

# Developer Outreach Meeting

April 11, 2019



WEST PALM BEACH

# Agenda

## A. Introduction and Welcome

## B. Development Services Update

## C. Financial Update

## D. West Palm Beach Initiatives

- |                                   |                                |
|-----------------------------------|--------------------------------|
| 1. EnerGov                        | 2. Jefferson Terminal District |
| 3. Annexation Study               | 4. Sign Code Amendment         |
| 5. Clematis Street Improvements   | 6. WPB/CRA Bond                |
| 7. City Golf Course Redevelopment | 8. Avalanche Economic Study    |

## E. Summary of Development Projects

- |                       |              |                |
|-----------------------|--------------|----------------|
| 1. Office             | 2. Mixed-Use | 3. Residential |
| 4. Cultural           | 5. Hotel     | 6. Commercial  |
| 7. Storage Facilities |              |                |

## F. Summary/Questions

# Outreach Meetings

**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 (#17)**

# Mayor Keith James





# Development Services Update

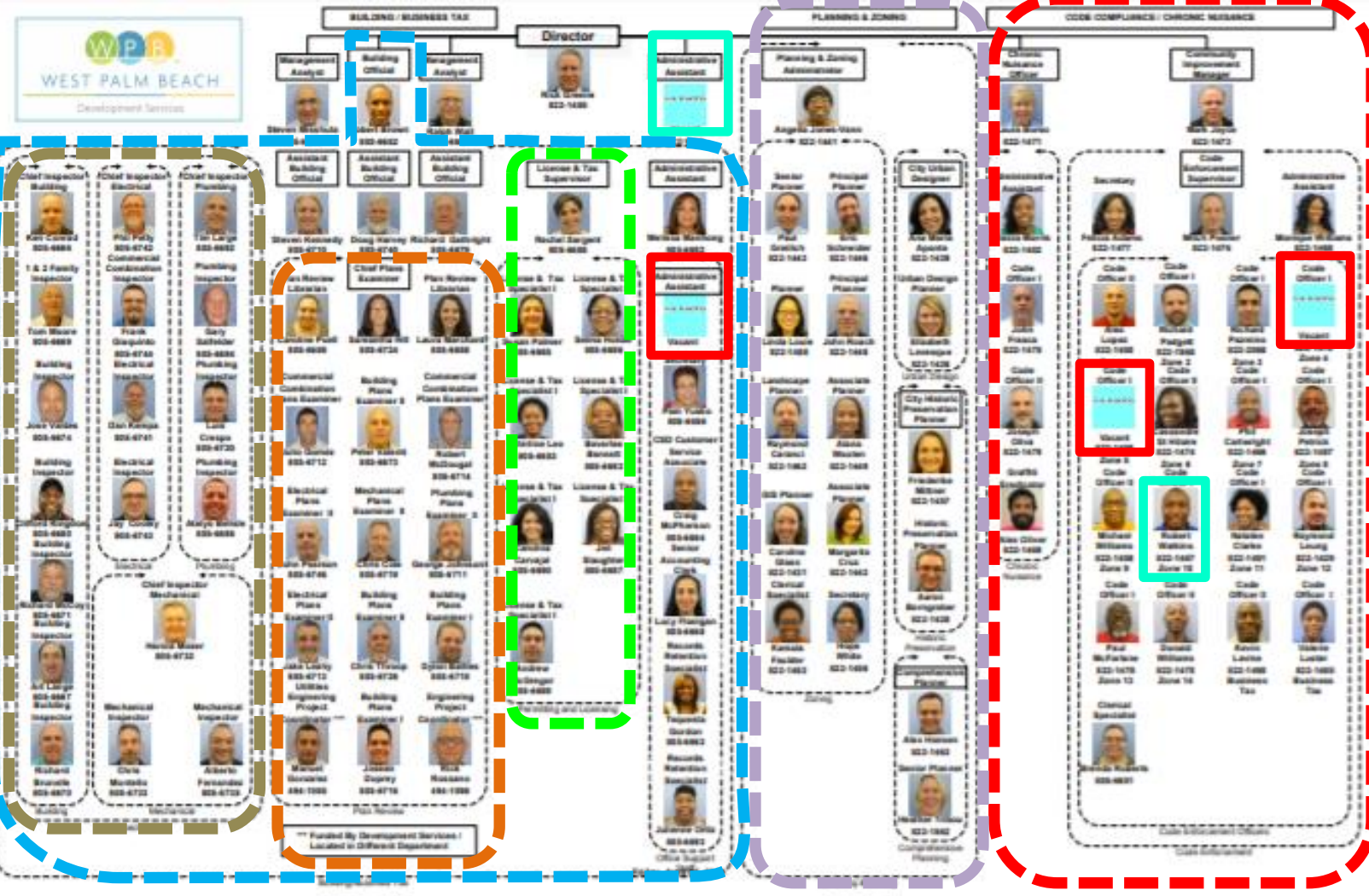
April 11, 2019



WEST PALM BEACH



95 of 99  
Positions  
filled



\*\*\* Located By Development Services / Located in Different Department



# Building Project Assignments

## Building Official



**Flagler Banyan  
Square**

**Robert Brown**

## Assistant Building Officials



**Steve Kennedy**



**Doug Harvey**



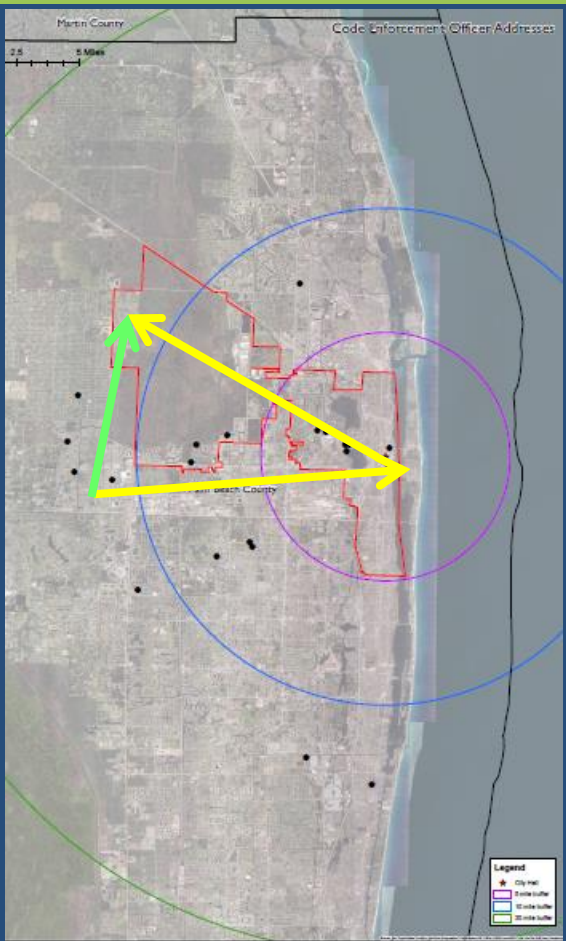
**Richard Gathright**

**Banyan Cay  
CityPlace remodel  
Lake Mangonia  
Azola  
Kravis Center  
Georgian Gardens  
Indigo Hotel  
PBAU Dormitory  
Prospect Place**

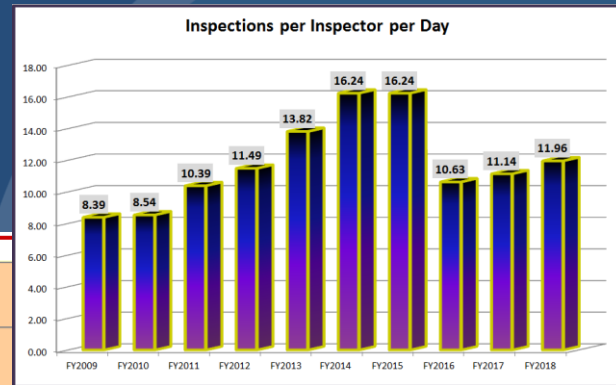
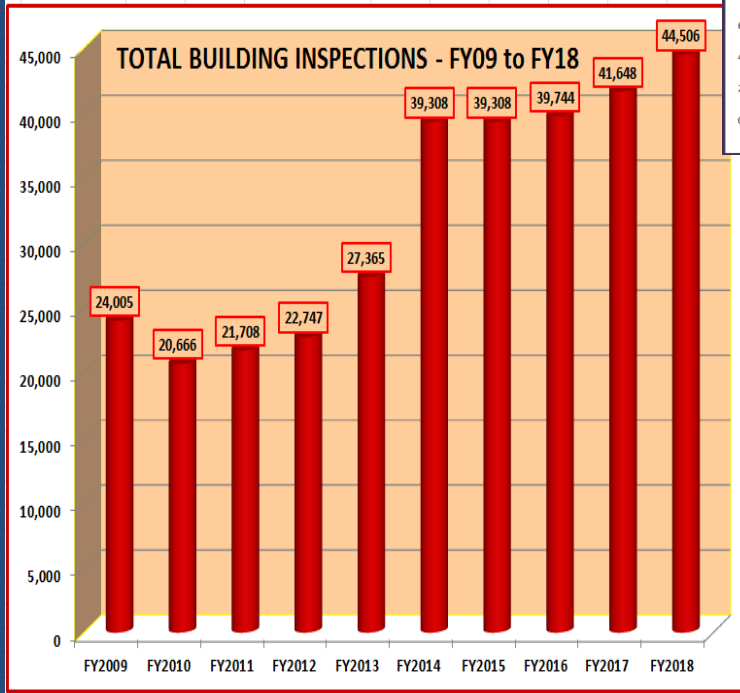
**Dunbar Village  
Good Sam. Hospital  
Park Palm Beach  
St. Mary's Hospital  
Dug Out Hotel  
550 N Quadrille  
Rybovich Towers**

**1515 S. Flagler  
Forte Condo. (1309 S.  
Flag.)  
300 P.B. Lakes  
Park-Line Beaches  
Canopy Hotel  
Bristol Condo.  
Related Office Tower  
The Crystal**

# Take Home Vehicles



- Implemented take home vehicle policy for Building Inspectors and Code Officers.



Inspections called in before 7:00 a.m. are made the same day more than 99% of the time.



**FRONT COUNTER PERSONNEL**

**License & Permit Specialist changing to License & Permit Specialist I & License & Permit Specialist II**

**License & Tax Specialist I**  
 Sarah Palmer 822-4922

**License & Tax Specialist I**  
 Marissa Lee 822-4922

**License & Tax Specialist I**  
 Caroline 822-4922

**License & Tax Specialist I**  
 Andrew McElroy 822-4922

**CODE ENFORCEMENT PERSONNEL**

**Code Officer changing to Code Officer I & Code Officer II**

<b>Code Officer II</b> Lyle Lopez 822-1698 Zone 1 Code Officer I	<b>Code Officer I</b> Paul Pugh 822-1698 Zone 2 Code Officer I	<b>Code Officer I</b> Paul Pugh 822-1698 Zone 3 Code Officer I	<b>Code Officer I</b> Wesley 822-1672 Zone 4 Code Officer I
<b>Code Officer II</b> Wesley 822-1698 Zone 5 Code Officer I	<b>Code Officer I</b> Paul Pugh 822-1678 Zone 6 Code Officer I	<b>Code Officer I</b> Catherine 822-1698 Zone 7 Code Officer I	<b>Code Officer I</b> Joseph 822-1697 Zone 8 Code Officer I
<b>Code Officer I</b> Michael Williams 822-1698 Zone 9 Code Officer I	<b>Code Officer I</b> Robert Williams 822-1697 Zone 10 Code Officer I	<b>Code Officer I</b> Robert Clarke 822-1697 Zone 11 Code Officer I	<b>Code Officer I</b> Robert Clarke 822-1629 Zone 12 Code Officer I
<b>Code Officer I</b> Paul McFarlane 822-1678 Zone 13 Code Officer I	<b>Code Officer I</b> Dennis 822-1678 Zone 14 Code Officer I	<b>Code Officer I</b> Robert 822-1698 Business Tax	<b>Code Officer I</b> Wesley 822-1698 Business Tax

\*\*\* Provided by Development Services I Located in Different Department

# Financial Update

---

April 11, 2019



WEST PALM BEACH



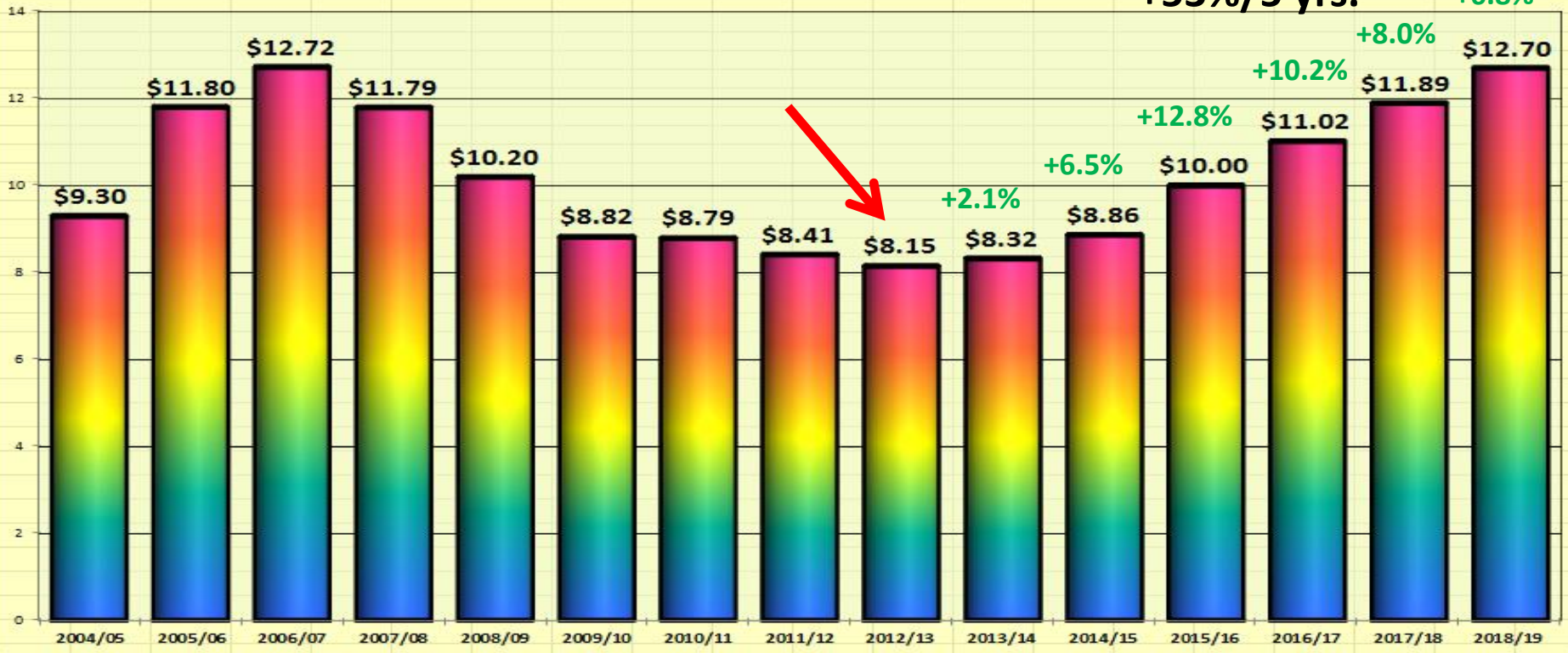


# West Palm Beach Property Values

Property Values (In Billions)

