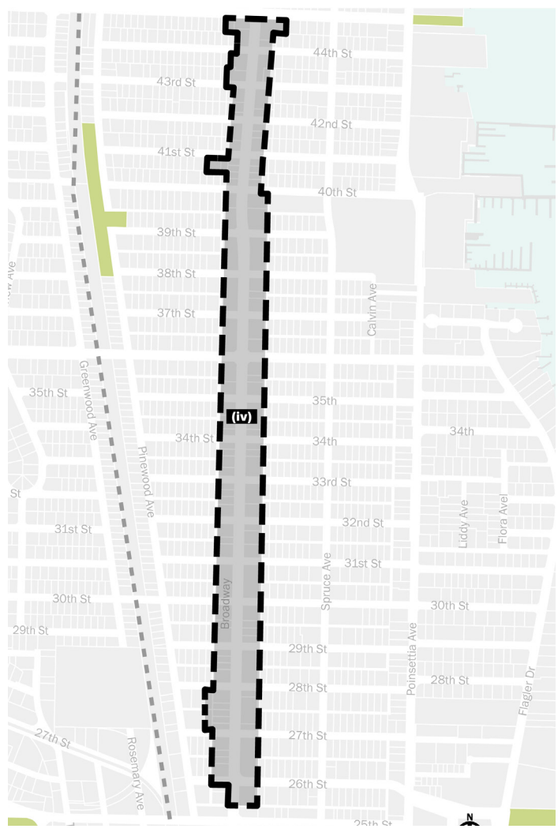
Off-site locations



(II) WITHIN THE JEFFERSON TERMINAL DISTRICT



(III) THE AREA NORTH OF PALM BEACH LAKES BOULEVARD BETWEEN THE FEC AND FLAGLER DRIVE UP TO THE NORTH BOUNDARY OF THE CMUD AND NMUD AREAS



