

# Developer Outreach Meeting

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October 20, 2022 (8:30 a.m.)

City Commission Chambers

401 Clematis Street



WEST PALM BEACH

- 1) Welcome
- 2) Impacts of COVID migration
- 3) Development Services Department Update
- 4) Downtown Development
  - a. Class A Office Developments
  - b. Hotel Developments
  - c. Residential Developments
- 5) North End Developments
- 6) South End Developments



# Developer Outreach Meetings

- Periodic meetings with developers, property owners, planners, architects, engineers, realtors to provide a state-of-the city to those interested.
- We discuss changes in the department, personnel additions, fiscal update, projects in the pipeline.
- Fosters a public-private partnership (not us against them).
- A total of 370 persons currently on our contact list.

2013: July 26, 2013

November 1, 2013

2014: February 27, 2014

June 26, 2014

October 16, 2014

2015: March 26, 2015

July 24, 2015

October 22, 2015

2016: February 18, 2016

June 23, 2016

October 27, 2016

2017: March 9, 2017

July 20, 2017

November 9, 2017

2018: March 22, 2018

November 1, 2018

2019: April 11, 2019

October 24, 2019

2022: October 20, 2022

1. Michael Stellino – Elion Partners
2. Rex Kirby – Verdex Construction
3. Rick Reikenis – Reikenis & Associates
4. John Chandler – Chandler Construction
5. Keith Spina – Spina Orourke Partners
6. Gopal Rajegowda/Jordan Rathlev - Related

This group meets periodically with staff to discuss how to improve efficiencies, how to expend permit revenue and how to be more effective.



# Impacts of COVID Migration

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October 20, 2022



WEST PALM BEACH



# Covid 19 Migration



The Wall Street Migration into South Florida

61,728 New Yorkers moved to Florida in 2021:

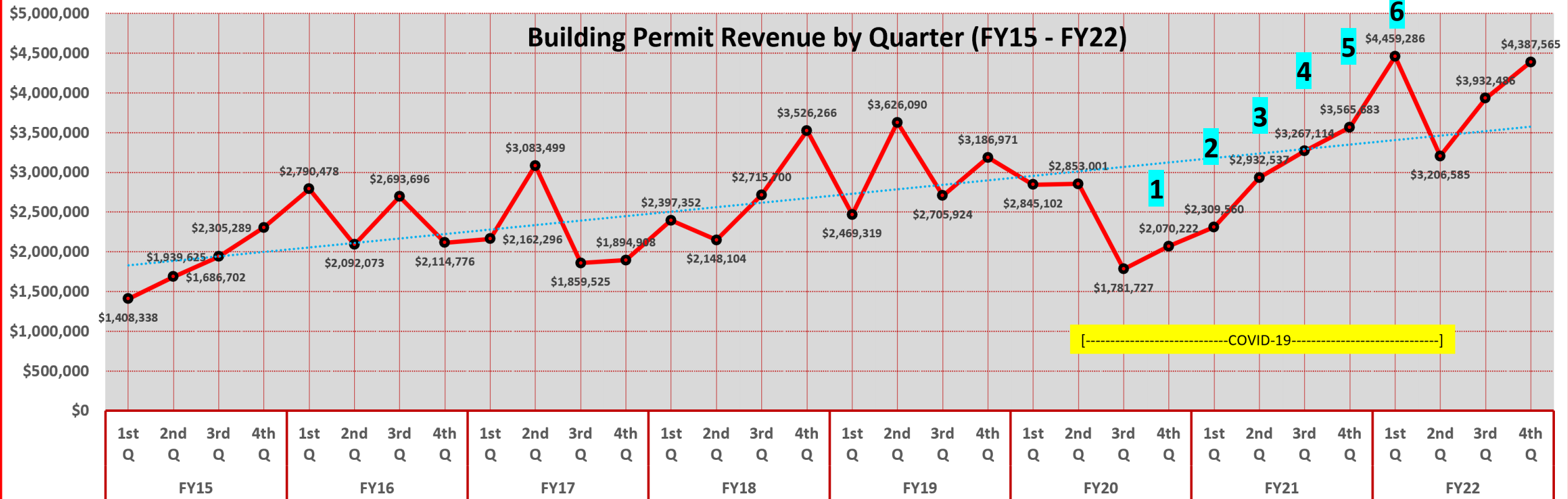
- 19,100 (31%) to Miami-Dade, Broward or Palm Beach
- 4,203 to Orange County
- 3,746 to Hillsborough

## Cities with Populations In Excess of 100,000 Persons

|                 | <u>2010</u> | <u>2020</u>         | <u>% Increase</u> |
|-----------------|-------------|---------------------|-------------------|
| West Palm Beach | 99,919      | 117,415             | 17.51%            |
|                 |             | 119,955 (4/22-BEBR) |                   |
| P.B. Gardens    | 48,452      | 59,182              | 22.15%            |
| Boynton Beach   | 68,217      | 80,380              | 17.83%            |
| Boca Raton      | 84,392      | 97,422              | 15.44%            |
| Jupiter         | 55,156      | 61,047              | 10.68%            |
| Delray Beach    | 60,522      | 66,846              | 10.45%            |
| Wellington      | 56,508      | 61,637              | 9.08%             |

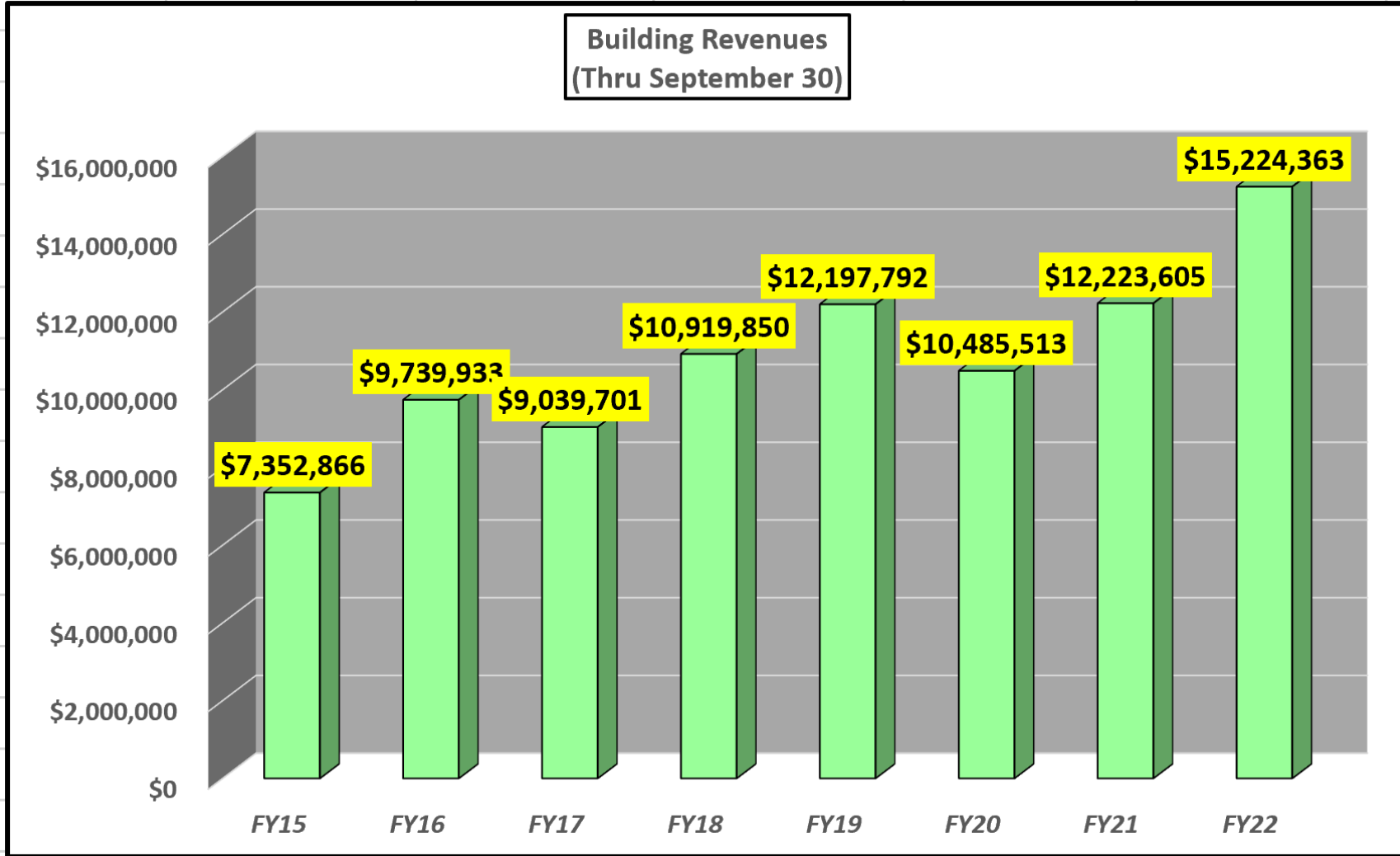
# WPB Building Permit Revenues by Quarter (FY15 – FY22)

## Building Permit Revenue by Quarter (FY15 - FY22)

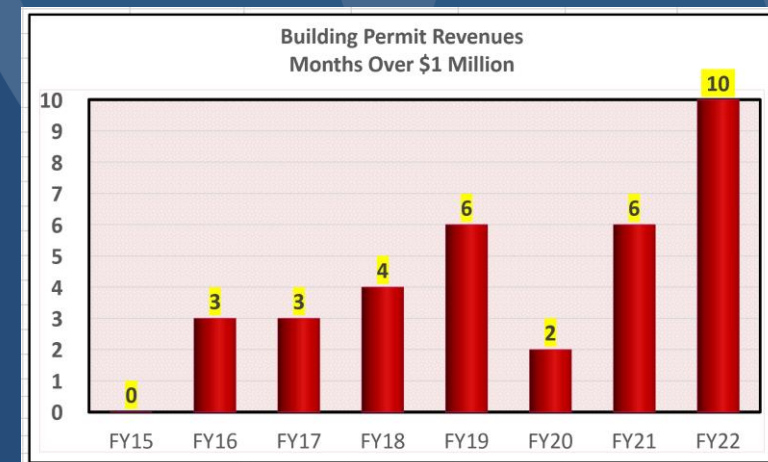


# WPB Building Permit Revenues (FY15 – FY22)

## City of West Palm Beach Highest Building Permit Revenue by Month

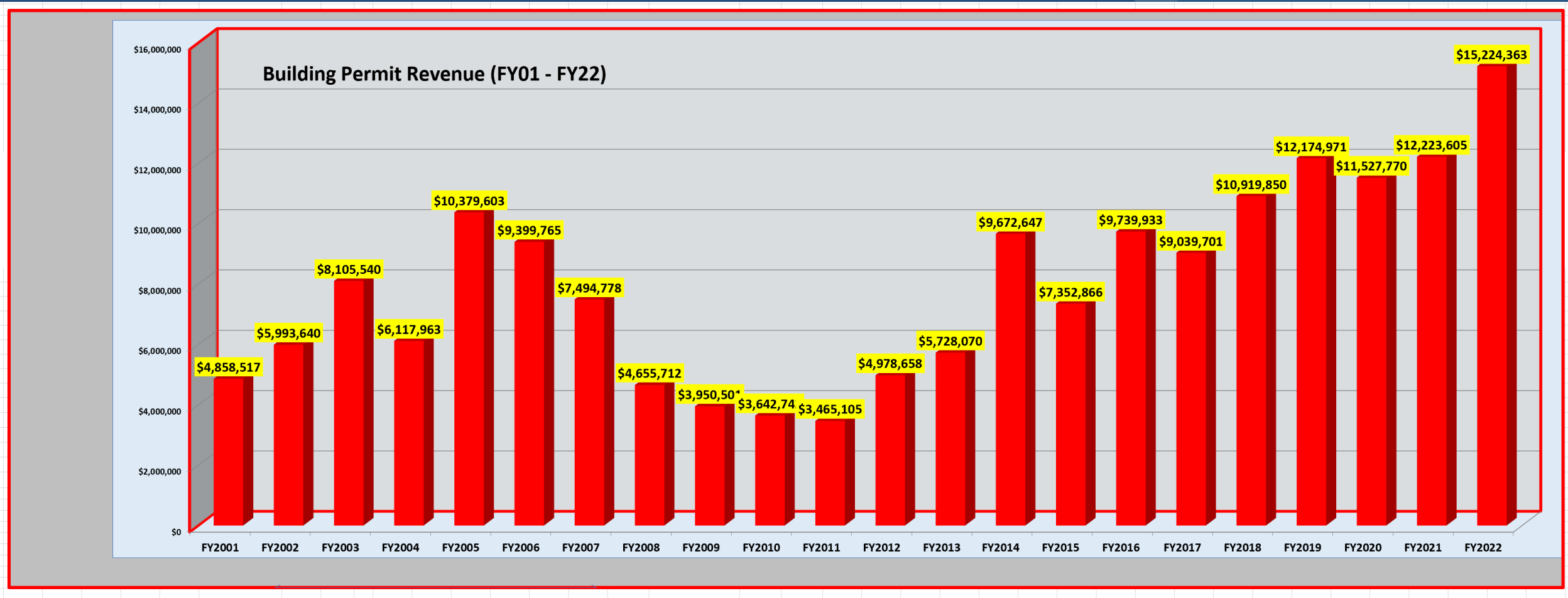


|                 | Month | Year | Amount      |
|-----------------|-------|------|-------------|
| 1               | 5     | 2022 | \$1,735,809 |
| 2               | 9     | 2018 | \$1,688,012 |
| 3               | 12    | 2021 | \$1,624,741 |
| 4               | 2     | 2017 | \$1,579,376 |
| 5               | 3     | 2021 | \$1,522,747 |
| 6               | 10    | 2021 | \$1,438,447 |
| 7               | 9     | 2021 | \$1,435,772 |
| 8               | 2     | 2019 | \$1,389,729 |
| 9               | 10    | 2019 | \$1,337,863 |
| 10              | 11    | 2021 | \$1,335,607 |
| During pandemic |       |      |             |



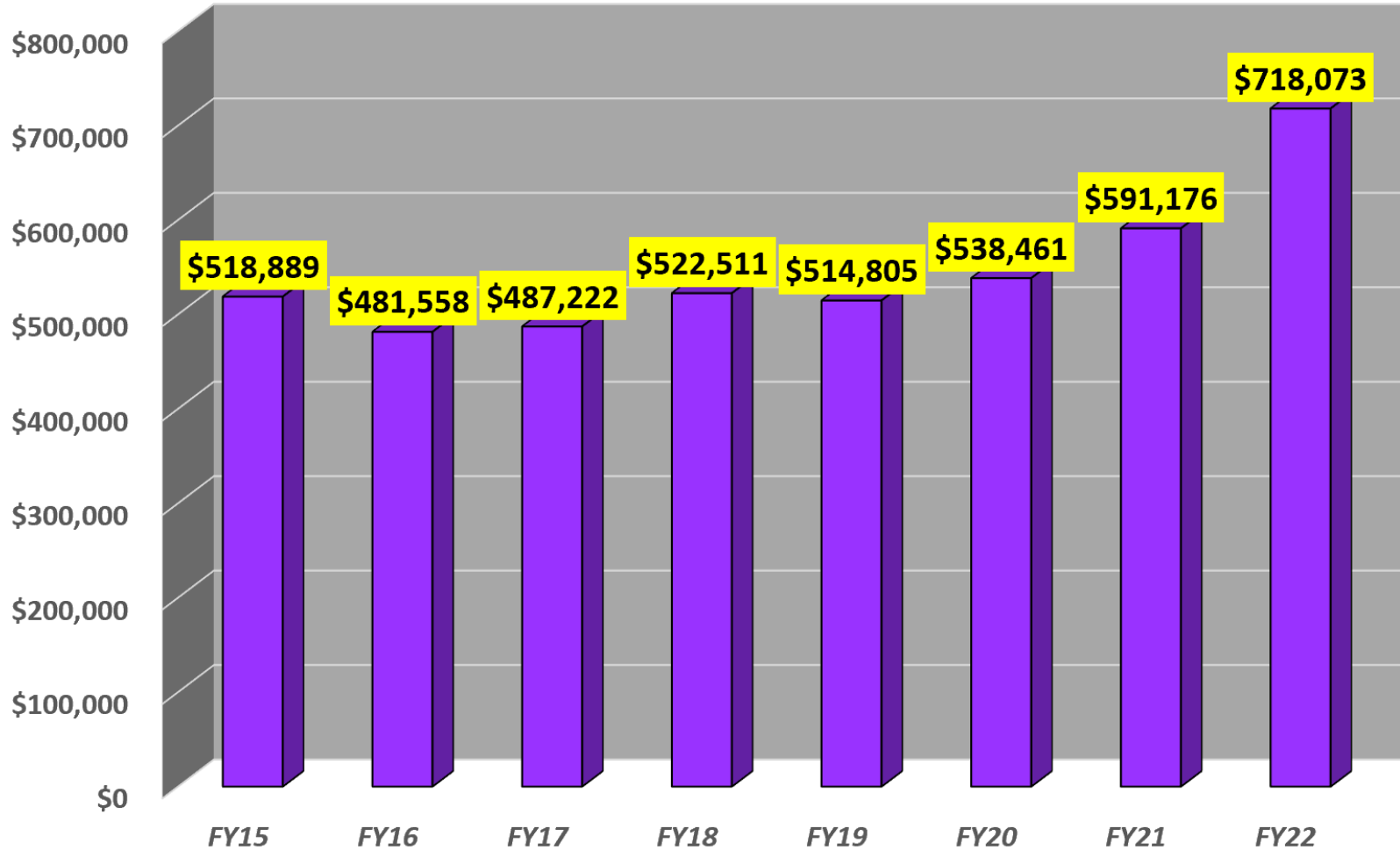


# WPB Building Permit Revenues (FY01 – FY22)



# WPB Planning Revenues (FY15 – FY22)

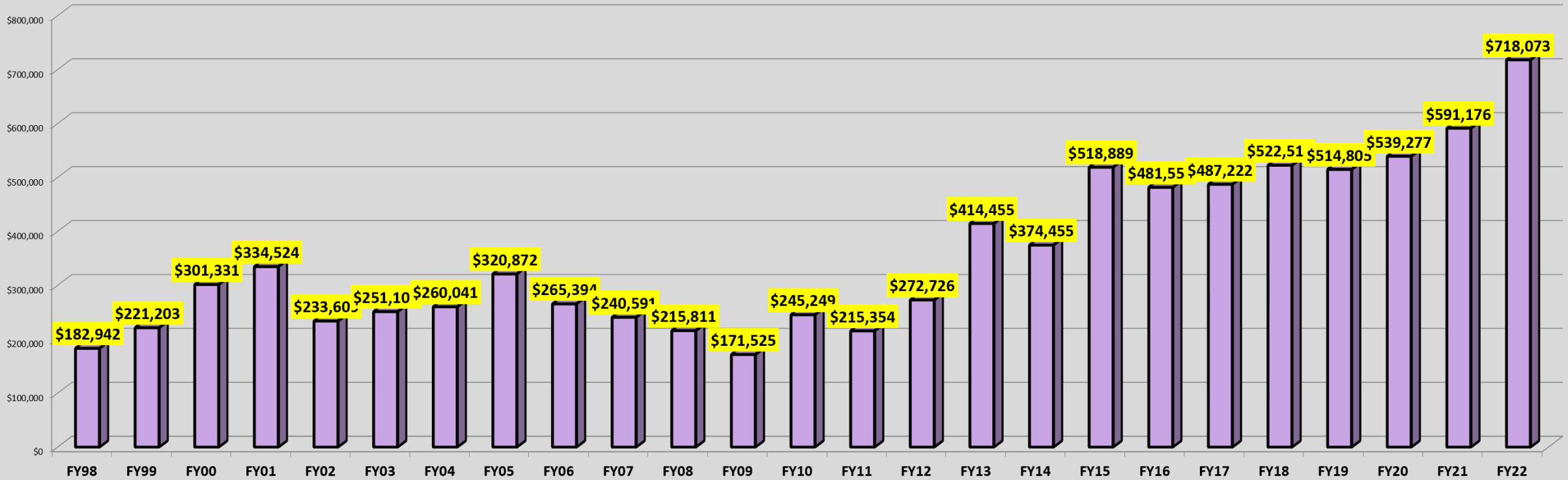
Planning Revenues  
(Thru September 30)



