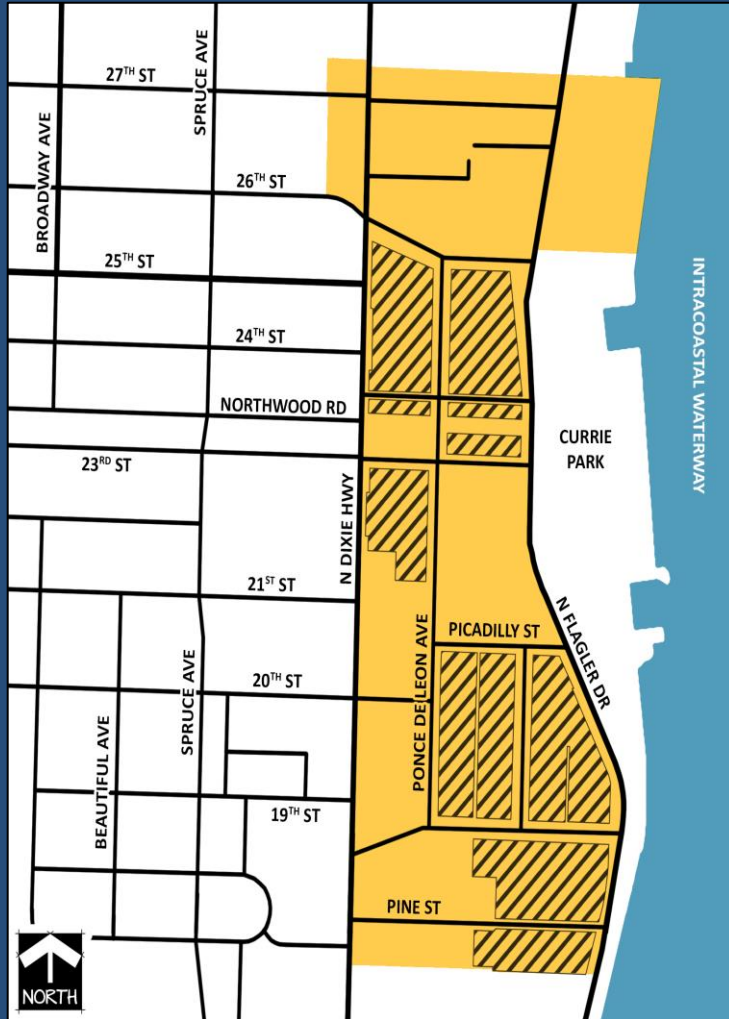


CMUD South Analysis Public Meeting

April 25, 2022



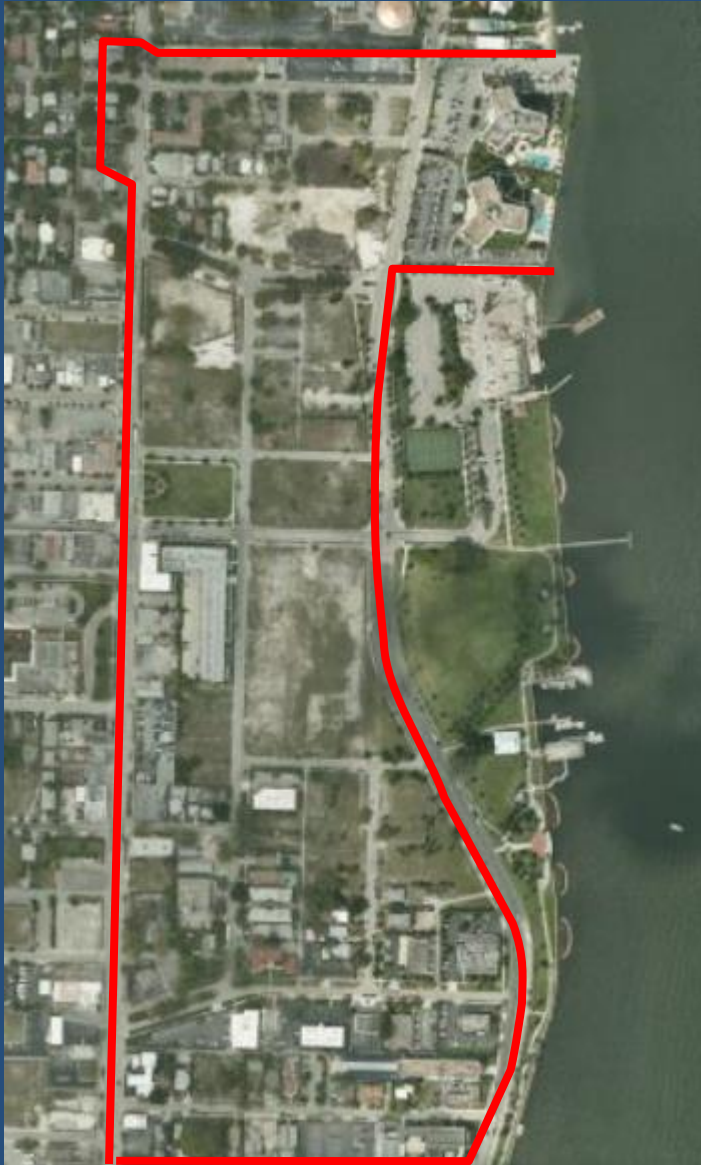
WEST PALM BEACH



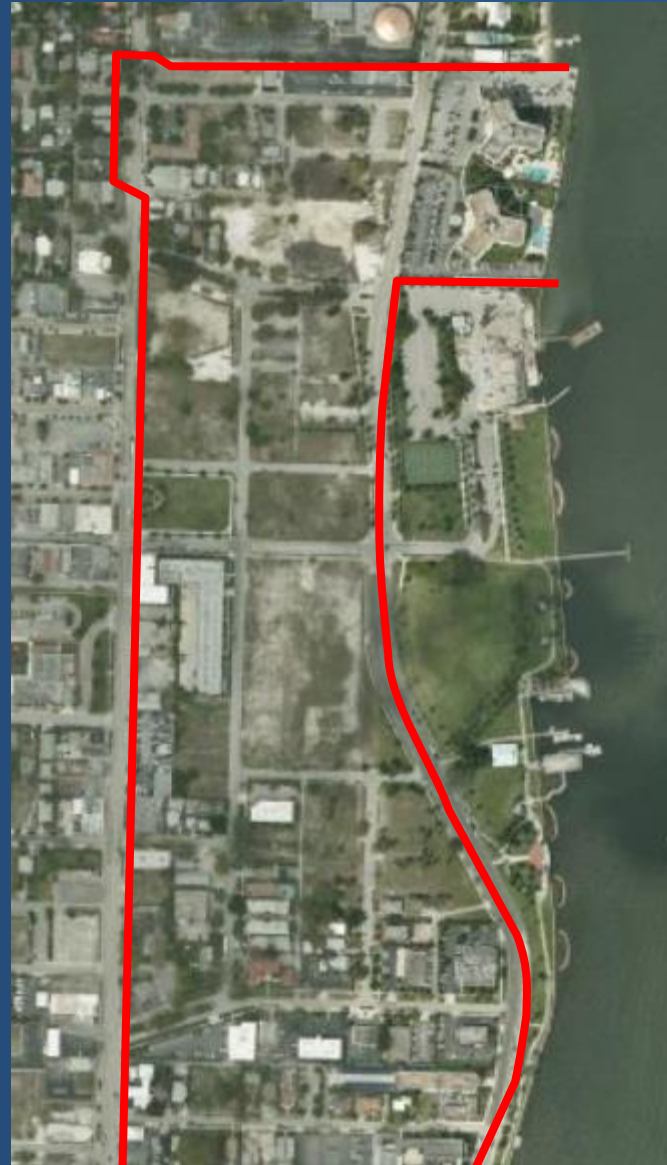
- **March 1-7, 2014 – Seven-day public visioning workshop with residents**
- **Sept. 29, 2014 / Nov. 10, 2014 – City Commission approved Comp. Plan amendments and text amendments to the ZLDRs**
- **Base heights from 3 to 8 stories with increases up to 15 stories or 195'.**
- **A maximum of 4,065 residential units and 2.3 million square feet of retail-commercial can be built.**

CMUD Area – 2014, 2020

October 2014



May 2020



CMUD Zoning Districts

SUB-DISTRICT LEGEND:

CORE IA:
HEIGHT W/
INCENTIVES:
(111' – 350')

13' – 10' floor to ceiling
26-34 stories

CORE I:
HEIGHT W/
INCENTIVES:
(111' – 306')

23-29 stories

CORE II:
HEIGHT W/
INCENTIVES:
(111' – 202')

15-19 stories

TRANSITION:
HEIGHT W/
INCENTIVES:
(85' – 163')

12-15 stories

EDGE:
HEIGHT W/
INCENTIVES:
(36' – 60')

2-4 stories



Incentives must be met to achieve increased height

- Northwood Rd. Extension
- Workforce Housing
- Currie Park Improvements
- Food Store
- Currie Park Parking
- Mobility Options
- LEED Certification
- Public Open Spaces

CMUD South

The maximum of 4,065 residential units and 2.3 million square feet of retail-commercial permitted in CMUD would also include the area to the south.



The area roughly bounded by Pine Street to the north and Good Samaritan Hospital to the south.

