

# ZONING UPDATE FOR THE BROADWAY MIXED-USE DISTRICT (BMUD) WEST PALM BEACH, FL



WEST PALM BEACH



DOVER, KOHL & PARTNERS  
town planning



REINVENTING YOUR CITY



EBENBACH  
CONSULTING LLC

**ENVISIONBROADWAY  
BOULEVARD.COM**

# **AGENDA**

**INTRODUCTIONS**

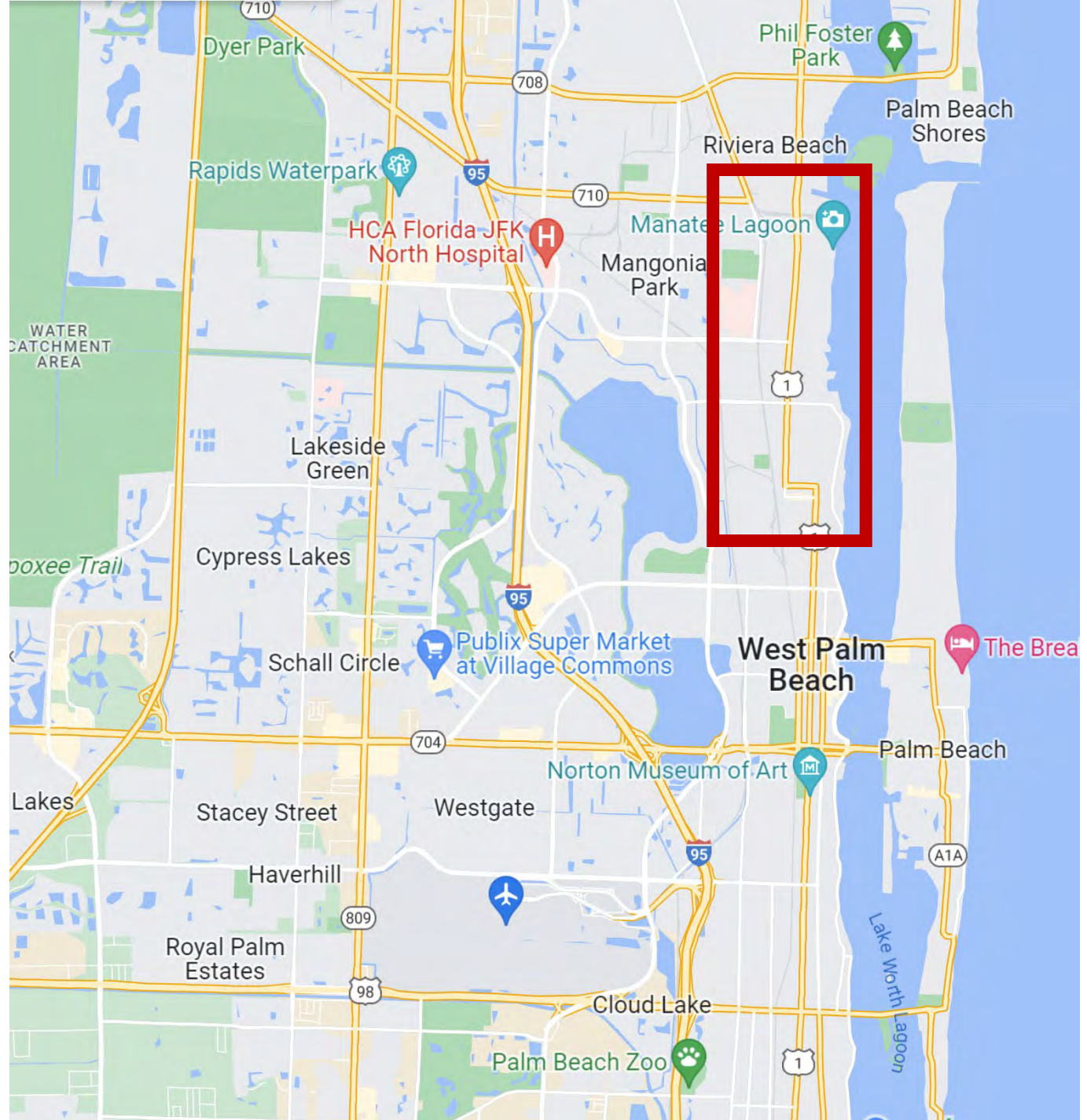
**PRESENTATION**

**WORKSHOP/Q+A**

**POLLING**

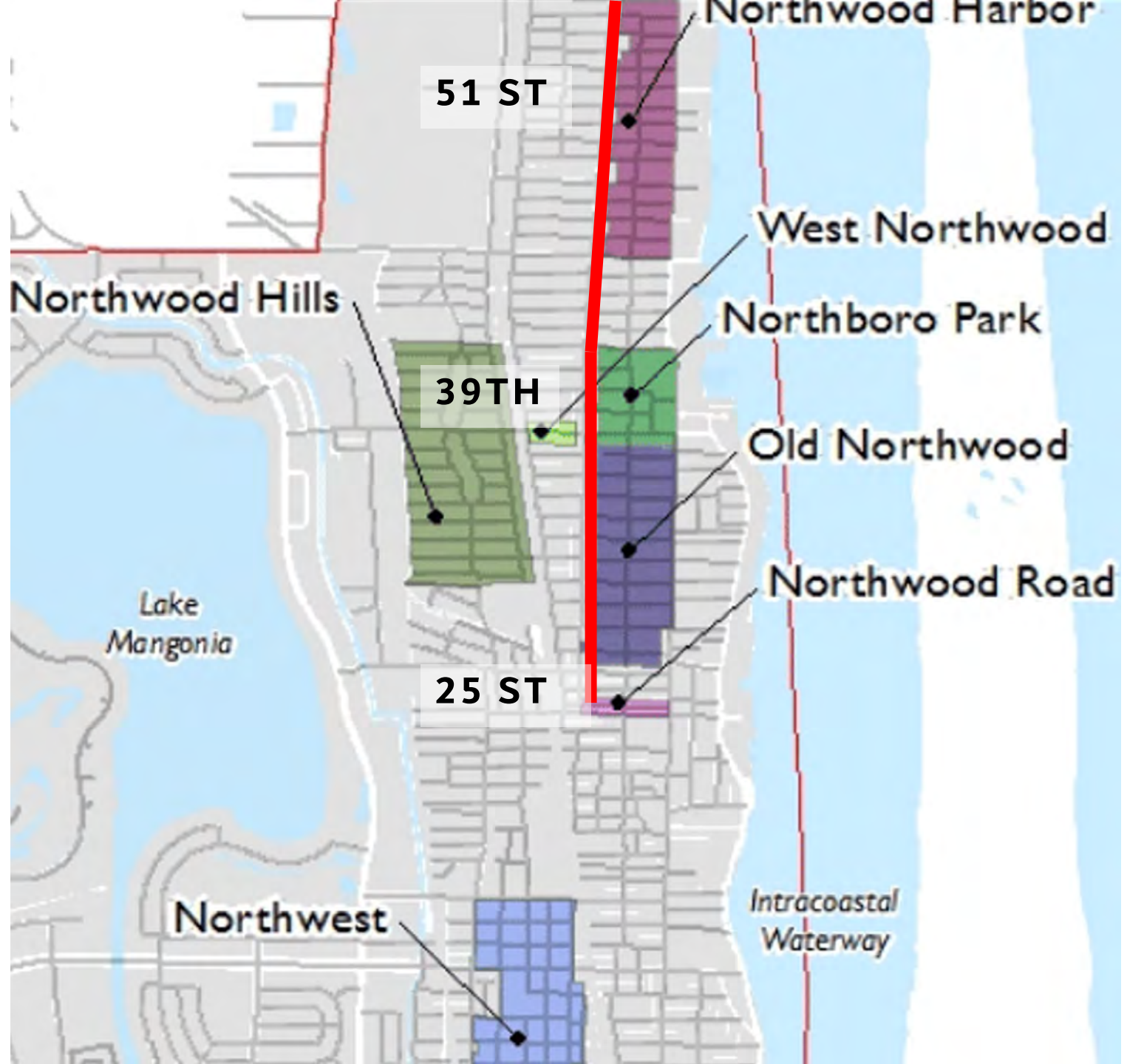
**OUR STUDY AREA IS THE  
BROADWAY MIXED-USE  
DISTRICT (BMUD)  
WEST PALM BEACH, FL**

**PROPERTIES FACING  
BROADWAY BOULEVARD  
FROM 24<sup>TH</sup> STREET TO  
59<sup>TH</sup> STREET**



# HISTORIC DISTRICTS

OLD  
NORTHWOOD  
HISTORIC  
DISTRICT



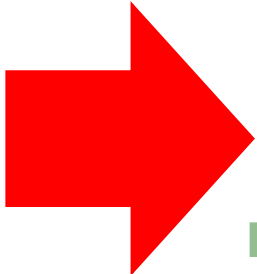
# BROADWAY CORRIDOR FORM BASED CODE PROJECT TIMELINE

## PHASE 1

KICKOFF & STUDY & ANALYSIS  
**JUNE**

## PHASE 2

VISIONING CODE DRAFTING  
**FALL/WINTER**



## PHASE 3

REFINE CODE  
PRESENT THE DRAFT  
**JANUARY/FEBRUARY**

## PHASE 4

FBC FINALIZATION & PRESENTATION  
**SPRING**





## Additional Meeting Opportunities

Thursday, February 8, 2024

6:30 PM – 8:00 PM

RISE Center )



## Additional Meeting Opportunities

Friday, February 9, 2024

10:00 AM – 11:30 AM

The Esperanza Center (map)

Meeting to be held in Spanish



**OUR GOAL:**

**CREATE A **FORM-BASED CODE** TO  
GUIDE THE GROWTH  
AND DEVELOPMENT OF THE  
COMMUNITY**

PALM BEACH Y  
*International*



A street scene with a building on the right and trees on the left. A white text box is overlaid in the center. The building on the right is a single-story structure with a sign that reads "PALM BEACH Y International". The street is paved and has a yellow curb. There are trees and a fence on the left side of the street. The sky is blue with some clouds.

**FORM-BASED CODES  
CREATE A WALKABLE  
PUBLIC REALM BY  
REGULATING THE FORM OF  
BUILDINGS, STREETS AND  
PUBLIC SPACES.**



## **DORN AVENUE, SOUTH MIAMI 1990S**

Before Picture (1990s)



# DORN AVENUE, SOUTH MIAMI

After Picture



**KICK-OFF EVENT**

**9.20.23**

9.20.23: 180+ PEOPLE



**COMMERCIAL**  
WHAT IS APPROPRIATE FOR YOUR AREA?

This display board features two images: a Walmart store and a McDonald's restaurant. To the left of the images is a vertical column of green dots, and to the right is a vertical column of red dots. The board is titled 'COMMERCIAL' and 'WHAT IS APPROPRIATE FOR YOUR AREA?'. There is also a small legend in the top right corner with a green dot and a red dot.

**RESIDENTIAL OTHER THAN SINGLE FAMILY**  
WHAT IS APPROPRIATE FOR YOUR AREA?

This display board features three images of different residential housing types: a townhome complex, a multi-story brick building, and a large multi-unit apartment building. To the left of the images is a vertical column of green dots, and to the right is a vertical column of red dots. The board is titled 'RESIDENTIAL OTHER THAN SINGLE FAMILY' and 'WHAT IS APPROPRIATE FOR YOUR AREA?'. There is also a small legend in the top right corner with a green dot and a red dot.

9.20.23: 180+ PEOPLE



GO!  
• TABLE EXERCISES - 40 MINUTES  
• REPORTING BACK - 10 MINUTES  
5

MANATEE LAGOON  
AN FPL ECO-DISCOVERY CENTER

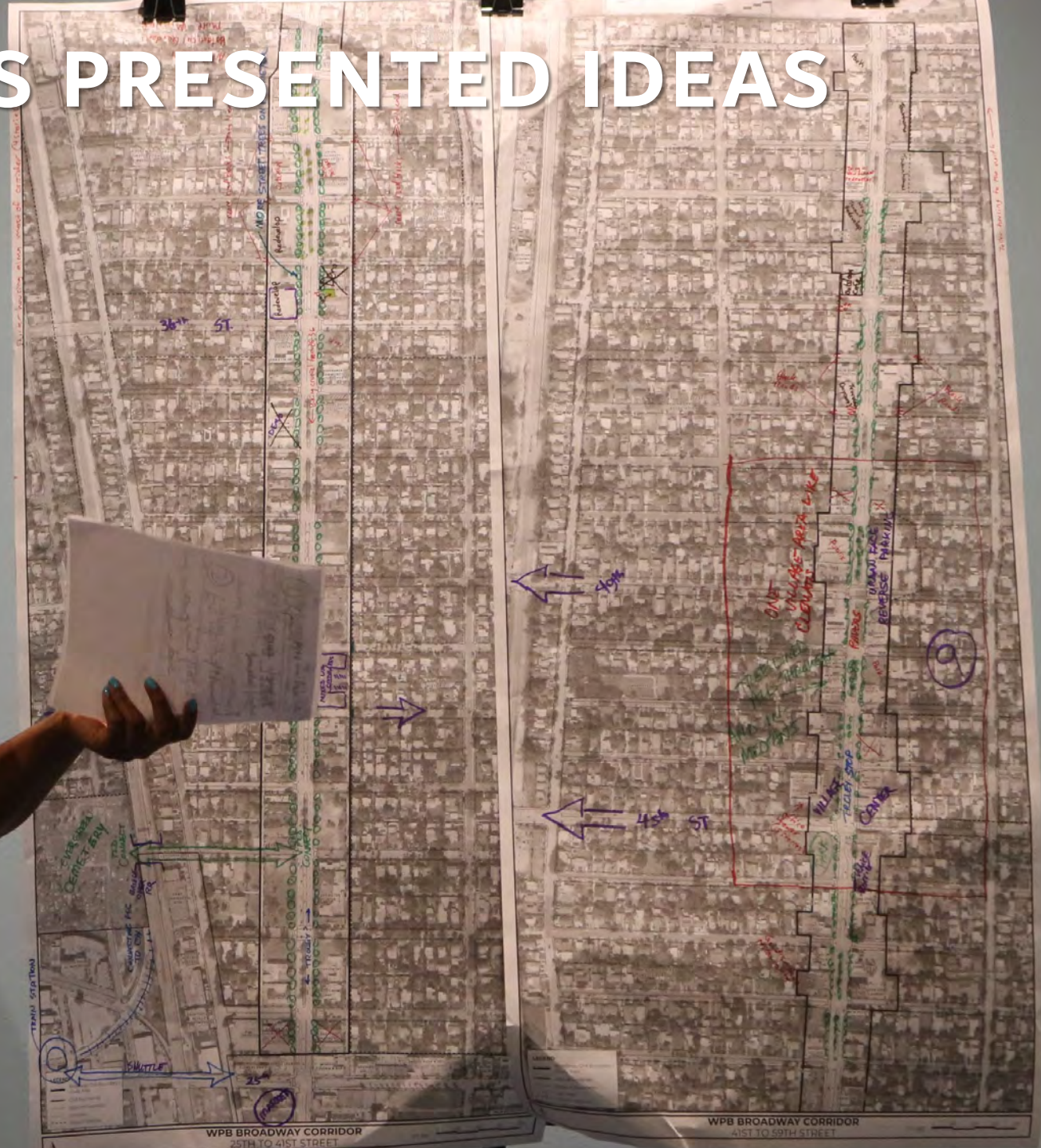
GO!  
• TABLE EXERCISES - 40 MINUTES  
• REPORTING BACK - 10 MINUTES

9.20.23: 180+ PEOPLE



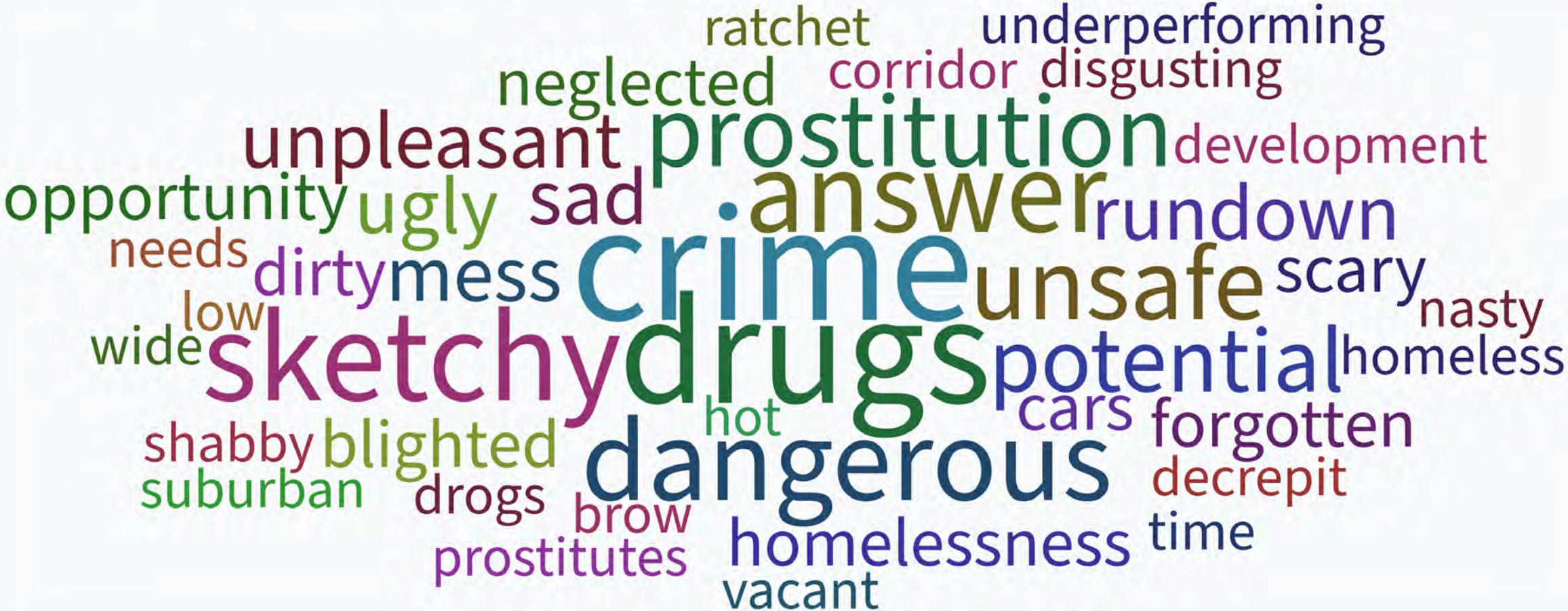


# 9.20.23: 18 TABLES PRESENTED IDEAS



# WE ASKED ...

One word that comes to mind about Broadway Corridor NOW:





# BIG 5 IDEAS

---

- **Make Broadway a Great Downtown Street**

Slower traffic, better transit, Wide sidewalks, bike safety, more lighting, A place where everyone wants to be

- **Be Respectful of Neighbors**

Use height limits to keep a consistent context. Use setbacks for light and air. Add buffers for trees and shrubs. Light protections. Dumpster placement. Access lanes that are set back.