- FY07, FY08, FY09 - \$627,927
- FY00 – FY09 - \$259,480/yr.
- FY10-FY19 - \$404,723/yr.
- FY20, FY21, FY22 - \$615,903

# WPB Planning Revenues FY98 – FY22

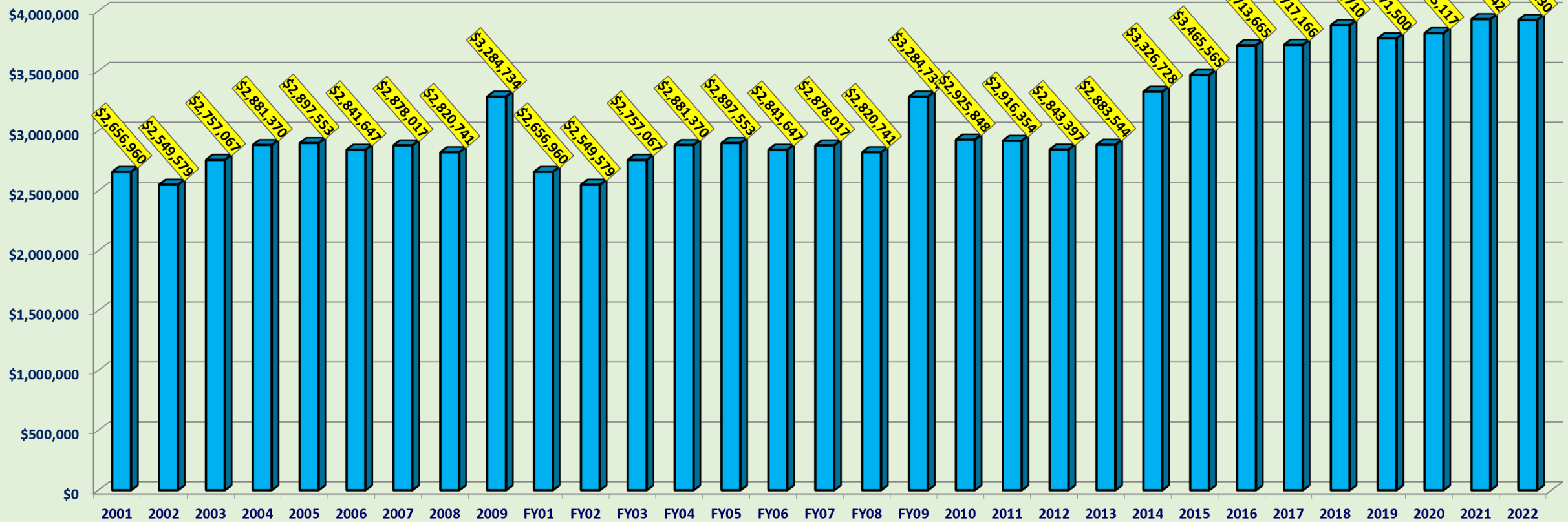
### Planning Revenues FY98 - FY22



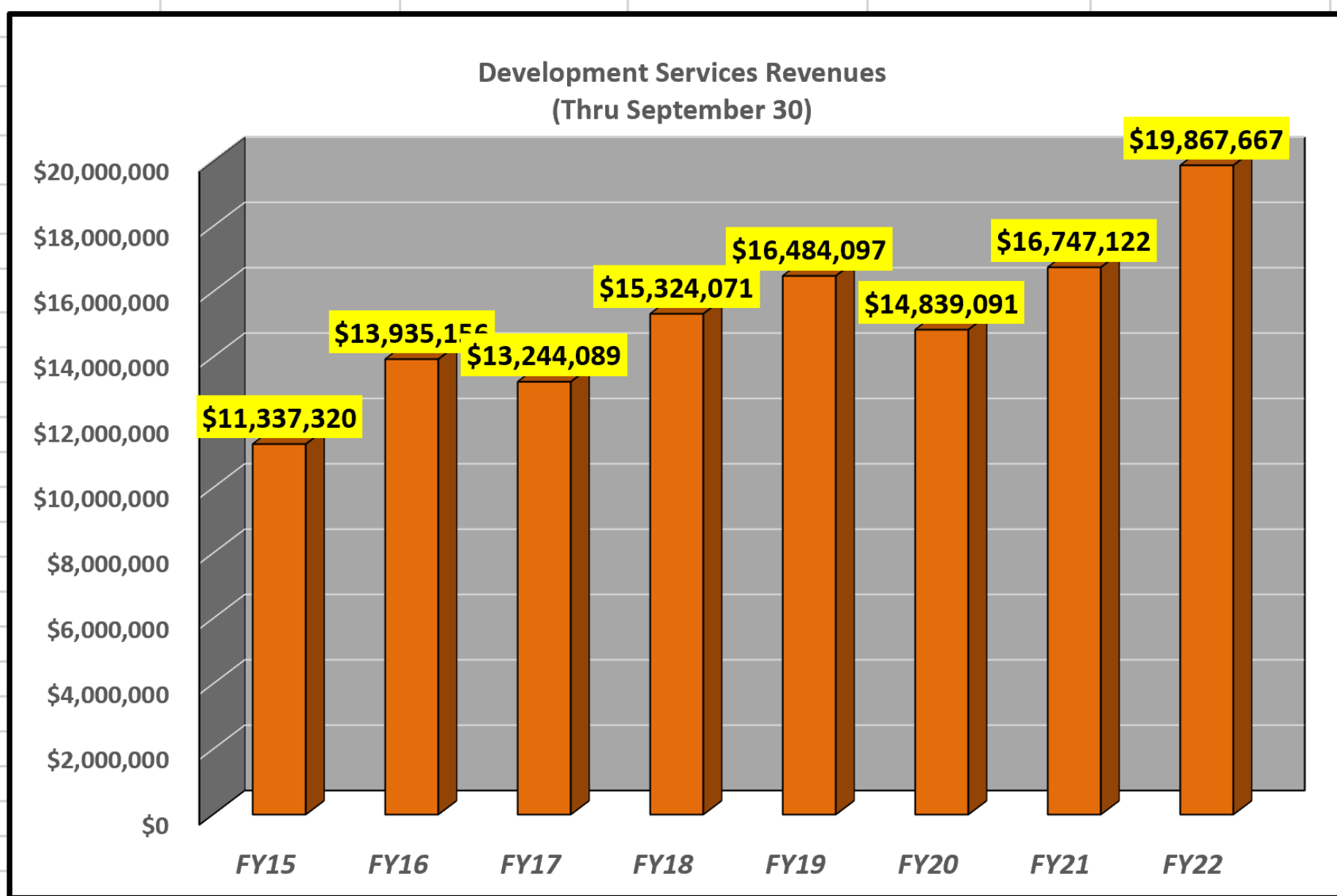


# WPB Building Tax Revenues FY01 – FY22

### Business Tax Revenues (FY01 to FY22)



# Development Services Department Revenues (FY15 – FY22)



## Development Services Revenues (2021-22)

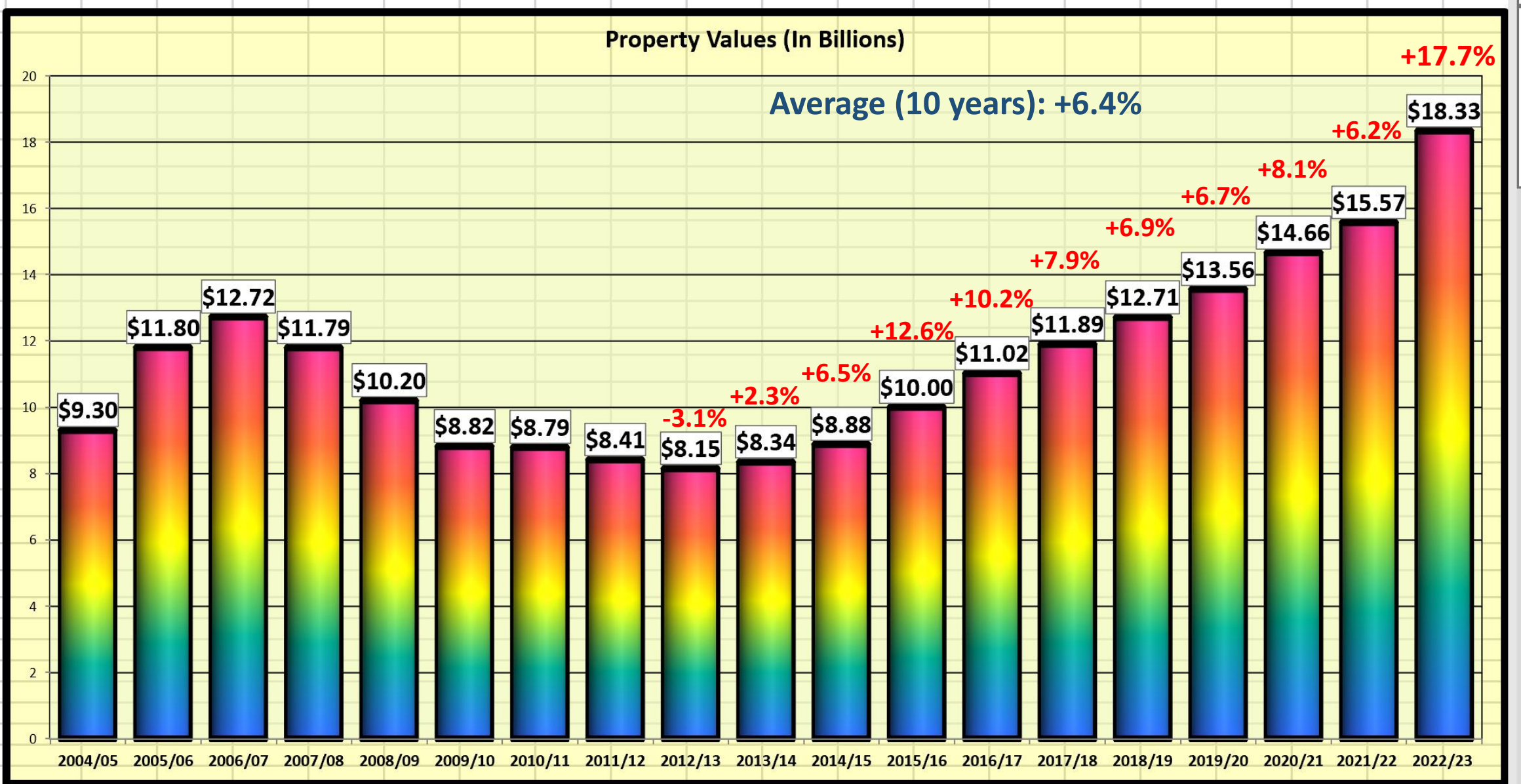
As of September 30, 2022

|                    | <i>Planning<br/>(Division)</i> | <i>Building<br/>(Business Tax<br/>Division)</i> | <i>Building<br/>(Division)</i> | <i>TOTAL</i>        |
|--------------------|--------------------------------|-------------------------------------------------|--------------------------------|---------------------|
| <b>BUDGETED:</b>   | <b>\$500,000</b>               | <b>\$3,867,300</b>                              | <b>\$9,400,000</b>             | <b>\$13,767,300</b> |
| Collected To Date: | <b>\$718,073</b>               | <b>\$3,925,230</b>                              | <b>\$15,224,363</b>            | <b>\$19,867,667</b> |
| % To Date:         | <b>143.6%</b>                  | <b>101.5%</b>                                   | <b>162.0%</b>                  | <b>144.3%</b>       |

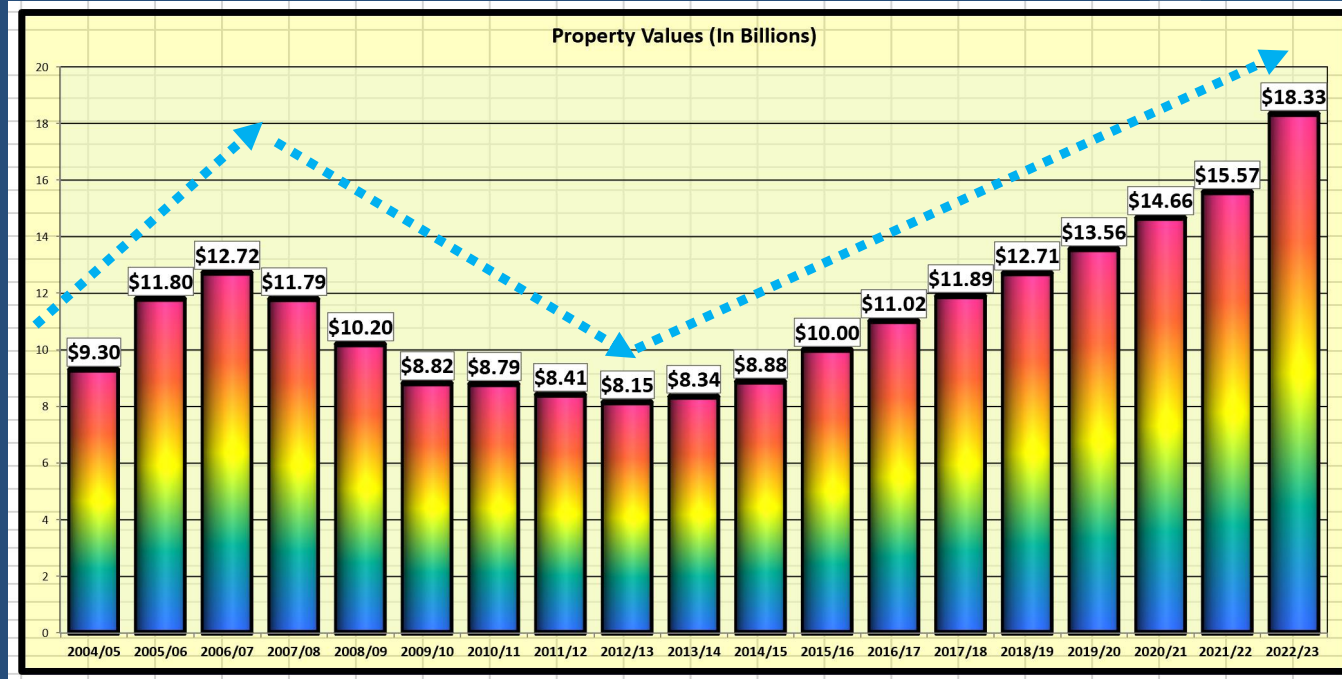
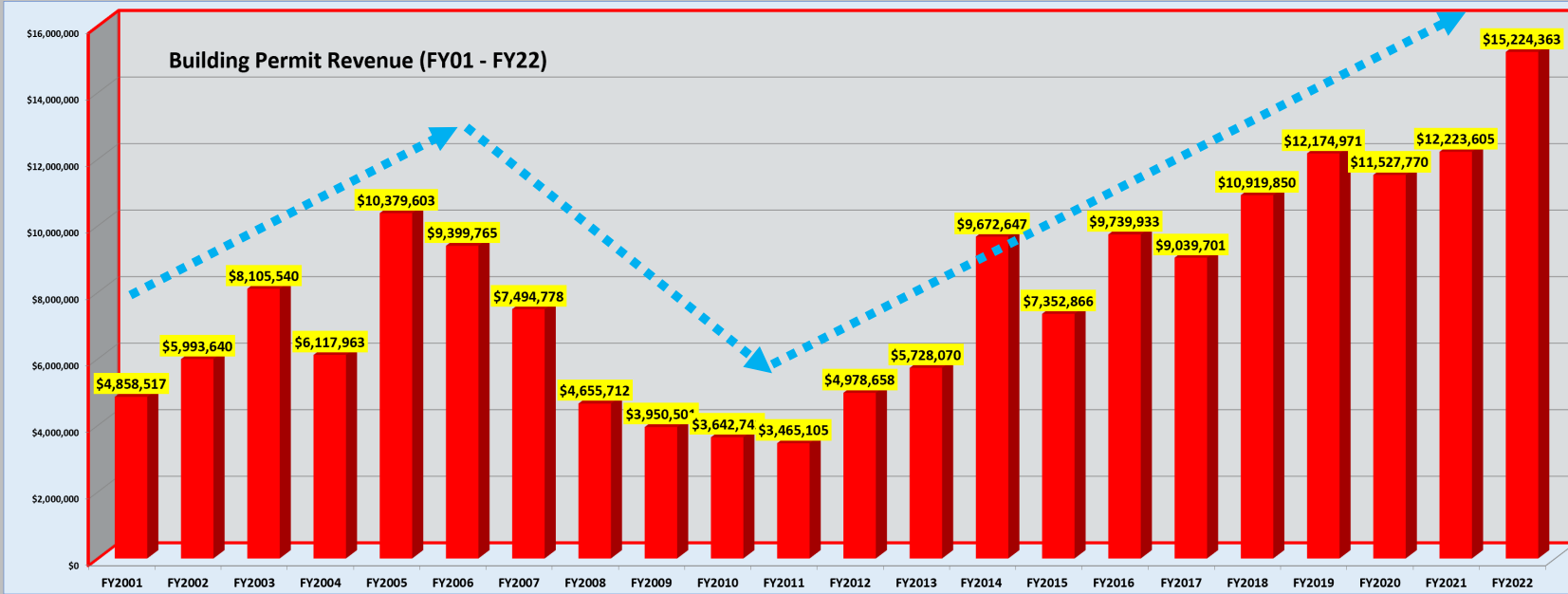
FY2021 – A record year for the City of West Palm Beach  
\$12,223,605

FY2022 – Department collected a new record high in Building (\$15,224,363) and Planning (\$718,073) revenue

# WPB Property Tax Revenues FY01 – FY22



# Building Permit Revenue



# West Palm Beach Tax Base (Offset 2 Years)



# Hudson Yards, Manhattan New York

- Hudson Yards – 28-acre development in Midtown Manhattan which began in 2012.
- The development includes 16 skyscrapers with heights up to 106 stories
- Tenants moving to WPB include Goldman Sachs, Siris Capital Group, First Republic Bank, Point 72 Asset Management.