CMUD South

WEST PALM BEACH



Block X:
Residential, office, Temple Israel

Block A:
Flagler Pointe Condominium (1)

Block B:
Villa Del Lago (5,7,8)
Majestic Towers (6)
Residential
Offices

Block C:
Offices
The Slade Condominium (4)

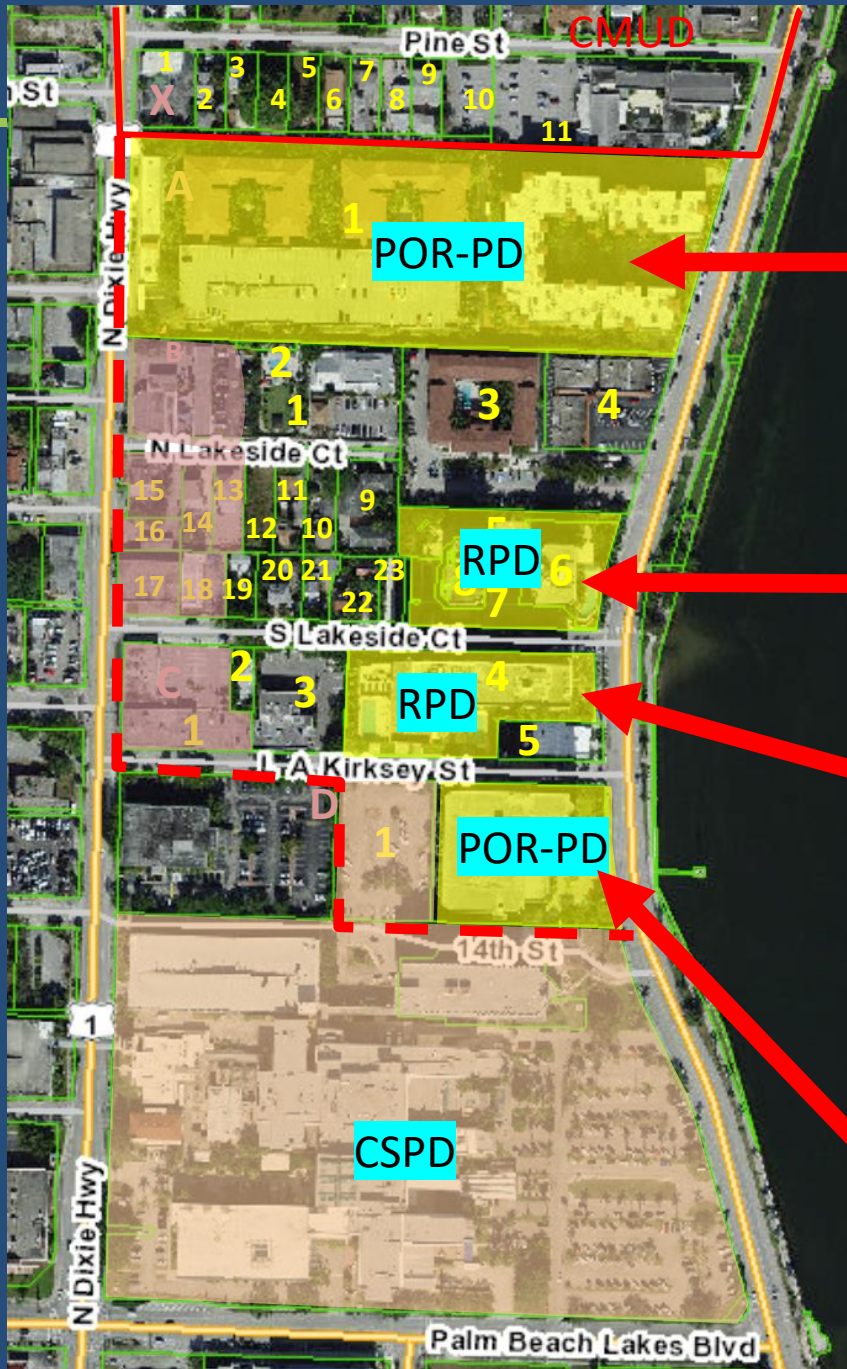
Block D:
Good Samaritan Vacant (1)
Flagler Waterview (1515 N. Flagler)(2)