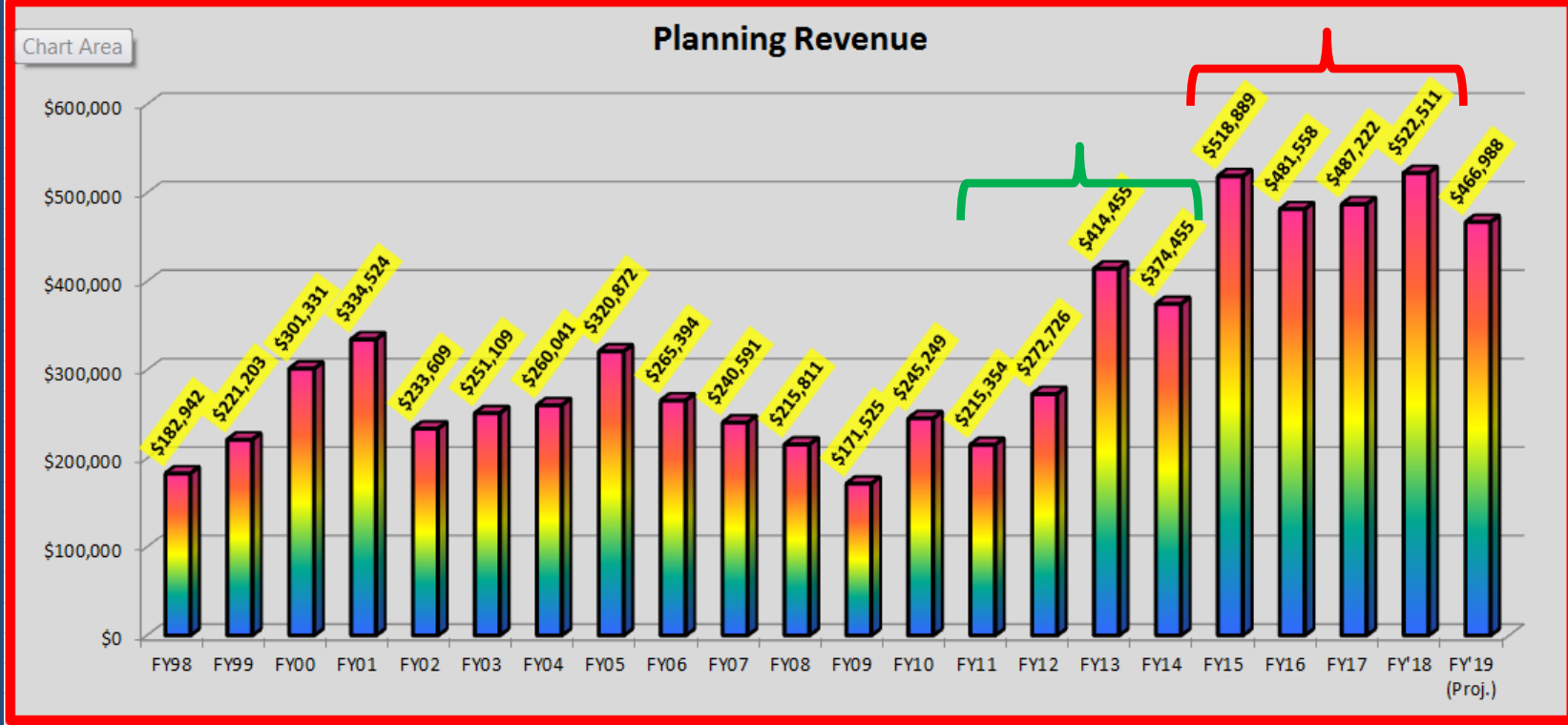
+53%/5 yrs.

+6.8%



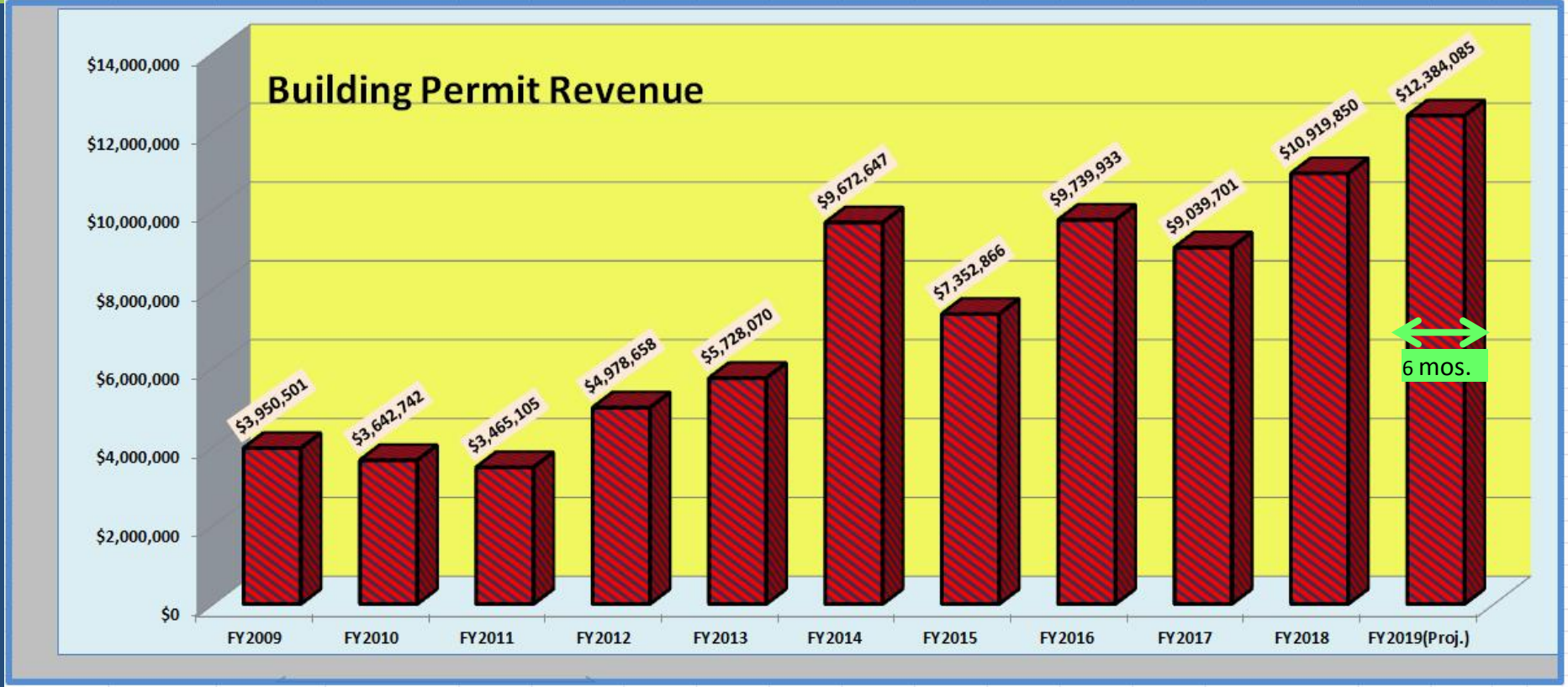


# Planning Application Revenue Collected (FY98 to FY19)



Last four years we have averaged **\$518,889** in revenues compared to **\$414,455** the four years before that.

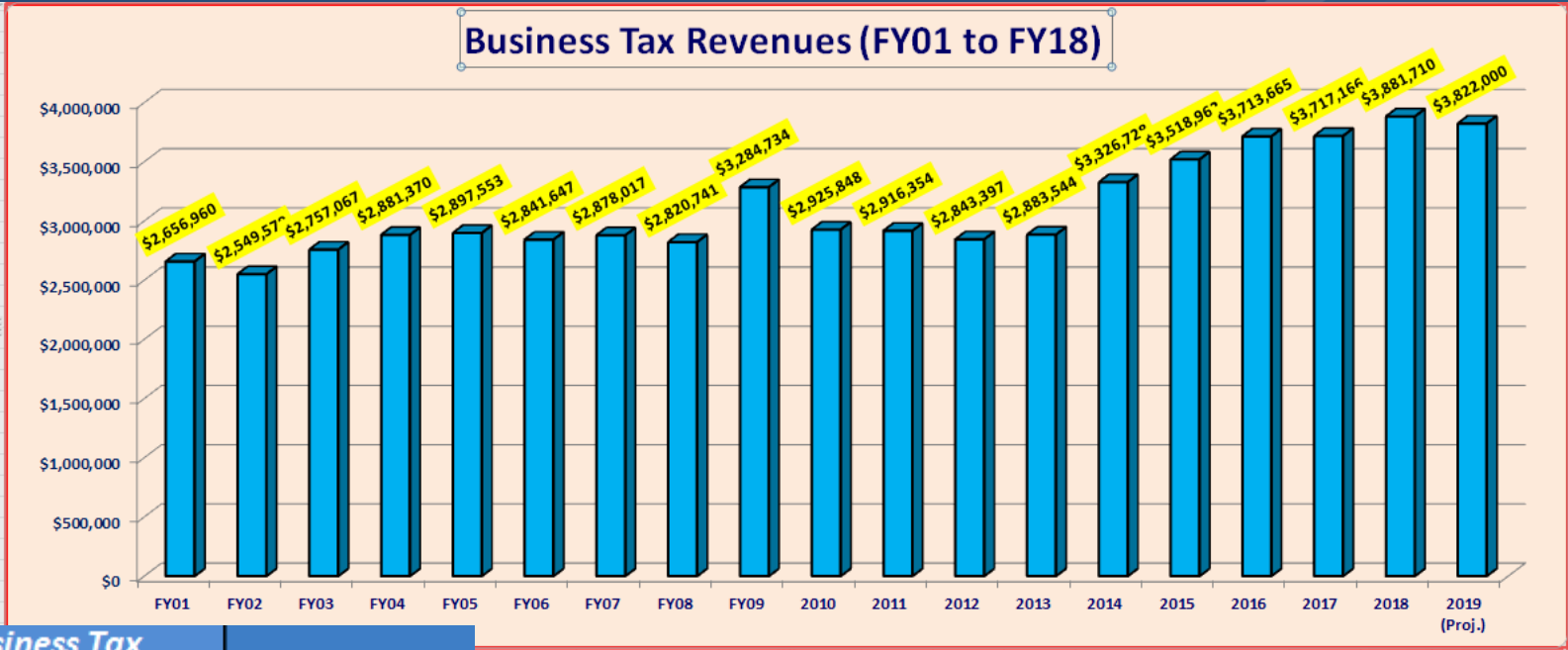
# Building Permitting Revenue



## Average Per

Month (1,000): \$329    \$304    \$289    \$415    \$477    \$806    \$613    \$812    \$753    \$910    \$1,032

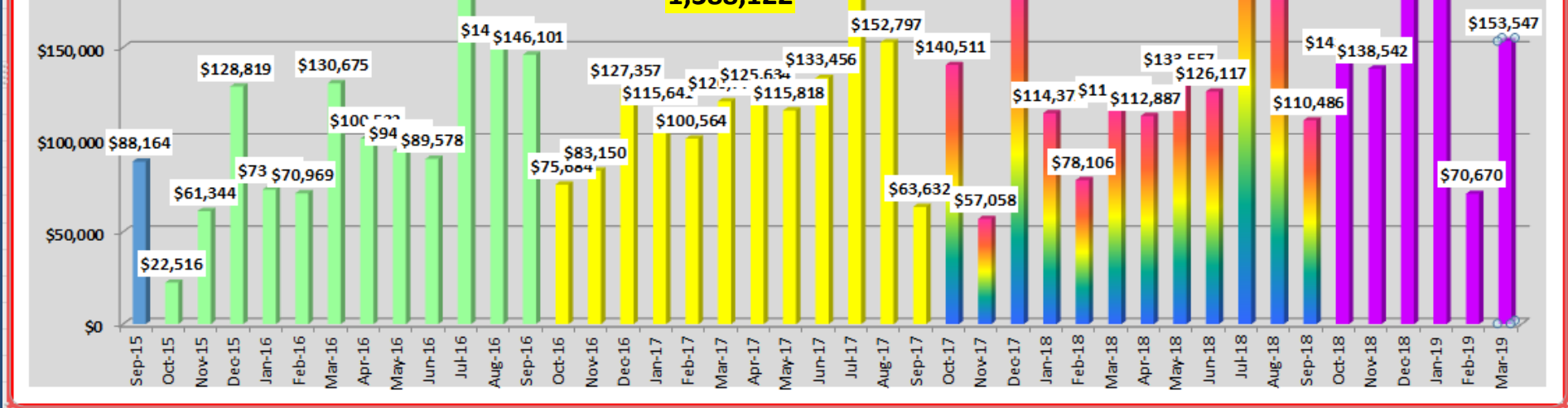
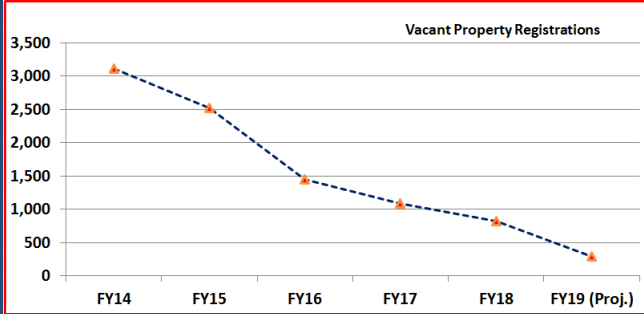
# Business Tax Receipts Revenue