- **Better, Wider Sidewalks, Street Trees for Broadway and Perpendicular Streets**

Wider sidewalks that are pedestrian, dining and cycling friendly. The code requires a 15' setback and sidewalk.

Better street trees along the roads to promote shade and comfort throughout the corridor. New development is required to rebuild sidewalks and replant both street trees and understory plants. Street parking is also reconstructed.

- **Create Quality Gathering Spaces**

Promote a local gathering place for the community. The corridor has several closed residential streets with unused green spaces. Temporary use requirements are loosened so that public greenspaces could host farmer's markets, food trucks, or outdoor events. Open space can also be provided in the form of forecourts forward of buildings.

- **Promote Anti-Displacement Policies and Retention of Valued Local Businesses**

The code works to prevent displacements. Property owners with locally owned business that are retained can earn extra height or other development incentives.

# MAKE BROADWAY A GREAT DOWNTOWN STREET



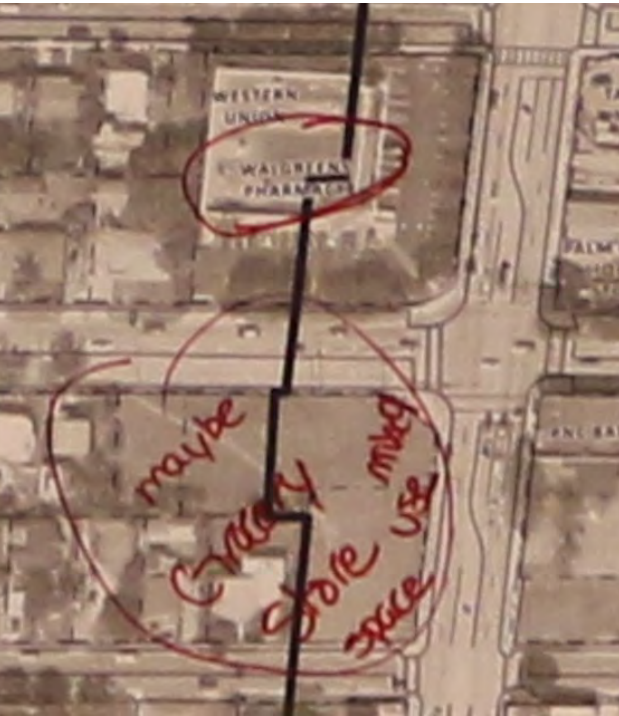
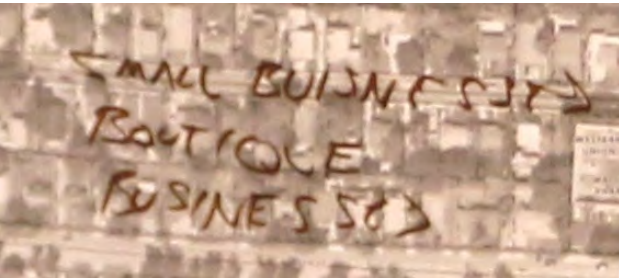
OUT DOOR SEATING  
ACTIVATE THE SPACES

SAFE PUBLIC TRANSPORTATION

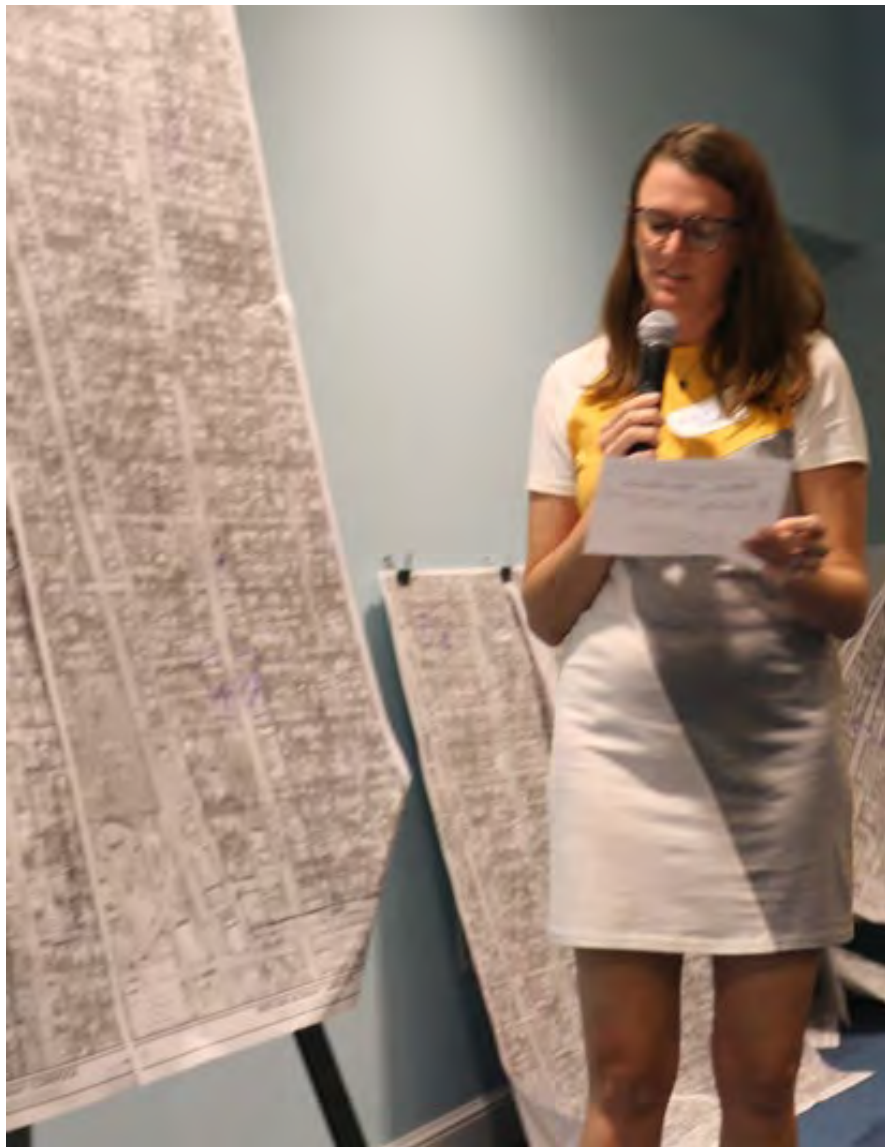
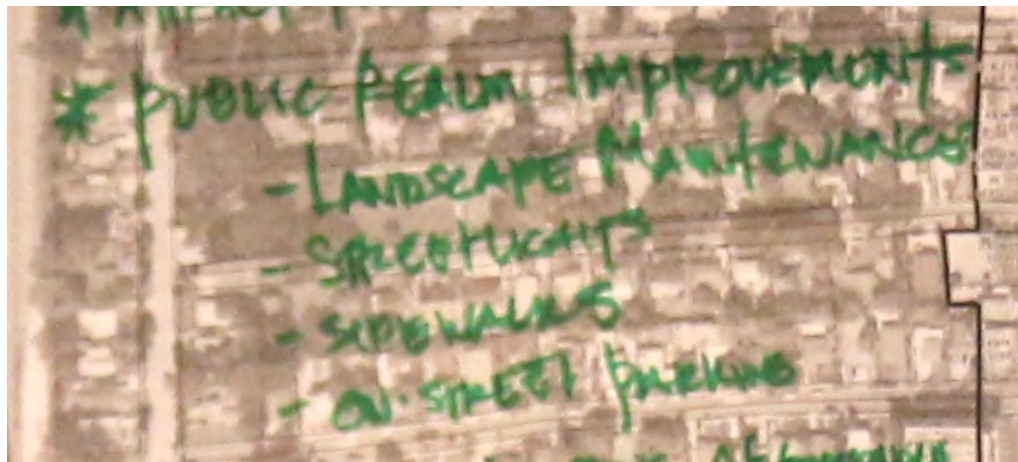
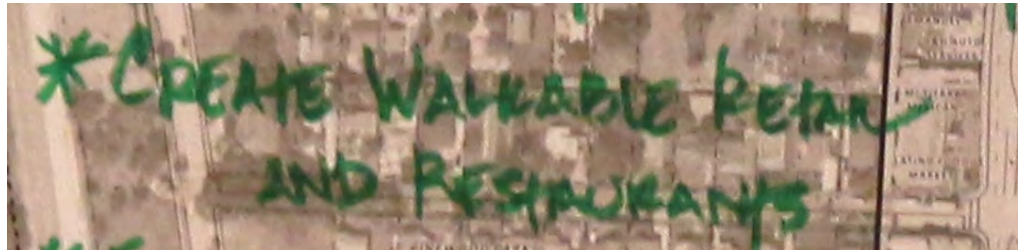
Slower traffic

\* CREATE WALKABLE RETAIL AND RESTAURANTS  
\* TRANSFORM EXISTING INDUSTRIAL USES INTO MIXED-USE OPPORTUNITIES

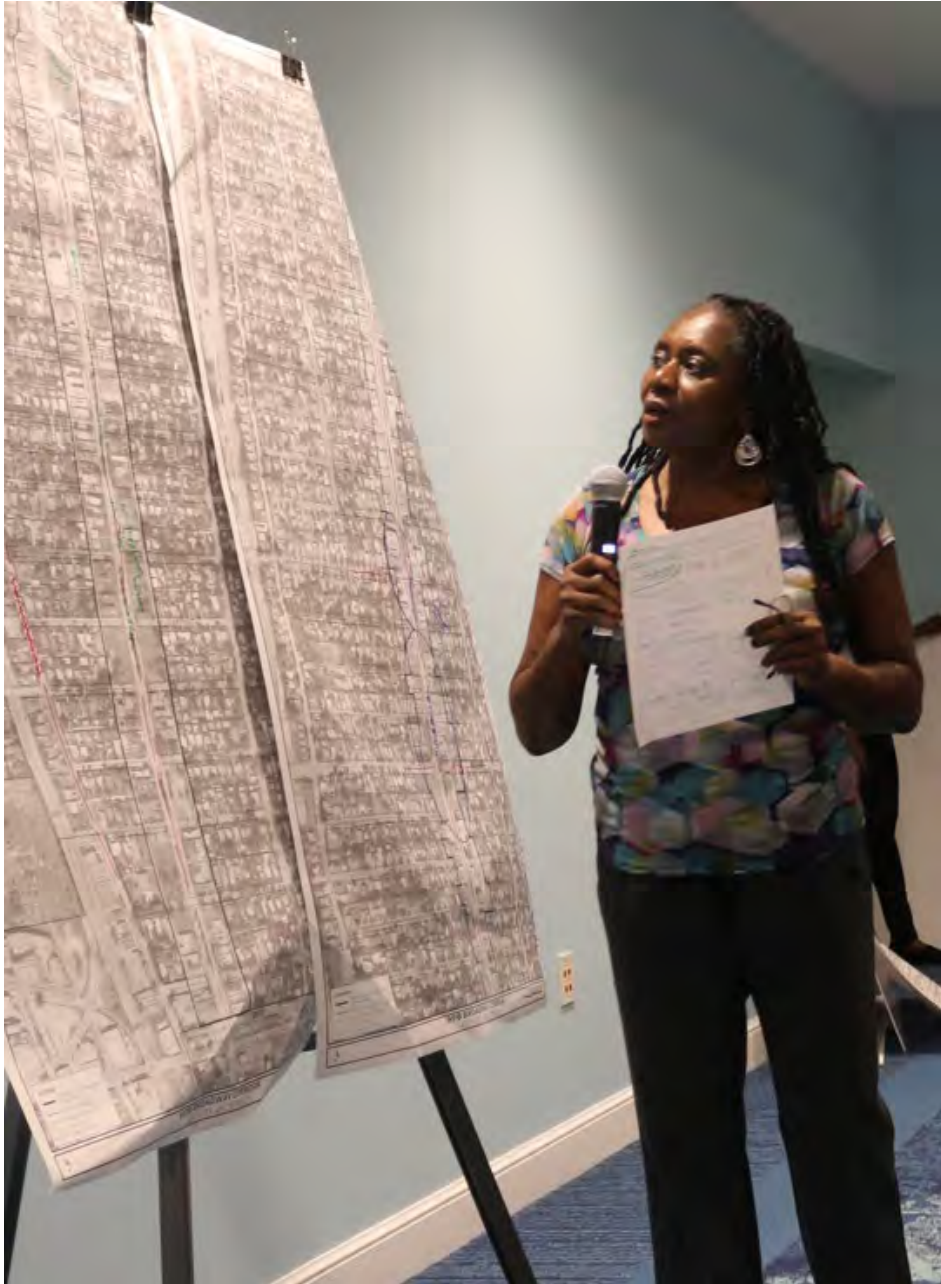
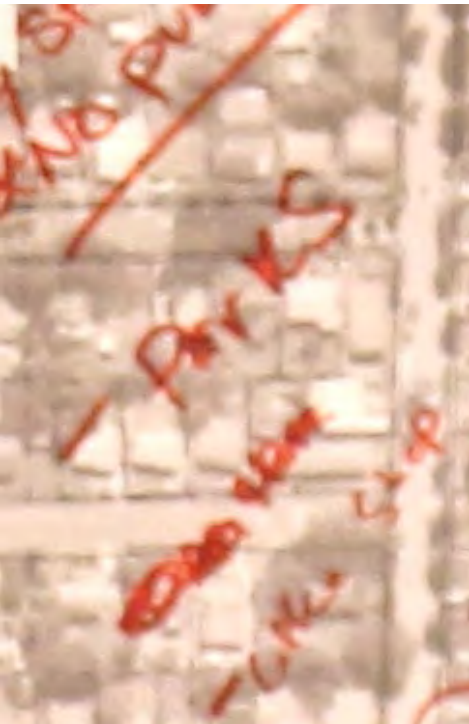
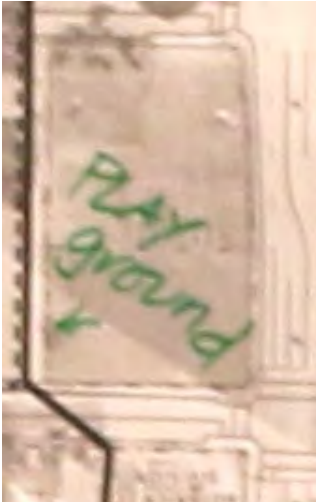
# MAKE BROADWAY A GREAT DOWNTOWN STREET