CURRIE MIXED USE DISTRICT SOUTH PARCEL ANALYSIS

Block Letter	#	PCN	2022 Owner	BUI LDI NG	Site Address	Acres	2022 Property Use	Block Acreage	SQFT	UNITS	ZONING	FLU
B	1	74434315170000050	1700 DIXIE LLC		1700 N. DIXIE HWY.	1.6407	OFFICES	8.218	24,777		POR	C, MF
B	2	74434315000050020	CITY OF WEST PALM BEACH	VA	N. DIXIE HWY.	0.0200	EASEMENT				POR	MF
B	3	74434315170000013	1701 N. FLAGLER DRIVE OWNER LLC		1701 N. FLAGLER DR.	1.8000	RESIDENTIAL			58	POR	MF
B	4	74434315170000011	1717 N. FLAGLER DRIVE VENTURE LLC		1717 N. FLAGLER DR.	0.6807	MEDICAL OFFICE		11,960		POR	MF
B	5	74434315170000431	VILLA DEL LAGO CONDOMINIUM ASSN. INC.	VIL	N. FLAGLER DR.	0.4314	RESIDENTIAL				RPD	MF
B	6	74434315280010101-920	(NUMEROUS)	MA	1617 N. FLAGLER DR.	0.4626	RESIDENTIAL			38	RPD	MF
B	7	74434315180000011	VILLA DEL LAGO CONDO ASSN. INC.	VIL	1623 N. FLAGLER DR.	0.3888	RESIDENTIAL				RPD	MF
B	8	74434315170000433	TDC FLAGLER TWO LTD		1617 N. FLAGLER DR.	0.1546	RESIDENTIAL			50	RPD	MF
		74434315430000201-1004	(NUMEROUS)	VIL								
B	9	74434315170000370	SW WPB LLC		306 N.LAKESIDE COURT	0.3635	RESIDENTIAL			14	POR	MF
B	10	74434315170000350	SW WPB LLC		314 N.LAKESIDE COURT	0.1802	RESIDENTIAL			3	POR	MF
B	11	74434315170000330	SANDRA J MARCHMAN		318 N.LAKESIDE COURT	0.1802	RESIDENTIAL			3	POR	MF
B	12	74434315170000310	TERRY L MAUNEY		322 N.LAKESIDE COURT	0.1802	RESIDENTIAL (VACANT)				POR	MF
B	13	74434315170000290	FAE HOLDINGS 501790R LLC		324 LAKESIDE COURT	0.1802	RESIDENTIAL			1	GC	C
B	14	74434315170000270	FAE HOLDINGS 501790R LLC		328 LAKESIDE COURT	0.1802	OFFICES		1,856		GC	C
B	15	74434315170000231	EL CAMINO REAL LLC		1620 N. DIXIE HWY.	0.2261	OFFICES		2,186		GC	C
B	16	74434315170000233	ROYAL PALM GROUP		1618 N. DIXIE HWY.	0.1061	OFFICES		884		GC	C
B	17	74434315180000230	ROYAL PALM GROUP		1616 N. DIXIE HWY.	0.2140	WAREHOUSE		14,297		GC	C
B	18	74434315180000200	BEACHWAY LOFTS LLC		325 S. LAKESIDE CT.	0.1818	RESIDENTIAL			12	GC	C
B	19	74434315180000180	ABIJONSA ENTERPRISE LLC		323 S. LAKESIDE CT.	0.1212	RESIDENTIAL			1	POR	MF
B	20	74434315180000150	STEPHEN LEONARD		317 S. LAKESIDE CT.	0.1722	RESIDENTIAL			1	POR	MF
B	21	74434315180000121	STEPHEN LEONARD		309 S. LAKESIDE CT.	0.1056	RESIDENTIAL			3	POR	MF
B	22	74434315180000100	JUGAL & EASTER ARORA		305 S. LAKESIDE CT.	0.1327	RESIDENTIAL			4	POR	MF
B	23	74434315180000090	1701 N. FLAGLER DRIVE OWNER LLC		301 S. LAKESIDE CT.	0.1148	PARKING			0	POR	MF
C	1	74434315180000270	1522 NORTH DIXIE LLC & 1600 NORTH DIXIE LLC		1522 N. DIXIE HWY.	0.7306	OFFICES	3.049	3,097	(REST.) Pescatore	GC	C
									9,496	(OFF.) Pure Life Renal		C
C	2	74434315180000340	ROYAL PALM GROUP LLC		322 S. LAKESIDE COURT	0.0909	RESIDENTIAL			1	POR	C
C	3	74434315180000360	GOUSSE UROLOGY LLC		321 LA KIRKSEY ST.	0.5806	OFFICES		13,488		POR	MF
C	4	74434315420055110	(NUMEROUS)	SLA	1551 N. FLAGLER DR.	1.3577	RESIDENTIAL			200	RPD	MF
C	5	74434315000060020	1525 NORTH FLAGLER LLC		1525 N. FLAGLER DR.	0.2893	OFFICES		4,260		POR	MF
D	1	744343315000060040	TENET GOOD SAMARITAN INC.	GO	301 14TH ST.	0.8338	PARKING/HOSPITAL	2.969	0		CSPD	MF
D	2	744343315000060000	1515 FLAGLER PROPERTY LP	FLA	1515 N. FLAGLER DR.	2.1353	OFFICES		161,206		POR-PD	MF
			EXISTING PLANNED DEVELOPMENT				CMUD SOUTH TOTAL:	21.476	253,807	789		
							CMUD SOUTH TOTAL: (excluding PD's)	11.267	86,301	101		
							CMUD SOUTH PD TOTALS:	10.209	167,506	688		
							PD % OF TOTALS:	47.5%	66.0%	87.2%		