Business Tax	
FY2013	\$2,883,545
FY2014	\$3,266,603
FY2015	\$3,465,565
FY2016	\$3,713,665
FY2017	\$3,717,166
FY2018	\$3,881,710
FY2019	\$3,822,000

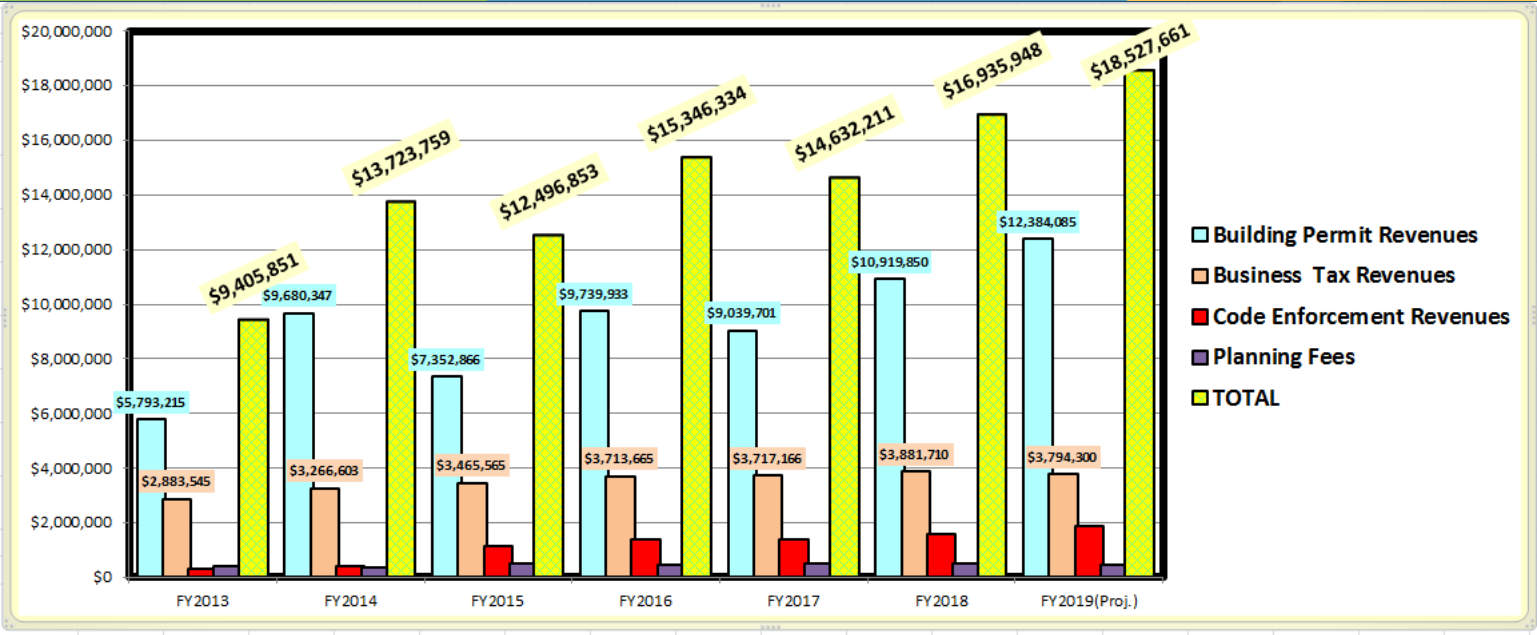
**\$1 million in growth (35%) in just five years.**

# Code Enforcement Fines & Assessments



Average/Month: **\$117,600**      **\$115,700**      **\$134,300**      **\$157,500**

# Development Services Revenues



FY	Building Permit Revenues	Business Tax Revenues	Code Enforcement Revenues	Planning Fees	TOTAL
FY2013	\$5,793,215	\$2,883,545	\$310,159	\$418,932	\$9,405,851
FY2014	\$9,680,347	\$3,266,603	\$402,354	\$374,455	\$13,723,759
FY2015	\$7,352,866	\$3,465,565	\$1,159,533	\$518,889	\$12,496,853
FY2016	\$9,739,933	\$3,713,665	\$1,411,178	\$481,558	\$15,346,334
FY2017	\$9,039,701	\$3,717,166	\$1,388,122	\$487,222	\$14,632,211
FY2018	\$10,919,850	\$3,881,710	\$1,611,877	\$522,511	\$16,935,948
FY2019(Proj.)	\$12,384,085	\$3,794,300	\$1,882,288	\$466,988	\$18,527,661

**+97%**

# West Palm Beach Initiatives

---

April 11, 2019



WEST PALM BEACH


- CommunityPlus: check status of permits, plan review comments, property owner, contractor, fees, inspections, holds, code violations, business tax information etc.


CommunityPlus - LIVE


Applications Favorites Reports Tools Help


Refresh Close

Favorites My Documents

 Zoning and Developments Information

 Permit Information

 Business Information

 Complaint and Violation Information

Permit Information - LIVE

File Edit Actions Details Links Favorites Help

Permit Information

Permit Number \* 19030273

Status \* O - Open

Master Number [ ] Notes 1

Project [ ]

Apply Date \* 03/07/2019 Operator jslaught

Permit Issue Date 03/11/2019 Operator spalmer

Certificate Issued [ ] Operator [ ]

Certificate Type [ ]

Certificate Number [ ]

Location Information

Address \* 401 CLEMATIS ST

City/State/Zip WEST PALM BEACH FL 33401

PARCEL ID 74434321010160010

Unit [ ]

Owner Entity Information

Owner Name \* WEST PALM BEACH CRA

Use Default [ ]

Address Business - PO BOX 3366

City/State/Zip WEST PALM BEACH FL 33402-3366

Permit \* Property Zoning Applicant Contractor \* Defined Fields

Permit Details

Permit Type \* ACCESS - ACCESS CONTROL SYSTEM

Usage Class \* PRIVATE - PRIVATE OWNERSHIP

Applied Value \* 61125

SQUARE FT. 0

Calculated Value 0

US C-404 Type [ ]

Permit Form \* PERMIT - PERMIT FORM

Plan Type 1 - Paper

Purpose/Special Conditions

CITY HALL ACCESS CONTROL/SECURITY CARD READER UPGRA

\*\*\*\*\*NEED AS BUILT FOR FIANL INSPECTION\*\*\*\*\*

3/11/09 DANIEL P/U PERMIT SPALMER

3/10/19 plan review complete, customer informed, ready to be picked up, filed under small "S". cp

3/8/19 Passed by Fire with PROVISO comments, forwarded to Electrical.rml





Purchasing Department

December 17, 2018

Garth Magness, Senior Account Executive  
Tyler Technologies, Inc.  
2160 Satellite Blvd., Suite 300  
Duluth, GA, 30097

RE: Letter of Intent to Award  
RFP No. 17-18-218, Development Services Systems

Dear Mr. Magness:

Please accept this letter of intent on behalf of the City of West Palm Beach for the above subject. **Tyler Technologies, Inc.** has been determined to be the best qualified proposer to the City. The intent to award is contingent upon negotiation for contract award.

A Project Manager, Joane Celestin, has been assigned by the City and will conduct the negotiations with your firm. Project Manager will coordinate the dates and times of this negotiation.

Thank you for your cooperation. We look forward to a working relationship with your organization. If you have any questions, please contact Josephine Grosch, Senior Purchasing Agent at 561-822-2107 or [jgrosch@wpb.org](mailto:jgrosch@wpb.org).

Sincerely,



Frank Hayden  
Procurement Director

cc: Joane Celestin, Project Manager  
Inspector General  
File

City of West Palm Beach  
401 Clematis Street, 3rd Floor  
West Palm Beach, FL 33402  
TEL: (561) 822-2100  
FAX: (561) 822-1564

Via Email  
[Garth.Magness@tylertech.com](mailto:Garth.Magness@tylertech.com)

- Award made on December 17, 2018 to Tyler Technologies, Inc. to replace our CommunityPlus software system with **EnerGov**.
- Paperless process
- 100% electronic plan review
- Simultaneous Plan review by depts.
- Simplified processes
- Plan review comments e-mailed to owner, architect, contractor
- Training will be offered to the private sector.







- Client base includes more than 15,000 local governments in all 50 states.
- In 2017, Forbes ranked Tyler on its "Most Innovative Growth Companies" list.
- Fortune included Tyler on its "100 Fastest-Growing Companies" list.

## SCHEDULE

- Finalize contract (April – May)
- Begin implementation (June)
- Data conversion
- Implementation/Training
  - Public and Private Sector
- Entire process – 18 – 24 months



## Christopher Blough, MPA, PMP | Consulting Manager

Chris leads Plante Moran's Public Services Practice with 18 years of technology management experience working in county and municipal government serving as both an in-service public sector professional and consultant. His experiences with public sector technology solutions involving enterprise resource planning (ERP), community development / land management (CD) geographic information systems (GIS), and enterprise asset management (EAM/CMMS).

Chris' clients aspire to redefine citizen engagement while promoting healthy, safe, and vibrant communities. He leads engagements to elevate public service delivery within community development, public works, and utilities operations to establish cross-functional, process integration using enterprise technologies and systems. His clients recognize his ability to lead multi-disciplinary teams to establish strong, business cases linked to outcomes. He excels at inspiring and motivating his clients to appreciate and recognize demonstrated return on investment from their technology investments.

Chris earned his BS in Geography/Earth Science from Central Michigan University and has Master of Public Administration from Eastern Michigan University with honors. He is also a member of the Project Management Institute (PMI) with a Project Management Professional (PMP) credential and is ITIL v3 Foundation Certified.

# Building Division Requirements

## ELECTRONIC PLAN SUBMITTAL

Effective July 1, 2018 all permit application plan submittals consisting of more than 25 plan sheets and associated supporting documents, are required to be submitted digitally via ProjectDox. Please see instructions & quick start guide links below:

<http://wpb.org/Departments/Development-Services/Construction/Plan-Review>



## P.B.C. Dept. of AIRPORTS

- Required per Ch. 333, F.S.
- Zone 1 – Notification Area
- Zone 3 – Noise Regulation Area
- Similar to TPS, a County sign off will be required.
- City staff working to identify exact requirements before processing amendments.



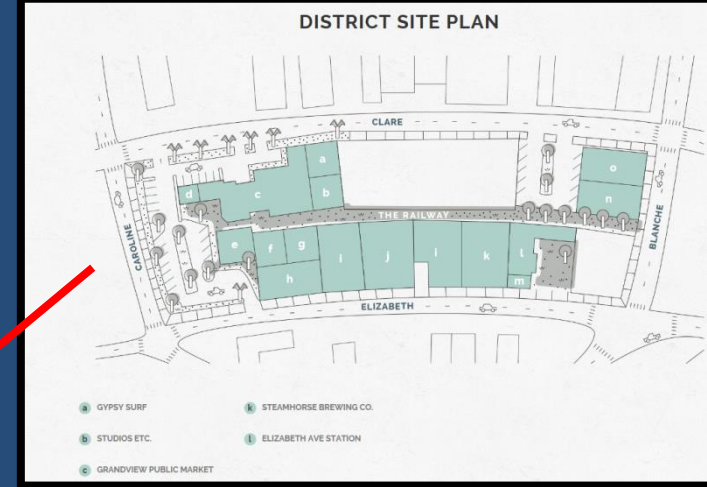
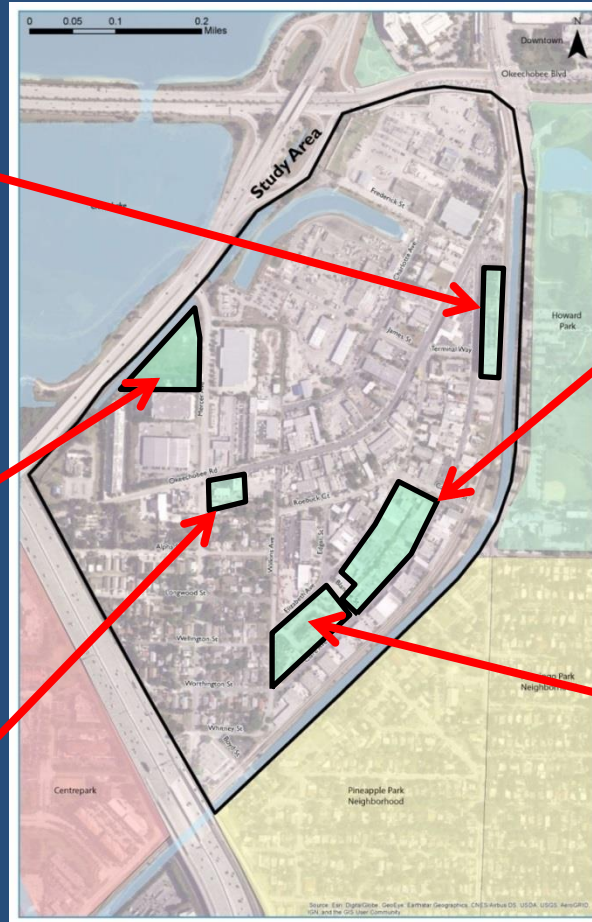
# Jefferson Terminal District Study