# BETTER WIDER SIDEWALKS, STREET TREES FOR BROADWAY & PERPENDICULAR STREETS

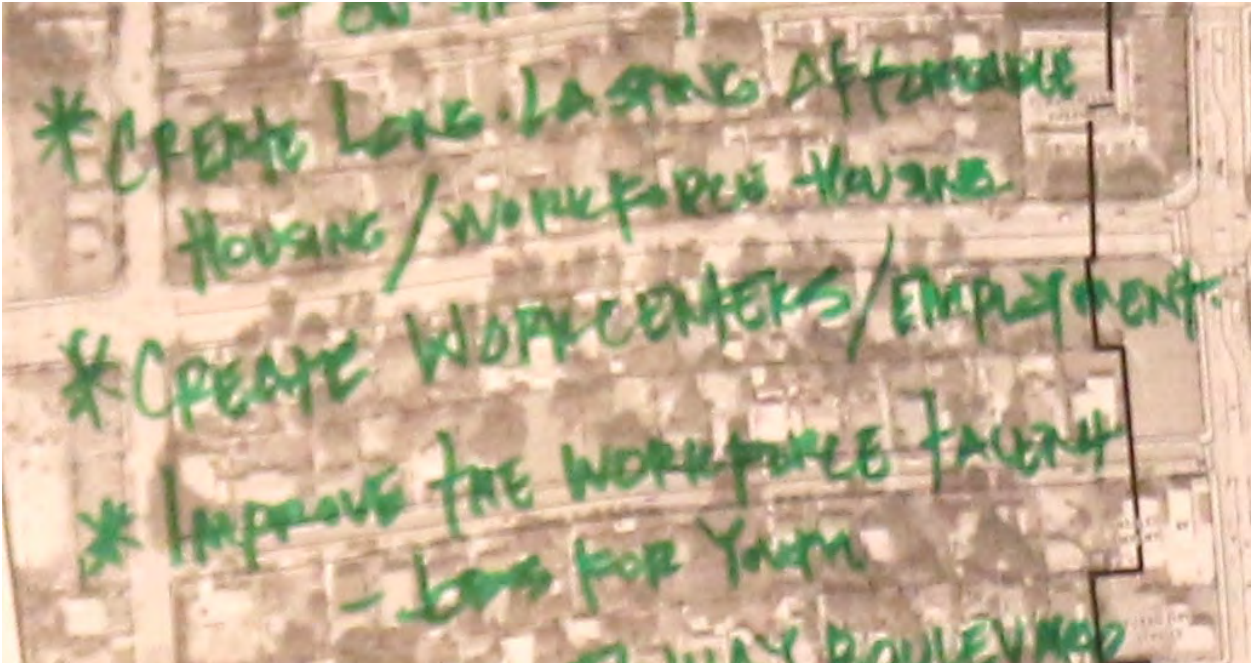


# CREATE QUALITY GATHERING SPACES





# PROMOTE ANTI DISPLACEMENT POLICIES AND RETENTION OF VALUED LOCAL BUSINESSES



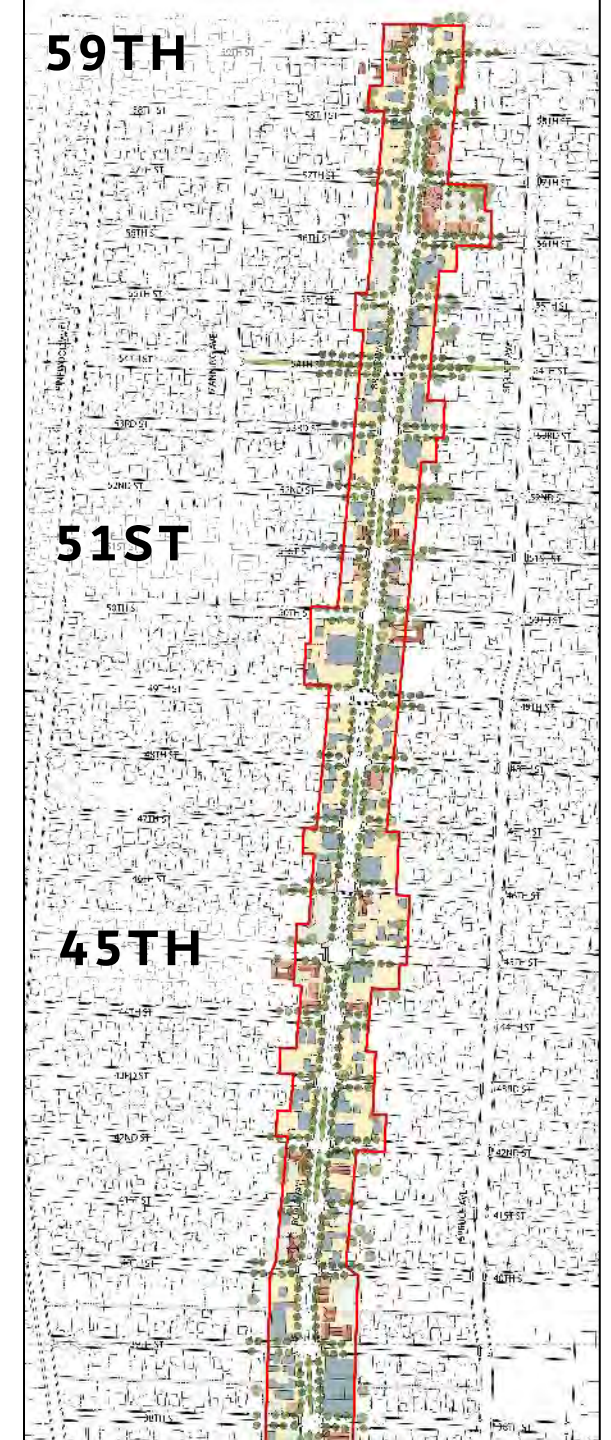
**DRAFT**

**ILLUSTRATIVE  
MASTER PLAN &  
RENDERINGS**

# WEST PALM BEACH BROADWAY BLVD

## ILLUSTRATIVE PLAN

THE ILLUSTRATIVE  
PLAN SHOWS ONE  
POSSIBLE SCENARIO  
FOR THE  
“BUILD-OUT” OF  
THE CORRIDOR



# ILLUSTRATIVE PLAN

59<sup>th</sup> – 53<sup>rd</sup> street

29065 Commercial Sqft  
163 Residential Units

-  CRA Boundary
-  Historic Districts
-  Lot Lines
-  Block
-  Existing Properties
-  Infill Properties
-  Parking
-  Green
-  Trees
-  Contributing Historic Structures

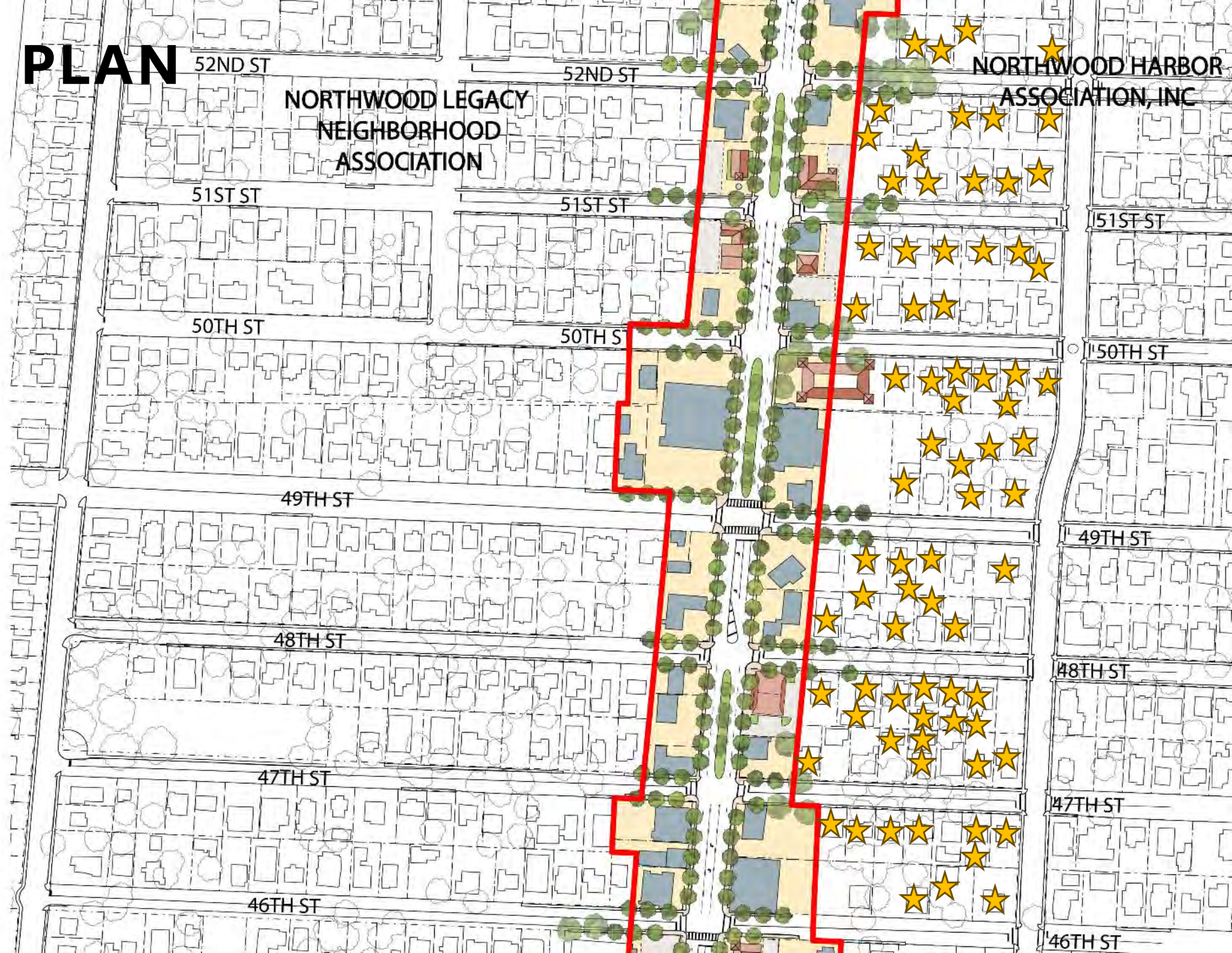


# ILLUSTRATIVE PLAN

53<sup>rd</sup> - 46<sup>th</sup> street

20037 Commercial Sqft  
120 Residential Units

-  CRA Boundary
-  Historic Districts
-  Lot Lines
-  Block
-  Existing Properties
-  Infill Properties
-  Parking
-  Green
-  Trees
-  Contributing Historic Structures



# ILLUSTRATIVE PLAN

45<sup>th</sup> - 39<sup>th</sup> street

42061 Commercial Sqft  
237 Residential Units

-  CRA Boundary
-  Historic Districts
-  Lot Lines
-  Block
-  Existing Properties
-  Infill Properties
-  Parking
-  Green
-  Trees
-  Contributing Historic Structures

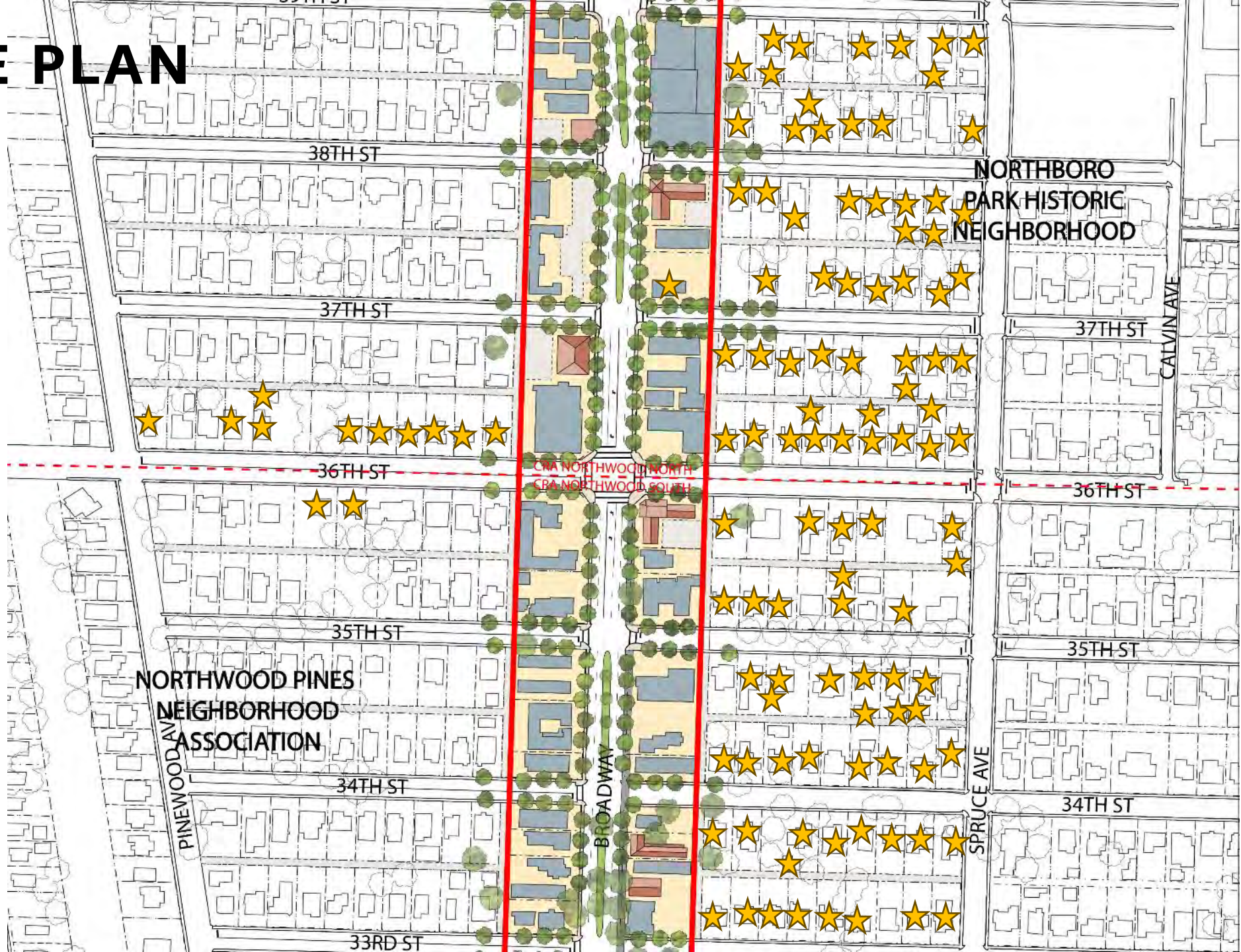


# ILLUSTRATIVE PLAN

39<sup>th</sup> - 33<sup>rd</sup> street

17809 Commercial Sqft  
45 Residential Units

-  CRA Boundary
-  Historic Districts
-  Lot Lines
-  Block
-  Existing Properties
-  Infill Properties
-  Parking
-  Green
-  Trees
-  Contributing Historic Structures



# ILLUSTRATIVE PLAN

28<sup>th</sup> - 32<sup>nd</sup> street

45650 Commercial Sqft  
191 Residential Units

-  CRA Boundary
-  Historic Districts
-  Lot Lines
-  Block
-  Existing Properties
-  Infill Properties
-  Parking
-  Green
-  Trees
-  Contributing Historic Structures