CMUD South PDs 9

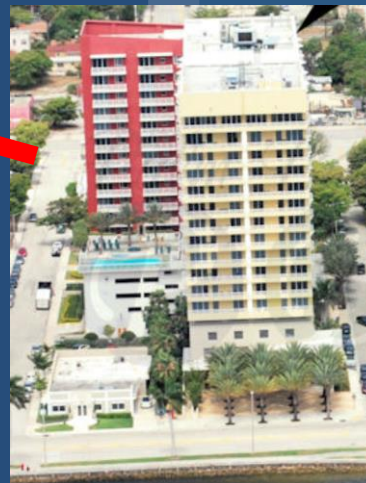
WEST PALM BEACH



Flagler Point



Villa Del Lago/ Majestic Towers

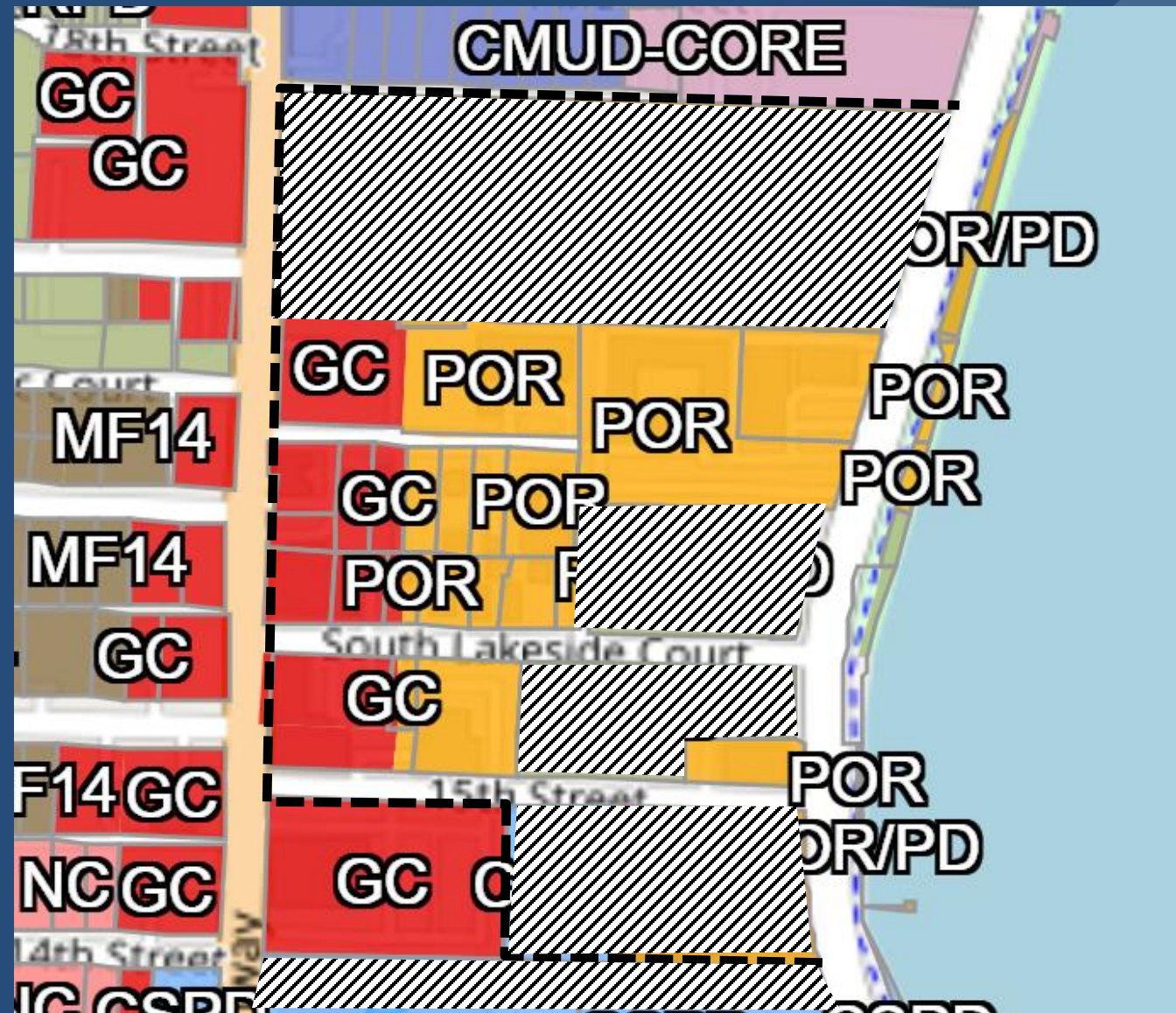


The Slade



Flagler Waterview

