

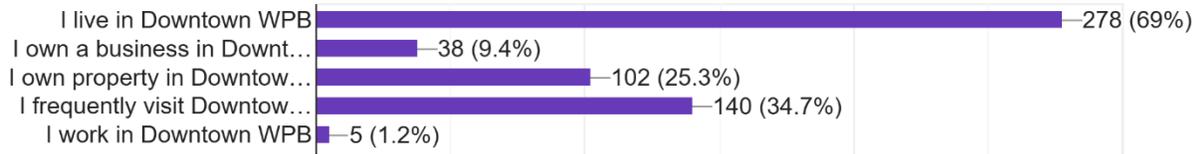


2025 Downtown Master Plan (DMP) Survey by West Palm Beach Downtown Neighborhood Association (DNA) – Preliminary Results

The WPB DNA sent out a survey on April 16, 2025 asking residents to share their feedback about the DMP revision project. There are 403 responses as of 5/31/2025.

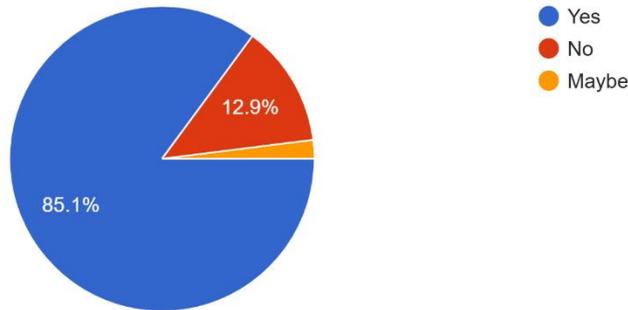
What best describes your connection to Downtown West Palm Beach? (Select all that apply)

403 responses



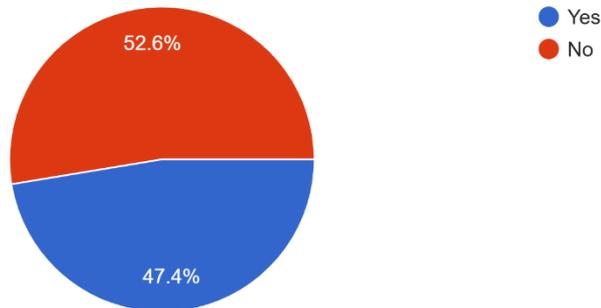
Are you a registered voter in West Palm Beach?

403 responses



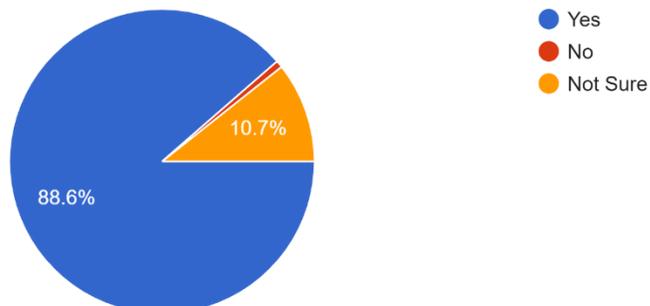
Were you aware, before taking this survey, that the West Palm Beach City Administration is proposing to consider revisions to the Downtown Masterplan?

403 responses



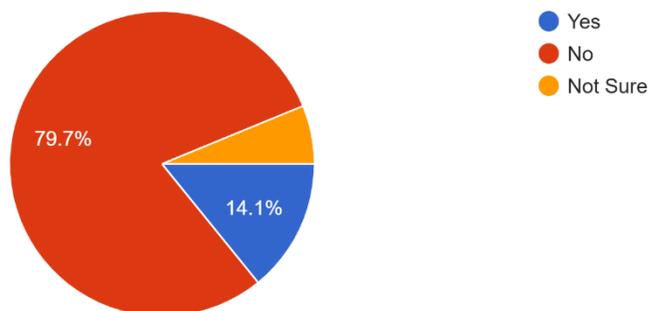
Would you like the Downtown Neighborhood Association (DNA) to be involved with the formulation of a new DMP and to advocate on behalf of downtown residents with regards to proposed changes?