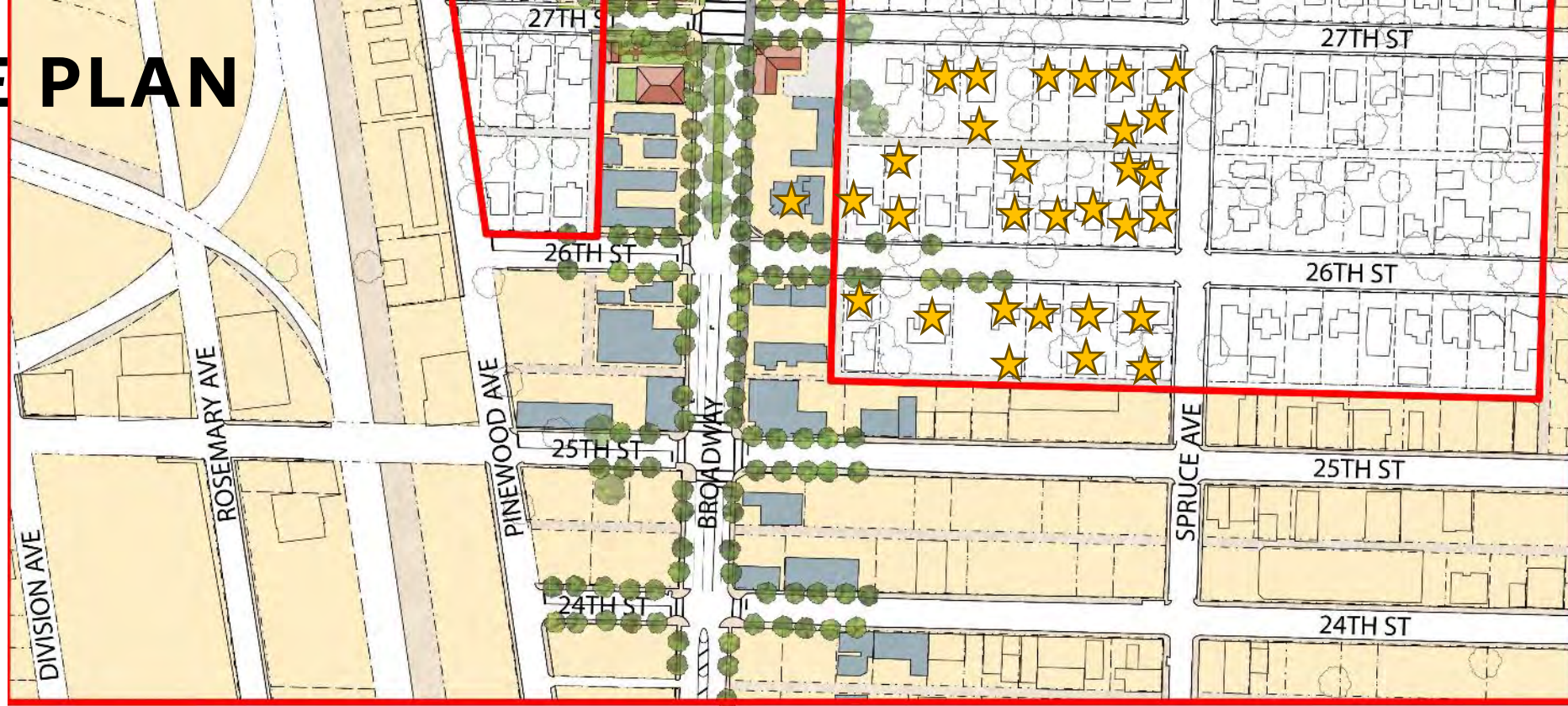




# ILLUSTRATIVE PLAN

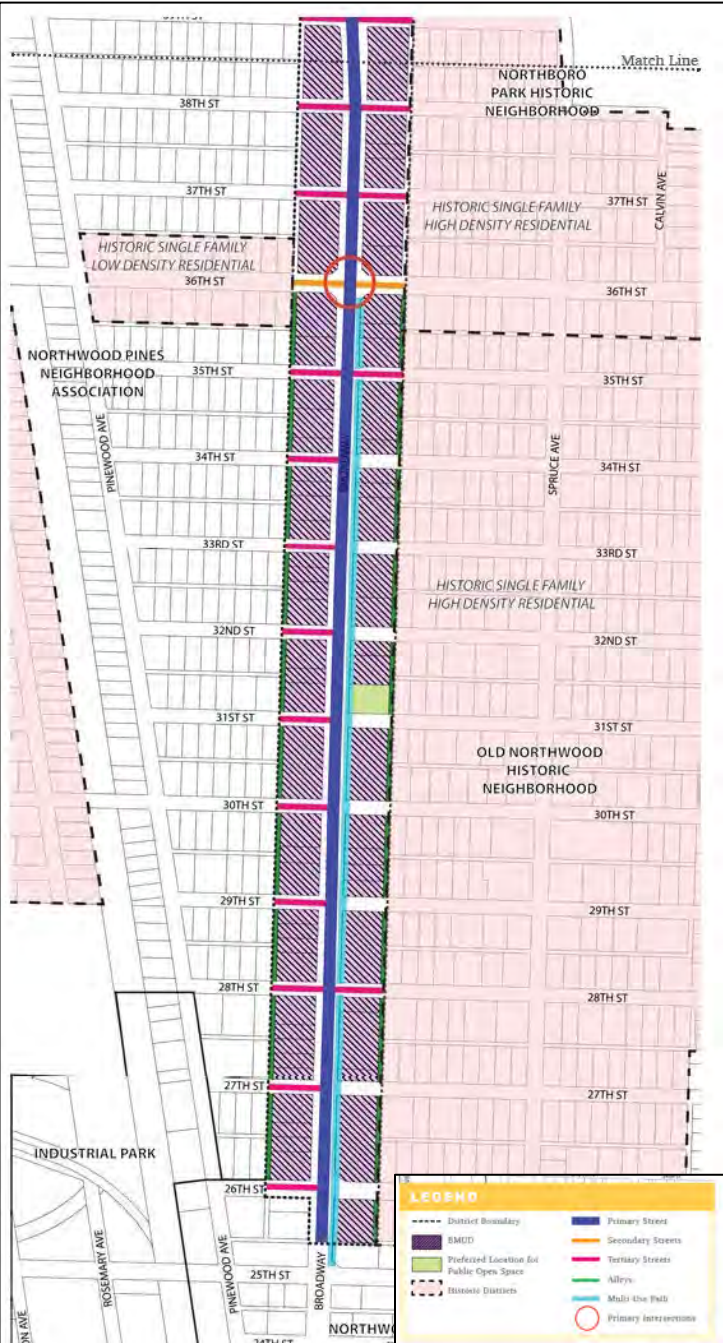
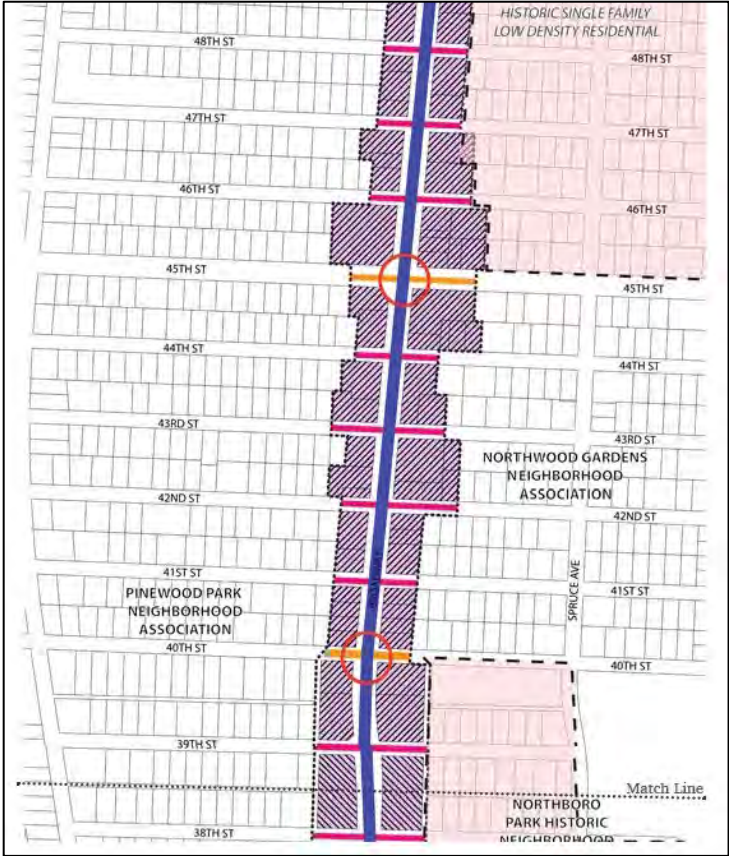
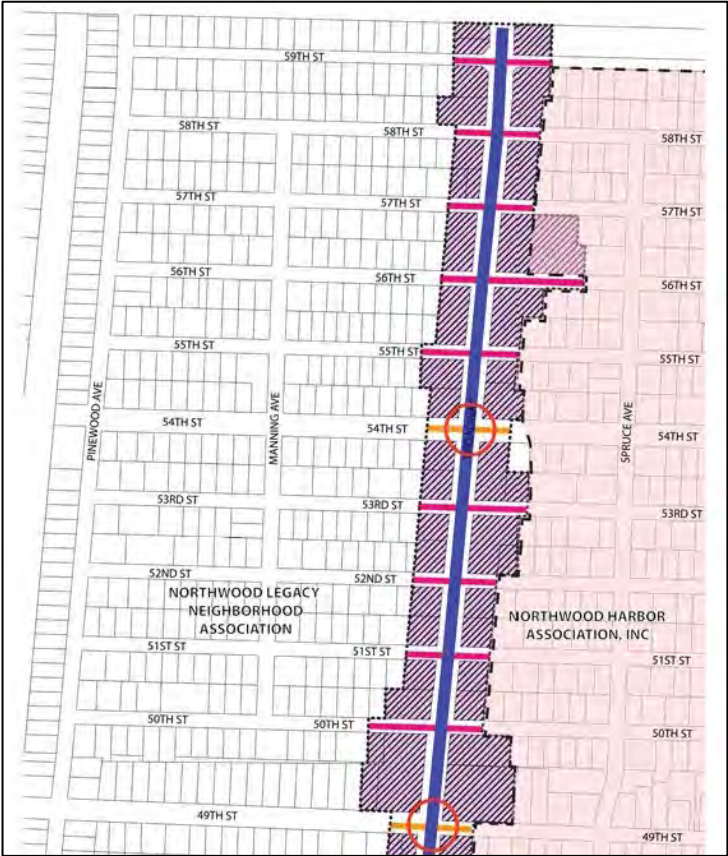
25<sup>th</sup> - 27<sup>th</sup> street

7893 Commercial Sqft  
27 Residential Units



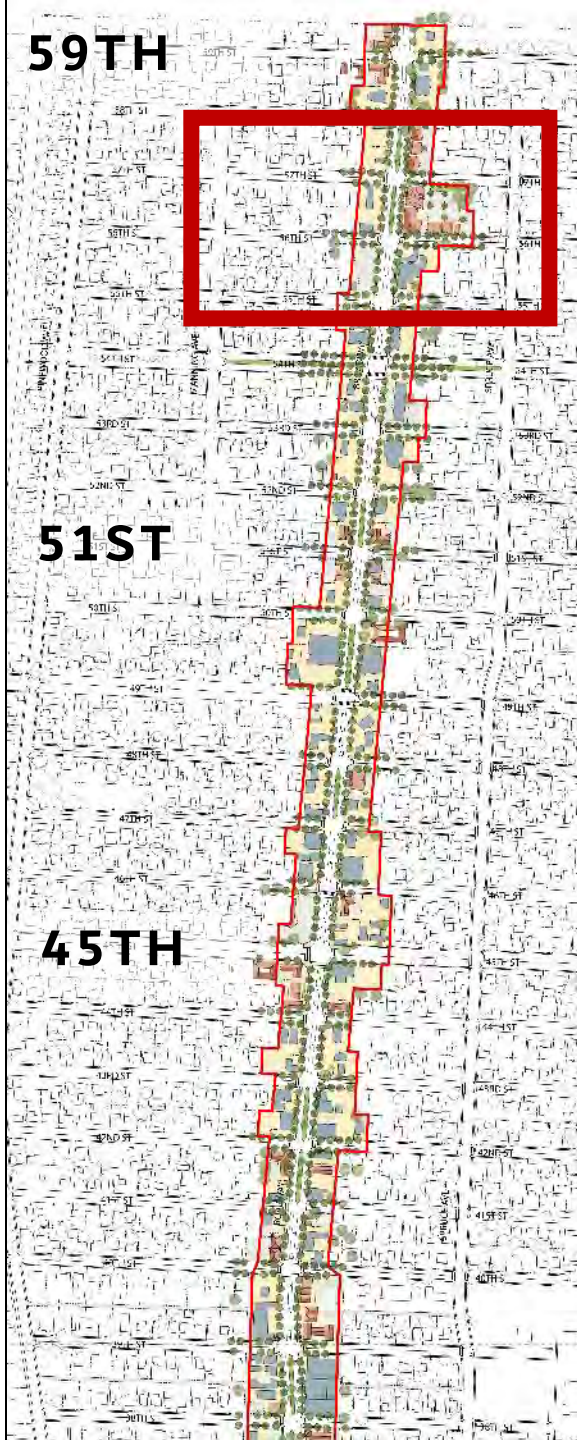
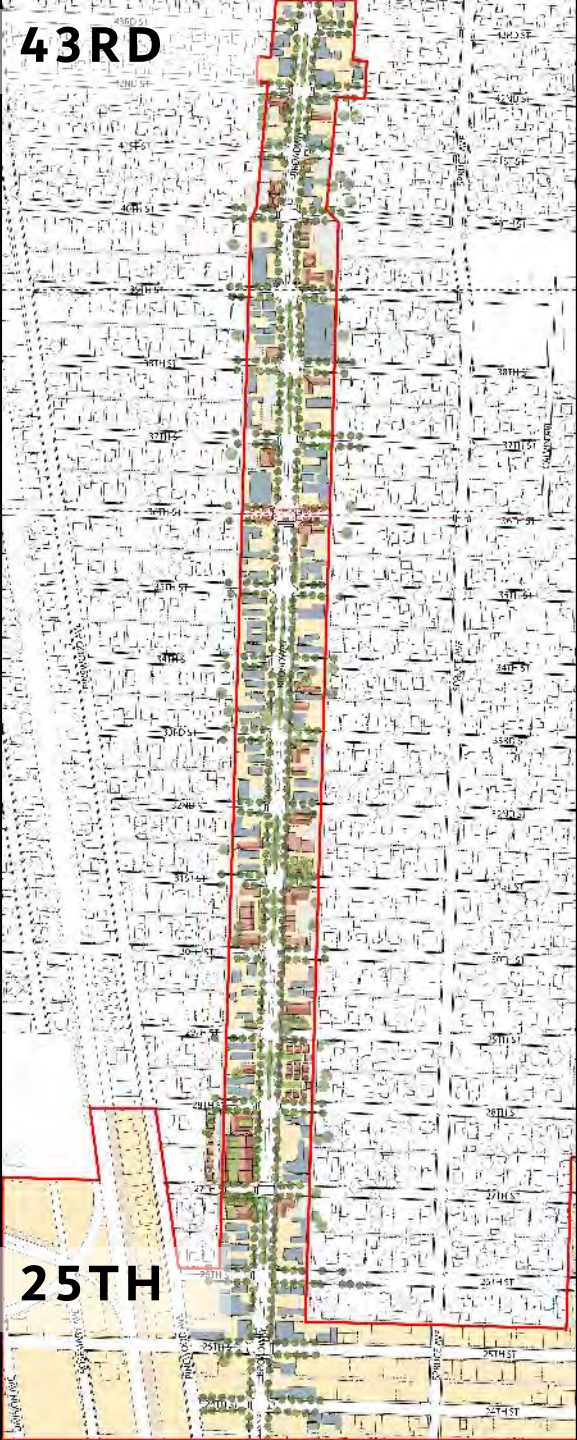
-  CRA Boundary
-  Historic Districts
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-  Contributing Historic Structures

# REGULATING PLAN



# **PLACEMAKING**

# 57TH AND BROADWAY AREA



**TODAY**



Broadway

# TOMORROW



Broadway

# TOMORROW



Broadway

# WALKABLE STREETS



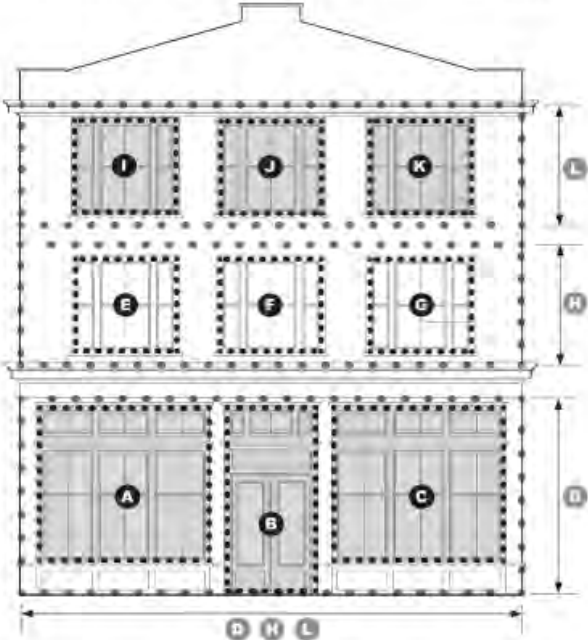


# FAÇADES & STREETS

**Table 10**  
**Façade Transparency Percentages**

<u>Building Frontage</u>	<u>Ground Story</u>	<u>Each Upper Story</u>
Gallery	30% min.	20% min.
Storefront	70% min.	40% min.
Forecourt	30% min.	20% min.
Stoop	20% min.	20% min.
Canopy	30% min.	20% min.
Lobby	30% min.	20% min.

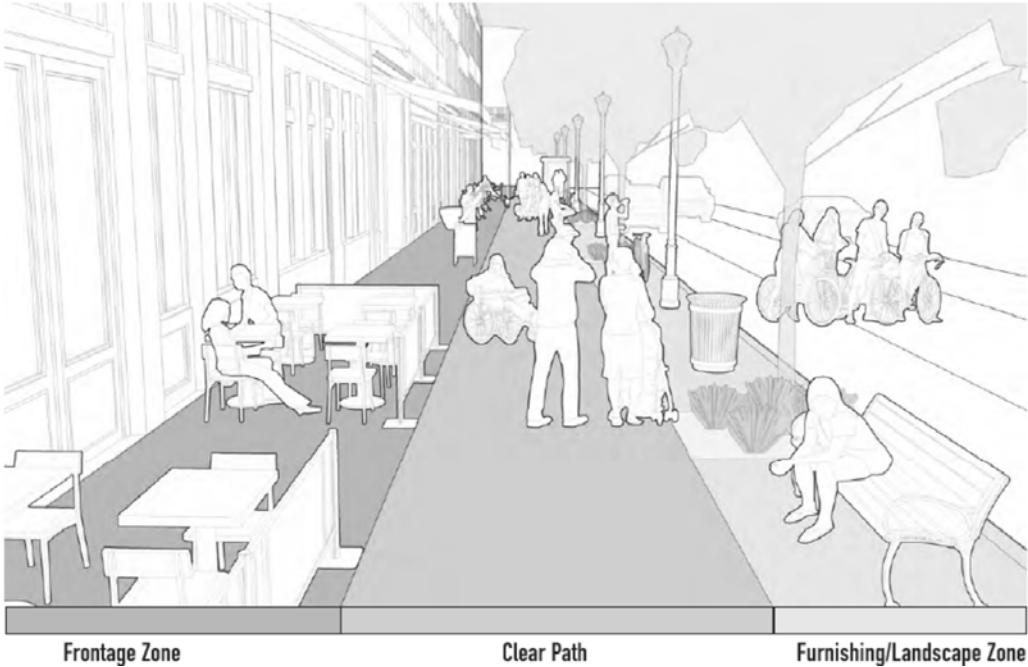
**Figure 8**  
**Calculating Façade Transparency**