(IV) PROPERTIES LOCATED WITHIN THE BMUD AREA FROM 25TH STREET TO 45TH STREET

DOWNTOWN MOBILITY

- **UPGRADES FOR PUBLIC TRANSPORTATION**

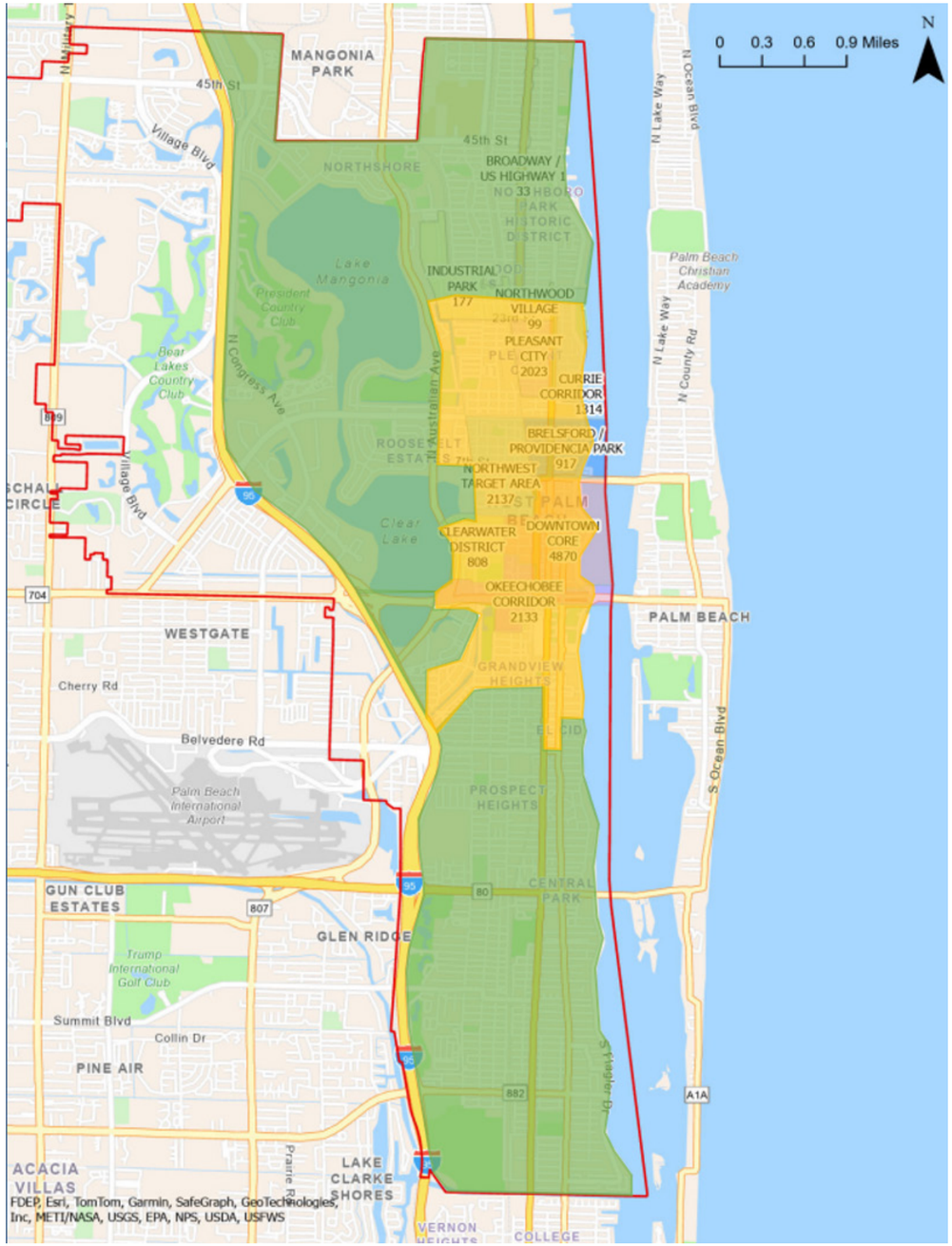
  NEW RIDEWPB TRANSIT SYSTEM -

  - **FIXED ROUTE (2 ROUTES PROPOSED)**
    - NORTH-SOUTH ROUTE- YEAR 1
    - EAST-WEST ROUTE – YEAR 2
    - NEW ELECTRIC FLEET
    - SERVE 100,000 PEOPLE

  - **ON-DEMAND SERVICE**
    - SERVICE EAST OF I-95 WITH 15 MINUTE ACCESS

- **MOBILITY FEE**

  - **ADDITIONAL FUNDING FOR CAPITAL IMPROVEMENTS**
    - FERN STREET EXTENSION
    - STREETSCAPE IMPROVEMENTS (SIDEWALKS, SHADE)
    - BIKE LANES



TRANSPORTATION DEMAND MANAGEMENT (TDM)

Anticipated TDM Strategies for All Projects

- Marketing and Annual Events
- Provide Real-Time Transit Information (shuttles, buses, rail, bikeshare availability)
- WPBgo Membership/Contribution