**Wealth | Work**  
 Wall Street South Builds Its Own New York to Lure Younger Crowd

**Bloomberg** [Get Unlimited Access](#)

**Wealth**  
**Related's West Palm Office Project Lands More Finance Tenants**  
 GTCR and Diameter Capital take space at One Flagler, joining a wave of Wall Street firms expanding in South Florida.

**Surge of New Yorkers relocating to Florida, new numbers show**  
 14,045 New York residents moved to Palm Beach County between September 2020 and March 2021

**Demand for condos, affordable housing rises as developers zero in on downtown West Palm Beach**







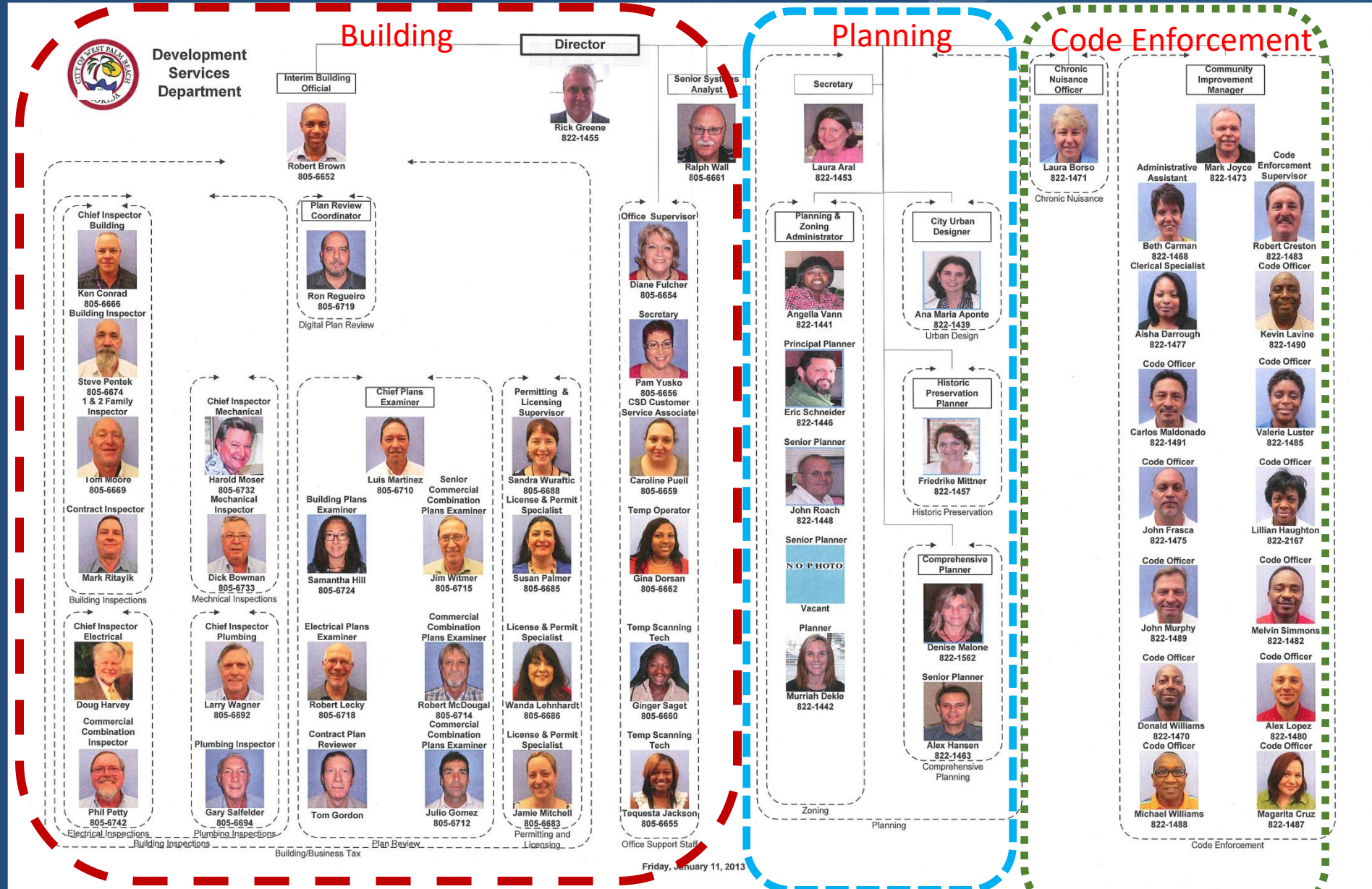




# The Development Services Department - 2013

2013 – 41 persons  
(Building & Planning)

2022 – 87 persons  
(Building & Planning)



- **City has invested more than \$7 million to implement a new EnerGov software (Enterprise Permitting & Licensing) system to replace the antiquated CommunityPlus system.**
- **EnerGov will be totally electronic. Plans and payments can be e-mailed to the City to applications for Permits, Plans, Business Licenses etc.**
- **Concurrent review of plan submittals.**
- **GO LIVE targeted for April 2023.**
- **Training will be made available to the private sector.**

## PERSONNEL INVOLVED

- Public Utilities (14)
- Police (25)
- Public Works (7)
- Engineering (10)
- City Attorney (3)
- Fire (10)
- Finance (7)
- Development Services (65)

**TOTAL: 141**

## USER ACCEPTANCE TRAINING WORKFLOWS INVOLVED

- Planning – 74
- Building/Permitting – 161
- Engineering – 12
- Code Enforcement – 5
- Business Tax Receipts – 19

**TOTAL: 271**

## West Palm Beach Development Application Dates

2022-2023

| APPLICATION DEADLINE | PPRC               | DEADLINE TO REVISE PLANS (+/- 15 days) | PLANNING BOARD    | DEADLINE TO REVISE PLANS (14 days before D.S. Director/+6 days after PB) | DUE DEVELOPMENT SERVICES DIRECTOR (4 days before Finance) | DUE FINANCE (8 days before Legal) | DUE LEGAL (6 days before Admin.) | DUE ADMIN (13 days before meeting) | AGENDA (1st Reading)                         | AGENDA DATE (2nd Reading) | # of WEEKS (Application to 1st Reading) |           |    |
|----------------------|--------------------|----------------------------------------|-------------------|--------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------|----------------------------------|------------------------------------|----------------------------------------------|---------------------------|-----------------------------------------|-----------|----|
| 2nd Tuesday / month  | 2nd Thurs. / month | 15 days after PPRC                     | 3rd Tuesday / mo. | ←-----7 weeks-----→                                                      |                                                           |                                   |                                  |                                    |                                              |                           |                                         |           |    |
| 10/11/2022           | 11/10/2022         | 11/23/2022                             | 1/17/2023         | 1/23/2023                                                                | 2/3/2023                                                  | 2/7/2023                          | 2/15/2023                        | 2/21/2023                          | 3/6/2023                                     | 3/20/2023                 | 21                                      |           |    |
| 10/11/2022           |                    |                                        |                   | 2/3/2023                                                                 | 2/17/2023                                                 | 2/21/2023                         | 3/1/2023                         | 3/7/2023                           | 3/20/2023                                    | 4/3/2023                  | 23                                      |           |    |
| 11/8/2022            | 12/8/2022          | 12/23/2022                             | 2/22/2023         | 2/28/2023                                                                | 3/3/2023                                                  | 3/7/2023                          | 3/15/2023                        | 3/21/2023                          | 4/3/2023                                     | 4/17/2023                 | 21                                      |           |    |
| 11/8/2022            |                    |                                        | WED.              | 3/3/2023                                                                 | 3/17/2023                                                 | 3/21/2023                         | 3/29/2023                        | 4/4/2023                           | 4/17/2023                                    | 5/1/2023                  | 23                                      |           |    |
| 12/13/2022           | 1/12/2023          | 1/27/2023                              | 3/21/2023         | 3/27/2023                                                                | 3/31/2023                                                 | 4/4/2023                          | 4/12/2023                        | 4/18/2023                          | 5/1/2023                                     | 5/15/2023                 | 20                                      |           |    |
| 12/13/2022           |                    |                                        |                   | 3/31/2023                                                                | 4/14/2023                                                 | 4/18/2023                         | 4/26/2023                        | 5/2/2023                           | 5/15/2023                                    | 5/30/2023                 | 22                                      |           |    |
| 12/13/2022           |                    |                                        |                   | 4/14/2023                                                                | 4/28/2023                                                 | 5/2/2023                          | 5/10/2023                        | 5/16/2023                          | 5/30/2023                                    | 6/12/2023                 | 24                                      |           |    |
| 1/10/2023            | 2/9/2023           | 2/24/2023                              | 4/                | <b>DAC APPLICATION SCHEDULE</b><br>2022-2023                             |                                                           |                                   |                                  |                                    | <b>ZBA APPLICATION SCHEDULE</b><br>2021-2022 |                           |                                         | 6/26/2023 | 22 |
| 1/10/2023            |                    |                                        |                   |                                                                          |                                                           |                                   |                                  |                                    |                                              |                           |                                         |           |    |
| 2/14/2023            | 3/9/2023           | 3/24/2023                              | 5/                |                                                                          |                                                           |                                   |                                  |                                    |                                              |                           |                                         | 7/24/2023 | 21 |

| APPLICATION DEADLINE | PPRC               | DEADLINE TO REVISE PLANS AND ADDRESS COMMENTS | DAC (2nd Wed.) | # of OF WEEKS (Application to Hearing) |
|----------------------|--------------------|-----------------------------------------------|----------------|----------------------------------------|
| 2nd Tuesday / month  | 2nd Thurs. / month | 15 days after PPRC                            | 2nd Wed. / mo. |                                        |
| 10/11/2022           | 11/10/2022         | 11/23/2022                                    | 1/11/2023      | 13.1                                   |
| 11/8/2022            | 12/8/2022          | 12/22/2022                                    | 2/8/2023       | 13.1                                   |
| 12/13/2022           | 1/12/2023          | 1/26/2023                                     | 3/8/2023       | 12.1                                   |
| 1/10/2023            | 2/9/2023           | 2/23/2023                                     | 4/12/2023      | 13.1                                   |
| 2/14/2023            | 3/9/2023           | 3/23/2023                                     | 5/10/2023      | 12.1                                   |
| 3/14/2023            | 4/13/2023          | 4/27/2023                                     | 6/14/2023      | 13.1                                   |
| 4/11/2023            | 5/11/2023          | 5/25/2023                                     | 7/12/2023      | 13.1                                   |
| 5/9/2023             | 6/8/2023           | 6/22/2023                                     | 8/9/2023       | 13.1                                   |
| 6/13/2023            | 7/13/2023          | 7/27/2023                                     | 9/13/2023      | 13.1                                   |
| 7/11/2023            | 8/10/2023          | 8/24/2023                                     | 10/11/2023     | 13.1                                   |
| 8/8/2023             | 9/14/2023          | 9/28/2023                                     | 11/8/2023      | 13.1                                   |

| APPLICATION DEADLINE | PPRC               | DEADLINE TO REVISE PLANS AND ADDRESS COMMENTS | ZBA (1st Thursday) | # of OF WEEKS (Application to Hearing) |
|----------------------|--------------------|-----------------------------------------------|--------------------|----------------------------------------|
| 2nd Tuesday / month  | 2nd Thurs. / month | 14 days after PPRC                            | 2nd Thurs. / mo.   |                                        |
| 10/11/2022           | 11/10/2022         | 11/23/2022                                    | 1/5/2023           | 12.3                                   |
| 11/8/2022            | 12/8/2022          | 12/22/2022                                    | 2/2/2023           | 12.3                                   |
| 12/13/2022           | 1/12/2023          | 1/26/2023                                     | 3/2/2023           | 11.3                                   |
| 1/10/2023            | 2/9/2023           | 2/23/2023                                     | 4/6/2023           | 12.3                                   |
| 2/14/2023            | 3/9/2023           | 3/23/2023                                     | 5/4/2023           | 11.3                                   |
| 3/14/2023            | 4/13/2023          | 4/27/2023                                     | 6/1/2023           | 11.3                                   |
| 4/11/2023            | 5/11/2023          | 5/25/2023                                     | 7/6/2023           | 12.3                                   |
| 5/9/2023             | 6/8/2023           | 6/22/2023                                     | 8/3/2023           | 12.3                                   |
| 6/13/2023            | 7/13/2023          | 7/27/2023                                     | 9/7/2023           | 12.3                                   |
| 7/11/2023            | 8/10/2023          | 8/24/2023                                     | 10/5/2023          | 12.3                                   |
| 8/8/2023             | 9/14/2023          | 9/28/2023                                     | 11/2/2023          | 12.3                                   |

- **Prior to Submittal**
  - Meet with Planning staff prior to submittal
  - Conduct public outreach BEFORE submittal to the City
- **Formal Submittal (2<sup>nd</sup> Tuesday of each month)**
  - Application MUST be complete
    - (signatures, traffic study w/TPS approval, justification, plans consistent)
  - Subsequent to PPRC, address comments/meet with department liasions (generally only 15 days)
  - Prior to Planning Board/DAC, reach agreement on condition language
- **DAC & Mixed Use Districts (CMUD, NMUD, BMUD) have streamlined approval process**
- **Thresholds for Planned Development Major/Minor amendments have been modified (increase of SF by 10% + or 3% of ADT)**



- PLANNING DIVISION
- Boards and Committees
- Comprehensive Planning
- Historic Preservation
- Maps
- Urban Design / Downtown
- Helpful Handouts
- eNotifications**
- Staff Directory

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## Planning Division eNotifications

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Please visit the City's [eNotification Sign-Up](#) page where you can submit your email address and select any (or all) of the following categories:

- Downtown Action Committee
- Historic Preservation Board
- Planning Board
- Plans and Plats Review Committee
- Zoning Board of Appeals

That's it! An email will be sent to you as soon as new information is posted, and you can change your email preferences at any time. There are many other news categories available for City of West Palm Beach eNotifications as well.

Your privacy is important, your email will not be used by the City for any other purpose than eNotifications.

- Adding

<https://www.wpb.org/government/development-services/planningdivision/enotifications>

|                                                          |                                                      |                                                           |
|----------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------|
| Email Address *                                          | <input type="text"/>                                 |                                                           |
| Retype Email Address *                                   | <input type="text"/>                                 |                                                           |
| First Name *                                             | <input type="text"/>                                 |                                                           |
| Last Name *                                              | <input type="text"/>                                 |                                                           |
| <b>Calendar</b>                                          |                                                      |                                                           |
| <input type="checkbox"/> City Commission                 | <input type="checkbox"/> CRA Meetings                | <input type="checkbox"/> Downtown Action Committee        |
| <input type="checkbox"/> Grassy Waters Preserve          | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Library                          |
| <input type="checkbox"/> Mayor's Office                  | <input type="checkbox"/> Planning Board              | <input type="checkbox"/> Plans and Plats Review Committee |
| <input type="checkbox"/> Sustainability                  | <input type="checkbox"/> Zoning Board of Appeals     |                                                           |
| <b>News</b>                                              |                                                      |                                                           |
| <input type="checkbox"/> COVID-19 Information            | <input type="checkbox"/> Emergency Alerts            | <input type="checkbox"/> Hurricanes                       |
| <input type="checkbox"/> Press Releases - Mayor's Office | <input type="checkbox"/> Road and Traffic            | <input type="checkbox"/> WPB Police                       |
| <input type="checkbox"/> <b>Subscribe to All Emails</b>  |                                                      |                                                           |

# Downtown Development

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October 20, 2022



WEST PALM BEACH



# Class A Office Developments

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October 20, 2022



WEST PALM BEACH



Prior to 2020, the City’s downtown had four Class A office towers in three (3) separate projects. These projects total nearly one million square feet.