Ground Story  
Façade  
Transparency =  $\frac{A+B+C}{D}$

Second Story  
Façade  
Transparency =  $\frac{E+F+G}{H}$

Third Story  
Façade  
Transparency =  $\frac{I+J+K}{L}$



**SIDEWALKS**

# SIDEWALK SETBACK



Storefront

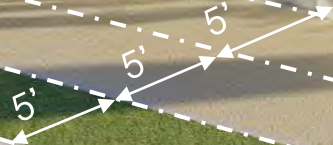
Storefront

Sidewalk easement

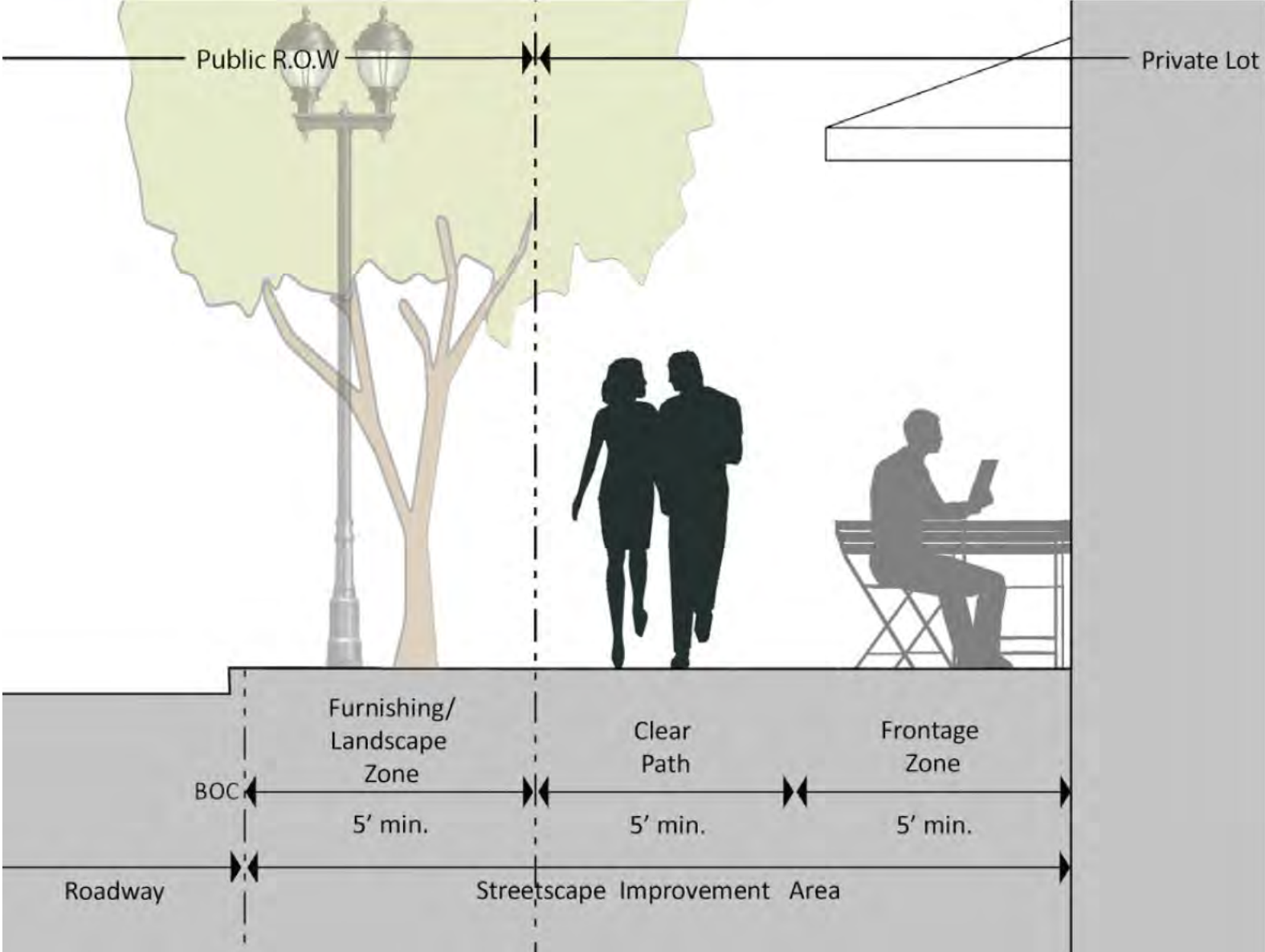
Sidewalk

Swale

Broadway

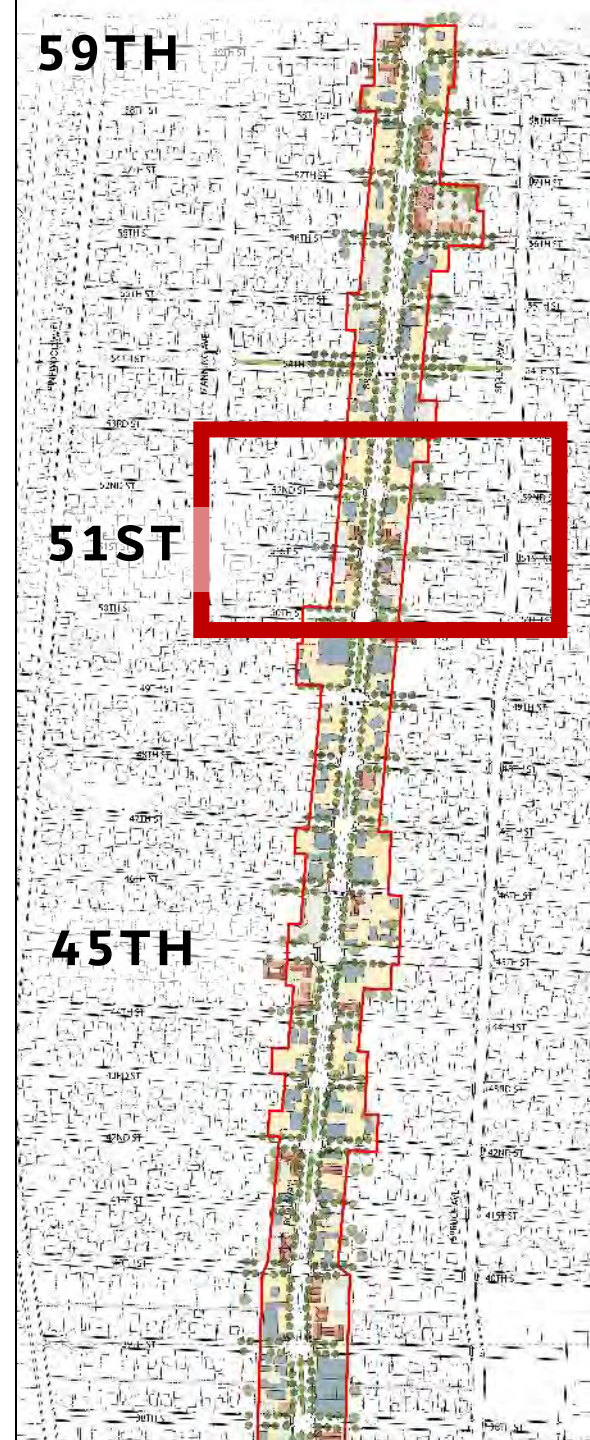


# BROADWAY STREETSCAPE REQUIREMENTS



**STREET TREES &  
SIDEWALKS FOR  
PERPENDICULAR STREETS**

# 51<sup>ST</sup> STREET AND BROADWAY AREA



**TODAY**



51<sup>st</sup> Street

# TOMORROW

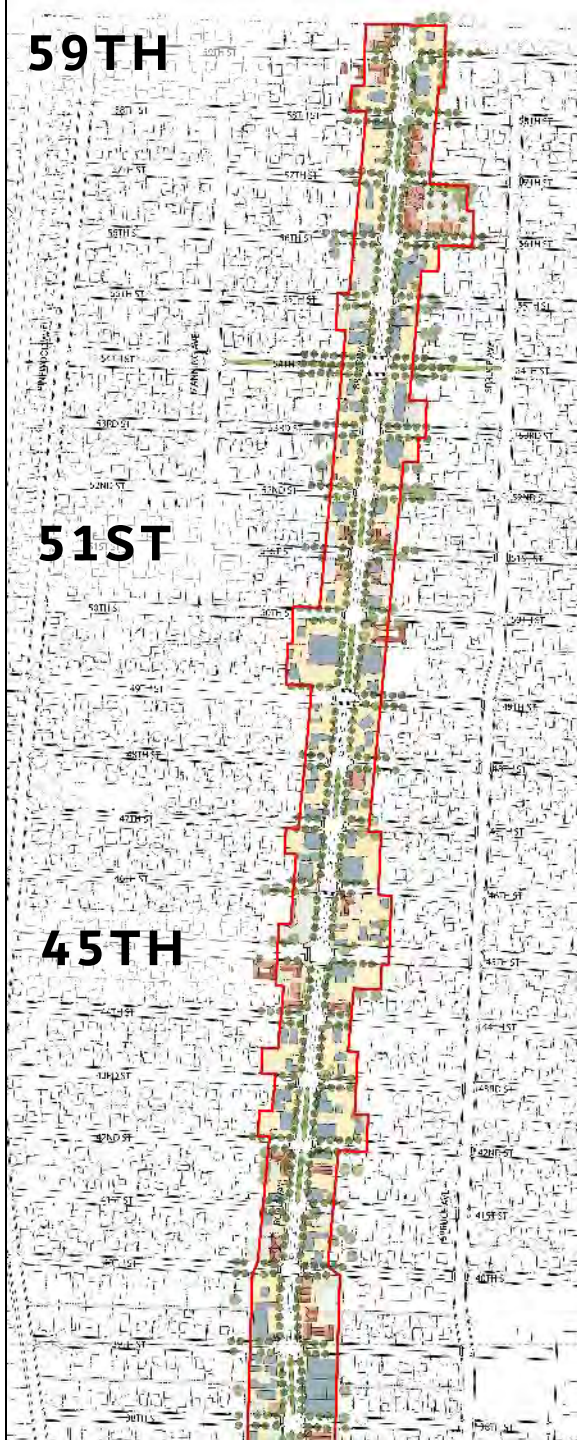
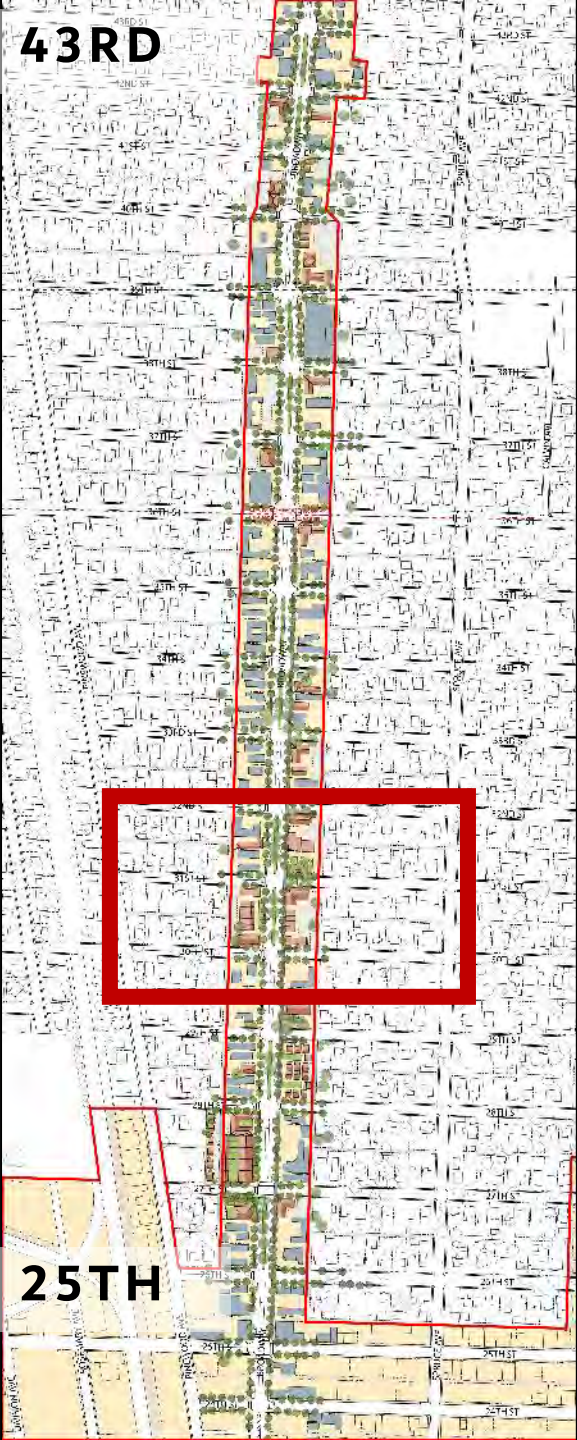


51<sup>st</sup> Street



**QUALITY OPEN SPACE**

# 31ST AND BROADWAY AREA



**TODAY**



Broadway

# TOMORROW



Broadway

**TOMORROW**






**TOMORROW**

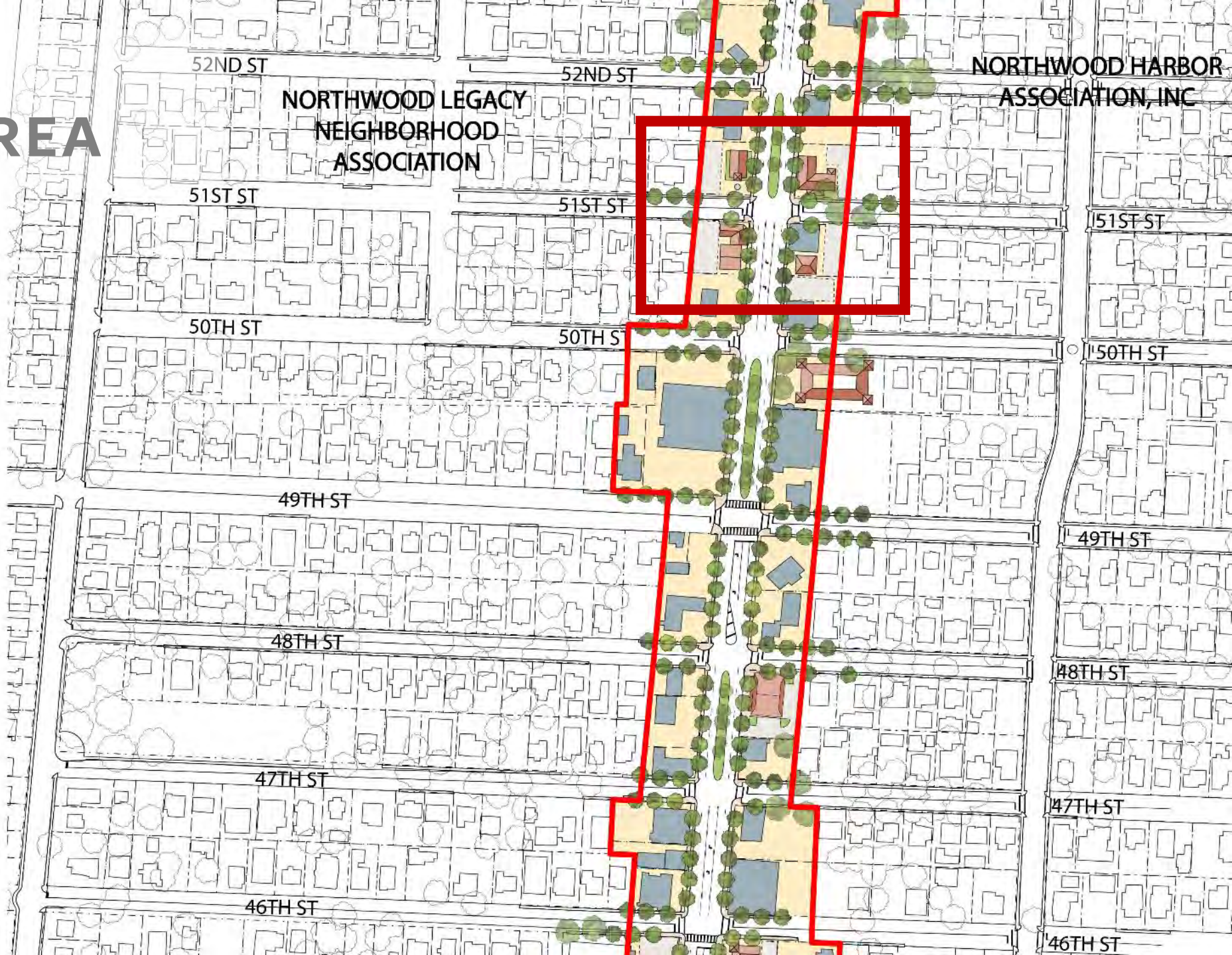


# **SMALL SCALE DEVELOPMENT**

# 51ST AND BROADWAY AREA

-  CRA Boundary
-  Historic Districts
-  Lot Lines

-  Block
-  Existing Properties
-  Infill Properties
-  Parking
-  Green
-  Trees





**TODAY**



Broadway

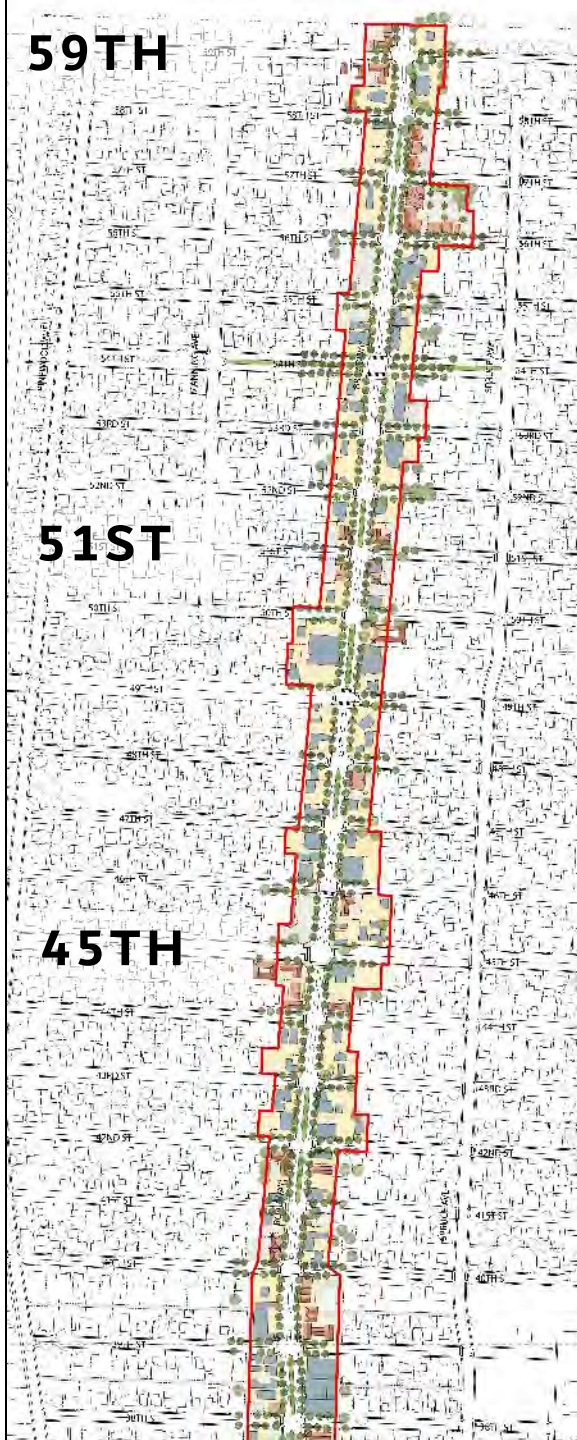
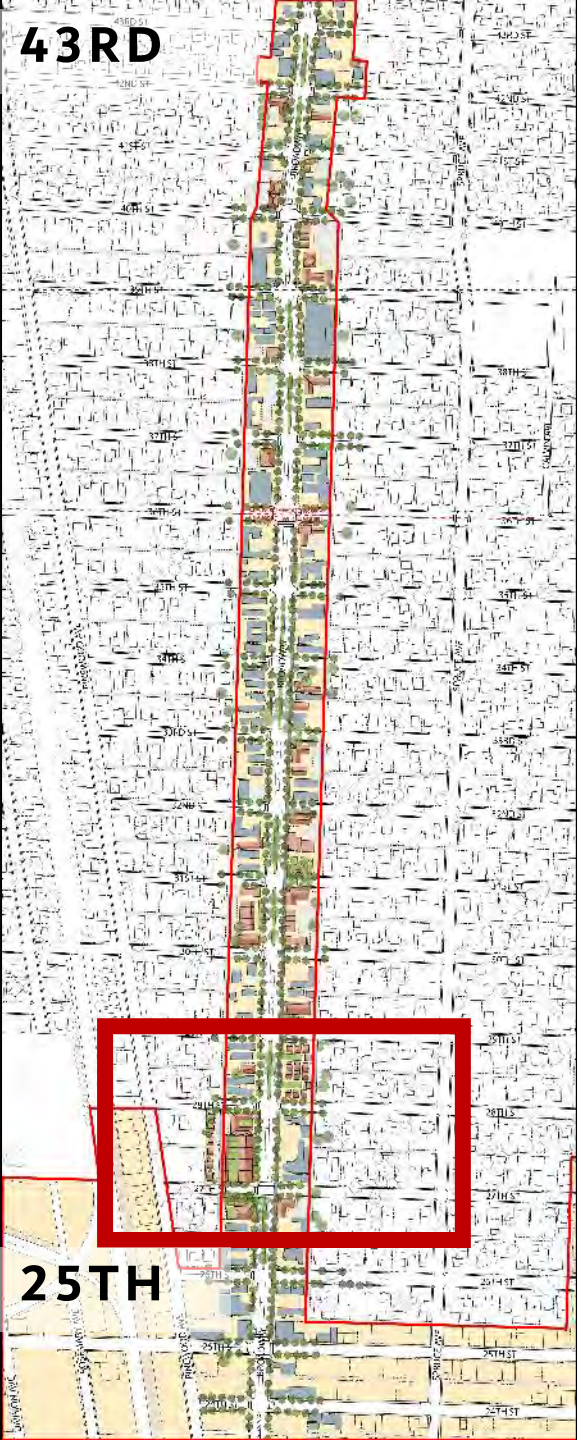
**TOMORROW**