- 183 acres
- 264 parcels
- Physically constrained
  - **North:** Okeechobee Blvd
  - **East:** Railroad/stub canal
  - **South:** I-95
  - **West:** Australian Ave



# Jefferson Terminal District Master Plan



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Jefferson Terminal District Area

## A. Mercer Park Apmts. (51)



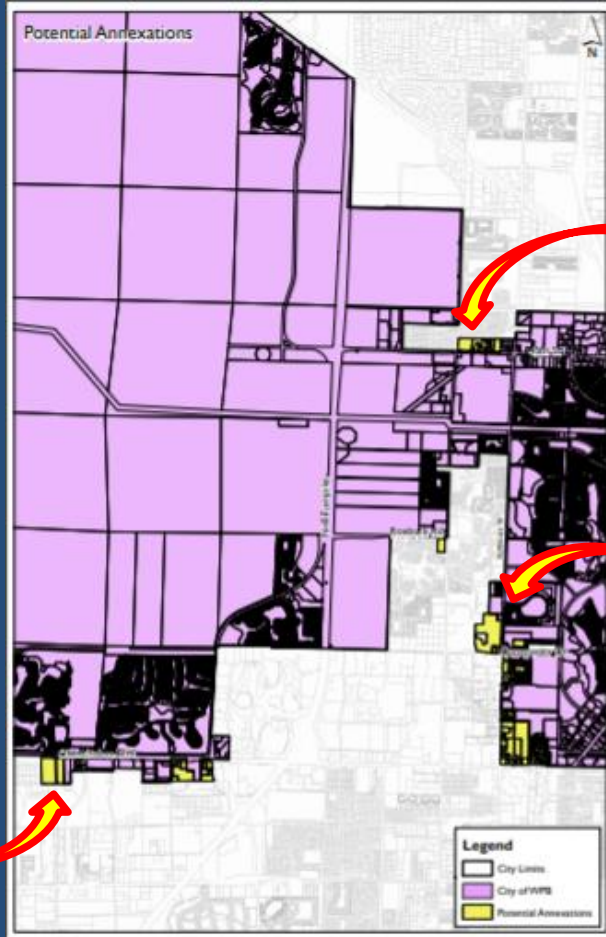
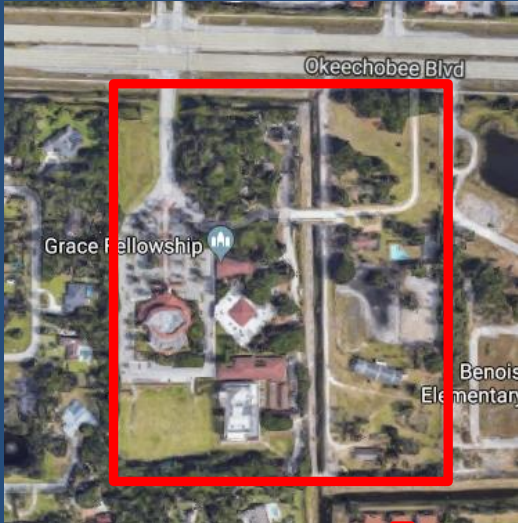
## B. Clare Ave. Mixed Use (178)





# Annexation Study

Grace Fellowship  
8350 Okeechobee Blvd.



Prime Dvlpmt.  
NE – 45th/Military



RaceTrac  
SE - Community/Military





# Sign Code Amendment

## City of West Palm Beach Sign Code Update

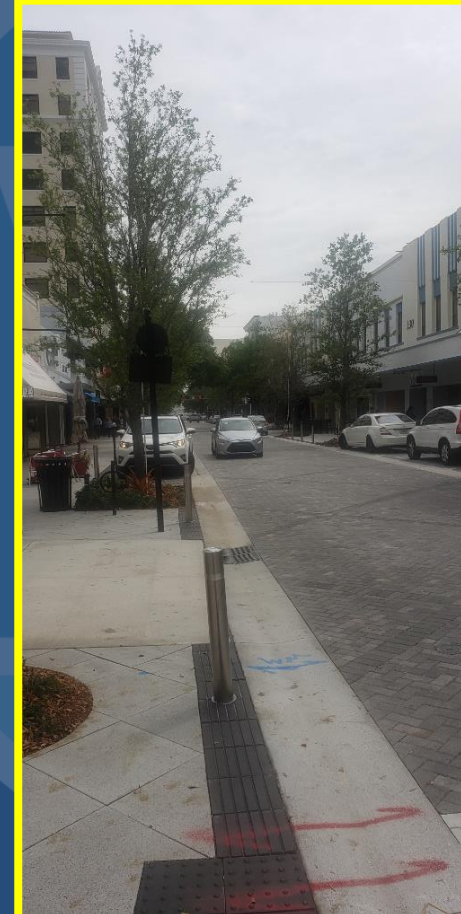
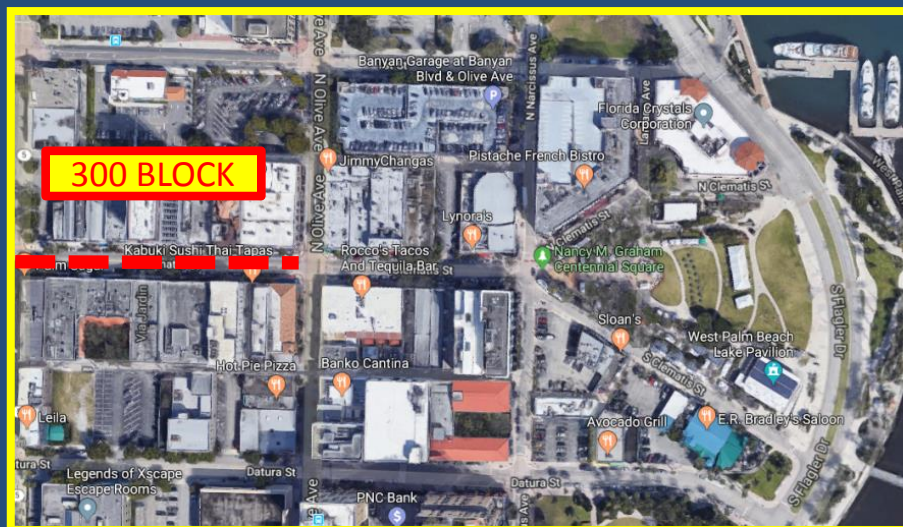
Second Focus Group Meeting  
February 6, 2019

Draft for discussion

- **Freestanding Signs**
  - **Scale to Street Context**
  - **In Commercial Districts**
  - **Quantity**
- **Wall Signs**
- **Window Signs**
- **Industrial Signs**
- **Downtown & Mixed-Use Districts**
- **Changeable Copy Signs**

- **Focus Group:**
- **Help identify issues**
- **Advise on business, industry perspective**
- **Help identify solutions**
- **Advise on execution**

# Clematis Street Phase 1 (300 Block)



- Shared streets, walkability enhancement, new shade trees, benches
- Construction: Completed in 2018
- Safe Streets Summit award



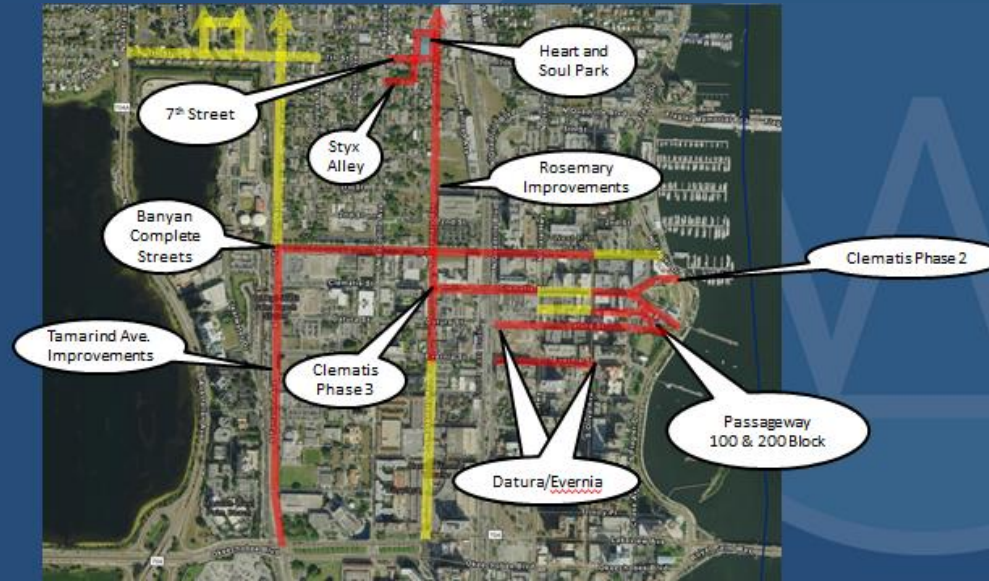
# Clematis Street Phase 1 (300 Block)







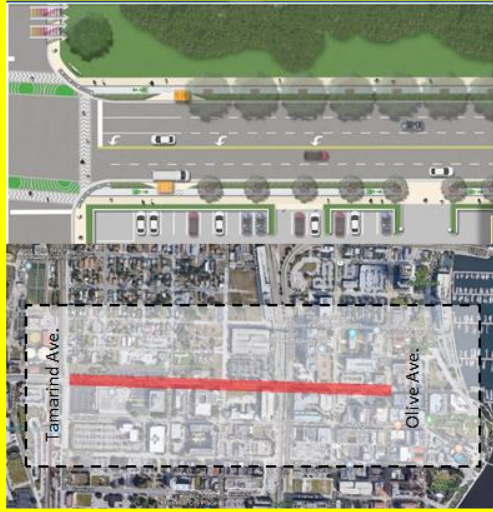
# Downtown WPB CRA Bond (\$100 million)