## Class A office in downtown WPB



Esperante – **built 1989**  
256,151 sf



Phillips Point – **built 1985**  
443,498 sf



CityPlace – **built 2008**  
295,933 sf

Total square footage of existing Class A office – **995,582 sf**



# Downtown West Palm Beach Class A Office Developments



**360 Rosemary  
Completed**



**One Flagler  
In Construction**



**One West Palm  
In Construction**



**300 Banyan  
In Construction**



**West Palm Point  
Approved**



**1001 Tower  
Approved**



**Transit Village  
Approved**



**515 Fern  
In Review**

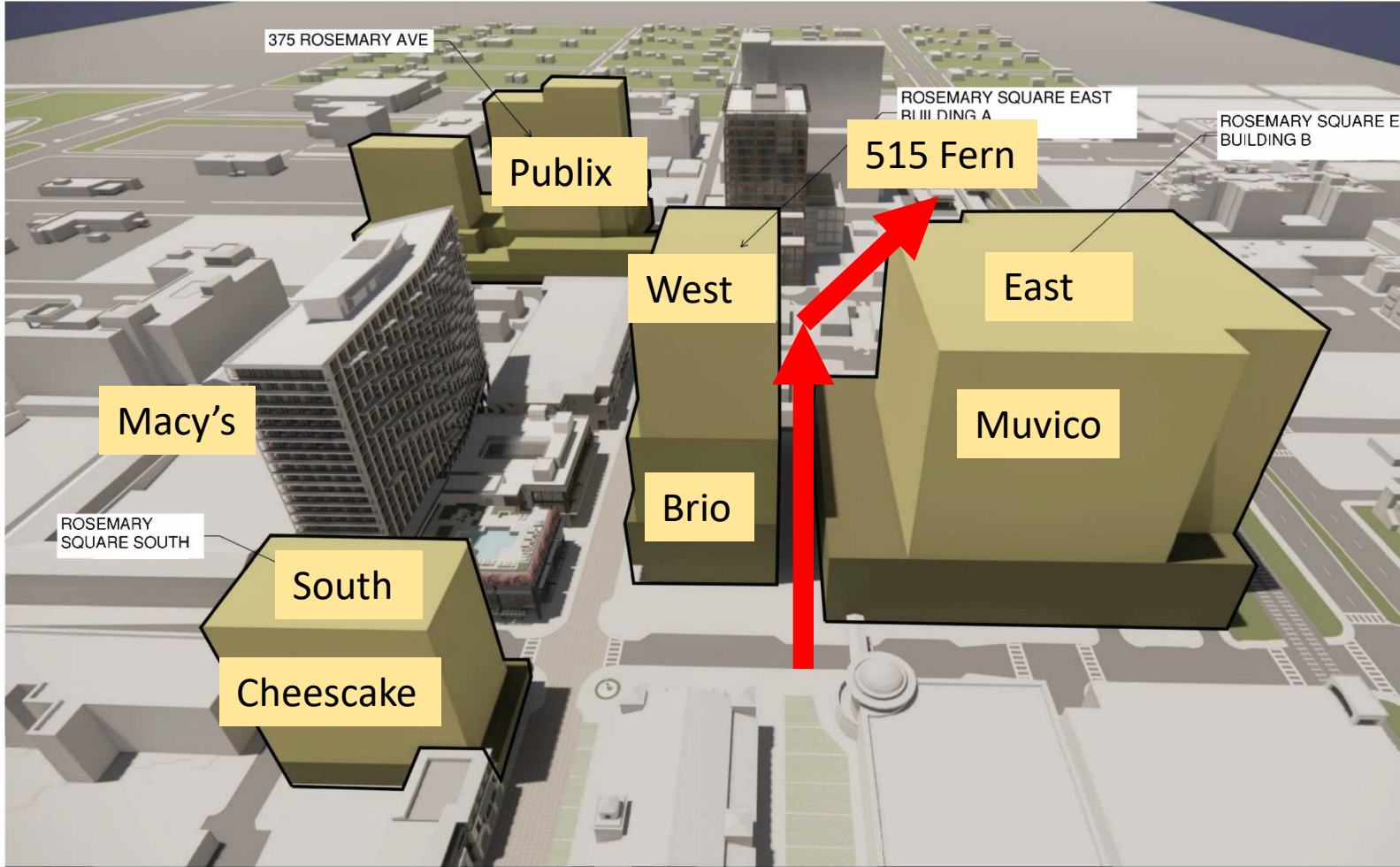


# Related Investments in Downtown West Palm Beach



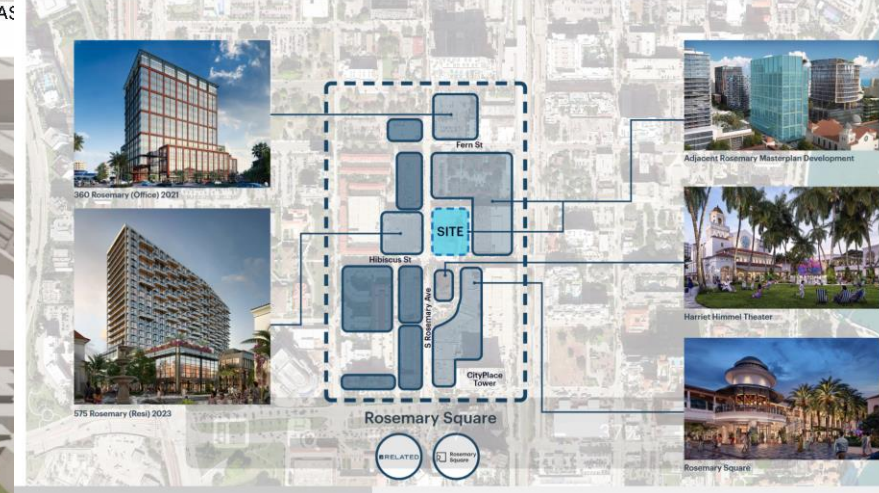


# The Square (fka CityPlace)



## ROSEMARY SQUARE

PRESENT AND FUTURE ROSEMARY SQUARE DEVELOPMENTS

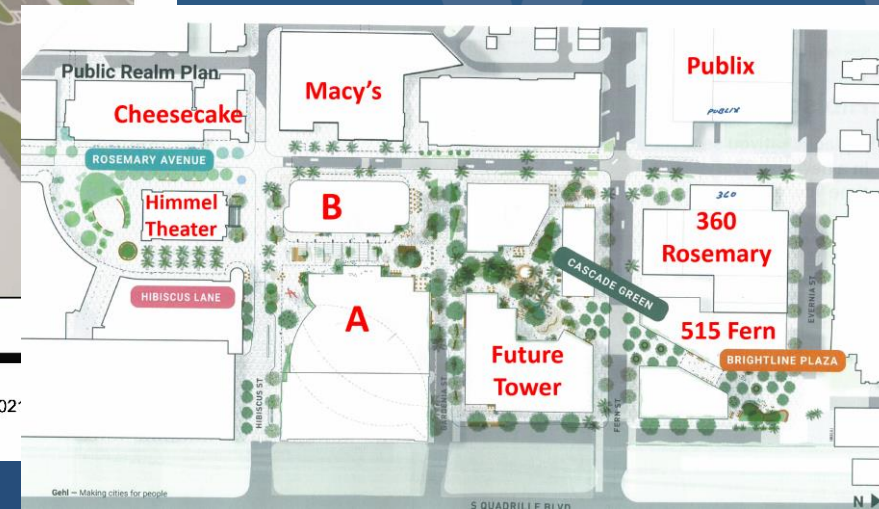


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ROSEMARY SQUARE MASTER PLAN  
 WEST PALM BEACH, FL 33401

MASSING DIAGRAMS

12/15/2021





# The Square (fka CityPlace)



Publix

360  
Rosemary

West

East

575 Rosemary  
(Macy's)

Goldman Sachs





- **STATUS:** Completed
- **DEVELOPER:** CityPlace North II, LLC
- **LOCATION:** 300 Rosemary Ave.
- **OFFICE:** 273,509 s.f
- **RETAIL:** 21,167 s.f.
- **PARKING:** 589 spaces







- **STATUS:** Under Construction
- **DEVELOPER:** Related Urban Development, L.P.
- **LOCATION:** 134 - 142 Lakeview & 809 South Flagler
- **OFFICE:** 278,367 s.f
- **RETAIL:** 3,997 s.f. restaurant
- **OTHER:** 3,403 s.f. reading room
- **PARKING:** 497 spaces







- **STATUS:** In Review
- **DEVELOPER:** CityPlace North Partners LP
- **LOCATION:** 501 and 515 Fern  
510 and 520 Evernia Street
- **OFFICE:** 425,798 s.f
- **RETAIL:** 9,369 s.f.
- **PARKING:** 826 spaces







- **STATUS:** Under Construction
- **DEVELOPER:** Jeff Greene
- **LOCATION:** 550 Quadrille Blvd.
- **RESIDENTIAL:** 218 units
- **OFFICE:** 204,067 s.f
- **RETAIL:** 7,348 s.f.
- **HOTEL:** 200 rooms
- **OTHER:** 6,863 sf restaurant  
1,504 s.f. day care  
44,849 s.f. meeting
- **PARKING:** 702 spaces



# 301 Clematis & 300 Banyan



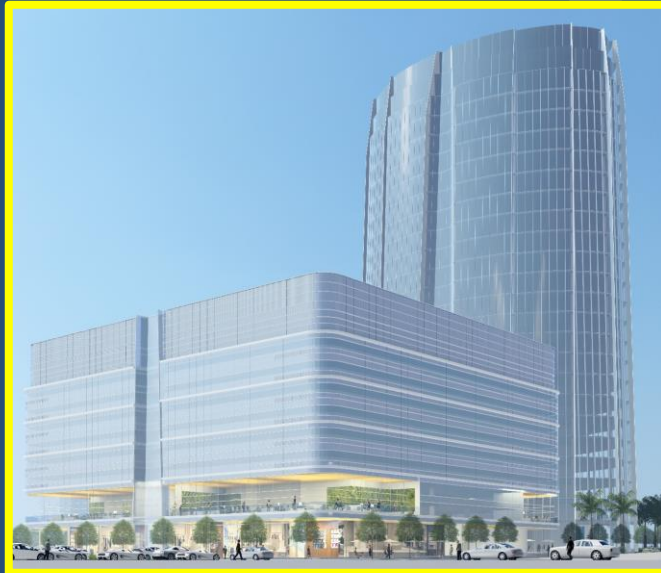
- **STATUS:** Under Construction
- **DEVELOPER:** Clematis Banyan JV, LLC
- **LOCATION:** 301 Clematis & 300 Banyan
- **OFFICE:**  
87,637 s.f. (300 Banyan)  
28,520 s.f. (301 Clematis)  
116,157 s.f (Total)
- **RETAIL:** 3,162 s.f. (301 Clematis)
- **OTHER:**  
7,150 s.f. (301 Clematis-food/bev.)  
4,200 s.f. (300 Banyan-outdoor din.)  
446 s.f. (300 Clematis-café)
- **PARKING:** 272 spaces







- **STATUS:** Approved (1/10/22)
- **DEVELOPER:** Charles Cohen
- **LOCATION:** 801 South Dixie Hwy.
- **OFFICE:** 430,132 s.f
- **RETAIL:** 19,889 s.f.
- **PARKING:** 1,200 spaces  
10-story parking garage

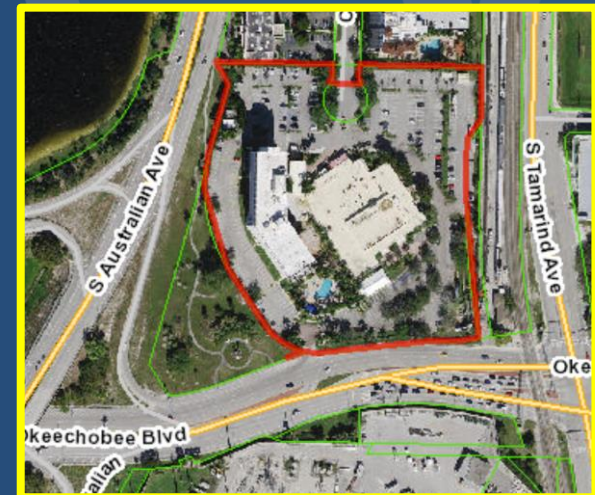




# 1001 Tower



- **STATUS:** Approved (DAC 7/13/22)
- **DEVELOPER:** LR West Palm Beach LLC
- **LOCATION:** 1001 Okeechobee Blvd.
- **OFFICE:** 353,810 s.f
- **OTHER:** 2,418 s.f. amenity  
25,507 s.f. conf. center/pool expansion
- **PARKING:** 1,023 spaces







- **STATUS:** Approved (8/12/15 & 9/14/22)  
Revisions In Review
- **DEVELOPER:** Michael Masanoff/Related Group
- **LOCATION:** 150 Clearwater Drive
- **RESIDENTIAL:** 986 units (165 micro-unit)  
North Tower – 381 units  
West Tower – 309 units  
South Tower – 296 units
- **OFFICE:** 182,720 s.f.
- **RETAIL:** 54,855 s.f.
- **HOTEL:** 108 rooms
- **OTHER:** 9,030 s.f. (hotel amenity)
- **PARKING:** 2,003 spaces





## CLASS A TOWERS (2008)

- PHILLIPS POINT: 443,498 SF
  - ESPERANTE: 256,151 SF
  - CITYPLACE TOWER: 295,933 SF
- TOTAL: 995,582 SF

## CLASS A TOWERS (2008-2020)

0 SF

Adoption of the  
Okeechobee Business  
District  
(2018)

## NEW CLASS A TOWERS (2021-)

- 360 ROSEMARY: 273,509 SF
  - 515 FERN: 425,798 SF
  - ONE FLAGLER: 278,367 SF
  - ONE WEST PALM: 204,167 SF
  - 300 BANYAN: 116,157 SF
  - WEST PALM POINT: 430,132 SF
  - 1001 TOWER: 353,810 SF
  - TRANSIT VILLAGE: 182,720 SF
- TOTAL: 2,390,802 SF

ADDITIONAL TOWERS  
PROPOSED IN THE SQUARE (2+)  
+/- 800,000 SF

# Hotel Developments

---

October 20, 2022



WEST PALM BEACH





One West Palm  
**Construction underway**  
200 rooms



Transit Village  
**Approved**  
108 rooms

Canopy Hotel  
**Completed**  
150 rooms



The Ben  
(Autograph)  
**Completed**  
210 rooms

695 South Olive  
**Completed**  
215 rooms







506-524 Datura  
**Approved**  
132 rooms



Viana Hotel (609 Evernia)  
**In Review**  
142 rooms



320 Lakeview  
**In Review**  
110 rooms

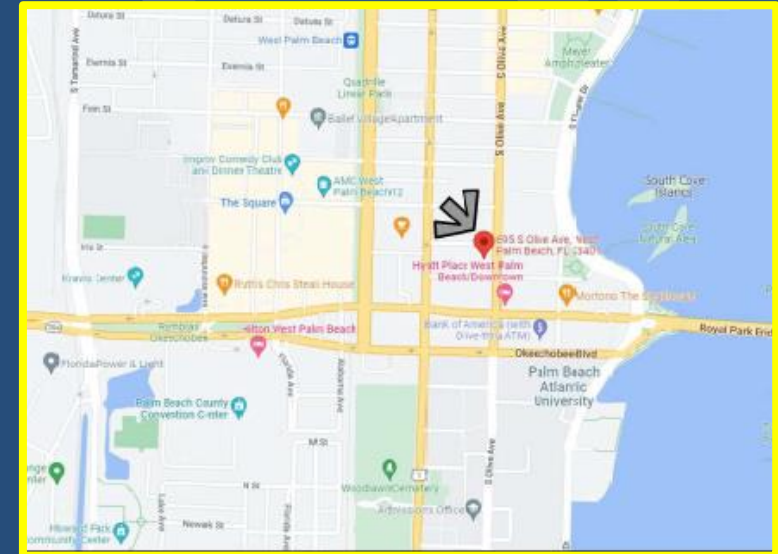


Marriott AC  
**Approved**  
132 rooms





- **STATUS:** Completed
- **DEVELOPER:** EAHG West Palm Beach LLC
- **LOCATION:** 695 South Olive
- **RETAIL:** 6,332 s.f.
- **HOTEL:** 215 hotel units
- **PARKING:** 174 spaces



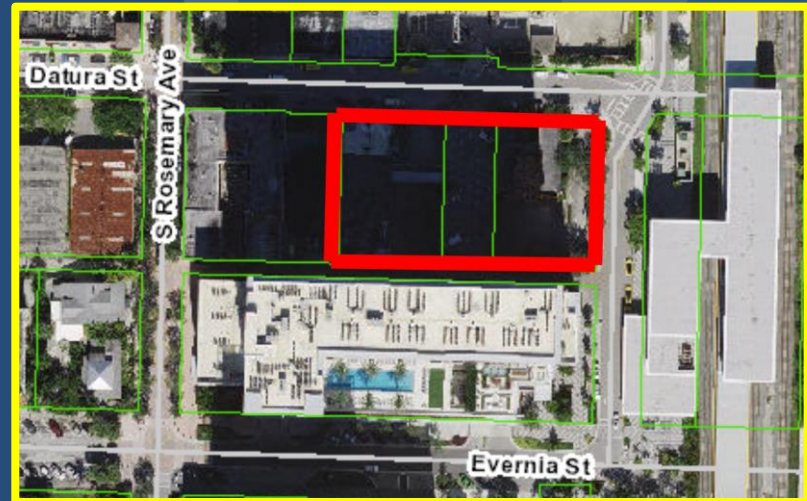


- **STATUS:** Under Construction
- **DEVELOPER:** Jeff Greene
- **LOCATION:** 550 Quadrille Blvd.
- **RESIDENTIAL:** 218 units
- **OFFICE:** 204,067 s.f
- **RETAIL:** 7,348 s.f.
- **HOTEL:** 200 rooms
- **OTHER:** 6,863 sf restaurant  
1,504 s.f. day care  
44,849 s.f. meeting
- **PARKING:** 702 spaces