403 responses



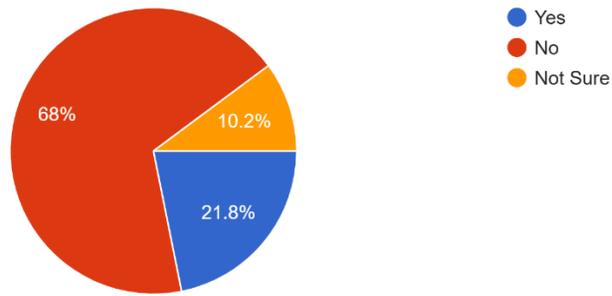
The current Downtown Master Plan (DMP), originally adopted in 1995 and revised in 2007 and again in April 2024, implements a staggered approach to building height limits across downtown. For instance, buildings along the waterfront are limited to 5 stories, while other areas allow heights of up to 10 or even 25 stories. Given that many developments already approved under the existing plan have yet to be built or break ground, do you believe the City should consider revisiting the DMP to allow even taller buildings?

403 responses



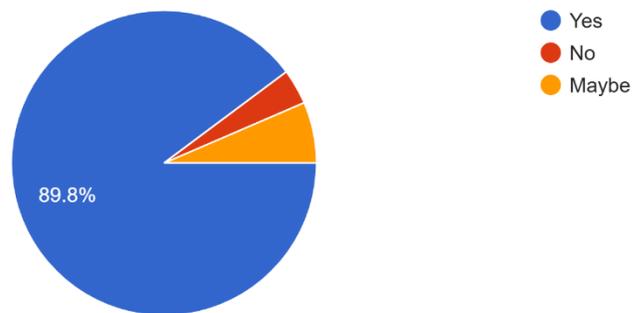
The population of downtown has increased from 6,000 in 2008 to somewhere between 12,000 – 15,000 in 2024 and the current DMP allows additional significant population growth in downtown (potentially double the current density). Should the city already now consider changing the DMP to allow for more density in downtown even before the current maximum density has been achieved?

403 responses



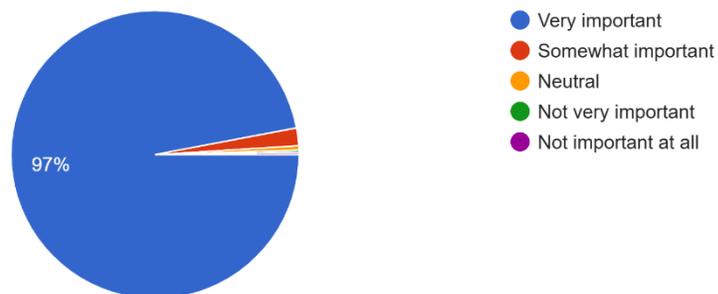
If the City does consider amending the DMP to allow for more density and increased building heights, should the city mitigate & compensate the impact of additional development for downtown residents & visitors, for example by increasing building setbacks and setting aside more public space (like public squares & parks) to maintain and even improve the quality of life for downtown residents?

402 responses



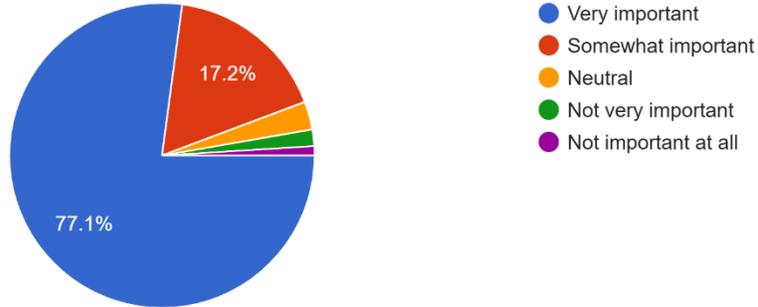
How important do you think preserving the natural beauty of the downtown waterfront should be as a priority?