Broadway

# **NEW RESIDENCES**

# 28TH AND BROADWAY AREA



**TODAY**



Broadway

# TOMORROW



Broadway

# MISSING MIDDLE HOUSING

Mixed-use



Live-work



Rental Apartments



Duplexes & Triplexes



Townhomes



Small homes



Mid/Large Homes



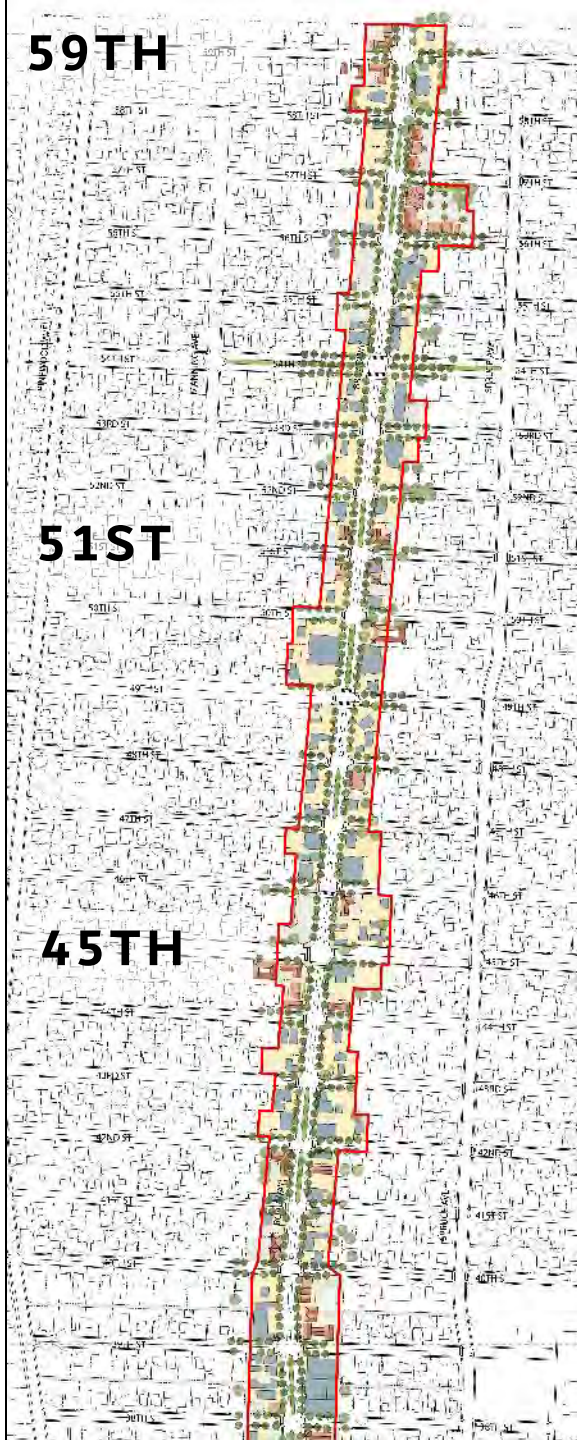
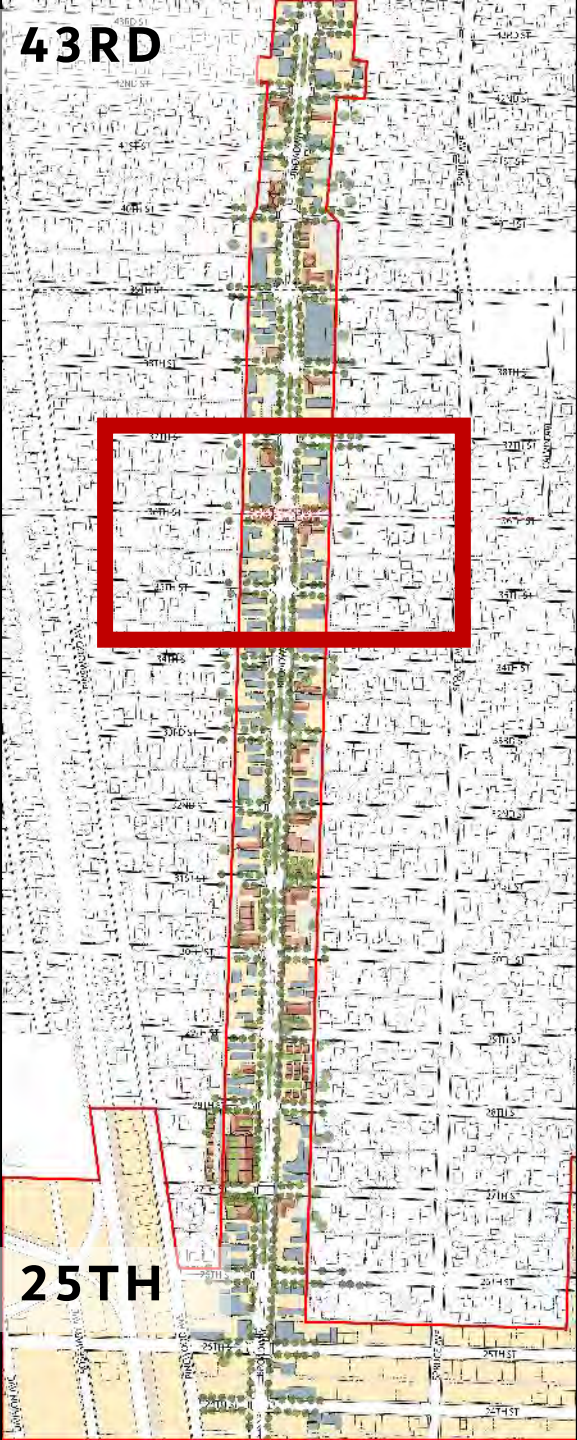
ADUs

A RANGE OF DIFFERENT HOUSING TYPES FOR A RANGE OF DIFFERENT PEOPLE

# **NEIGHBORHOOD PROTECTIONS**



# 31ST AND BROADWAY AREA



**TODAY**



**TOMORROW**



# REAR LOT SETBACK WITH PARKING

Rear Property Line

10' Building Setback

3' vegetative buffer



# 3. LARGE SCALE DEVELOPMENTS

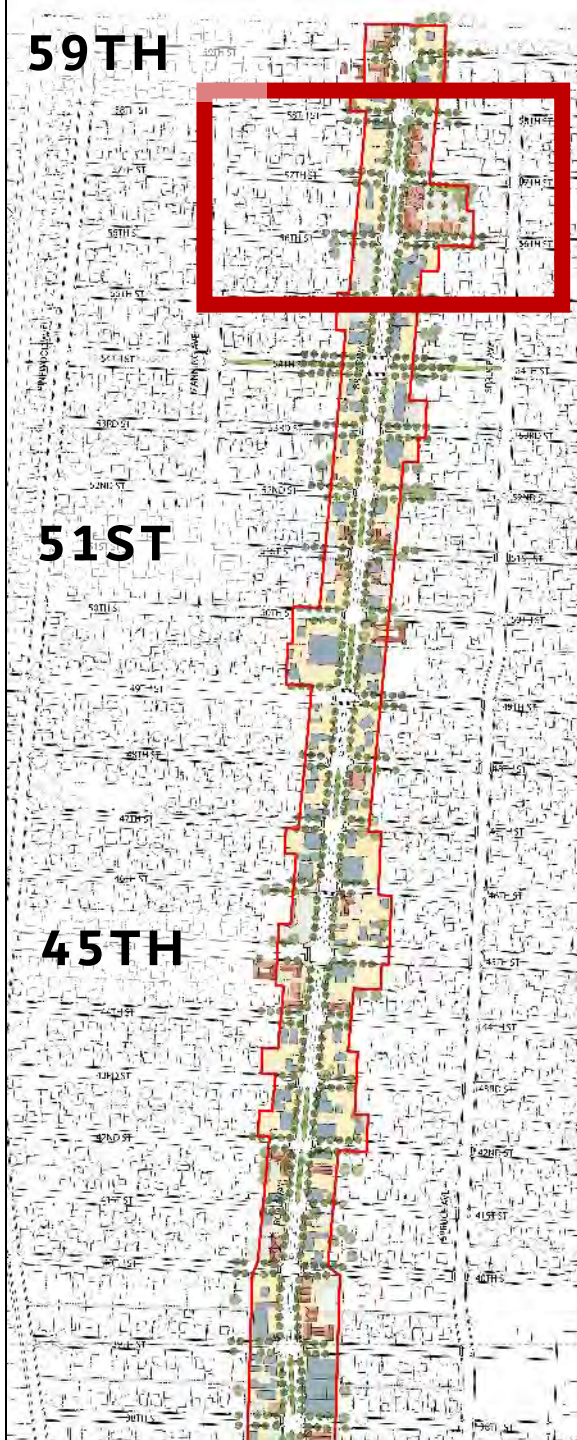
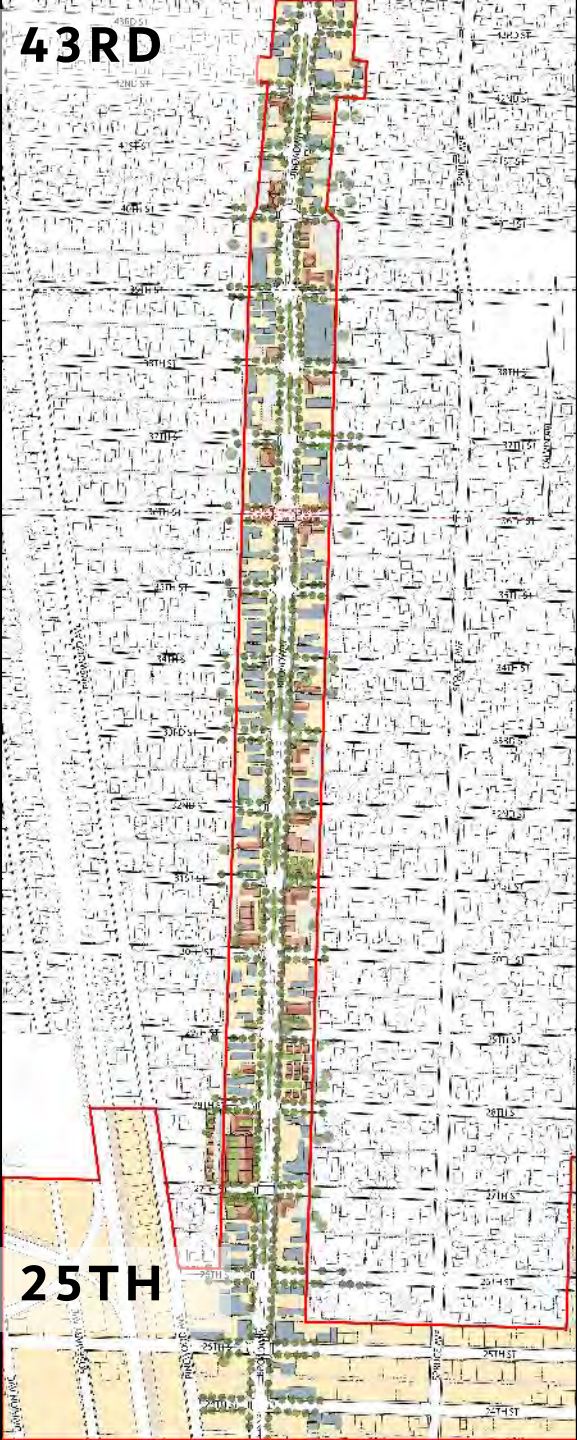
i. Large Scale Developments in the Broadway Mixed Use District (BMUD) are projects that require the assemblage of lots including those outside the existing BMUD boundary which need to be rezoned to the BMUD. Large scale developments must meet the following requirements:

1. The assemblage of lots must create a reasonable street grid by either:
  - a. Assembling the entire block up to the next street,
  - b. Assembling sufficient block depth to create a new street right-of-way between the new development and adjacent existing residential uses creating two full blocks.
2. Land Use Regulation on Assembled Lots
  - a. Rezoning: Properties assembled from outside the BMUD boundary for Large-Scale Development projects on the BMUD corridor must be rezoned to BMUD.
    - i. Properties within Historic Districts with contributing building as of the date of adoption of this ordinance are not eligible for rezoning to BMUD for Large Scale Developments. A Certificate of Appropriateness may be acquired for lots that are vacant within historic districts at the time of adoption of this ordinance.

ii. Workforce Housing. Development seeking to rezone properties to BMUD to create a large scale development must provide a minimum of 10% of all units within the development to be workforce housing within 60% - 80% of the Area Median Income (AMI) for Palm Beach County.

1. Workforce Housing must be met in accordance with Section 94-220 a.7.c.i.2
- b. Future Land Use: A corresponding amendment must be made and approved on the Future Land Use Map.
3. Structures facing existing and new street rights-of-way across from residential uses shall meet the following requirements:
  - a. Buildings must be residential in use and character. Missing middle housing and townhome structures are encouraged.
  - b. Building height: To buffer the impact of the development on adjacent residential properties, buildings across from existing residential uses and not facing onto Broadway will be no more than three (3) stories in height. Bonus heights are not permitted across from existing residential uses.
  - c. Setbacks shall be a minimum of 5'.
  - d. No garage structures may be adjacent to the new