- **STATUS:** Approved (DAC 12/8/21)
- **DEVELOPER:** Lineaire Group
- **LOCATION:** 506-524 Datura
- **RESIDENTIAL:** 180 units
- **HOTEL:** 132 rooms
- **OTHER:** 2,200 s.f. commercial  
2,168 s.f. co-work space
- **PARKING:** 265 spaces





- **STATUS:** Approved (DAC-August 11, 2021)
- **DEVELOPER:** Hibiscus Ventures LLC
- **LOCATION:** 414 Gardenia
- **RETAIL:** 3,212 s.f.
- **HOTEL:** 132 rooms
- **ARKING:** 200 spaces

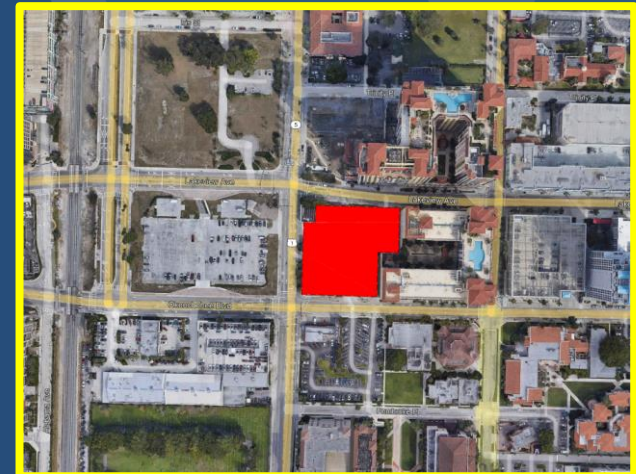




# 320 Lakeview



- **STATUS:** In Review
- **DEVELOPER:** Sympatico Real Estate Inc.
- **LOCATION:** 320 Lakeview
- **RESIDENTIAL:** 210 units  
(Studio-23; 1 BR 107; 2 BR-70;  
3 BR-10)
- **RETAIL:** 4,679 s.f.; 4,572 s.f. (rest.)
- **HOTEL:** 110 rooms
- **PARKING:** 371 spaces







- **STATUS:** Approved (August 12, 2015)  
Revisions In Review
- **DEVELOPER:** Michael Masanoff/Related Group
- **LOCATION:** 150 Clearwater Drive
- **RESIDENTIAL:** 986 units (165 micro-unit)  
North Tower – 381 units  
West Tower – 309 units  
South Tower – 296 units
- **OFFICE:** 182,720 s.f.
- **RETAIL:** 49,395 s.f.
- **HOTEL:** 108 rooms
- **OTHER:** 9,030 s.f. (hotel amenity)
- **PARKING:** 2,033 spaces







- **STATUS:** In Review
- **DEVELOPER:** Samar WP, LLC
- **LOCATION:** 609 – 617 Evernia
- **RETAIL:** 8,514 s.f. (restaurant)
- **HOTEL:** 142 hotel units
- **PARKING:** 52 spaces



## EXISTING HOTELS (pre-2020)

- Marriott Hotel (1981): 353 Rooms
- Hyatt Place (2009): 165 Rooms
- Marriott (2015): 152 Rooms
- Hilton Hotel (2016): 400 Rooms

**TOTAL: 1,070 Rooms**

## NEW HOTELS (2020 - present)

- Canopy Hotel (2020): 150 Rooms
- The Ben (2020): 206 Rooms
- 695 South Olive (2022): 215 Rooms
- One West Palm (UC): 200 Rooms
- Marriott AC (Approved): 132 Rooms
- 506-524 Datura (Approved): 132 Rooms
- Transit Village (Approved): 108 Rooms
- 320 Lakeview (In Review): 110 Rooms
- Viana Hotel (In Review): 142 Rooms

**TOTAL: 1,253 Rooms**



# Downtown Residential Developments

---

October 20, 2022



WEST PALM BEACH

# Workforce Housing Incentive Program

|    |                    |                     |  |  |
|----|--------------------|---------------------|--|--|
| 12 | 20% w/20% discount | Additional capacity |  |  |
| 11 |                    | +2 stories          |  |  |
|    |                    | +1.25 FAR (+31%)    |  |  |
|    |                    | 62,500 sf           |  |  |
| 10 |                    |                     |  |  |
| 9  |                    |                     |  |  |
| 8  |                    | Base capacity       |  |  |
| 7  |                    | 10 stories          |  |  |
|    |                    | 50,000 sf area      |  |  |
| 6  |                    | 2.75 FAR            |  |  |
|    |                    | 137,500 s.f.        |  |  |
| 5  |                    |                     |  |  |
| 4  |                    |                     |  |  |
| 3  |                    |                     |  |  |
| 2  |                    |                     |  |  |
| 1  |                    |                     |  |  |

1. Owners are permitted an increase in height and allowable floor area ratio if the project contains a workforce housing component.
2. A developer will be asked to provide 20% of JUST THE INCREASED SQUARE FOOTAGE (minus 20% discount for common areas) towards workforce housing.
3. The units must remain as workforce for a period of 20 years but the City/CRA will fund the difference between the workforce housing rental rate (% of AMI) and the market rent for the first 10 years.
4. The workforce units could be provided onsite, on a different downtown site or a payment in lieu of may be made.



# Summary – Downtown Residential Developments

| <u>PROJECT</u>      | <u>UNITS</u> | <u>PROJECT</u>                           | <u>UNITS</u>               |
|---------------------|--------------|------------------------------------------|----------------------------|
| • 120 Dixie         | 153          | • Hibiscus Tower                         | 361 ★                      |
| • 303 Banyan        | 223          | • NORA                                   | TBD ★                      |
| • 320 Lakeview      | 210          | • One West Palm*                         | 218                        |
| • 350 Tower         | 456 ★        | • Residences of Palm Beach West          | 372 ★                      |
| • 506 - 524 Datura* | 180          | • Solana                                 | 65 ★                       |
| • 512 Clematis      | 89 ★         | • Soleste Palm Station(410 Rosemary)     | 321 ★                      |
| • Banyan Place      | 348 ★        | • Transit Village*                       | 986 ★                      |
| • Cielo             | 264          | • <u>Watermark of WPB Senior Living</u>  | 154                        |
| • Clematis Place    | 159          |                                          | 1,623 (under con.)         |
| • Flagler Station   | 94 ★         | * Mixed Use Development                  | <b>TOTAL: 4,962+ units</b> |
| • The Grand         | 309 ★        | ★ Micro-unit/workforce housing component |                            |

# 120 South Dixie Highway & Datura



- **STATUS:** In Review
- **DEVELOPER:** 11022 Santa Monica Blvd. Ltd Partnership & 5816 Waring Partners LLC
- **LOCATION:** 120 South Dixie, 325/333 Datura
- **RESIDENTIAL:** 153 units (Studio-66; 1 BR 43; 2 BR-44)
- **RETAIL:** 6,650 s.f.
- **PARKING:** 174 spaces

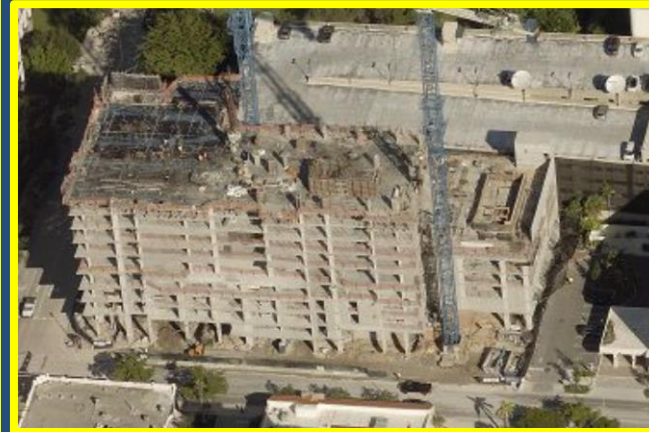




# 303 Banyan



- **STATUS:** Under Construction
- **DEVELOPER:** Woodfield Acquisitions, LLC
- **LOCATION:** 303 Banyan
- **RESIDENTIAL:** 223 units
- **RETAIL:** 2,692 s.f.
- **PARKING:** 324 spaces

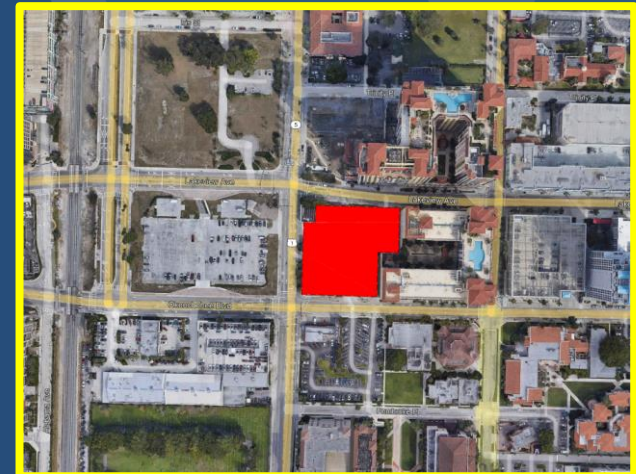




# 320 Lakeview



- **STATUS:** In Review
- **DEVELOPER:** Sympatico Real Estate Inc.
- **LOCATION:** 320 Lakeview
- **RESIDENTIAL:** 210 units  
(Studio-23; 1 BR 107; 2 BR-70;  
3 BR-10)
- **RETAIL:** 4,679 s.f.; 4,572 s.f. (rest.)
- **HOTEL:** 110 rooms
- **PARKING:** 371 spaces

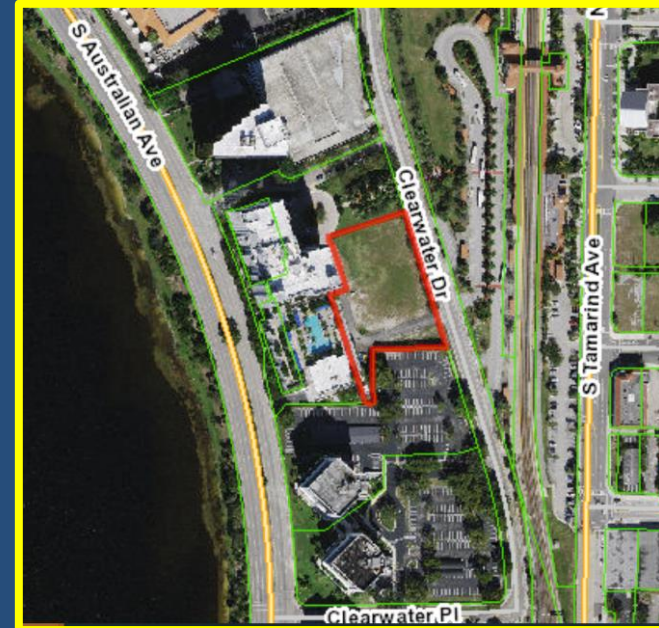




# 350 Tower



- **STATUS:** Approved (DAC – December 9, 2020)
- **DEVELOPER:** 350 Development LLC
- **LOCATION:** 350 Australian
- **RESIDENTIAL:** 456 units (158 are micro-units)
- **RETAIL:** 9,935 s.f.
- **PARKING:** 609 spaces (6-story garage)

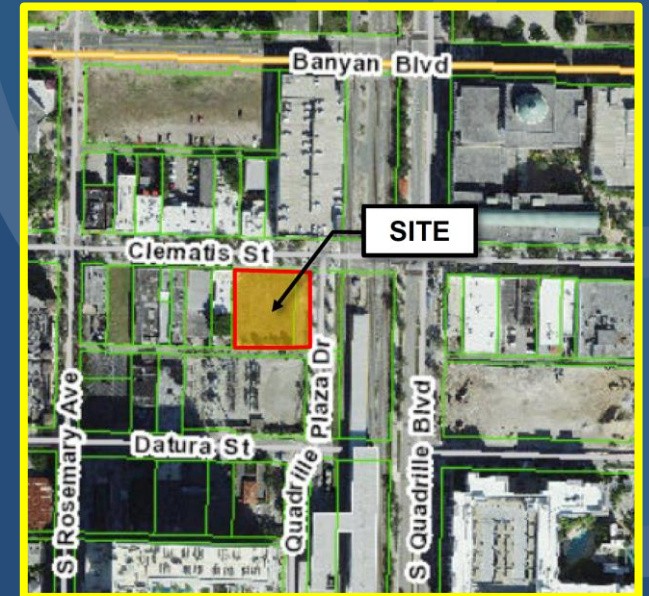




# 512 Clematis



- **STATUS:** Approved
- **DEVELOPER:** Clematis Railyard LLC
- **LOCATION:** 500 - 512 Clematis
- **RESIDENTIAL:** 89 units (57-micro; 31 1-BR)
- **RETAIL:** 4,373 s.f.
- **PARKING:** 22 spaces







- **STATUS:** Approved (DAC June 14, 2017)
- **DEVELOPER:** Tobias Partners LP & Berendo Partners LP (Jeff Greene)
- **LOCATION:** 550 Banyan Blvd.
- **RESIDENTIAL:** 348 micro-units (449 s.f. ave.)
- **OFFICE:** 5,020 s.f.
- **PARKING:** 206 spaces





MAY 12, 2021  
CASE NO. 21-01



- **STATUS:** Under Construction
- **DEVELOPER:** WPB-Resland Interest LP
- **LOCATION:** 370/375 Eucalyptus
- **RESIDENTIAL:** 264 units
- **RETAIL:** 3,401 s.f.
- **PARKING:** 371 spaces

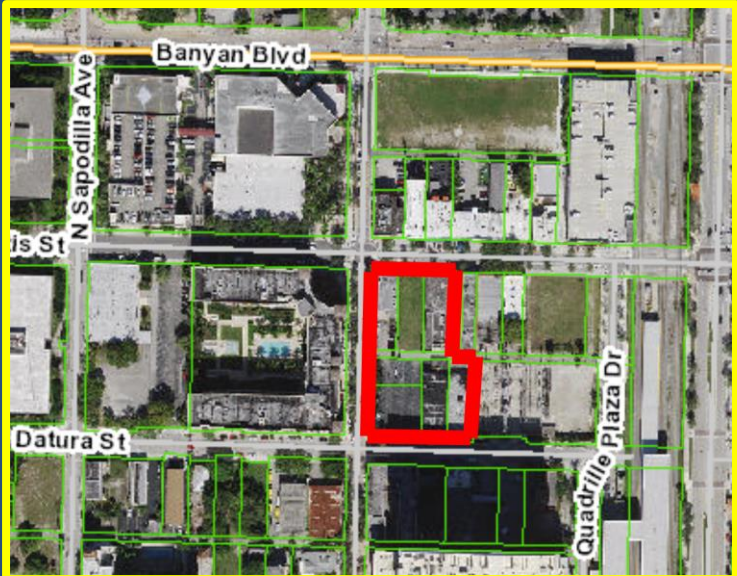




# Clematis Place



- **STATUS:** Approved (DAC April 12, 2017)
- **DEVELOPER:** 11022 Santa Monica Blvd LP & 1134 N. Sycamore Partners LP (Jeff Greene)
- **LOCATION:** SE Corner Rosemary & Clematis
- **RESIDENTIAL:** 159 units
- **RETAIL:** 11,490 s.f.
- **PARKING:** 344 spaces







- **STATUS:** Under Construction
- **DEVELOPER:** HTG Banyan, LLC
- **LOCATION:** 951 Banyan Blvd.
- **RESIDENTIAL:** 94 units (70 micro; 24 standard)
- **RETAIL:** 3,117 s.f.
- **PARKING:** 79 spaces







- **STATUS:** Under Construction
- **DEVELOPER:** Rosemary WPB LLC
- **LOCATION:** 620 3<sup>rd</sup> Street
- **RESIDENTIAL:** 309 units
- **OTHER:** 3,637 s.f. commercial
- **PARKING:** 391 spaces







- **STATUS:** Under Construction
- **DEVELOPER:** Related
- **LOCATION:** 575 South Rosemary
- **RESIDENTIAL:** 361 units
- **RETAIL:** 40,679 s.f.
- **PARKING:** 456 spaces





# NORA (North Railroad Avenue District)



Introduce mid-rise and high-rise buildings gradually to transition between single-family residential enclaves to a dense high-rise downtown environment

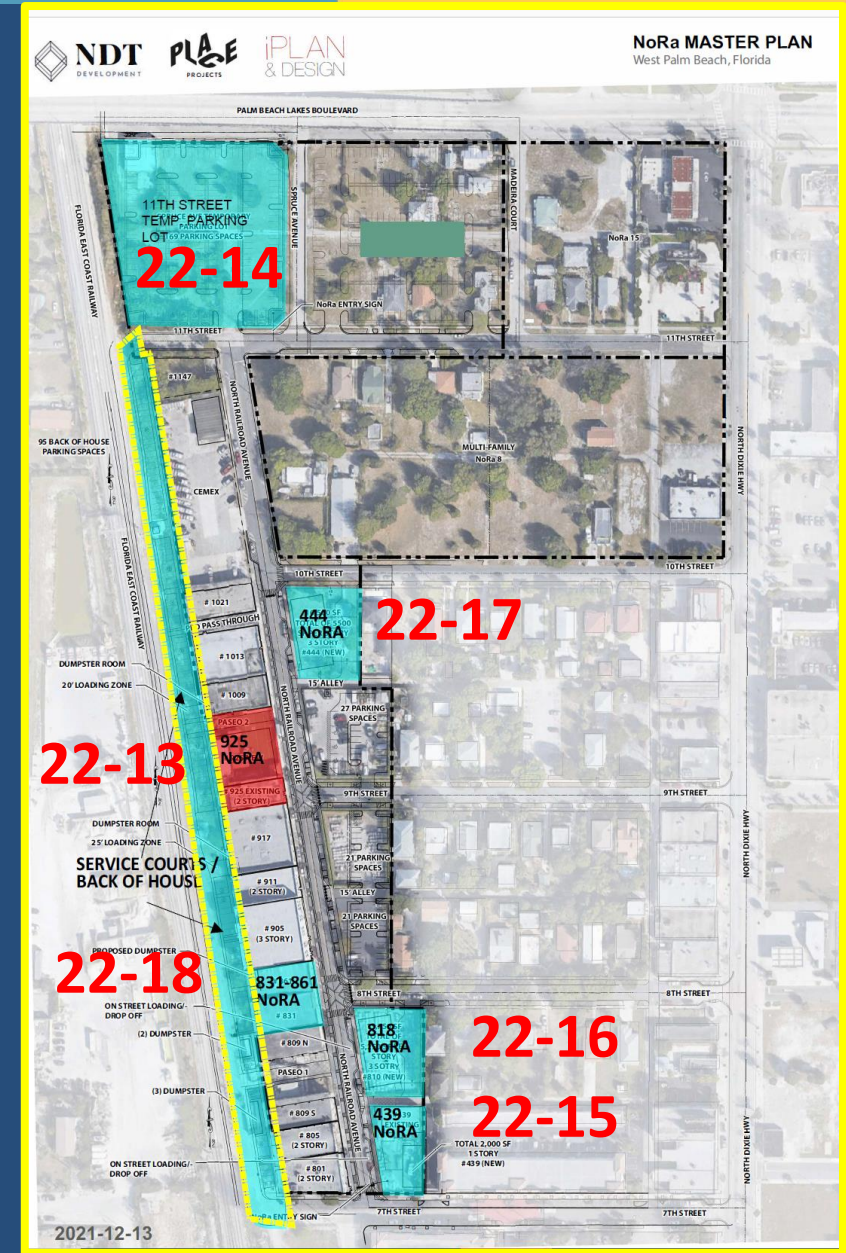
- **STATUS:** Rezoning approved (February 7, 2022)
- **DEVELOPER:** NDT Development/Place Projects
- **LOCATION:** West Railroad Ave, N. Dixie Hwy., Quadrille Blvd., PBLakes Blvd.
- **RESIDENTIAL:** TBD
- **OFFICE:** TBD
- **RETAIL:** TBD





