



# Midtown Boca Myth vs. Fact: Density

## Implementation of Planned Mobility in the Southwest Planning Area

**Myth:** The City’s proposed regulations are designed to “add density and building heights that are not allowed under current law.”

**Fact:** The City’s proposed regulations do not increase existing commercial density or increase building heights; rather, they limit building height and only add residential density.

		Current Law	Proposed Regulation
<b>Density</b>			
“Density” refers to the quantity of development in a given area. For residential projects, it is measured two ways: (i) The number of dwelling units or “DU” (i.e., condominium units or apartments) per acre (ii) “Floor Area Ratio” or “FAR”, which is the number of square feet you can develop per acre of land. <sup>1</sup>	<b>DU/Acre:</b>	20 <sup>2</sup>	9.3 <sup>4</sup>
	<b>Total DU:</b>	5,560 <sup>3</sup>	2,500 <sup>5</sup>
	<b>FAR:</b>	0.5 commercial only	0.5 commercial and 0.5 residential <sup>6</sup>
	<b>Notes:</b>		This density is slightly less than that of Gables Town Colony and Bell Boca Town Center located along S. Verde Trail.
<b>Building Height</b>			
	<b>Limit:</b>	Unlimited <sup>7</sup>	145 feet
	<b>Notes:</b>	Tallest existing structure, The Plaza, is 145 feet.	Due to proximity to airport, FAA limitations further limit height.

1: As an example, if you own 1 acre of land (i.e., 43,560 sf) that is zoned for a 0.5 FAR, you would be permitted to develop up to 50% of the land square feet or 21,780 sf, which is roughly the size of the Total Wine store at Boca Center.

2: City Comprehensive Plan, Future Land Use Element, Policy LU.1.1.6

3: Calculated by multiplying the maximum PM density of 20 du/acre by 278 acres, which is the area of the entire area of land designated as PM in the Midtown area.

4: Though the dwelling units per acre will average 9.3, there will be a max of 20 d/u on any given parcel (just like in the Northwest sector)  
 City Code Section 28-986(4)(a) (density regulation for PMD projects in LIRP zoning)  
 City Code Section 28-1028(4)(a) (density regulation for PMD projects in W-1 zoning)  
 City Code Section 28-1132.1(4)(a) (density regulation for PMD projects in M-3 zoning)

5: City Code Section 28-1854(1)(2) (proposed code section that provides 2,500 unit cap in Midtown)

6: The residential may exceed 0.5 FAR to the degree that commercial is less than 0.5

7: Palm Beach County Unified Land Development Code, Chapter D, Section 1(E)(2) (allowing buildings in CG and CHO zoning to exceed 35 feet in height with additional setbacks and no maximum height limit)