# 57TH AND BROADWAY AREA



**TODAY**



58TH

57TH

BROADWAY

SPRUCE

56TH

**TOMORROW**



58TH

57TH

BROADWAY

50TH



**DON'T DO THIS**



**PARKING GARAGE: COVINGTON KENTUCKY**

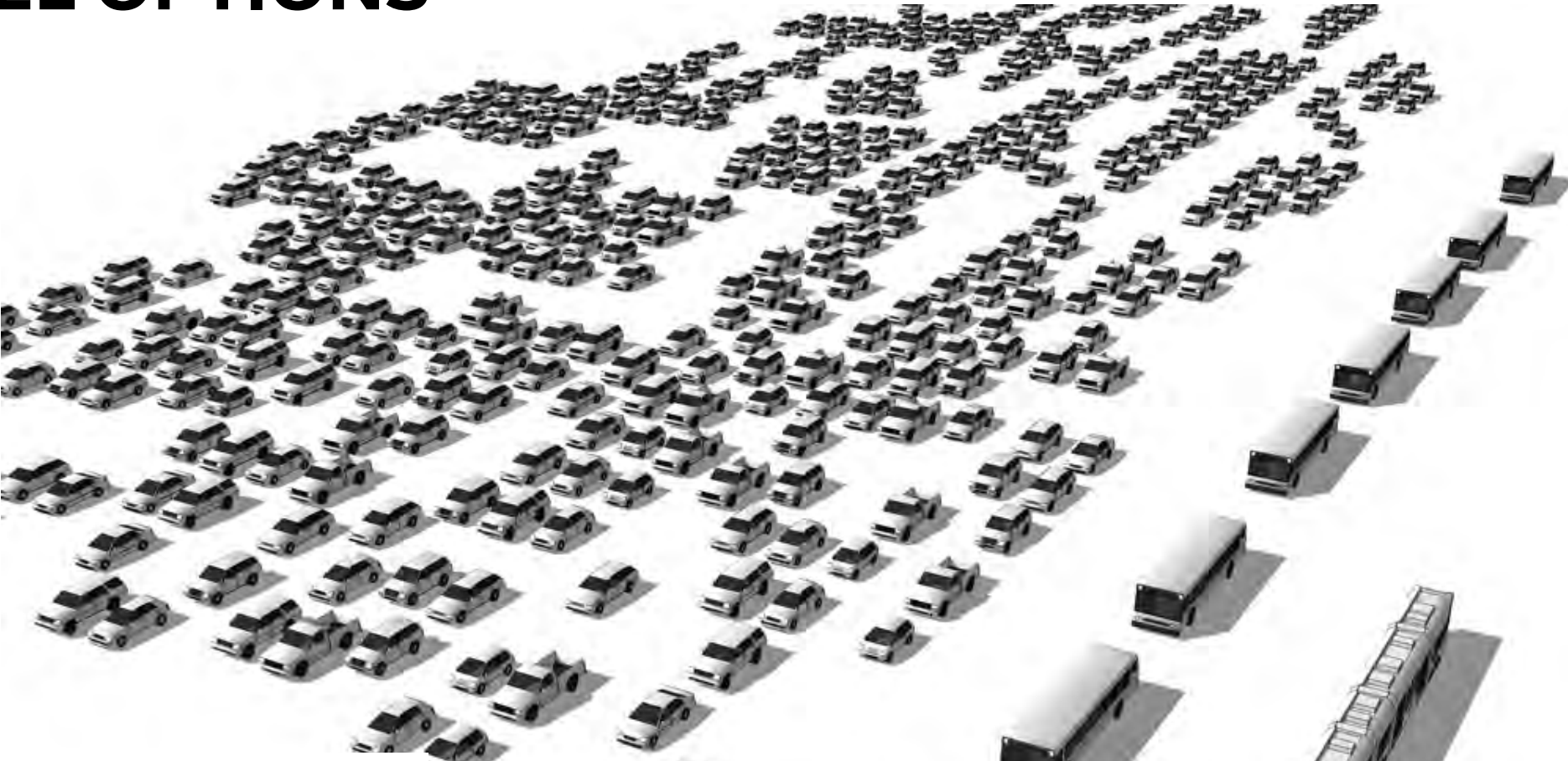


DO THIS

LINED PARKING GARAGE: SANATA ROW SAN JOSE CA

# **TRANSIT ORIENTED DEVELOPMENT**

# TRAVEL OPTIONS



400 Cars

8 Buses

1 Train

400 Cars = 8 Buses = 1 Train

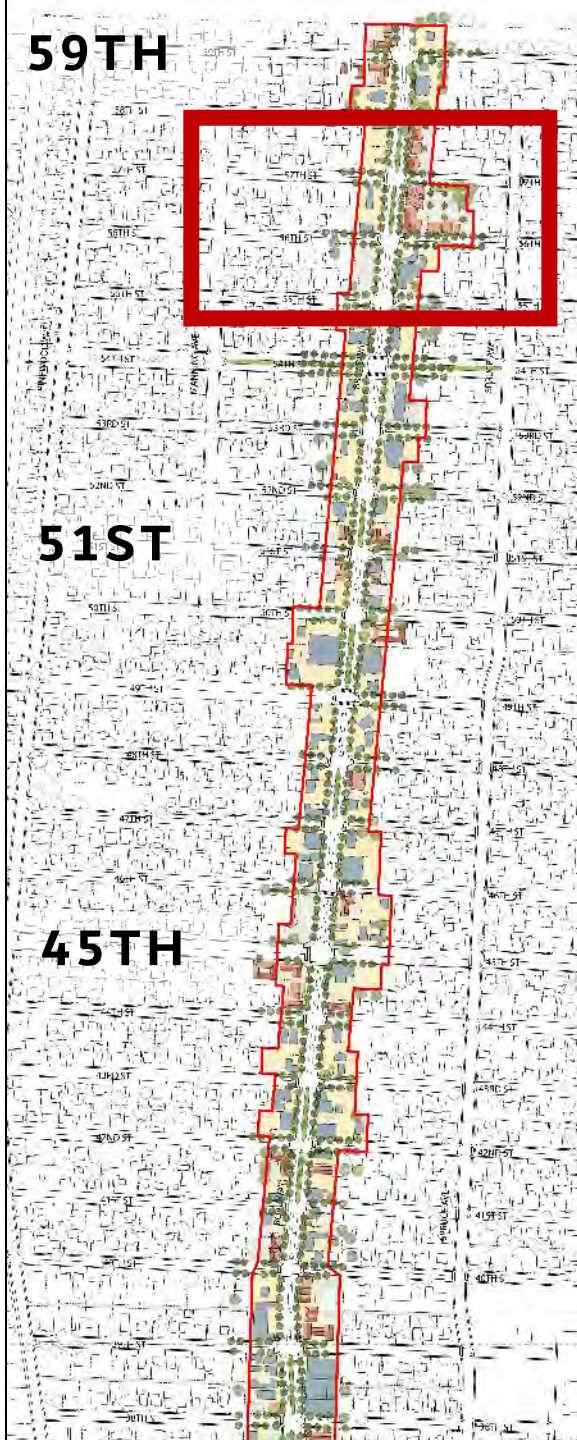
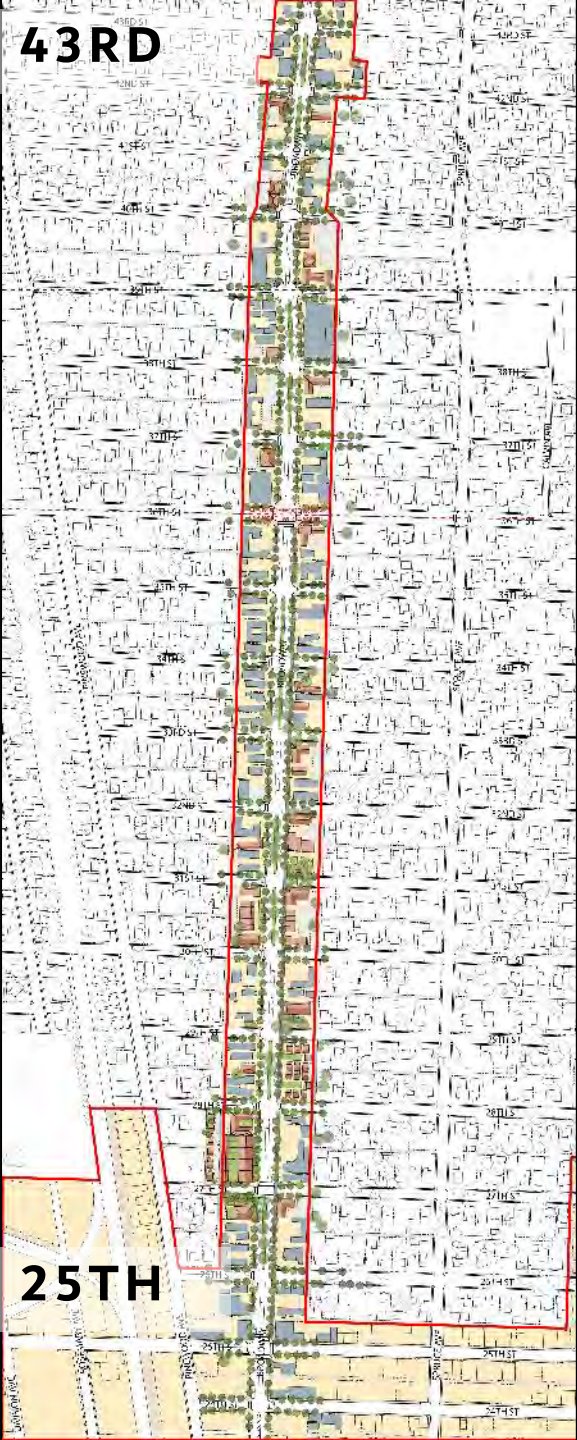
# TROLLEY (AKA RUBBER-TIRE CIRCULATOR)

- **WOULD PEOPLE RIDE IT? YES.**  
15% TO 50% MORE RIDERS  
THAN BUS ROUTES IN SAME  
AREAS
- **FEDERAL & STATE TRANSPORT  
FUNDING FAST ACT/ SMALL  
STARTS GRANTS/ DOT / LRTP**



# **PUBLIC BENEFITS**

# 57TH AND BROADWAY AREA



**TODAY**



Broadway



# TOMORROW: AS-OF-RIGHT: 3 STORIES



# TOMORROW: WITH PUBLIC BENEFITS: 6 STORIES



Broadway

# TOMORROW



## **BONUSES THAT OFFER A PUBLIC BENEFIT**

**WORKFORCE HOUSING (80-100% AMI)**

**WORKFORCE HOUSING (60-80% AMI)**

**LOCALLY OWNED COMMERCIAL SPACES (MIN. 5,000 SF)**

- **82 PERCENT OF SINGLE-FAMILY HOMES ARE OWNER-OCCUPIED**
- **87 PERCENT OF MULTIFAMILY ARE RENTED**
- **BUILD MULTIFAMILY AND YOU ARE BUILDING UNITS FOR PEOPLE WITH LOWER INCOMES**

Source: Joint Center for Housing Studies of Harvard University. "America's Rental Housing 2020." Harvard Graduate School Of Design Harvard Kennedy School. Retrieved from:

[https://www.jchs.harvard.edu/sites/default/files/Harvard\\_JCHS\\_Americas\\_Rental\\_Housing\\_2020.pdf](https://www.jchs.harvard.edu/sites/default/files/Harvard_JCHS_Americas_Rental_Housing_2020.pdf)

# LOCALLY-OWNED COMMERCIAL SPACES



# LOCALLY-OWNED COMMERCIAL SPACES



**UP TO FOUR ADDITIONAL FLOORS FOR BUSINESSES ...**

**RECIPTS LESS THAN \$1M PER YEAR**

**51 PERCENT OWNED AND OPERATED, BY A COUNTY RESIDENT LIVING WITHIN 5 MILES OF THE CORRIDOR**

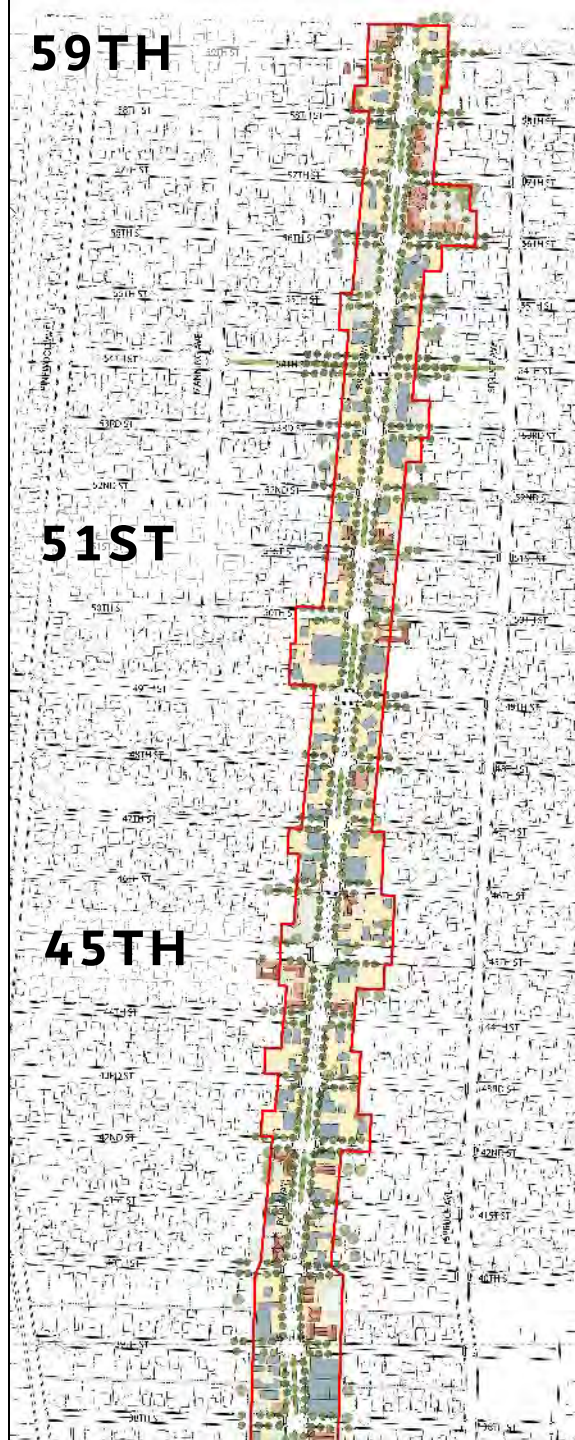
**REMAIN LOCALLY-OWNED FOR A PERIOD OF 20 YEARS**

**MULTIPLE SPACES DIVIDED INTO 2,500 SF INCREMENTS**

# DEVELOPMENT INCENTIVES/ COMMUNITY BENEFITS

Table VII-20: Height Bonus Standards			
Incentive	Notes (See Below)	MIN	MAX
Workforce Housing (80-100% AMI)	i	1 Story / 12'	2 Stories / 24'
Workforce Housing (60-80% AMI)	ii	1 Story / 12'	2 Stories / 24'
Locally Owned Commercial Space (min. 5,000 SF)	iii	1 Story / 12'	1 Story / 12'
NOTES:			
Building Heights can not exceed the Maximums listed in Table VII-19.			
i. Additional height is granted based upon the provision of Workforce Housing 80-100% AMI as follows: <ul style="list-style-type: none"> <li>at least 20% of total units provided within the development = 24 feet of height</li> <li>at least 15% of total units provided within the development = 12 feet of height</li> </ul>		ii. Additional height is granted based upon the provision of Workforce Housing 60-80% AMI as follows: <ul style="list-style-type: none"> <li>at least 15% of total units provided within the development = 24 feet of height</li> <li>at least 10% of total units provided within the development = 12 feet of height</li> </ul>	
		iii. Properties that provide Locally Owned Commercial Space as follows: <ul style="list-style-type: none"> <li>5,000 SF provided = 12 feet of height</li> </ul>	

# 40TH AND BROADWAY AREA





**TODAY**



Broadway

40<sup>th</sup> Street

Broadway

# TOMORROW



# TOMORROW

10 UNITS AFFORDABLE HOUSING

LOCALLY-OWNED BUSINESSES REMAINS

NEW LOCALLY-OWNED BUSINESS



# TOMORROW

BY VIRTUE OF BUILDING UP WITH URBAN DENSITIES WE PROVIDE ...

THE NECESSITIES OF LIFE LIKE AFFORDABLE HOUSING, RELIABLE PUBLIC TRANSPORT, EMERGENCY SERVICES, AND LOCALLY OWNED BUSINESSES

AND QUALITY OF LIFE ELEMENTS LIKE ATTRACTIVE NEIGHBORHOODS, INTERESTING DESTINATIONS, PARKS WITHIN WALKING DISTANCE, AND THE OPPORTUNITY TO SPEND A LOVELY DAY IN THE SUN WITH FAMILY AND FRIENDS.



**6 STORIES**  
**(NOT 30)**



# THE PUBLIC REALM



# THE PUBLIC REALM

6<sup>me</sup> Arr.  
RUE  
DE SEINE



SAUF  




15



# **CRA PROPERTIES**



**SW 64TH STREET  
SOUTH MIAMI, FL**

**MADISON SQUARE,  
SOUTH MIAMI, FL**

- 40 PERMANENTLY AFFORDABLE UNITS
- INEXPENSIVE FAMILY DOLLAR STORE
- BUILT BY A CITY'S COMMUNITY REDEVELOPMENT AGENCY (CRA) USING TIF FUNDS (IN PART)
- 

Built by a CRA



# STEP 1: WHEN REDEVELOPMENT AGENCY PLAN WITH LOCAL STAKEHOLDERS IN MIND, COMMUNITIES SEE BASIC INFRASTRUCTURE ENHANCEMENTS SUCH AS ...

- Stormwater improvement projects
- Sidewalks that are wide enough for people to dine outdoors
- Street trees
- Pocket parks
- Flower boxes, street furniture, and WELCOME signs.
- Code enforcement officers
- Business associations
- Chambers of commerce



## STEP 2: IN TIME, COMMUNITIES SEE ...

- Affordable housing
- Start-up business spaces
- Business incubators and accelerators
- New parks and revived parks
- Safe spaces for the LGBTQ and minorities
- Community health facilities
- Children's clinics
- Cultural centers
- Community centers
- Senior centers



**THIS WILL TAKE TIME...**

**URBAN PLANNING MAY SET THE STAGE FOR  
REDEVELOPMENT BY...**

- Achieving consensus
- Changing regulations
- Funding public improvements

**HOWEVER, REDEVELOPMENT DOESN'T OCCUR UNTIL**

- Market conditions improve
- Real estate values increase
- New profit-making opportunities are created

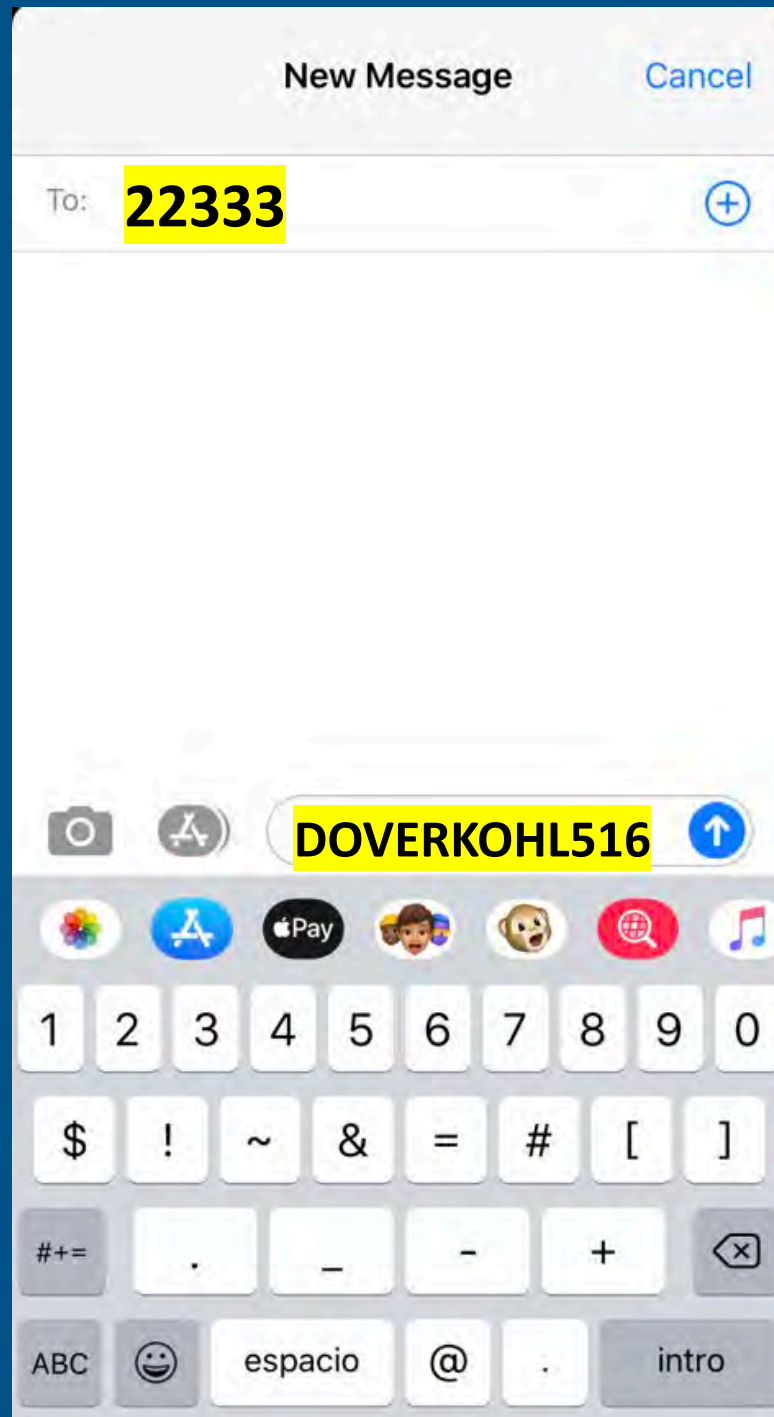
Get out your cell phones!

# Live Polling

WHO'S IN THE ROOM

# First: Sign In

Enroll in our  
live poll by  
texting us!  
Only do this  
once.