# NORA Submittals (FSPR22-13 thru 22-18)

- Six (6) submittals made on July 12, 2022 (Buildings & Parking)





# Residences of Palm Beach West

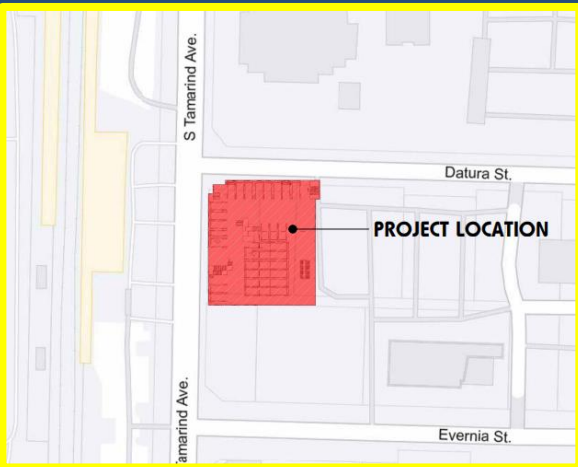
- **STATUS:** In Review
- **DEVELOPER:** WPB Fern Holdings LLC
- **LOCATION:** 464 Fern Street
- **RESIDENTIAL:** 400 units  
(Studio-59; 1 BR-133; 2 BR-141; 3 BR-58; 4 BR-5; TH-4)
- **OFFICE:** 29,109 s.f.
- **RETAIL:** 29,498 s.f.
- **OTHER:** 26,996 s.f. (indoor recreation)
- **PARKING:** 890 spaces







- **STATUS:** In Review
- **DEVELOPER:** Datura Station I, LLC
- **LOCATION:** 992 – 996 Datura
- **RESIDENTIAL:** 65 units  
(53 micro-units)  
(12 1-bedroom units)
- **PARKING:** 50 spaces

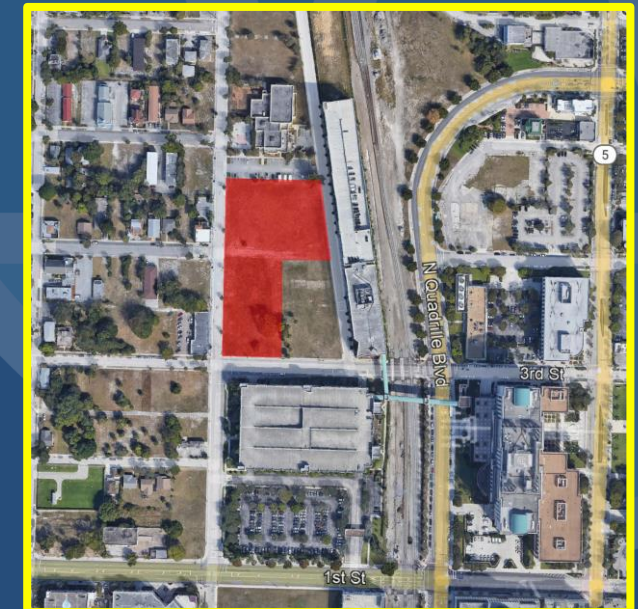




# Soleste Palm Station



- **STATUS:** In Review
- **DEVELOPER:** 520 West Palm Beach Holdings, LLC
- **LOCATION:** 410 North Rosemary
- **RESIDENTIAL:** 321 units (78-micro; 27 1-BR; 106 1-BR w/ den; 102 2-BR; 7 3BR; 1 live-work)
- **PARKING:** 450 spaces







- **STATUS:** Approved (August 12, 2015)  
Revisions In Review
- **DEVELOPER:** Michael Masanoff/Related Group
- **LOCATION:** 150 Clearwater Drive
- **RESIDENTIAL:** 986 units (165 micro-unit)  
North Tower – 381 units  
West Tower – 309 units  
South Tower – 296 units
- **OFFICE:** 182,720 s.f.
- **RETAIL:** 54,855 s.f.
- **HOTEL:** 108 rooms
- **OTHER:** 9,030 s.f. (hotel amenity)
- **PARKING:** 2,003 spaces

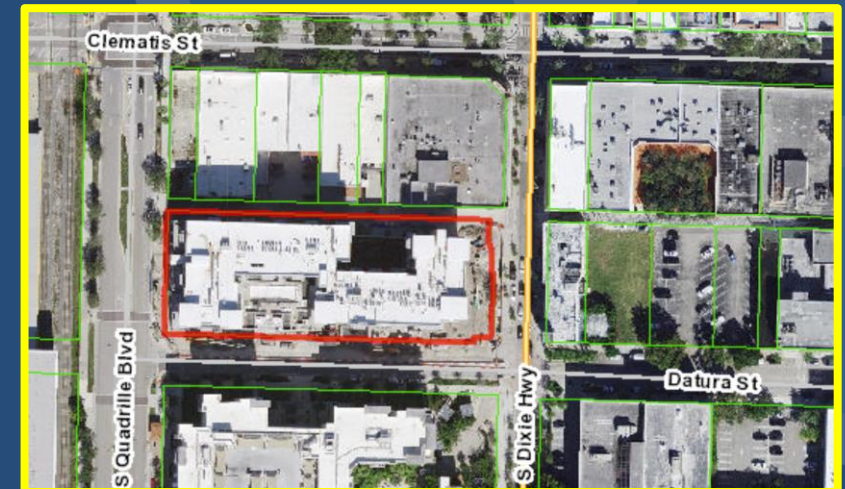




# Watermark of West Palm Beach Senior Living



- **STATUS:** Under Construction
- **DEVELOPER:** ZOM Living
- **LOCATION:** 445 Datura
- **RESIDENTIAL:** 100 Independent Living units (47 1-BR; 53 2-BR)
  - 34 Assisted Living Units
  - 20 Memory Care Units
- PARKING:** 159 spaces



# INTERMISSION





# North End Development

---

October 20, 2022



WEST PALM BEACH

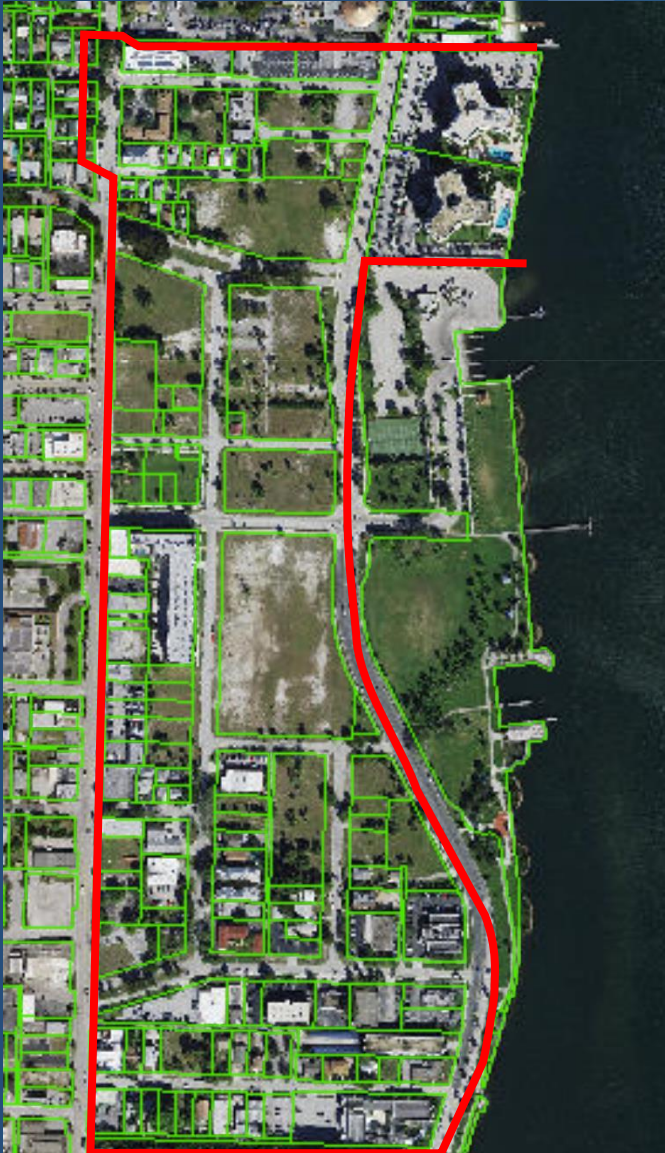


# CMUD Area – 2014, 2022

October 2014



February 2022





## SUB-DISTRICT LEGEND:

|                                                                          |                                                                   |
|--------------------------------------------------------------------------|-------------------------------------------------------------------|
| <p><b>CORE IA:</b><br/>HEIGHT W/<br/>INCENTIVES:<br/>(111' – 350')</p>   | <p><b>13' – 10' floor to ceiling</b><br/><b>26-34 stories</b></p> |
| <p><b>CORE I:</b><br/>HEIGHT W/<br/>INCENTIVES:<br/>(111' – 306')</p>    | <p><b>23-29 stories</b></p>                                       |
| <p><b>CORE II:</b><br/>HEIGHT W/<br/>INCENTIVES:<br/>(111' – 202')</p>   | <p><b>15-19 stories</b></p>                                       |
| <p><b>TRANSITION:</b><br/>HEIGHT W/<br/>INCENTIVES:<br/>(85' – 163')</p> | <p><b>12-15 stories</b></p>                                       |
| <p><b>EDGE:</b><br/>HEIGHT W/<br/>INCENTIVES:<br/>(36' – 60')</p>        | <p><b>2-4 stories</b></p>                                         |



## 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





## CONCEPT PLAN



- |                                    |                                        |
|------------------------------------|----------------------------------------|
| 1 MLK PARKING                      | 12 PLAY AREA + SPLASH PAD              |
| 2 MLK MEMORIAL                     | 13 FLEXIBLE LAWN + PERFORMANCE AREA    |
| 3 SEATING AREA                     | 14 KAYAK LAUNCH + STEPS                |
| 4 FITNESS AREA + ACTIVE ZONE       | 15 ELEVATED PEDESTRIAN DECK            |
| 5 LOCAL ARTS PLAZA                 | 16 MANGROVE + SEAGRASS GARDENS         |
| 6 PERCHED BEACH                    | 17 RESILIENCY HUB                      |
| 7 FISHING PIER                     | 18 PAVILION - CAFE, RESTROOM + STORAGE |
| 8 OUTDOOR GAME AREA                | 19 PARKING                             |
| 9 ROYAL PALM GROVE                 | 20 BOAT LAUNCH                         |
| 10 MULTI-USE TRAIL + SEATING AREAS | 21 KAYAK + CANOE LAUNCH                |
| 11 PICNIC GROVE                    |                                        |

- \$30-\$35 million
- Completion: Oct. 2023
- Fishing Pier
- Kayak and Canoe Launch
- Elevated Pedestrian Deck
- Mangrove & Seagrass Gardens
- Café
- Boat Launch
- Fitness Area
- Perched Beach
- Elevated Pedestrian Deck



# Northwood Square ("Anchor Site")

- **STATUS:** In Review
- **DEVELOPER:** Immorcorp Ventures, LLC
- **LOCATION:** 2551 Pinewood Ave.
- **RESIDENTIAL:** 381 units (studio-37; 1 BR-175; 2 BR-169)
- **RETAIL:** 64,200 s.f.
- **PARKING:** 584 spaces



NORTHWOOD SQUARE - WEST PALM BEACH, FLORIDA  
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NORTHWOOD SQUARE - WEST PALM BEACH, FLORIDA  
VIEW FROM BROADWAY AVE & NORTHWOOD RD  
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NORTHWOOD SQUARE - WEST PALM BEACH, FLORIDA  
PASEO ENTRANCE VIEW FROM BROADWAY AVE & 24TH ST  
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NORTHWOOD SQUARE - WEST PALM BEACH, FLORIDA  
VIEW FROM BROADWAY AVE & 25TH STREET  
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# CMUD (Currie Mixed Use District)



**Connect the Anchor Site (Northwood Square) to the Entrance of Currie Park**

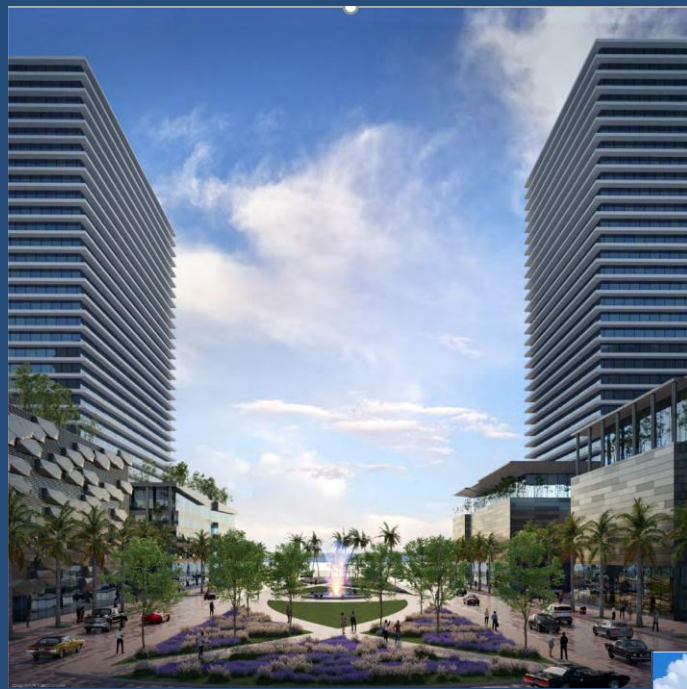


# CMUD (Currie Mixed Use District)



A-H Alfonso Hernandez Architect, LLC

WPB CMUD - ZONING OVERLAY AND MASS TRANSPORTATION WEST PALM BEACH, FL. CRA 10.28.21



Looking East on Northwood Road



A-H Alfonso Hernandez Architect, LLC

WPB CMUD - ZONING OVERLAY AND MASS TRANSPORTATION WEST PALM BEACH, FL. CRA 10.28.21



A-H Alfonso Hernandez Architect, LLC

WPB CMUD - ZONING OVERLAY AND MASS TRANSPORTATION WEST PALM BEACH, FL. CRA 10.28.21

Currie Park Entrance



# CMUD (Currie Mixed Use District)



**Looking South on Flagler Drive**



CMUD – ZONING OVERLAY AND MASSING STUDY – VIEW 1  
WEST PALM BEACH, FL.



**Looking North on Flagler Drive**



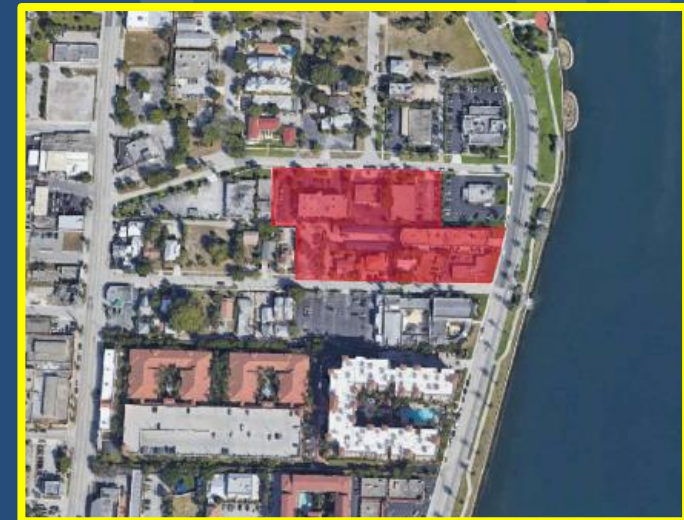
CMUD – ZONING OVERLAY AND MASSING STUDY  
WEST PALM BEACH, FL.