403 responses



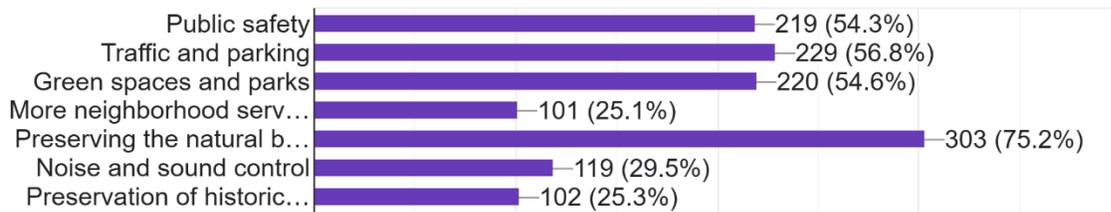
How important do you think preserving downtown's unique character and remaining historic buildings should be as a priority?

402 responses



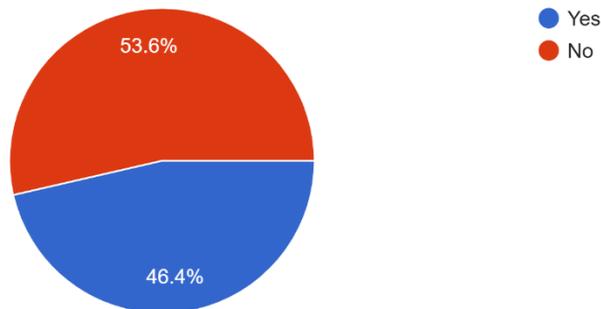
What local issues are most important to you? (Select up to 3 choices)

403 responses



Have you attended any DNA events in the past year?

375 responses



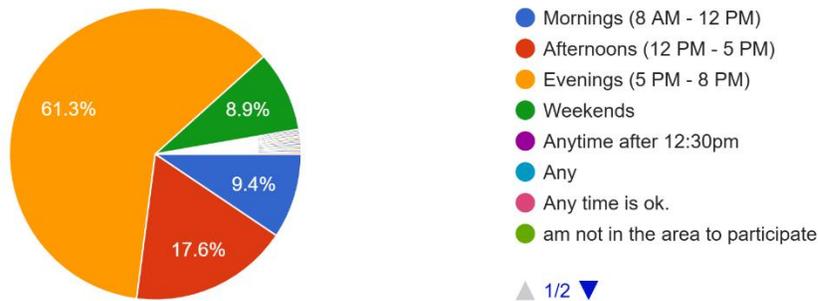
What types of events are you most interested in? (Select all that apply)

375 responses



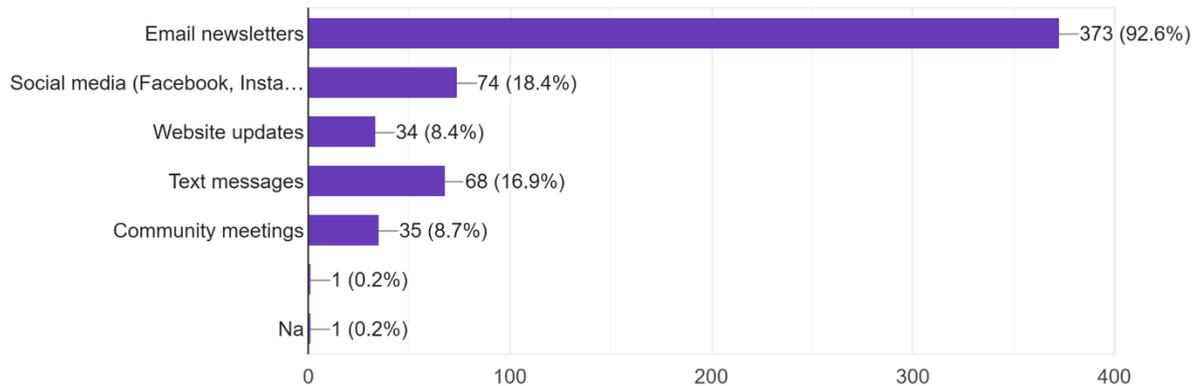
What time of day is most convenient for you to attend DNA events?

403 responses



How do you prefer to receive updates from the DNA? (Select all that apply)

403 responses



Do you have any additional comments, concerns, or suggestions?

- ✓ I would encourage DNA members to visit multiple times downtown Delray Beach, during the week and weekends, and see what they are doing to take some inspiration or ideas. They have a super lively downtown, fun, always full of activities, open bars and restaurants, a very family-friendly environment, but at the same time,

with some spaces for nightlife. Is lovely to walk, and they don't even have a waterfront downtown like us. I'm involved in marketing, and there are many ways you can inform people of different social activities without a HUGE budget. I would be more than happy to get involved and collaborate if needed. Thanks for doing this.