Ongoing Mobility Projects

Future Mobility Projects

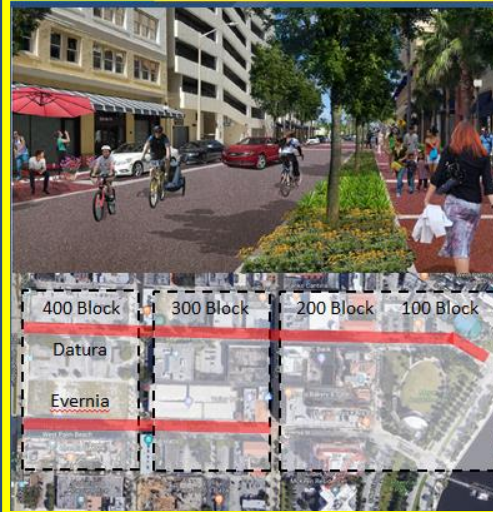
# Other Street Improvements



**Banyan complete Streets**

**Aug.'19 – July '20**

**\$15.4 million**



**Datura (100-400)/  
Evernia (300-400)  
Streetscape**

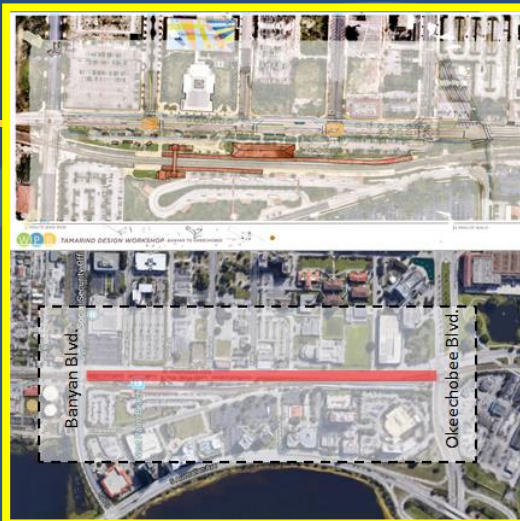
**Feb.'20 – July '21**

**\$11.76 million**

**Tamarind Ave.  
Ph. 3a  
(Okeechobee  
to Banyan)**

**June '20 – Dec. '20**

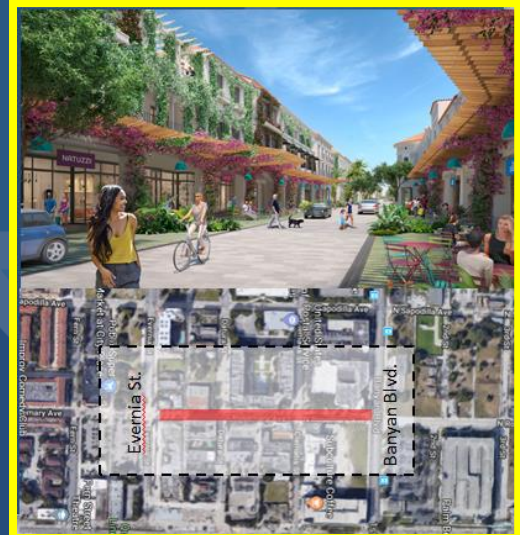
**\$4.7 million**



**Rosemary Ave.  
Streetscape Ph. 3  
(Evernia to Banyan)**

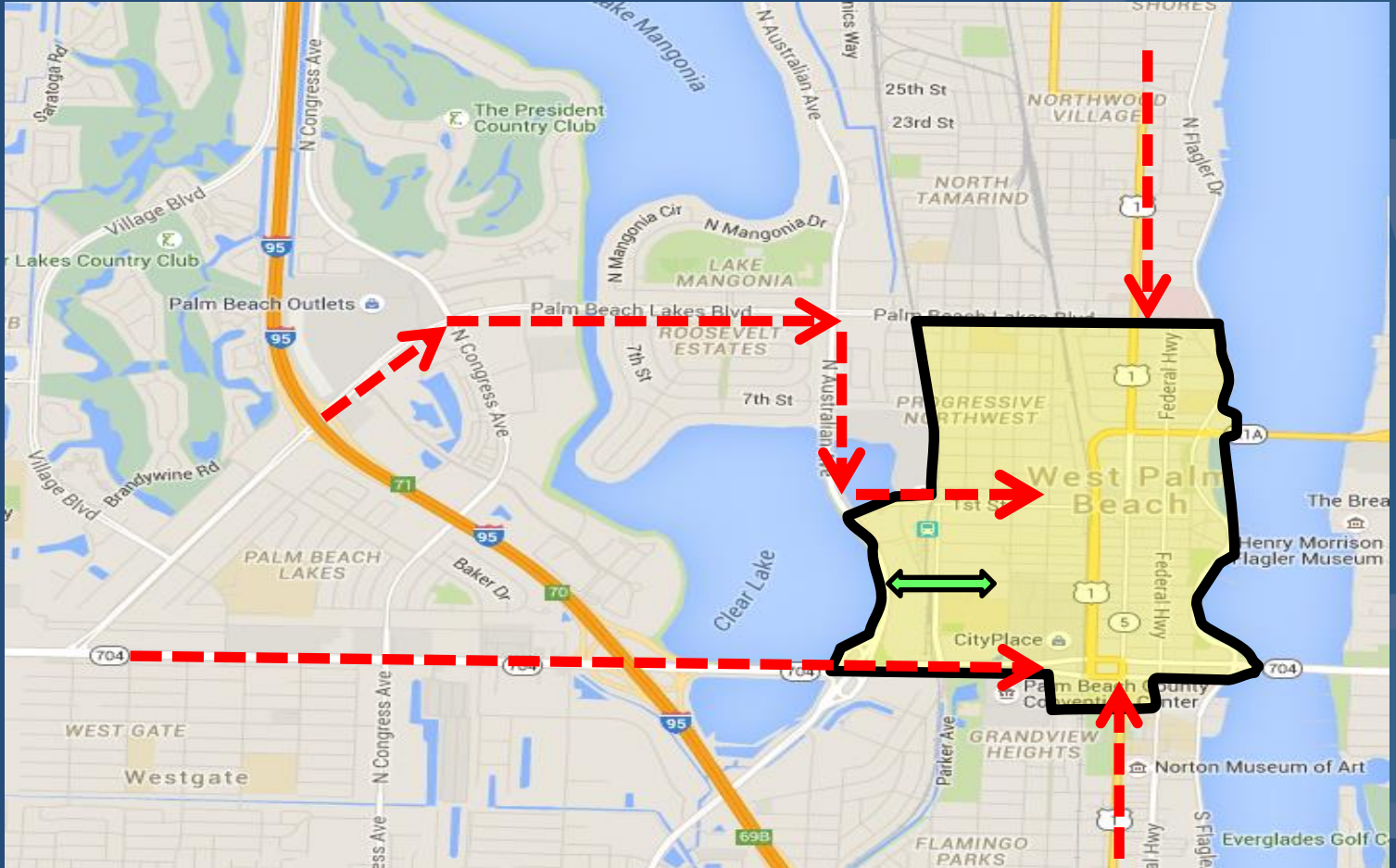
**May '21 – Dec. '21**

**\$4.23 million**

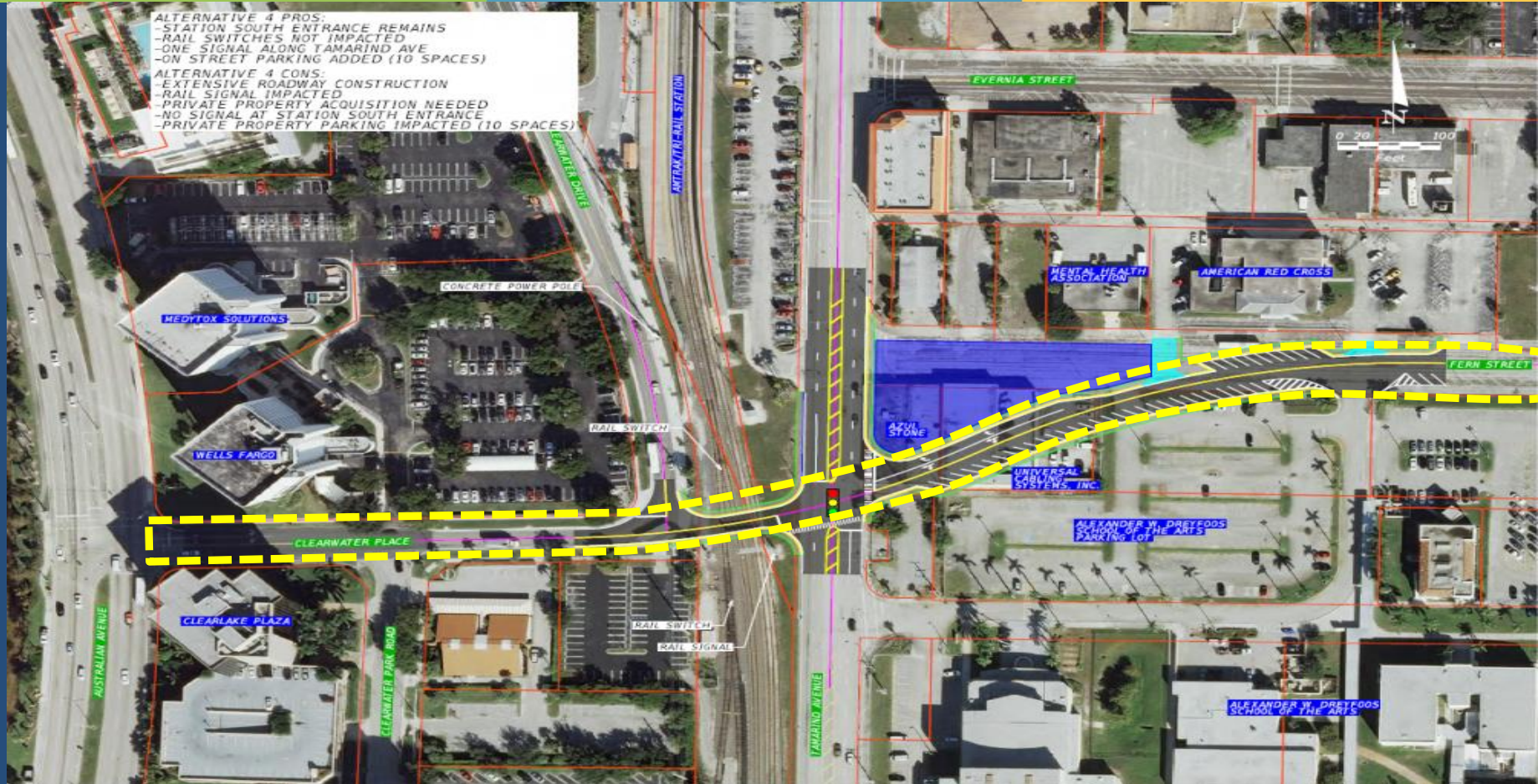




# Fern Street Crossing



# Fern Street Crossing

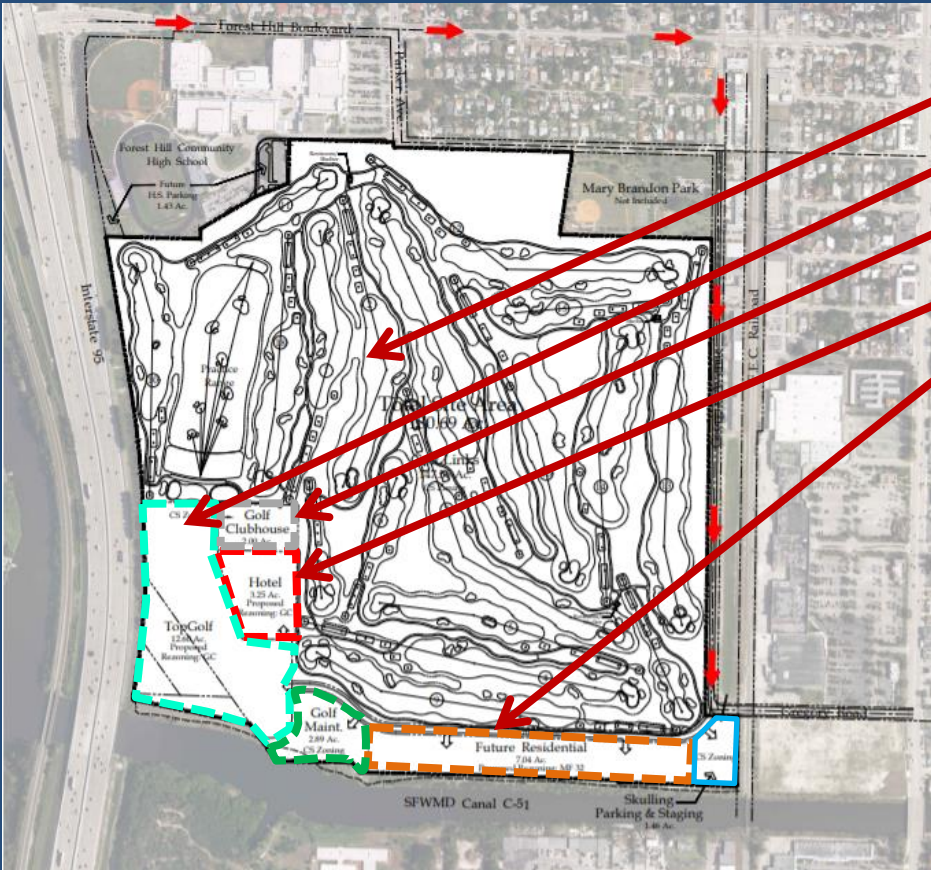




# City Golf Course Development

## WPB Golf Links, LLC (dba/American Links)

- Redevelopment/restoration of the course
- Top Golf entertainment facility (12.6 ac.)
- Golf Clubhouse
- 5-story up to 150 room hotel (3.25 ac.)
- 7 – 8 acres of residential development ( w/20% workforce)



Topgolf Video.mp4

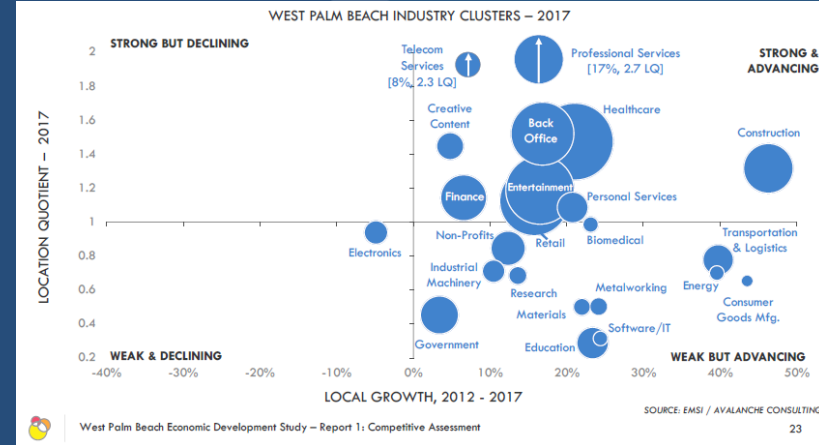
# Avalanche Economic Study



## West Palm Beach Economic Development Study Report 1: Competitive Assessment



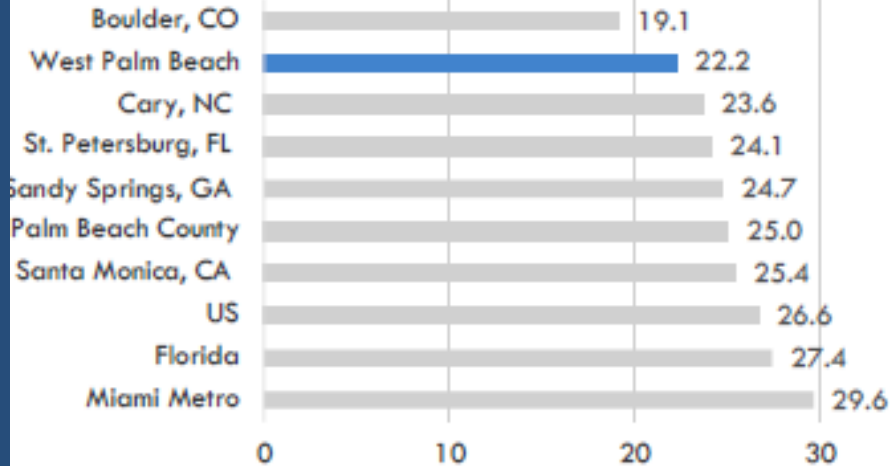
Prepared for the City of West Palm Beach | July 2018



- Health Care (12,739)**
- Retail (10,349)**
- Entertainment (10,121)**
- Back Office (8,597)**
- Professional Services (5,986)**
- Construction (5,365)**
- Finance (4,606)**
- Government (3,180)**