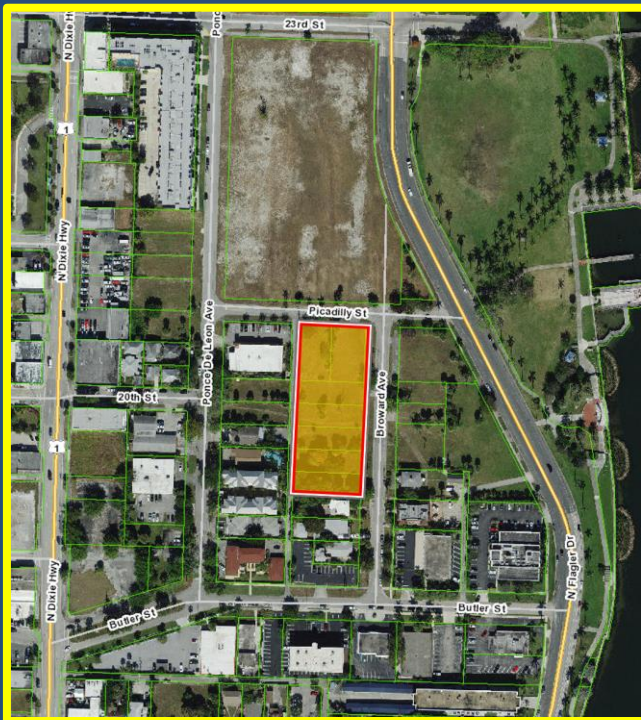
- **STATUS:** In Review
- **DEVELOPER:** Flagler Assemblage, LLC (Savannah)
- **LOCATION:** 1919 North Flagler
- **RESIDENTIAL:** East Tower (26-stories)- 315 condos  
West Tower (28 stories)-164 apts.  
479 units
- **RETAIL:** 33,465 s.f.
- **PARKING:** 920 spaces







- **STATUS:** Approved (City Commission - June 25, 2012)
- **DEVELOPER:** Parkland on the Park, LLC (Neil Kozokoff)
- **LOCATION:** 2019-2045 Broward Avenue / 210 Picadilly Street
- **RESIDENTIAL:** 102 units
- **PARKING:** 125 spaces





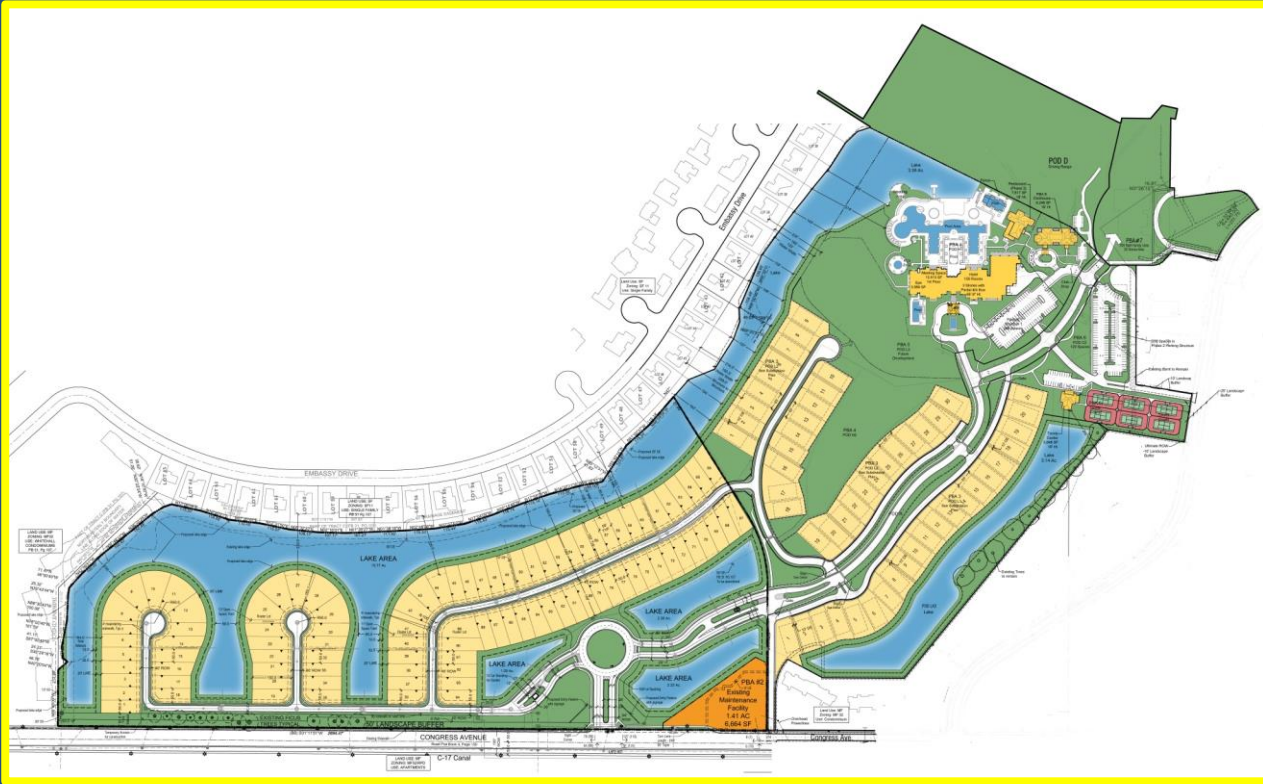
# Alba Residences (aka Scuba Club)



- **STATUS:** Approved (City Commission - January 24, 2022)
- **DEVELOPER:** Scuba Club WPB, LLC
- **LOCATION:** 4708-4714 North Flagler
- **RESIDENTIAL:** 55 units (21-story 244'2")
- **PARKING:** 146 spaces



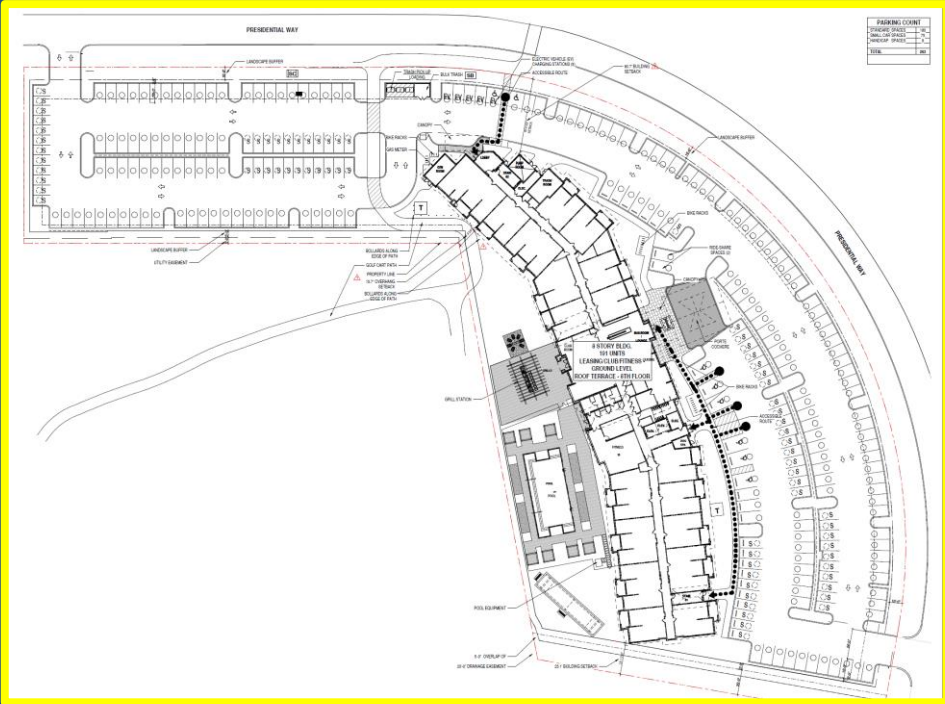




- **STATUS:** Under Construction
- **DEVELOPER:** Banyan Cay Dev LLC
- **LOCATION:** East of North Congress;  
North of P.B. Lakes Blvd.
- **RESIDENTIAL:** 146 units (SF) 370 (MF)  
22 Condo Villas
- **HOTEL:** 150 rooms + 4,892 sf (spa)  
11,270 s.f. (meeting space)  
5,699 s.f. (restaurant)
- **OTHER:** 8,653 s.f. Clubhouse  
2,628 s.f. Tennis Center  
5,459 s.f. (Admin./Card)

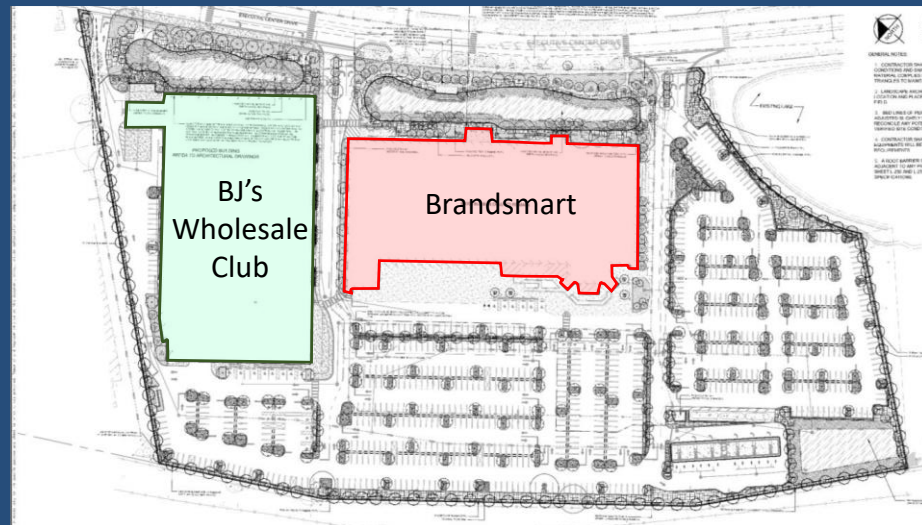






- **STATUS:** Approved
- **DEVELOPER:** Paradise R
- **LOCATION:** 1991 Presidential Way
- **RESIDENTIAL:** 191 units
- **PARKING:** 263 spaces





- **STATUS:** Approved (Nov. 15, 2021)
- **DEVELOPER:** Brandsmart USA
- **LOCATION:** 751 West Executive Center Drive
- **RETAIL:** 103,611 s.f. BJ's
- **PARKING:** 737 spaces



# Broadstone Locklyn Apartments



- **STATUS:** Under Construction
- **DEVELOPER:** CRP AR West Palm Beach Owner LLC
- **LOCATION:** 3600 Village Boulevard
- **RESIDENTIAL:** 280 units
- **PARKING:** 548 spaces

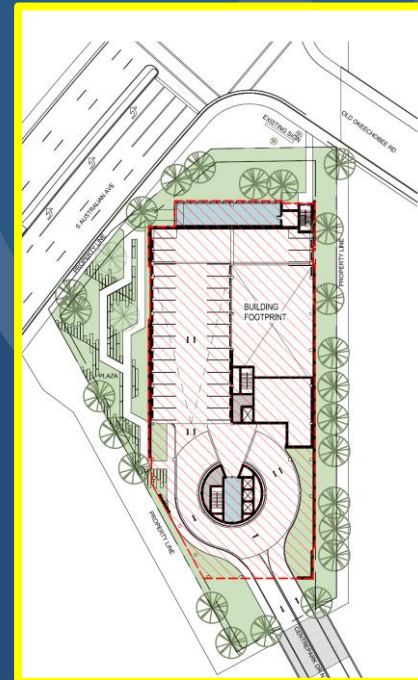




# The Contemporary



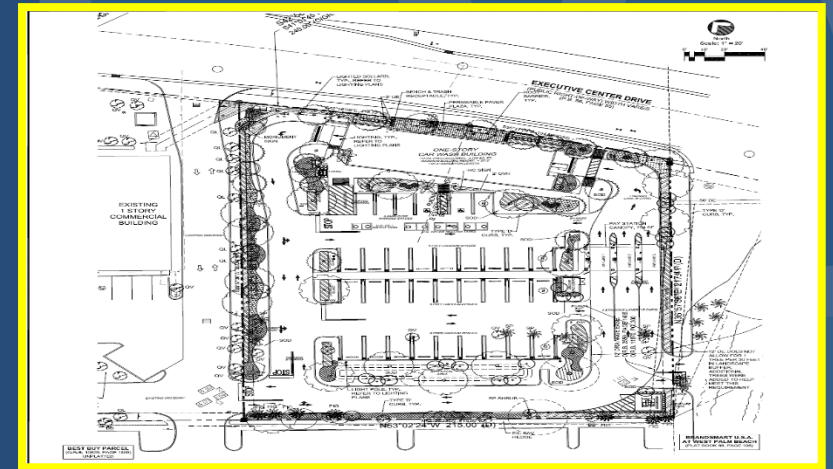
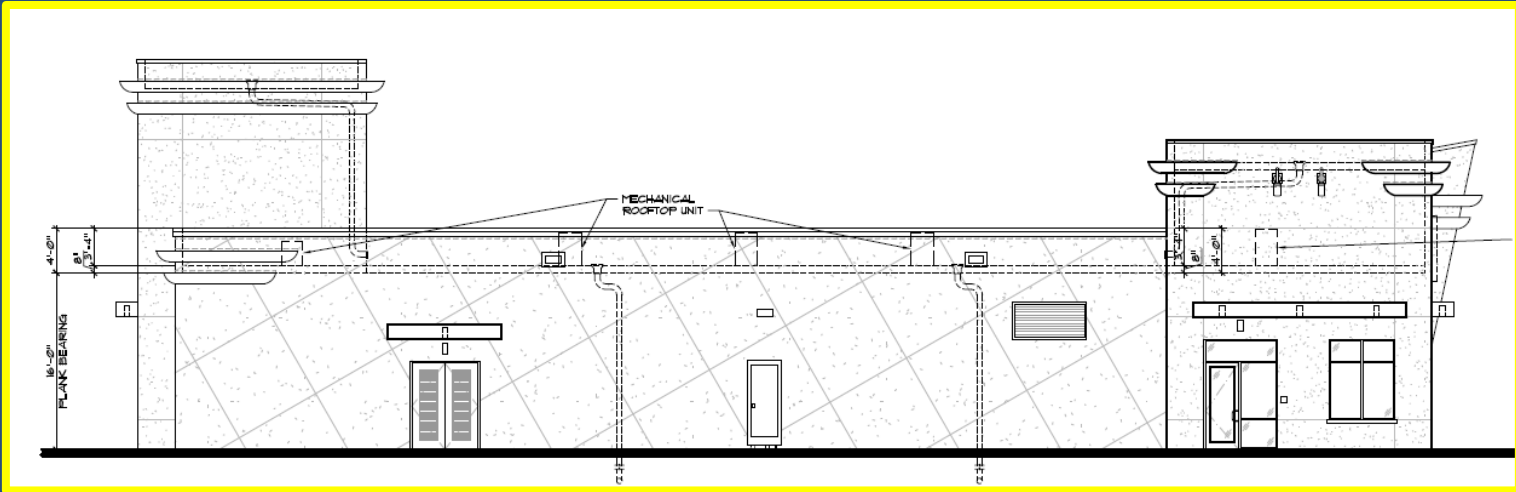
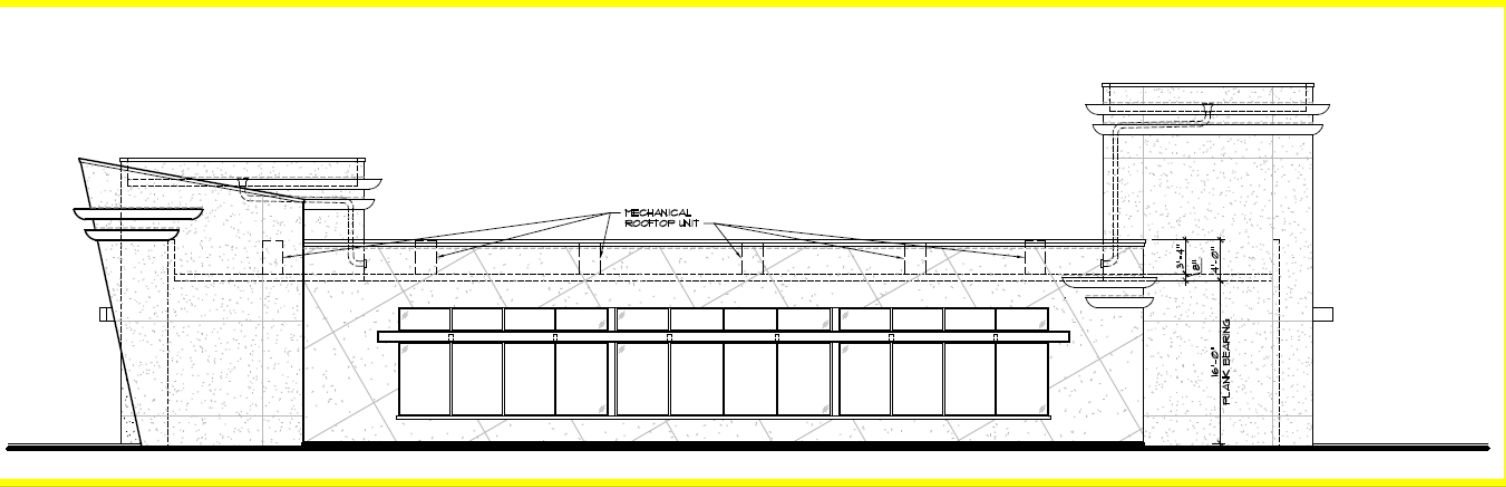
- **STATUS:** In Review
- **DEVELOPER:** Centrepark Master Mind LLC
- **LOCATION:** 1545 Centrepark Drive North
- **OFFICE:** 149,524 s.f.
- **OTHER:** 6,241 s.f. amenity
- **PARKING:** 446 spaces





# Flamingo Car Wash

- **STATUS:** Approved
- **DEVELOPER:** Vybe Investments, LLC
- **LOCATION:** 879 West Executive Center Dr.
- **OTHER:** 3,708 sf car wash
- **PARKING:** 33 spaces



# Kirksey Commons

- **STATUS:** In Review
- **DEVELOPER:** West Palm Beach Storage, LLC
- **LOCATION:** 1501 North Dixie Highway
- **OFFICE:** 900 s.f.
- **RETAIL:** 9,400 s.f.
- **OTHER:** 84,400 s.f. (warehousing)  
900 s.f. (utilities)
- **PARKING:** 57 spaces





# Related/Rybovich (Marina Village)



- **STATUS:** Under Construction
- **DEVELOPER:** TRG North Flagler Venture/ RSBC Real Estate
- **LOCATION:** 4400 North Flagler
- **RESIDENTIAL:** 399 units (21-story 269'8")
- **PARKING:** 148 spaces