- ✓ The rapidity developing downtown area needs to have a cohesive approach to integrate transport/traffic issues into further site developments.
- ✓ Parking will be a major problem when Eataly opens in the fall, remember Related removed a parking garage for their business development in the Square
- ✓ I think they r ruining downtown with all the high rises Open spaces are becoming extinct The beauty of downtown is going away It is becoming a concrete jungle More trees are needed The city is dog friendly but not many places for dogs to go We used to go to currie park but that is closed off I go to palm beach now for the dogs
- ✓ Modifications to the road diet to accommodate new development currently underway in downtown wpb
- ✓ Lower the speed limit in the city please
- ✓ I would like to see a plan for keeping the downtown roads open during the Green Market
- ✓ The city can not handle the amount of growth that is going on . it is going to. be ruined by the over development. building needs to be done in a more thoughtful and respectful way to serve the residents and local community.
- ✓ Crime & the homeless camps that still reside along Flagler must be addressed.
- ✓ E-bikes on sidewalks
- ✓ We are losing the charming look and feel of WPB
- ✓ no - please keep up the good work
- ✓ You have not addressed the homeless problem
- ✓ We want better transparency on types of pest control products and cleaning products the city and buildings are using. Our dogs walk in these grassy areas- And some pest control is carcinogenic. In addition, some buildings clean around their sidewalks with bleach. Let's move to cleaners that are safer for our dogs and waterways, like hypochlorus acid

- ✓ With all the growth downtown I am afraid the current roads and streets are not going to be able to handle the volume. Now is the time to start with these projects before it is too late and we are deadlocked . I am in favor of more choices for mass transit .
- ✓ It's unfortunate our little city by the sea that was full of entertainment and friendly residents has completely changed.
- ✓ Traffic needs to be a #1 priority
- ✓ Keep up the good work! West Palm Beach is a beautiful place, and I am happy to see it grow!
- ✓ Glad you are doing this, I attended the first meeting and was very impressed.
- ✓ Development
- ✓ The absence of DNA officers and members at these planning meetings to discuss the future of the Downtown is a huge red flag. Just like the Marina project
- ✓ I appreciate the good work of the DNA.
- ✓ Concerned about all big buildings going in- as a native Floridian- raised in Prospect Park, born at Good Sam and now in SoSo, it's upsetting to see our city changing in this way.
- ✓ Traffic study not being done in time for DMP.
- ✓ Concerns about traffic, density and water.
- ✓ No more tall buildings. Oaks are dying and the City should save them. Traffic is awful. Get back to basics.
- ✓ Thank you for your work, please continue to preserve the Downtown area!
- ✓ Need to ensure the Meyer Amphitheater stays as is!
- ✓ The alarming amount of residential and commercial development will destroy quaint WPB. PLEASE STOP and consider what you are doing to this once lovely little city. It is being destroyed!
- ✓ Noise pollution from increased density, traffic, safety practices (eg reversing garbage truck haulers are very noisy at 7am in the morning; noisy cars and motor cycles; extra loud music from certain restaurants, etc...) and others should be considered as important quality of life reduction effects and should be mitigated.