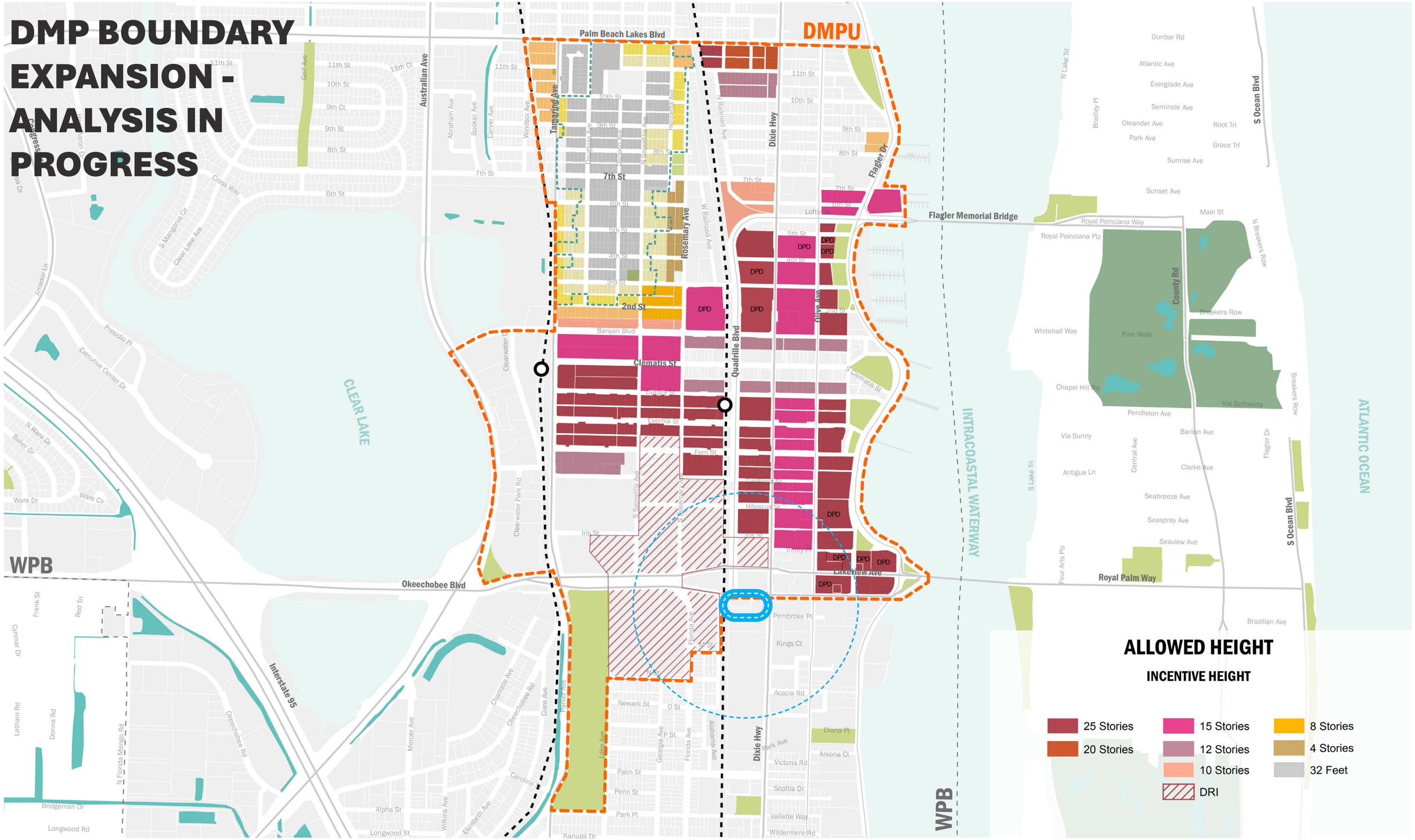
Anticipated TDM Toolkit

- Transit Pass Subsidy
- Secured Bicycle Parking
- Alternative Work Schedules
- Unbundled Parking
- Parking Cashout
- Mobility Contribution
- Bike Share Station
- Carshare Parking
- Marketing/Commute Info (Required Baseline)
- Carpool/Vanpool Program
- Carpool/Vanpool Preferred Parking Spaces
- Carshare Membership/Subsidy
- E-Bike/E-Cargo Bike Program
- Multimodal Transportation Subsidy
- Trip Logging Incentive Program
- Enhanced Bicycle Parking and Services (above the Minimum)
- Contribution to Bus Stop Improvements
- Bundling Transportation Options (Mobility Hub)

RECOMMENDATIONS IN PROGRESS

1. **FINALIZING TDM**
2. **RESILIENCY RECOMMENDATIONS**
3. **DMP BOUNDARY EXPANSION**

DMP BOUNDARY EXPANSION - ANALYSIS IN PROGRESS



ALLOWED HEIGHT

INCENTIVE HEIGHT

- 25 Stories
- 20 Stories
- 15 Stories
- 12 Stories
- 10 Stories
- DRI
- 8 Stories
- 4 Stories
- 32 Feet

NEXT STEPS

1 REFINE ZONING LANGUAGE

- **BOARD FEEDBACK**

2 ADOPTION PROCESS

- **DATES:**

Zoning and Land Development amendments:

DAC – May 13, 2026

PB – May 19, 2026

Comprehensive Plan amendments:

DAC – June 10, 2026

PB – June 16, 2026

ZLDRs & Comprehensive Plan:

CC – July 6, 2026 – 1st Reading

State of Florida review

CC- September 28, 2026 – 2nd Reading

WEST PALM BEACH

DMPU

DOWNTOWN MASTER PLAN UPDATE

ZYSCOVICH
A Stratus Team Company

Lambert
ADVISORY

TOWN SQUARE

SCAPE

Stantec

PTC
Transportation Consultants

SA/NELSON
& ASSOCIATES