# Commute Times to Work

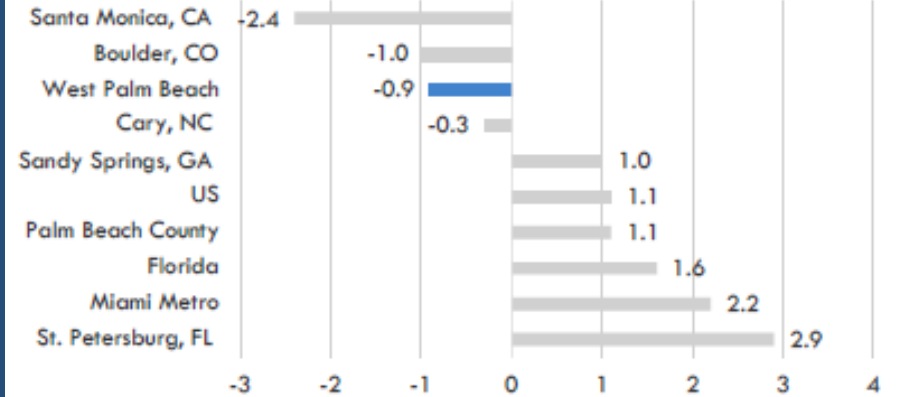
### AVERAGE TRAVEL TIME TO WORK 2016



SOURCE: AVALANCHE CONSULTING / US CENSUS BUREAU

**WPB – 22.2 minutes**

### CHANGE IN AVERAGE TRAVEL TIME TO WORK (MINUTES) 2011 – 2016



SOURCE: AVALANCHE CONSULTING / US CENSUS BUREAU

**From 2011 to 2016, average travel time to work in WPB DECREASED by 0.9 minutes.**

# Development Projects

April 11, 2019

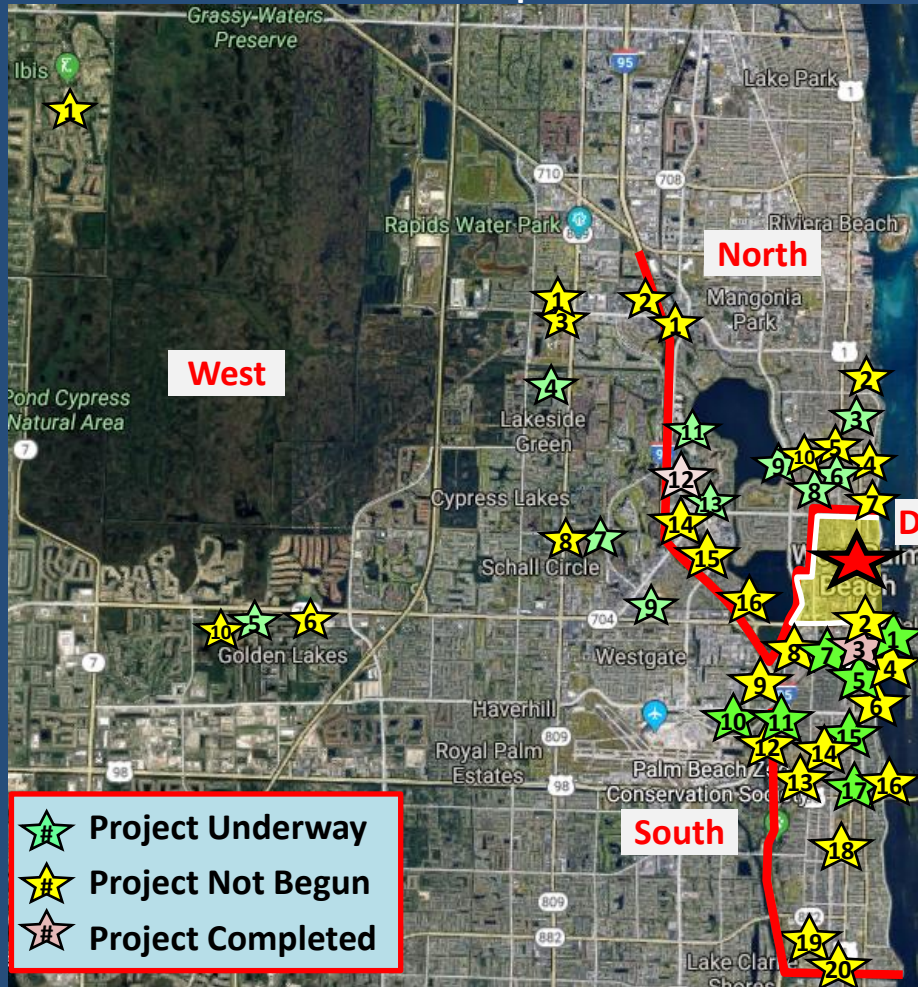


WEST PALM BEACH



# Major Developments in West Palm Beach

April 2019



## North End Projects

- |                             |                             |
|-----------------------------|-----------------------------|
| 1. Wawa Service Station     | 2. Rybo./Related-The Marina |
| 3. Dr. Alice Moore Apts.    | 4. Currie Park Development  |
| 5. Northwood Anchor Site    | 6. Merry Place              |
| 7. Good Samaritan Exp.      | 8. Dunbar Village           |
| 9. Village at Lake Mangonia | 10. Joseph's Village        |
| 11. Banyan Cay Resort       | 12. Residential Storage     |
| 13. Hilton Garden Inn       | 14. P.B. Outlets Expan.     |
| 15. Brandsmart USA.         | 16. Clear Lake Estates      |






- |                            |                               |
|----------------------------|-------------------------------|
| 1. Prime Dvlpmt. Annex.    | 2. 45 <sup>th</sup> St. Hotel |
| 3. Southwind Plaza Add     | 4. Morse Life                 |
| WEST END PROJECTS 5. Azola | 6. Luma/7000 Okee. Ctr.       |
| 7. Georgian Gardens        | 8. Racetrac Annex.            |
| 9. Braman Auto             | 10. Grace Fellowshi Annex.    |
| 11. Ibis Rec. Expansion    |                               |

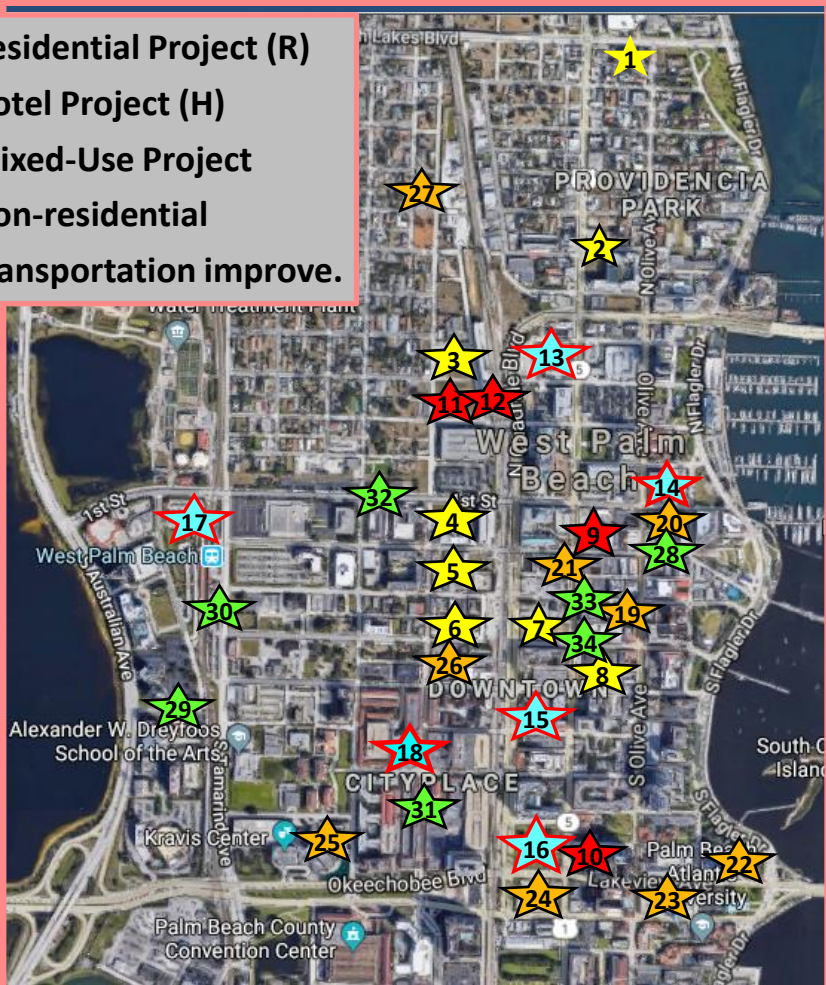
## South End Projects

- |                              |                                |
|------------------------------|--------------------------------|
| 1. Bristol (Chapel/Lake)     | 2. PBAU Dorms                  |
| 3. Norton Art Expansion      | 4. 1309 South Flagler          |
| 5. P.B.Day Academy           | 6. LaClara/Flagler Residential |
| 7. Park Slope THs            | 8. Clare Ave. Dvlpmt.          |
| 9. Centrepark MF             | 10. Drive Shack                |
| 11. Wawa Storage             | 12. Mitsubishi                 |
| 13. Conniston/Lambert        | 14. Top Self Storage           |
| 15. 3111 S. Dixie (Prospect) | 16. 3907 S. Flagler            |
| 17. Chase Bank               | 18. State Farm Office          |
| 19. City Golf Course         | 20. 8111 S. Dixie Redev.       |



# Downtown Project (April 2019)

-  Residential Project (R)
-  Hotel Project (H)
-  Mixed-Use Project
-  Non-residential
-  Transportation improve.



1. [Nurses Residence](#)
2. [Loftin Place \(Ph. 2\)](#)
3. [4<sup>th</sup> Street Residential](#)
4. [Banyan Place](#)
5. [Clematis Place](#)
6. [Park-Line Beaches \(AAF\)](#)
7. [Broadstone City Center](#)
8. [The Alexander \(333\)](#)
9. [Clematis Boutique Hotel](#)
10. [Canopy Hotel](#)
11. [Aloft Hotel](#)
12. [Indigo Hotel](#)
13. [550 Quadrille \(R/O/H\)](#)
14. [Flagler Banyan Sq. \(Old City Hall Site\) \(R/H\)](#)
15. [Cosmopolitan \(O/H/C\)](#)
16. [Opera Place \(O/H\)](#)
17. [Transit Village \(H/O/R\)](#)
18. [Macy's CityPlace \(R/C\)](#)
19. [Atlantic National Bank](#)
20. [Banyan Garage](#)
21. [CVS Pharmacy](#)
22. [Phillips Point Restaurant](#)
23. [Esperante Improve.](#)
24. [Tent Site](#)
25. [Kravis Center](#)
26. [360 Rosemary](#)
27. [Sunset Lounge](#)
28. [Clematis Streetscape](#)
29. [Fern Street Crossing](#)
30. [Tamarind Improvements](#)
31. [Rosemary Improvements](#)
32. [Banyan Improvements](#)
33. [Datura Improvements](#)
34. [Evernia Improvements](#)

# Office Developments

---

April 11, 2019



WEST PALM BEACH



# Class A Office Buildings

## Incentives for additional Class A office space in the downtown

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**



# Approved Office Developments in 2016



**Cosmopolitan**  
Approved 2/10/16  
107,756 s.f.



**One West Palm Beach**  
Approved 1/13/16  
368,650 s.f.



**Transit Village**  
Approved  
8/12/15  
335,862 s.f.

**Opera Place**  
Approved 7/28/08  
317,633 s.f.



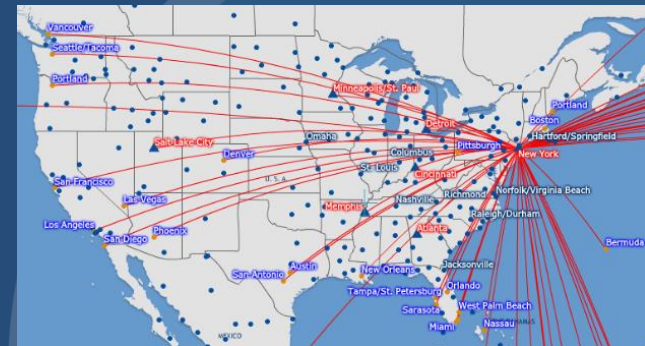
A total of **1,129,901 s.f.** Approved



# Business Development Board

- Inquiries regarding office space

	<u>FY</u>	<u>Searches</u>	<u>Jobs</u>	<u>Min. SF</u>	<u>Max SF</u>
<b>BDB</b>	<b>17/18</b>	<b>3</b>		<b>127,500</b>	<b>130,000</b>
<b>EFI</b>	<b>17/18</b>	<b>10</b>	<b>980</b>	<b>27,000</b>	<b>41,000</b>
<b>BDB</b>	<b>16/17</b>	<b>6</b>		<b>19,000</b>	<b>27,000</b>
<b>EFI</b>	<b>16/17</b>	<b>12</b>	<b>451</b>	<b>193,800</b>	<b>273,700</b>
<b>BDB</b>	<b>15/16</b>	<b>8</b>		<b>34,200</b>	<b>64,700</b>
<b>EFI</b>	<b>15/16</b>	<b>15</b>	<b>473</b>	<b>161,900</b>	<b>242,950</b>
<b>TOTAL:</b>		<b>54</b>	<b>1,904</b>		<b>779,350</b>



Of course that data doesn't account for movement among certain groups, like the ultra-rich, for whom the tax savings may just be too great to ignore. In recent years, hedge fund titans including David Tepper, Paul Tudor Jones and Eddie Lampert have moved to Florida. This year, some money managers are planning to relocate as Miami and Palm Beach officials ramp up their advertising efforts following the new \$10,000 limit on state and local tax deductions.

**Per Kelly Smallridge (June 15, 2018): "This is a very low-ball fact sheet. Many companies simply rule out West Palm Beach by going online and searching 'office space in West Palm.'"**

**Bloomberg  
July 23, 2018**

# Okeechobee Business District (OBD)



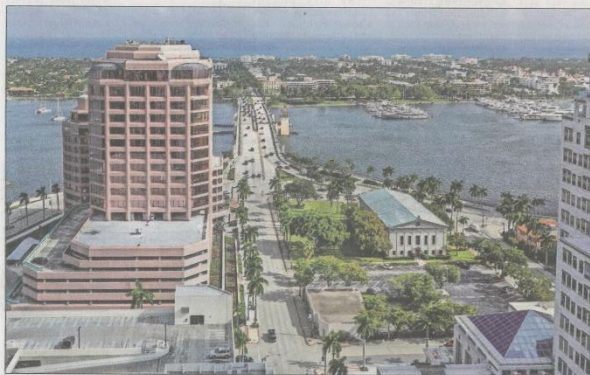
- 1) **5 Block area** from Flagler Drive to Rosemary, Okeechobee to Lakeview.
- 2) **Development intensity** remains the same on all blocks with the exception of the city's "tent site" which is reduced by approximately 50%.
- 3) The two westernmost blocks (RH & Tent Site) given **height restrictions**.
- 4) An incentive on the easternmost block is offered to preserve the **First Church of Christ Science (5 stories to 25 stories)** with additional open space, waterfront separation but no additional development intensity.
- 5) **TDM strategies** and a payment to a Transit Operation Fund if parking exceeds "soft" maximum.