- ✓ Please do not destroy our Downtown area further by putting up tall building on/near the waterfront. Also, please keep our beautiful waterfront clear and open as it is now!
- ✓ How do we keep out the billionaire developers and if Keith James and the city commission won't, how do we force them to build more affordable housing and help with traffic gridlock???
- ✓ The city should improve Clematis with more attractions and less homeless
- ✓ More community focused events and spaces
- ✓ Everything is just so expensive. I love seeing the development come in, but it shouldn't all be uber-luxury. I'm 27 and clearly cannot afford the towers coming up on Flagler Drive, but even the other developments in downtown that are deemed as "affordable" simply just aren't.
- ✓ Need to include all citizens, not just the wealthy
- ✓ Keep city docks
- ✓ Look at what has been done along A1A with food kiosks in Fort Lauderdale along the Intracoastal (The Shorely). It has revitalized the integration between vehicular and pedestrian movement along the Waterfront. Flagler Drive is underutilized except for special events (Boat Show, Sunfest, etc.) I know the Clematis Street property owners do not want something like this, but they have created empty storefronts and a slew of Cannabis oriented businesses with their lease pricing. Why is Atlantic Avenue busy almost every night of the week? The same for Las Olas? ,yet Clematis is only mildly energized with people on Friday and Saturday nights? The Brightline Station is right there, yet there is no draw to Clematis nor the Waterfront.
- ✓ Where on earth are all of the hordes descending on Eataly going to park?
- ✓ Publicize a list of how city officials vote.
- ✓ Have circuit drivers extend hours til 10-11 pm.
- ✓ Traffic! Buildings getting too dense and tall.
- ✓ Curry Park!! It has been fenced off for nearly 18 months. This is penalizing TAX paying Citizens and is NOT the way to handle a homeless problem. I want the city to Fix it! I'm tired of hearing it is getting revised when there is NO movement on revisions since the fence went up!

- ✓ Overall the tall buildings excite me as do the large number of people. I grew up in a small Southern town.
- ✓ Lots of concerns but another one is parking and traffic
- ✓ I believe the waterfront building heights should be kept to the 5 stories.
- ✓ Traffic lights need a drastic overhaul to accommodate the size and progress of our city. They are nonsensical. City would culturally benefit from a “Central Park”-esque crown jewel park. Currently the most growth in population is businesspeople who don't care about the city and older folks who don't support commerce. You have to invest in creating an environment for younger professionals to live and stay downtown. In my mind this is the only way to fill the crazily high business vacancy.
- ✓ My biggest concern right now is the traffic.
- ✓ Pedestrian Bridge Over Okeechobee Blvd from Rosemary to Convention Center...crossing is currently very dangerous..accidents have occurred
- ✓ Too much building now and downtown is unpassable at times
- ✓ Improving the surrounding downtown areas, like adding a bike path along the C-51 canal/ I95 wall will redirect pedestrian traffic and allow safer travel for the city's growing needs for commute. This would make a great opportunity to add to the natural areas as well and give people a chance to see wilder parts of Florida, like the bird sanctuary along Lake Clarke Shores canal, for example. Look at the Riverwalk in Jupiter as an example. It would be ideal to have ways to commute downtown from the outer areas without having to see or be in dangerous automotive traffic.
- ✓ While improved, homeless continue to be a significant issue along the waterfront, by the Clematis fountains, and on Clematis St which harms businesses, poses a safety concern, harms enjoyment for families and all others, and keeps the downtown from flourishing. Regarding the waterfront, it wouldn't surprise me if WPB is "bribed" to put in a marina as prior planned. This should absolutely NEVER happen!!! If a marina is ultimately considered needed for yachts, then it should be built off N Flagler in front of Good Samaritan Medical Center area as this would not impede the community view and would maintain the beautiful downtown waterfront. Parking could be built outward from the seawall as needed and the docks extended outward from there. Regarding the downtown growth, there is of course a limit to how many cars and persons the downtown can comfortably handle. The planning must be very careful not to overwhelm the road capacity as there is already grid-lock at times and when the number of people doubles it

may/will likely become a nightmare to get around. To help with the existing and future traffic, it's important to enhance the "artery" roads from I95 to downtown. Currently the primary road from I95 is of course Okeechobee Blvd which was fairly well planned when built (trees, set backs, multiple lanes, etc). However this road is not enough to support the future needs. Palm Beach Lakes Blvd is an alternative road from I95 but is not used by many persons going downtown since it's NOT scenic and is absolutely horrible going across the railroad tracks near Good Samaritan/CVS. Properties should be acquired by WPB (at fair or above market), the bridge replaced with a very artistic stylish bridge that makes a statement (lights, flags, etc), and the road widened with nice trees, set backs, and other (lights, flags, fountains, etc). Afterwards, the same should be done for Southern Blvd, Belvedere and Forest Hill. Regarding the building heights, 25 floors is absolutely the tallest that should be built. The two buildings that exceed 25 floors that have been under construction for years now (still not completed) look like they belong in New York (not WPB) and very much harm the character and charm of the city. Downtown WPB should somehow have some tasteful waterfront dining similar a bit to Elizabetta's, where it's friendly and fun. A place that could potentially be rezoned for such a thing is the building on N Flagler and N Clematis St with Princess Yachts. I have no idea who owns this building and there are many businesses located in it, but it seems like such a waste of a nice location. As a volleyball enthusiast, it would be great to have a few beach volleyball sand courts installed somewhere near the waterfront, perhaps in Currie Park? With all decisions, one must ask who is the downtown master plan meant to benefit.