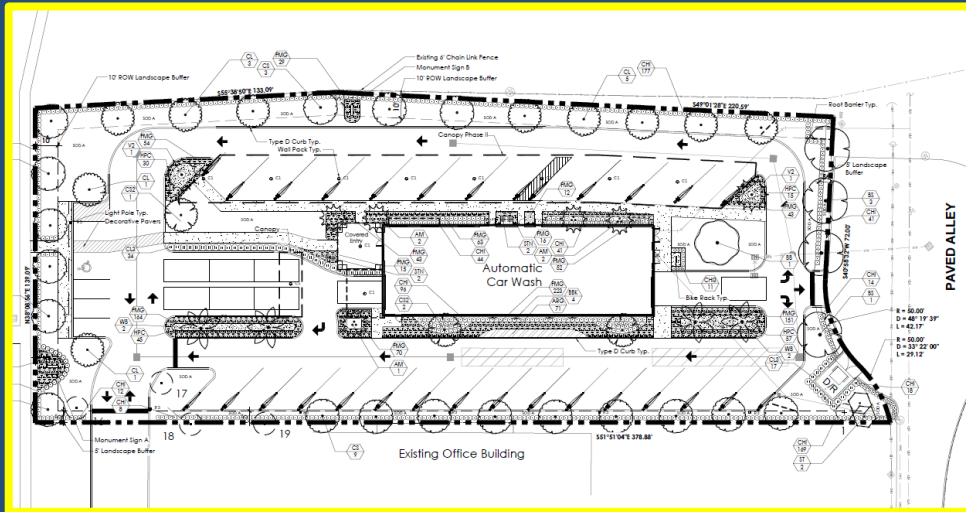




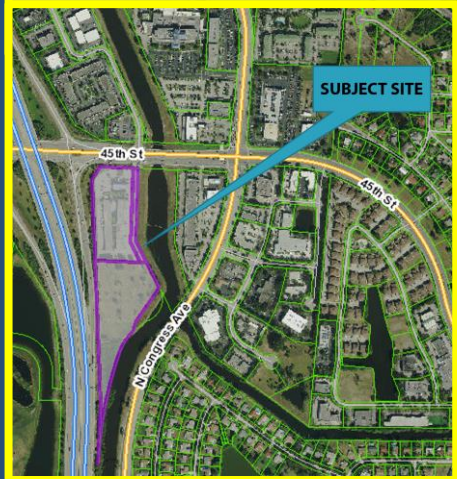
# Mint Eco Car Wash



- **STATUS:** In Review
- **DEVELOPER:** 1890 Palm Beach Lakes OPCO LLC
- **LOCATION:** 1890 Palm Beach Lakes
- **OTHER:** 4,800 s.f. car wash
- **PARKING:** 32 spaces







- **STATUS:** Under Construction
- **DEVELOPER:** Paradise River Walk, LLC
- **LOCATION:** Southeast corner of 45<sup>th</sup> St. & Interstate-95
- **RESIDENTIAL:** 374 units (studio-46, 1 BR-155; 2 BR-158; 3BR-15)
- **RETAIL:** 6,119 s.f. Wawa
- **HOTEL:** 234 rooms
- **OTHER:** 5,635 sf restaurant
- **PARKING:** 1,192 spaces



# Tropicana Self Storage



- **STATUS:** In Review
- **DEVELOPER:** 2500 N. Florida Mango LLC (Jonathan Bergman)
- **LOCATION:** 2500 North Florida Mango Rd.
- **WAREHOUSE:** 107,292 s.f.
- **OFFICE:** 1,000 s.f.
- **PARKING:** 14 spaces





# The Spruce

- **STATUS:** In review
- **DEVELOPER:** Affiliated Development
- **LOCATION:** 2501 Spruce Avenue
- **RESIDENTIAL:** 200 units  
(Jr. 1 BR-80; 1 BR-47;  
2 BR-68; 3BR-5)
- **RETAIL:** 2,359 s.f.
- **PARKING:** 285 spaces



# South End Developments

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October 20, 2022

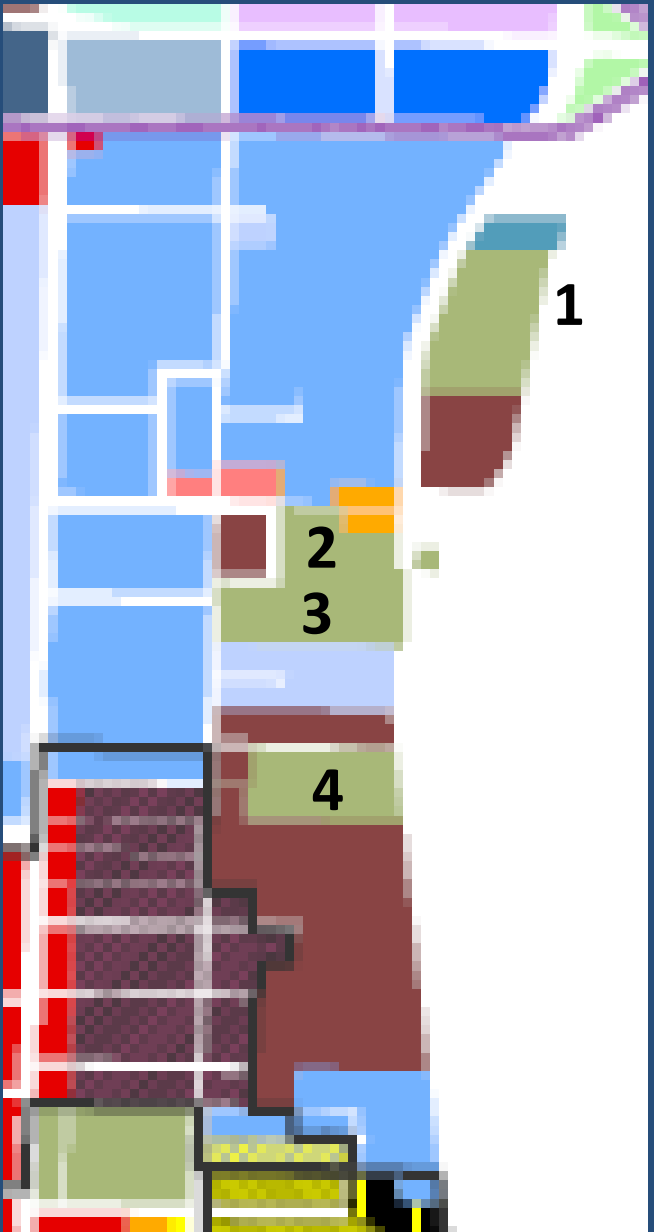


WEST PALM BEACH





# South Flagler Drive High Rises



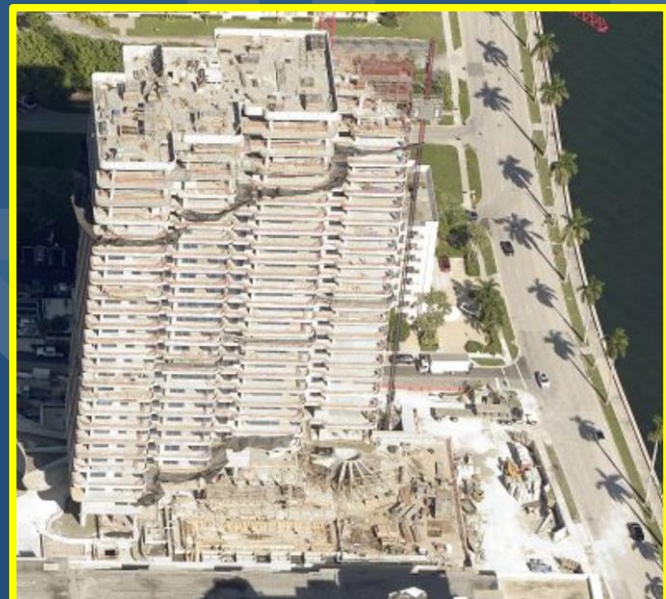
1  
The Bristol  
2019  
1100 S. Flagler



2  
Forte  
Under Construction  
1309 S. Flagler



4  
LaClara  
Under Construction  
1515 S. Flagler



3  
South Flagler House  
Approved  
1315 S. Flagler Dr.



**\$2,500,000,000**  
(\$8.25 million per unit)





- **STATUS:** Under Construction
- **DEVELOPER:** Great Gulf
- **LOCATION:** 1515 South Flagler
- **RESIDENTIAL:** 84 units
- **PARKING:** 183 spaces







- **STATUS:** Approved (March 13, 2019)
- **DEVELOPER:** Flagler Residential LLC
- **LOCATION:** 1309 South Flagler
- **RESIDENTIAL:** 42 units
- **PARKING:** 133 spaces





# South Flagler House (Flagler Towers)

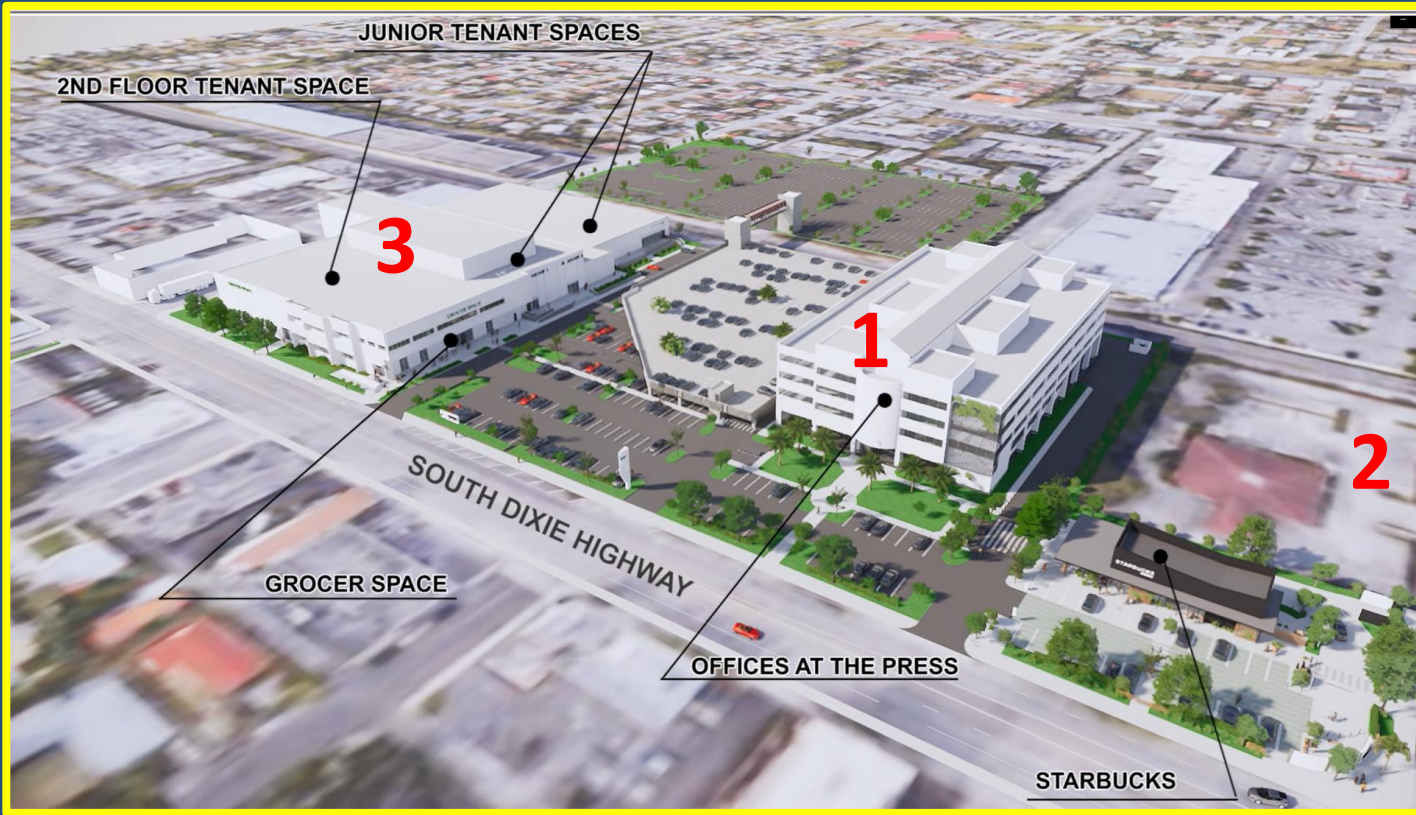


- **STATUS:** Approved
- **DEVELOPER:** FH3, LLC
- **LOCATION:** 1315 South flagler
- **RESIDENTIAL:** 109 units
- **OTHER:** 3,878 sf restaurant
- **PARKING:** 377 spaces





# Shops at the Press (Palm Beach Post)



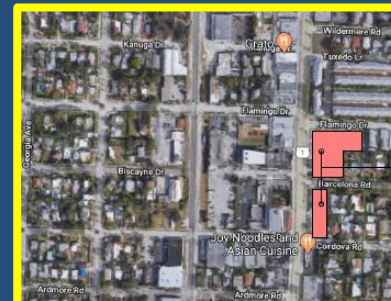
- **STATUS:** Under Construction
- **DEVELOPER:** Tricera Capital
- **LOCATION:** Northwest corner of South Dixie Hwy. and Monceaux Road
- **BUILDING 1:** Office: 145,100 s.f.
- **BUILDING 2:** Restaurant: 2,200 s.f.
- **BUILDING 3:** Grocer: 15,252 s.f.  
Retail: 25,459 s.f.  
Office: 32,000 s.f.  
Restaurant: 4,107 s.f.  
Warehouse: 47,182 s.f.

**PARKING:** 750 spaces





# Carefree 6 at Flamingo



- **STATUS:** In Review
- **DEVELOPER:** Cohen Brothers Realty Corp.
- **LOCATION:** 2100 South Dixie Hwy.
- **RESIDENTIAL:** 33 units  
(Flamingo) (1 BR-4; 2 BR-22; 3 BR-5 flats-2)
- **RESIDENTIAL:** 26 units  
(Cordova) (1 BR-7; 2 BR-16; 3 BR-3)
- **RETAIL:** 8,361 s.f.
- **OTHER:** 7,246 s.f. (restaurant)  
12,239 s.f. (theater)
- **PARKING:** 372 spaces  
(266 Flamingo)  
(106 Cordova)





# 8111 South Dixie Highway



Site Plan / Ground Floor Plan

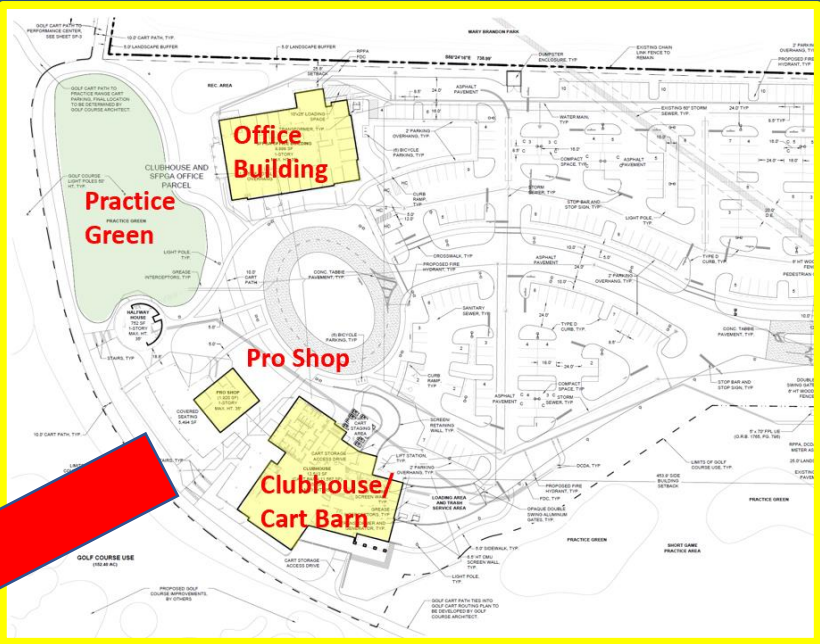
8111 South Dixie

West Palm Beach, Florida 17

- City selected Flagler Realty to develop the city-owned 6.5 acre parcel at the southerly entrance to West Palm Beach.
- Project anticipated to include approximately 210 residential units, retail and a grocery store.



# South End Redevelopment



## Downtown

### OFFICE

- 1001 Tower
- 301 Clematis/300 Banyan
- 360 Rosemary
- 515 Fern
- One Flagler
- West Palm Point

### MIXED USE

- 320 Lakeview
- 506 – 524 Datura
- NORA
- One West Palm
- Transit Village

### HOTEL

- 695 South Olive
- Marriott AC Hotel
- Viana Hotel & Spa

### RESIDENTIAL

- 120 South Dixie
- 303 Banyan
- 350 Tower
- 512 Clematis
- Banyan Place
- Cielo
- Clematis Place
- Flagler Station
- The Grand
- Hibiscus Tower
- Residences of P.B. West
- Solana
- Soleste Palm Station
- Watermark of WPB Sr. Living

## Non-Downtown

### COMMERCIAL

- BJ's/Brandsmart
- The Contemporary
- Flamingo Car Wash
- Kirksey Commons
- Mint Eco Car Wash
- Shops at the Press
- Tropicana Self Storage

### MIXED USE

- 8111 South Dixie
- CMUD
- Carefree 6 at Flamingo
- Northwood Square

### PUBLIC

- Currie Park
- Municipal Golf Course

### RESIDENTIAL

- 3600 Lakeside
- Alba Residences (Scuba Club)
- Banyan Cay
- Banyan View
- Broadstone Locklyn Apts.
- Broward Block
- Forte
- LaClara
- Marina Village
- Olara
- Palm Beach Riverstone
- South Florida House
- The Spruce (2501 Spruce)



# THANK YOU!

## Location of this presentation:

[www.wpb.org/government/development-services/planning-and-zoning](http://www.wpb.org/government/development-services/planning-and-zoning)