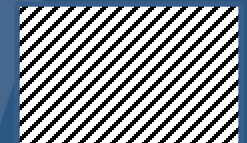
Current Zoning



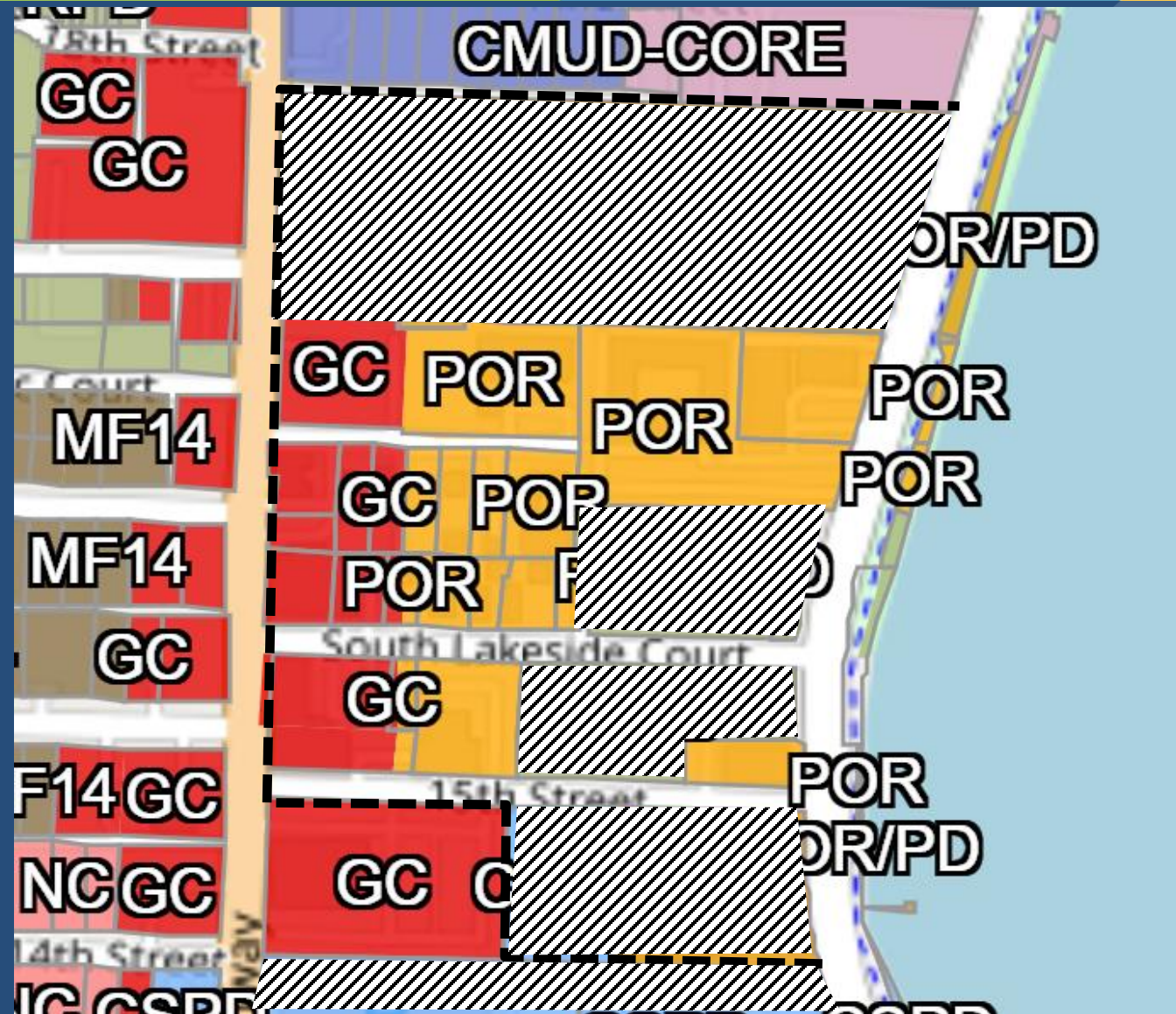
Professional Office Residential (POR)



General Commercial (GC)



Planned Development (PD)