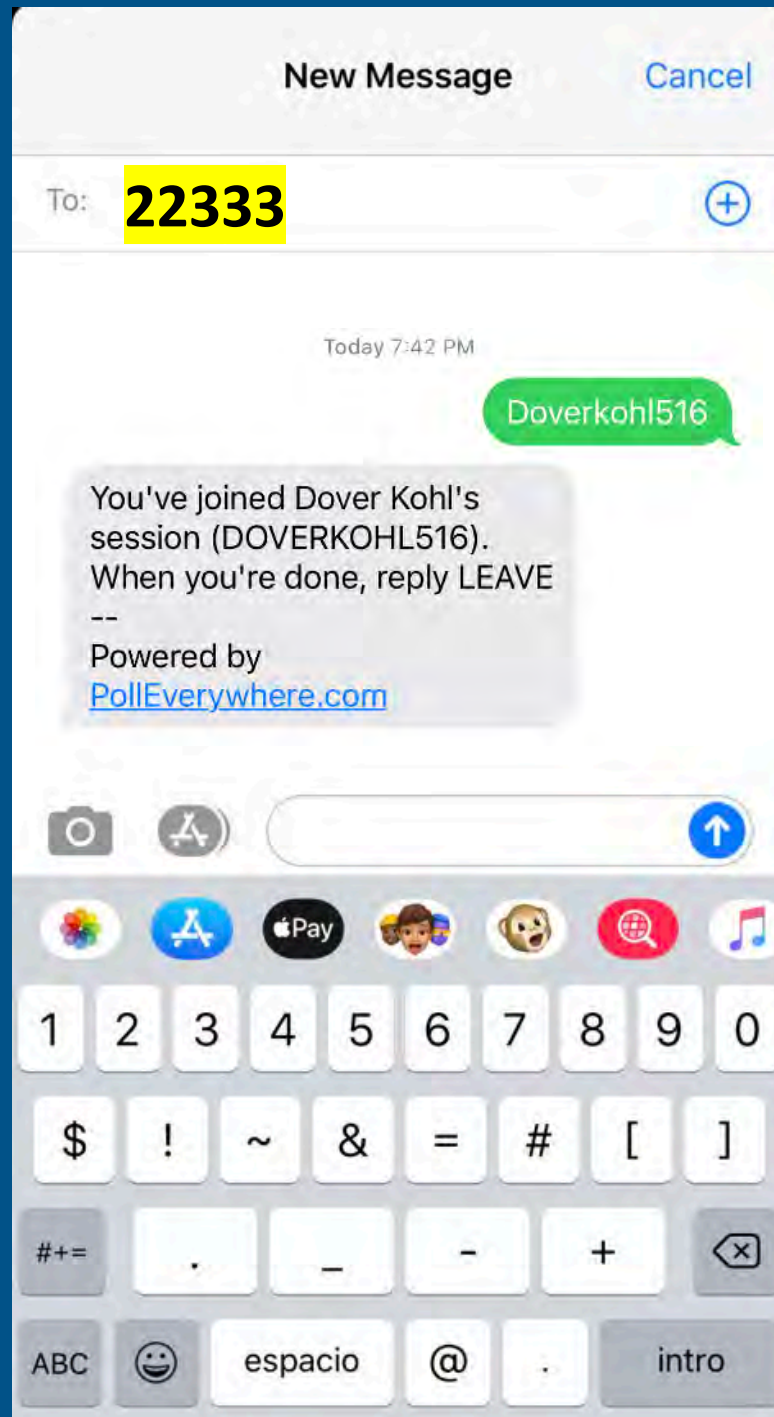


Send a text to 22333



Send this message

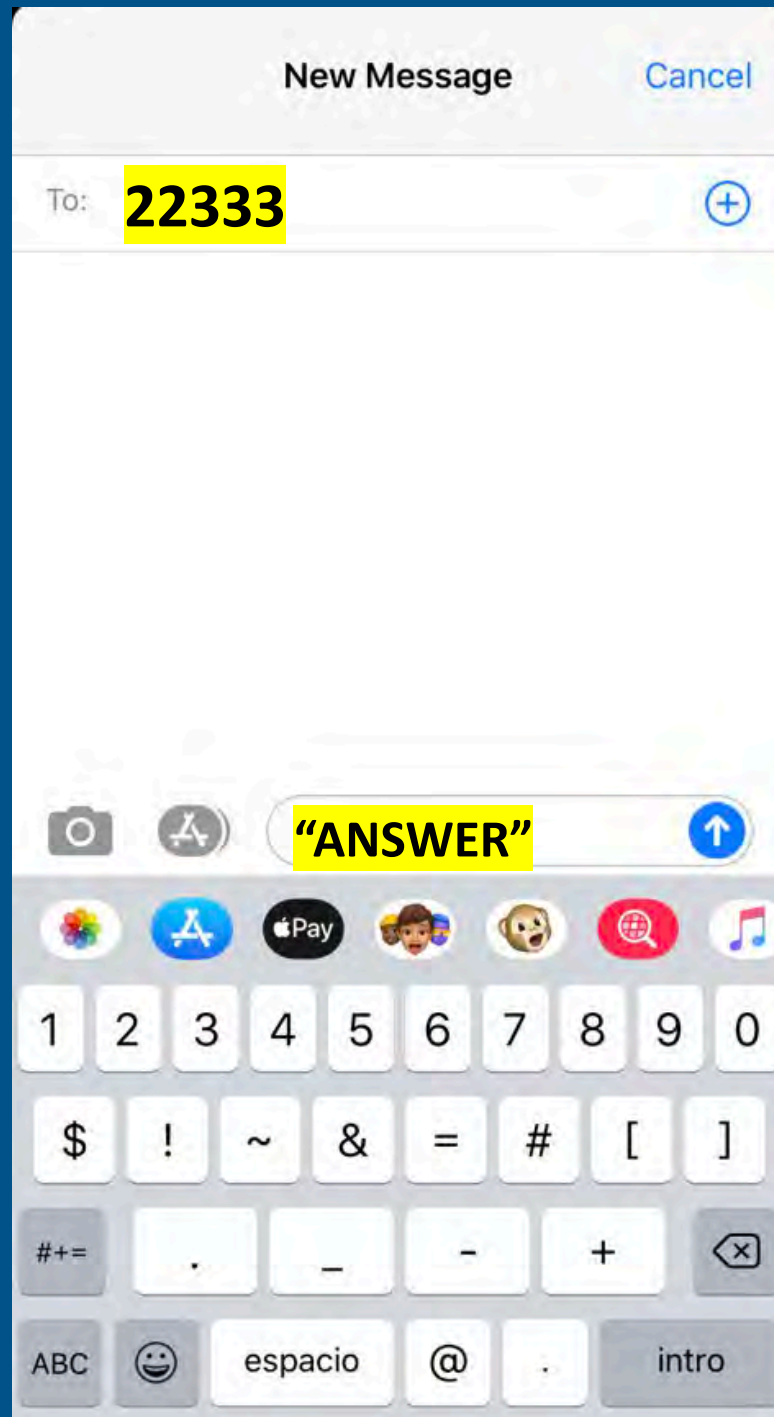
Receive  
notification of  
joining the survey



Confirmation

# Second: Text Answers

There is no  
reply. Your  
final answer is  
saved.



Send a text to 22333



Send your answer



# Did You Attend the Workshop On September 20th 2023?

Yes



No

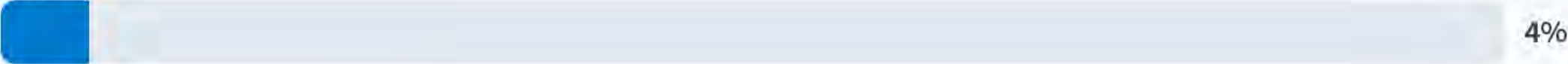


Based on what you heard today, do you think the DRAFT plan is on the right track?

Yes



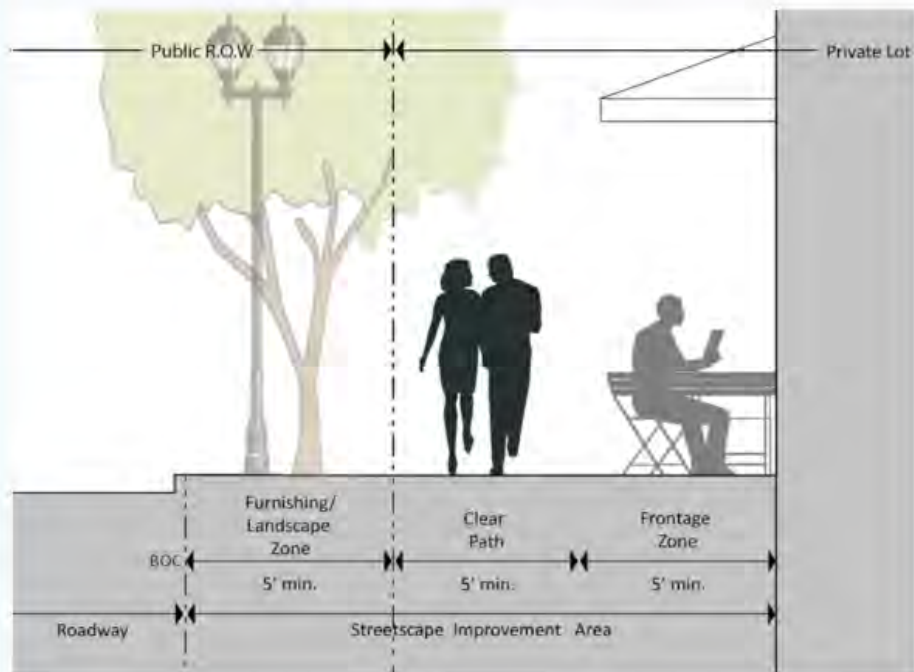
No



Maybe



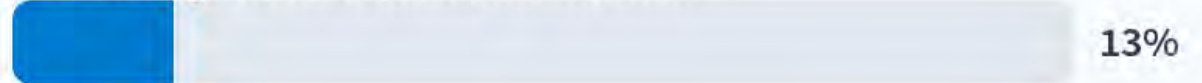
## Do you like the idea of creating a continuous main street on Broadway?



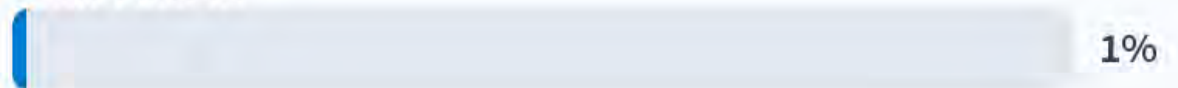
Like It!



Not sure yet. Need more information



Don't like it!



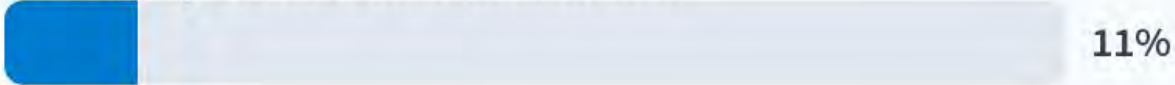
# Do you like the idea of adding parks where there are now dead ends?



Like It!



Not sure yet. Need more information



Don't like it!



# Do you like the Idea of preserving locally-owned commercial Spaces?



Like It!



Not sure yet. Need more information



Don't like it!



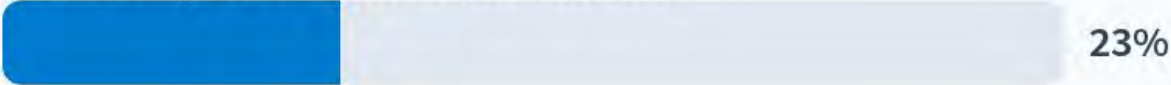
# Do you like the idea of rear lot setback with parking?



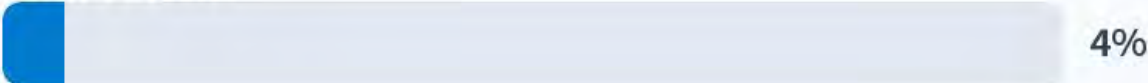
Like It!



Not sure yet. Need more information



Don't like it!



# Do you like the idea of going up to 6 maximum height?



Like It!



Not sure yet. Need more information



Don't like it!



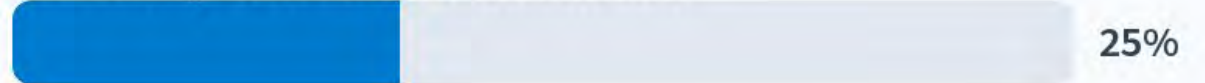
## Would you ride a trolley if there were one located on Broadway?



Like It!



Not sure yet. Need more information

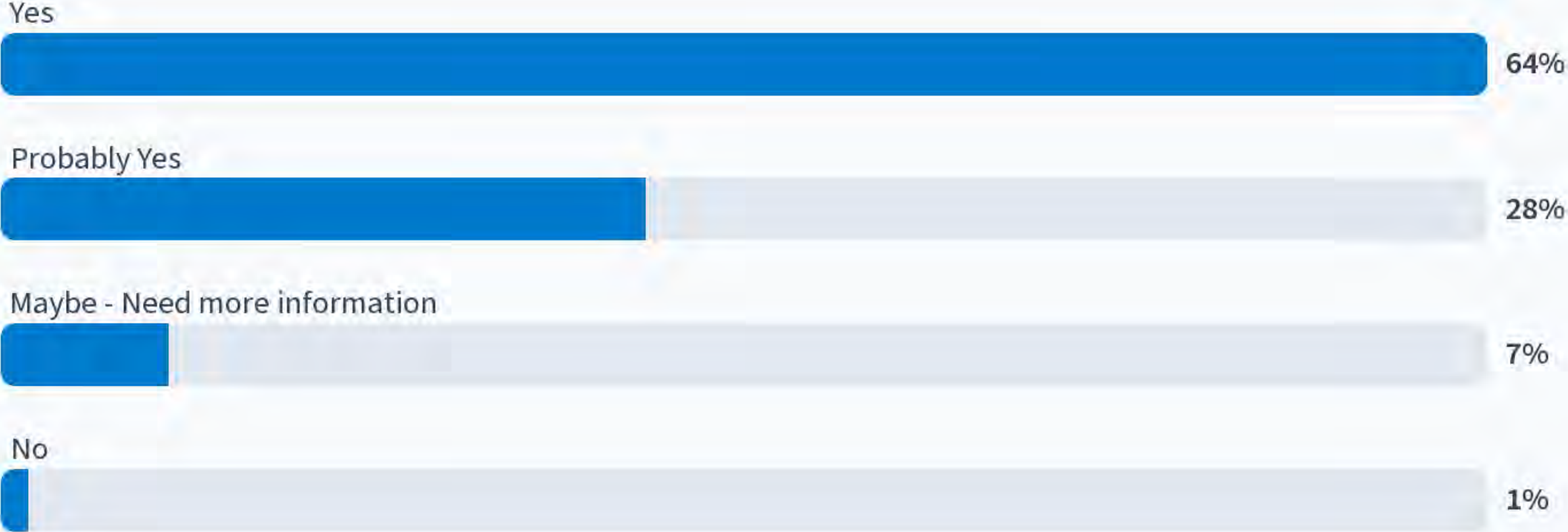


Don't like it!





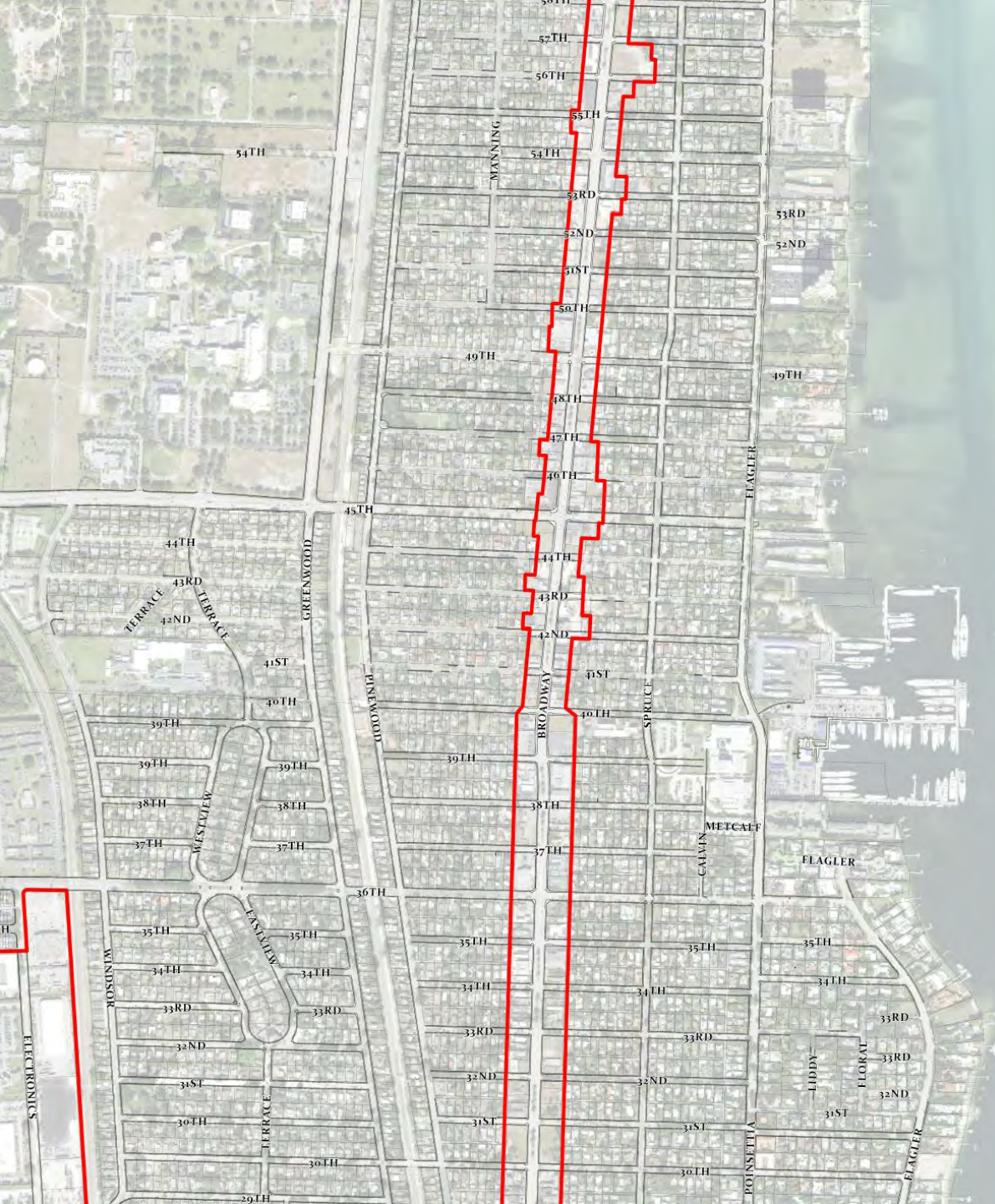
# Based on what you heard tonight is the plan on the right track?



**THANK YOU**



**ENVISIONBROADWAY  
BOULEVARD.COM**



# ZONING UPDATE FOR THE BROADWAY MIXED-USE DISTRICT (BMUD) WEST PALM BEACH, FL



WEST PALM BEACH



DOVER, KOHL & PARTNERS  
town planning



REINVENTING YOUR CITY



EBENBACH  
CONSULTING LLC