- ✓ Please limit building heights along the waterfront to no more than five stories.
- ✓ Too much building downtown. Already seeing the tremendous increase in traffic. Do we really need all these offices? Too much.
- ✓ Homelessness is still a problem downtown
- ✓ Stop the building!
- ✓ I love west palm Beach
- ✓ Keep up the good work. Everybody's been watching the growth, but not thinking about the repercussions
- ✓ Preserve downtown waterfront as it is-no marina. Please consider putting marina near Good Samaritan or more south but this space should be open to public. Also, please protect citizens, provide safety for us mainly by the waterfront and on Clematis. We do not feel safe walking on Clematis and no business of quality would

survive the current homeless situation. We pay high taxes and expect protection as it is in Palm Beach or Delray Beach.

- ✓ Business balance....no more than one same type of business within two blocks...too many dispensaries.
- ✓ Protect our waterfront!
- ✓ A thriving downtown isn't built on high-end office spaces, vape shops, and vacant storefronts. We need more activated, welcoming spaces—places that invite people in, add vibrancy, and serve the community throughout the day, not just at night. What's missing are retail shops, family-friendly venues, and public-facing businesses that create a sense of connection and liveliness. Right now, the downtown experience feels unbalanced—too focused on nightlife, with little to draw families, residents, or visitors during the day. The result is a downtown that feels disconnected and, frankly, a little rundown. Most people only go there if they're working or planning to drink, and I think we can do much better. Let's aim for a downtown that reflects the full life of our community—diverse, accessible, and full of places where people want to spend their time.
- ✓ Ebikes and scooters on sidewalks are dangerous. What are the rules? Who is responsible for oversight?
- ✓ Traffic and public mobility solutions are a major item to consider
- ✓ Leave WPB alone for a while and also REDUCE our soaring property taxes!
- ✓ Destruction of half of City Place was a crime.
- ✓ More lights are necessary on the streets around downtown and the amphitheater
- ✓ Get the vagrants and homeless off Clematis
- ✓ Clematis has eroded over the last decade and attracts more homeless people with each passing year.
- ✓ Please leave the waterfront along Flagler Dr. free & clear. It is the best part of West Palm Beach
- ✓ Thanks for working these issues!
- ✓ Thank you to the DNA for all the hard work you put into keeping us informed and involved.
- ✓ the DNA should have a representative on the DMP steering committee

- ✓ We must preserve our waterfront and have as much green space/parks as possible. It very important for our city and improves people's health.
- ✓ Do not let the administration sacrifice what made West Palm Beach a great place to live and work. Bending over to oblige developers is short sighted and lowers the quality of life for all residents especially those prior to the heavy development. I would sure like to see any master plan for traffic movement, water supplies, and wastewater handling.
- ✓ We need more waterfront restaurants and incentives for businesses other than dispensaries and restaurants to be located in the downtown. We need more variety!
- ✓ Would be nice to see a proactive approach to homeless sleeping on benches on daily basis. I understand that the police have a more reactive approach, but there is definitely a blind eye turned toward the day-to-day 'regulars' homeless sleeping and laying on the benches until it becomes a problem for a business, resident or visitor. Also, need a solution for local business during downtown events where parking garages increase rates to \$50/day (i.e. Boat Show) and there is almost no street parking with the increased number of visitors. Where are my regular clients supposed to park during these events? Most of these visitors coming to the events spend their money at the event, not at the local businesses that are here year round.
- ✓ I am concerned and upset about the City's recent (unlawful?) prevention of JetRide's return to its downtown location following the Boat Show. Many downtown residents use this service because of this location and it's essential that access to our Intracoastal is easily accessible even to non-boat-owners.
- ✓ We need clear and loud voices speaking for us because the mayor and council just listen to the Ross companies.