# Okeechobee Business District (OBD)



- Five amendments were approved by the City on August 13, 2018
- Administrative challenge made by **Palm Beach County**, the **Town of Palm Beach** and Lakeview LLC (**Esperante**)
- A 4-day hearing took place in mid-October 2018.





A judge has ruled in favor of the establishment of the Okeechobee Business District that includes a 25-story Class A office building near the First Church of Christ Scientist, bottom right, on Thursday in West Palm Beach. (GREG LOVETT/PALMBEACHPOST.COM)

## Judge sides with city on downtown district

By Alexandra Seltzer  
The Palm Beach Post

WEST PALM BEACH -- Backers of the Okeechobee Business District, which would allow the controversial One Flagler high-rise on the site of the First Church of Christ, Scientist, have won a major legal battle.

A state administrative law judge has sided with West Palm Beach over Palm Beach County and Palm Beach by ruling that the city's plan to add downtown office and hotel space would not increase development intensity or density over what is now allowed.

The city proposed the plan, once rejected by the city commission but approved after an election changed the board's makeup, to accommodate The Related Co.'s proposal to build a 25-story office building on the church's Flagler Drive waterfront property.

The judge's order, issued



West Palm Beach Mayor Jeri Mero smiles during a news conference Thursday after a judge ruled in favor of the establishment of the Okeechobee Business District in West Palm Beach. (GREG LOVETT/PALMBEACHPOST.COM)

expected within 45 days.

2017, when the commis-

The Related building, filed

## Big win for district: State OKs new high school

By Sonja Ieger  
The Palm Beach Post

After nearly a year of intense lobbying, Palm Beach County school leaders prevailed this month in persuading the state they needed both an additional high school and elementary school to address crowding. The fight to build a new middle school, however, continues.

The high school would be built on Lyons Road just south of Lake Worth Road, property the district has held for more than a decade after buying it from a polo enthusiast and former Coca-Cola executive.

The state had argued the district couldn't build new schools until it filled all of the seats it had across the county. With such a large county, the district contended that it had to address crowding regionally to avoid prolonged bus rides and complicated, exhaustive boundary changes. District officials viewed the approval, granted two weeks ago, as an important win.

The district has 23 traditional high schools that serve more than 54,000 students in all. Ten high schools are beyond full, with more students than they were built to hold. Only five high schools have enough room to take students from outside their boundaries through the state's open enrollment program.

News of that approval was eclipsed when a week later the state gave the nod to a project that was less certain: a new elementary school to neighbor Don Estridge High Tech Middle School in Boca Raton on land donated by the city.

"Christmas has come early," School Board Chairman Frank Barberi said in a statement issued Dec. 21. "The approval to build this school did not come easily, and I'm proud of the district team for being able to provide data-based answers to the Department of Education's questions and concerns throughout this process."

Elementary school crowding has plagued the Boca Raton region, prompting one boundary change that shuffled more than 300 students. Remedies are pending at Addison Mizner



WEST PALM BEACH

- On December 26, 2018, Judge Francine M. Ffolkes, Administrative Law Judge, **ruled in favor of the City** and that "the Petitioners did not prove beyond fair debate that the Ordinance is not in compliance."
- She "recommended that the DEO enter a final order finding the OBD Amendment adopted by the City by Ordinance No. 4783-18 **'in compliance,'** as defined by section 163.3184(1)(b), Florida Statutes (2018)."
- No objections cited by DEO.
- Appeal by Esperante and the Town of Palm Beach was made to the 4<sup>th</sup> District Court of Appeal.



# Okeechobee Business District (OBD)

- \* Establishes a “soft” and “hard” parking ratio
- \* Creates a transit operation fund
- \* Provides requirements to provide pedestrian crossings, bike racks and showers, a freight delivery plan, a curb side management plan
- \* Prohibits travel lanes from being blocked during peak hours
- \* Establishes Incentives for parking garage retrofits in the future
- \* Establishes a series of Transportation Demand Management initiatives to enhance mobility downtown:
  - Unbundling parking spaces from lease agreements
  - Offer discounted parking for non-peak hour travel (7:30-9 am; 4:30-5:45 pm)
  - Reserve parking spaces for carpool, carshare and vanpool
  - Offer parking cash out programs and discounted ride and bike share
  - Offer discounted Palm Tran, Tri-Rail or Brightline passes
  - Provide electric vehicle charging stations

- **The City’s Tent Site development capability will be reduced from approximately 925,000 s.f. to 488,765 s.f.**
- **Under the CityPlace DRI, there is NO height limit but the OBD imposes a 25 story height limit.**

# Office Developments...since OBD



**One West Palm**  
**Jeff Greene**

**Under construction**  
**206,706**

**360 Rosemary**  
**Related**

**Start by May**  
**258,449 sf**

**Tent Site**  
**Charles Cohen**

**Selected**  
**+/-488,000 sf**

**One Flagler**  
**Related**

**Not Submitted**  
**+/-300,000 sf**

**A total of approximately 1,250,000 s.f.**

# Mixed-Use Developments

April 11, 2019



WEST PALM BEACH

# Large Mixed-Use Developments - Downtown



USE	APPROVED
Residential:	251
Retail	9,958
Grocer	8,958
Hotel:	210
Restaurant	12,431



Flagler Banyan Square



Transit Village

USE	APPROVED
Hotel:	300
Residential:	420
Office:	335,862
Retail:	34,927

One West Palm

USE	APPROVED	PROPOSED
Residential:	84	328
Office:	368,650	206,706
Retail:	4,060	17,033 *
Hotel:	205	201

\* (incl. restaurant/day care)

TOTAL SF: 827,388 s.f.



# Large Mixed-Use Developments - Downtown

## Flagler Banyan Square



# Large Mixed-Use Developments



## Banyan Cay Congress Avenue

- SF – 94 units
- Cottages – 51
- MF – 200 units
- Hotel – 150 rooms
- Spa – 5,600 sf
- Mtg. Space – 15,200 sf
- Restaurant – 5,808 sf (hotel);  
1,660 sf (outdoor)
- Clubhouse – 6,000 sf
- Tennis – 4,000 sf
- Driving Range

SF Homes: \$524,990 -  
\$689,990



## Prospect Place 3111 S. Dixie

Residential: 300 units

Retail & Restaurant: 17,194 s.f.



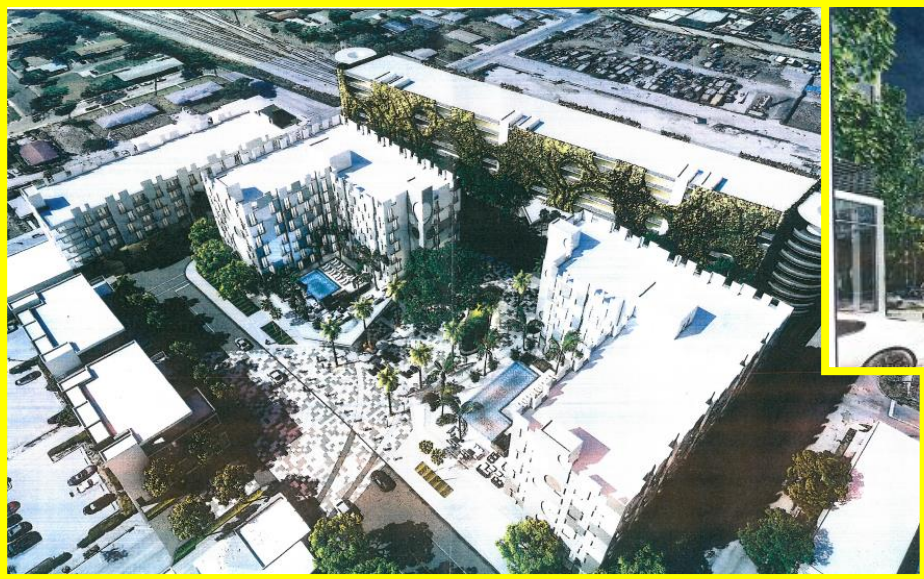
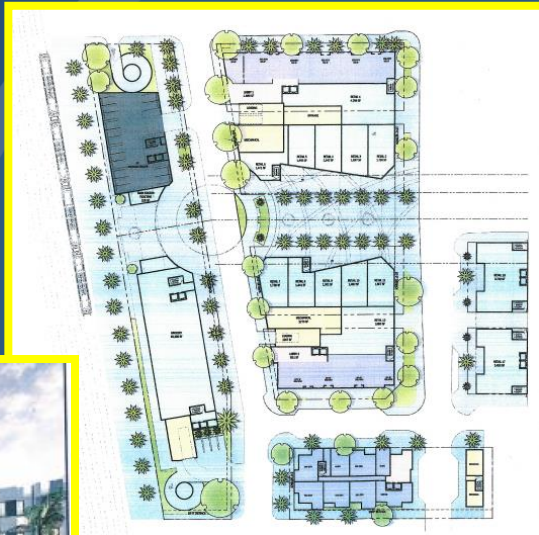
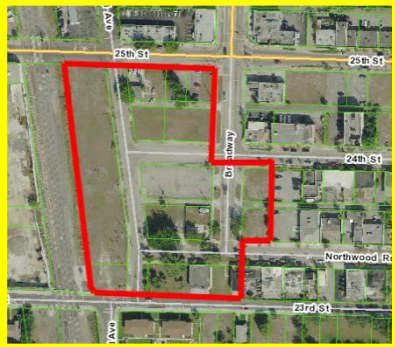


# Large Mixed-Use Developments – Anchor Site



## Immocorp Ventures

- Residential: +/- 300 units
- Class A office: 18,000 s.f.
- Commercial: 30,000 s.f.
- Supermarket: 12,000 s.f.
- Parking: 570 spaces



# Residential Developments

April 11, 2019



WEST PALM BEACH



# Downtown High Rise Residential

810  
units

**Broadstone  
City Center**

410 Datura St.  
315 units



**The Alexander**

Fern & S. Dixie (NE)

205 units

**Parkline-Beaches**

214 S. Rosemary

290 units



# Downtown High Rise Residential



## Broadstone City Center

## The Alexander



## Parkline-Beaches



# Downtown Mid-Rise Residential (841 units)



**4<sup>th</sup> St. Residential**  
138 units

**Banyan Place**  
550 Banyan Blvd.  
348 units



**Clematis Place**  
Clematis & Rosemary (SE)  
159 units



**Loftin Place - Ph. 2**  
196 units



# Non-Downtown High Rise Residential (594 units)



Nearing c.o.

## The Bristol

1112 S. Flagler  
69 units



Started

## LaClara

1515 S. Flagler  
84 units



Foundation permit submitted

## The Marina

4400 N. Flagler  
399 units

## Flagler Residential

1309 S. Flagler  
42 units



Approved  
3/11/19

TOTAL VALUE =  
\$1.1 Billion

# Non-Downtown High Rise Residential



**The Bristol**  
**Starting at \$4 million**  
 3,700 – 14,000 s.f.



**LaClara**  
**Starting at \$2 million**  
 1,203 – 3,158 s.f.





# Non-Downtown Residential (1,047 units)



Morse Life Traditions II  
(182)



Village at Lake Mangonia (240)



3907 S. Flagler  
(27)



Centrepark Apartments (246)



Clear Lake Estates (352)



# Village at Lake Mangonia (240)







# Non-Downtown Residential (424 units)



**Azola (179)**



**Bldgs. Completed between May – Oct.**



**Luma (245)**



# Non-Downtown Residential



## Arts on Broadway

Between 27<sup>th</sup> & 28<sup>th</sup>  
52 units



## PBAU Dorms

S. Dixie & Pembroke Pl. (NE)  
154 dorms for 510 students



## Park Slope

Lake & N Streets  
14 units

## Keiser Dorms

S. Dixie & Pembroke Pl. (NE)  
208 beds



RESIDENT HALL



# Currie Mixed Use District

- Adopted November 10, 2014

15

12

10

- The intent is to create a predictable, urban neighborhood that adds vitality and additional local users to the adjacent Currie Park and Northwood business district.
- Height bonuses offered if conditions met (supermarket, LEED certification, public parking etc.)
- A maximum of **4,065 residential units** and **2.3 million square feet of retail-commercial** can be built.





# Currie Park



Jeff Greene Holdings



- Jeff Greene hired Herzog & De Mueron of Switzerland.
- They have 5 partners and 40 associates who do work in Europe, the Americas and Asia.
- They met with North End residents on April 5, 2019 to discuss preliminary concepts for the Greene property west of Currie Park.