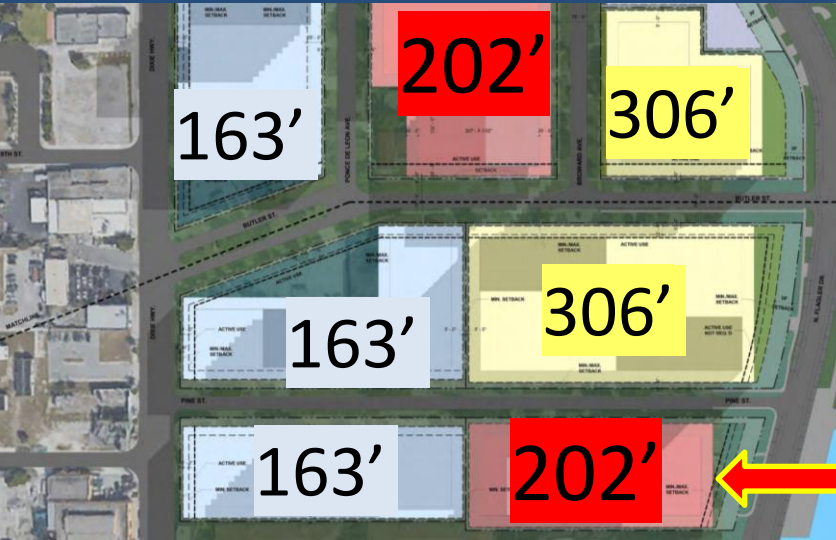
Professional Office Residential

- Max Height – 40' or 2' in height per 1' of side and rear setback
- Max FAR (bldg.sf/land sf)
 - 0.50 (lot)
 - 0.75 (PD)
- Residential Density: 14 units/acre

CMUD South Building Heights



Temple Israel/1701 N. Flagler/GC & POR



Temple Israel
1901 N. Flagler Dr.
CMUD Core II
202' (15 – 19 stories)



1701/1717 N. Flagler Dr.
POR @ 14 units/ac.: 34 units
MF32: 80 units
CMUD: No density limitations

CMUD South

CORE IA:
HEIGHT W/
INCENTIVES:
(111' – 350')

CORE I:
HEIGHT W/
INCENTIVES:
(111' – 306')

CORE II:
HEIGHT W/
INCENTIVES:
(111' – 202')

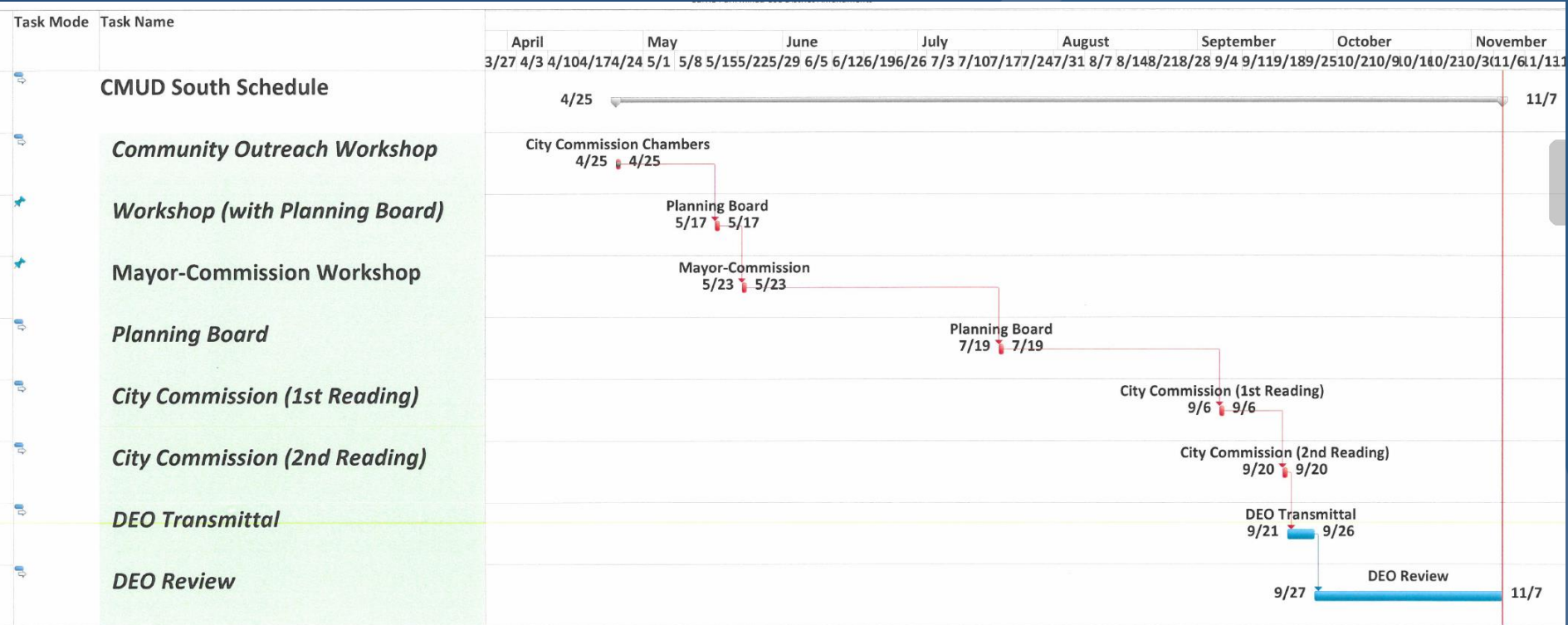
TRANSITION:
HEIGHT W/
INCENTIVES:
(85' – 163')

EDGE:
HEIGHT W/
INCENTIVES:
(36' – 60')



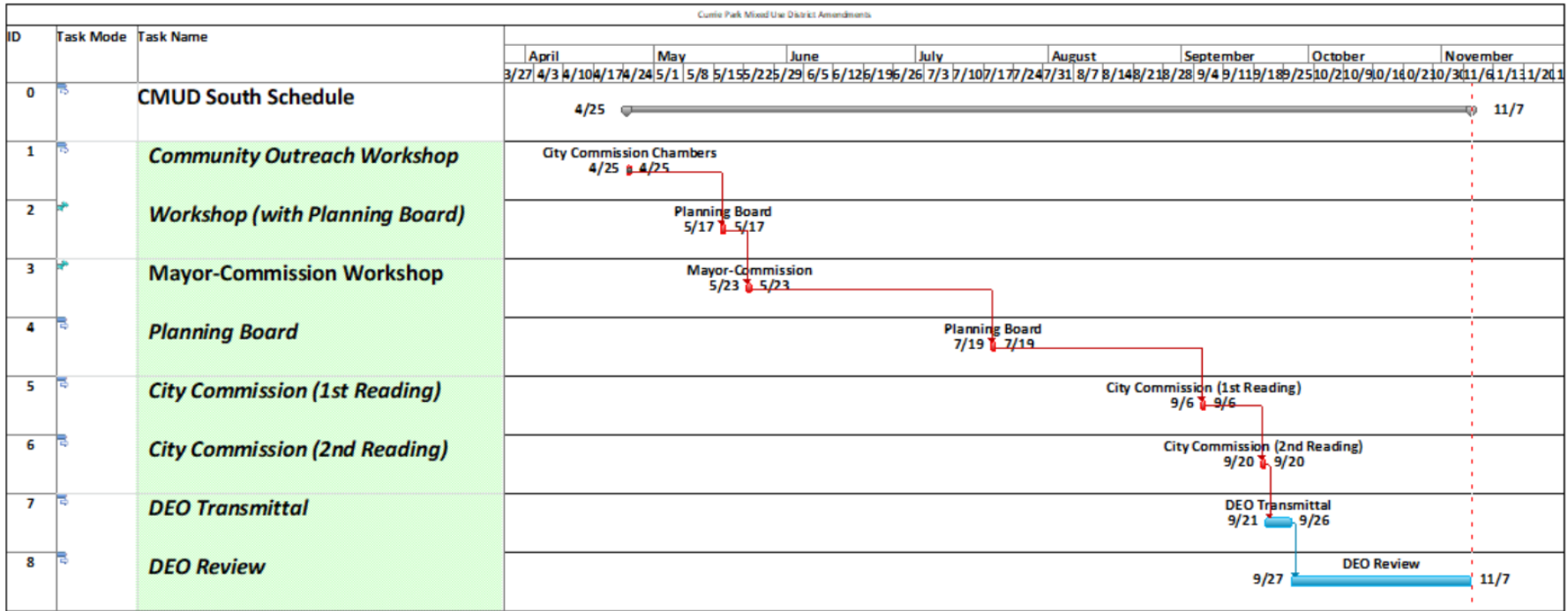
1. Zoning for Temple Israel (Core II-202' vs. Core I-306')
2. Leave current PD's intact
3. Zoning for 1701/1717 N. Flagler
4. Zoning along S. Dixie Hwy. (GC to Transition) with related POR properties.

CMUD South Tentative Schedule



Public Comment

CMUD South Tentative Schedule



Project: CMUD south Schedule Date: Thu 4/21/22

Task	Summary	External Milestone	Inactive Summary	Manual Summary Rollup	Finish-only
Split	Project Summary	Inactive Task	Manual Task	Manual Summary	Deadline
Milestone	External Tasks	Inactive Milestone	Duration-only	Start-only	Progress