# Workforce Housing Incentives

- **Downtown Master Plan**
  - Residential
  - Hotels
  - Class A Office
  - There is a need for affordable housing throughout the City
  - Amendments to City's ZLDRs to allow Micro-units (350-550 s.f.)
- **Housing Survey being implemented by the City's HCD**
- **Staff to propose incentives downtown and citywide for workforce housing**
  - **Macy's: 15% of total units set aside through 10-year restrictive covenant**
    - **45% (<140% AMI), 40% (<120% AMI), 15% (<100% AMI)**

# Housing Projects in the Pipeline

- \* 420 – Transit Village
- \* 399 – The Marina
- \* 352 – Clear Lake Estates
- \* 348 – Banyan Place
- \* 344 – Dunbar Projects (3)
- \* 328 – One West Palm
- \* 315 – Broadstone City Center
- \* 300 – Prospect Place
- \* 290 – Parkline-Beaches
- \* 257 – Merry Place
- \* 251 – Flagler Banyan Square
- \* 251 – Banyan Cay MF/Cottages
- \* 246 – Centrepark Apts.
- \* 245 – Luma
- \* 240 – Village @ Lake Mangonia
- \* 205 – The Alexander
- \* 196 – Loftin Place Ph. 2
- 182 – Morse Life Traditions II
- 179 – Azola

- \* 159 – Clematis Place
- \* 138 – 4<sup>th</sup> St. Residential
- \* 94 – Banyan Cay SF
- \* 87 – Georgian Gardens
- \* 84 – La Clara  
(1515 S. Flagler)
- \* 69 – The Bristol
- \* 52 – Arts on Broadway
- \* 42 – Flagler Residential  
(1309 S. Flagler)
- \* 36 – Dr. Alice Moore Apts.
- \* 27 – 3907 S. Flagler
- \* 14 – Park Slope

3,520 Complettd/Underway  
2,630 Not Started (44%)  
**6,150 TOTAL**

# Cultural Facilities

April 11, 2019



WEST PALM BEACH





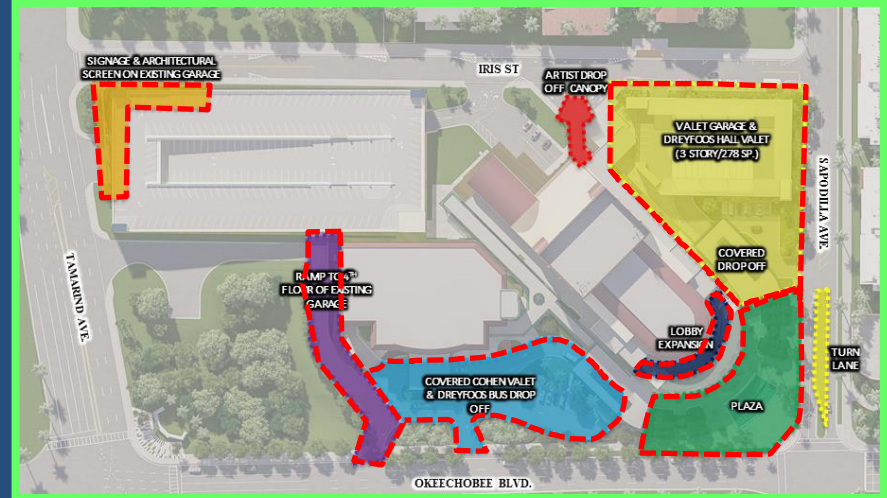
# Cultural Facilities

## Norton Art Museum



# Cultural Facilities

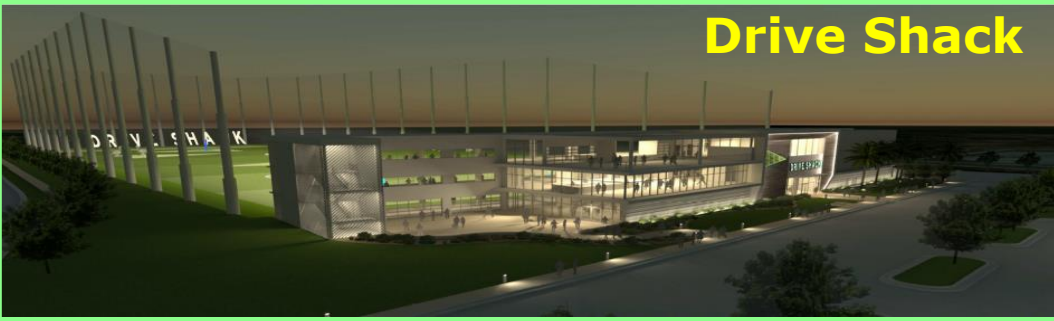
## Kravis Center Renovations





# Cultural Facilities

## Drive Shack



- West Palm Beach, Fl.
- Orlando, Florida
- Raleigh, N.C.
- Richmond, Va.
- New Orleans, La.





# Hotel Developments

---

April 11, 2019



WEST PALM BEACH



# Hotel Development



## Canopy Hotel

324 Trinity Place

- \* 150 hotel rooms
- \* 14 stories
- \* Restaurant/mtg. rooms
- \* 142 parking spaces



## Hilton Garden Inn

PBL & Congress Ave.

- \* 190 hotel rooms
- \* Forum Office Tower Owned by Houston Astros

# Hotel Developments



## Aloft Hotel

3rd & Rosemary (NE)

136 rooms/82 suites



## Indigo Hotel

3rd & Railroad Ave. (NW)

224 rooms/suites



## 45<sup>th</sup> St. Hotel

2921 45<sup>th</sup> St.

160 rooms



# Convention Center Expansion

## Conclusions

The PBC Convention Center is currently losing group demand business due to:

- 1) Lack of sufficient hotel rooms within close proximity to the convention center (1/2 mile).
- 2) Lack of adequate convention center space, resulting in lost demand from larger national and regional groups.
- 3) The PBC Convention Center loses an average of 68,687 annual room nights.
- 4) This lost room night business can only be accommodated in the submarket by new hotel supply located within one-half mile radius of, or connected to, the convention center venue.
- 5) In addition to the Hilton Canopy, another 600 hotel rooms within one-half mile is needed.



Convention Center District Submarket

SUMMARY OF FINDINGS

## Hotel Market Advisory Services

WEST PALM BEACH SUB-MARKET OF PALM BEACH COUNTY

January 31, 2018

**SUBMITTED TO:**

Destination Development  
C/O Don Kolodtz, SWP  
2195 Southern Boulevard, Suite 400  
West Palm Beach, FL 33406

+1 561-233-3090  
dkolodtz@thepalmbeaches.com

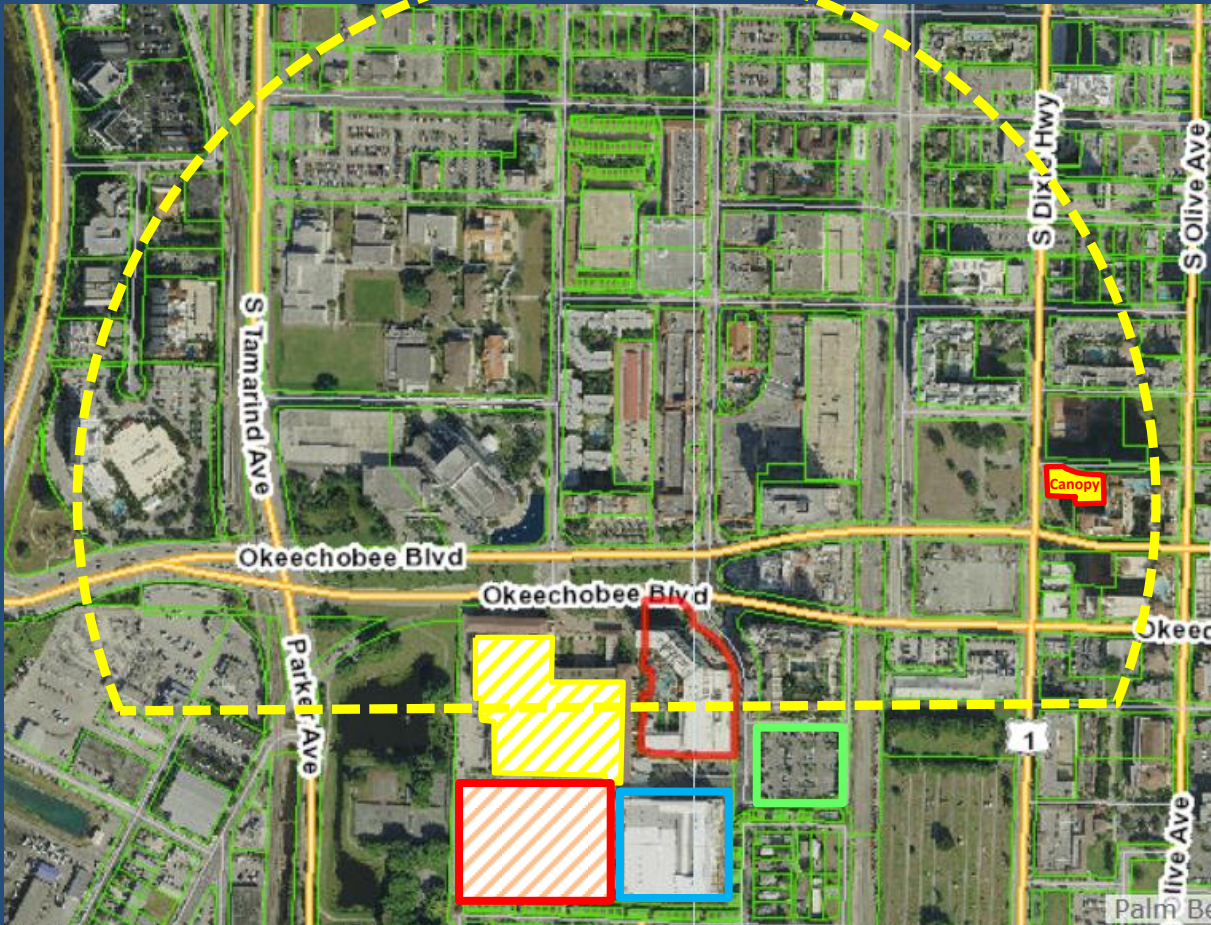
**PREPARED BY:**

HVS Consulting & Valuation  
8925 SW 148th Street, Suite 216  
Miami, Florida 33176

+1 (305) 378-0404

Report Prepared by HVS Consulting  
& Valuation - January 31, 2019

# Convention Center Expansion



Convention Center

Parking Garage

Surface Parking Lot

Potential Expansion

# Hotel Projects in the Pipeline

- \* 300 – Transit Village\*
- \* 250 – Opera Place\*
- \* 224 – Indigo Hotel\*
- \* 218 – Aloft Hotel\*
- \* 201 – One West Palm\*
- \* 200 – Cosmopolitan\*
- \* 197 – Flagler Banyan Square\*
- \* 190 – Hilton Garden Inn
- \* 160 – 45<sup>th</sup> St. Hotel
- \* 150 – Canopy Hotel\*
- \* 150 – Banyan Cay
- \* 96 – Clematis Boutique Hotel\*

- \* Located downtown

888 Completd/Underway  
1,448 Not Started (62%)  
2,336 TOTAL



# Commercial Projects

---

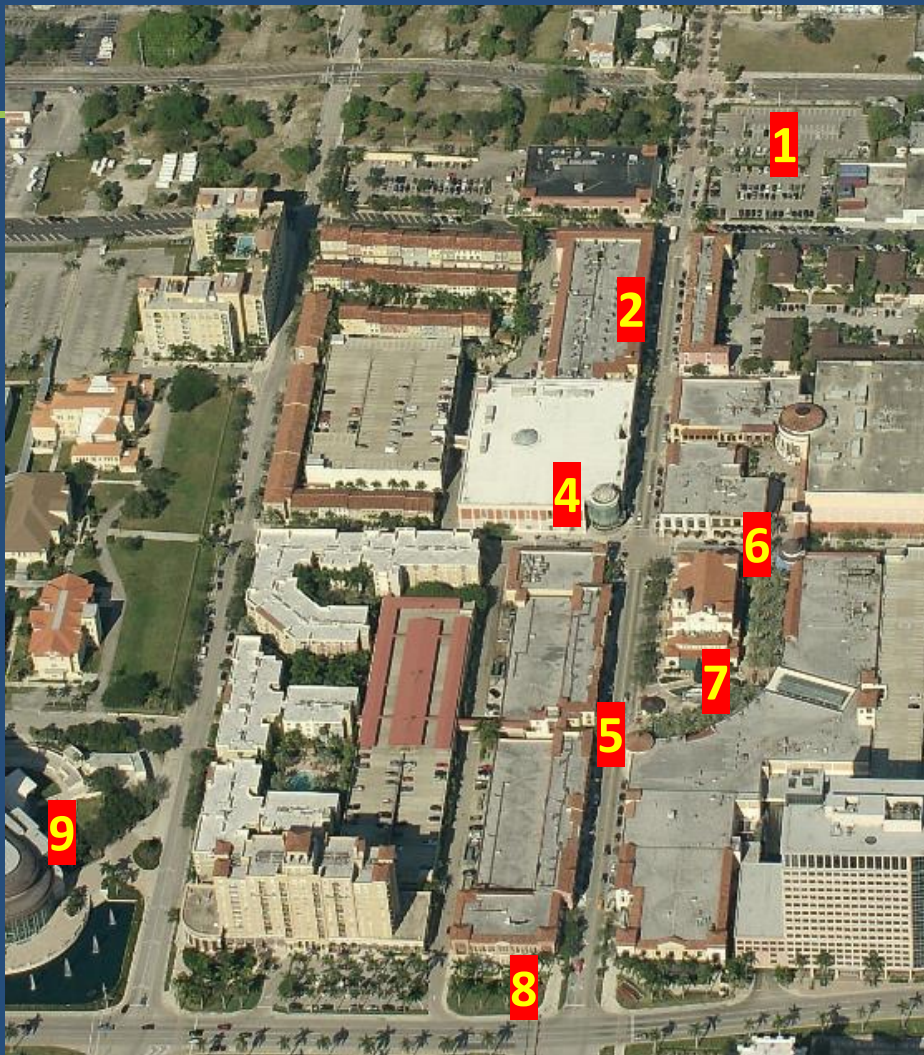
April 11, 2019



WEST PALM BEACH



# Rosemary Square



1. 360 Rosemary Office Building
2. Allow office uses on the ground floor of D block north of Gardenia
3. Remove the Mediterranean architectural style
4. Development of the Macy's bldg. to high rise residential development
5. Rosemary Streetscape Improve.
6. Church Plaza Improvements
7. Public Space Improvements
8. Valet Improvements
9. Kravis Center Improvements







# Commercial Developments



**Halsey Place**  
313 Datura Street



**The Hospital for Special Surgery of NY**  
300 PBL (53,721 sf office)



**Atlantic National Bank**  
302 Datura St.



# Commercial Developments



**7000 Okeechobee Retail Center**  
13,678 s.f.

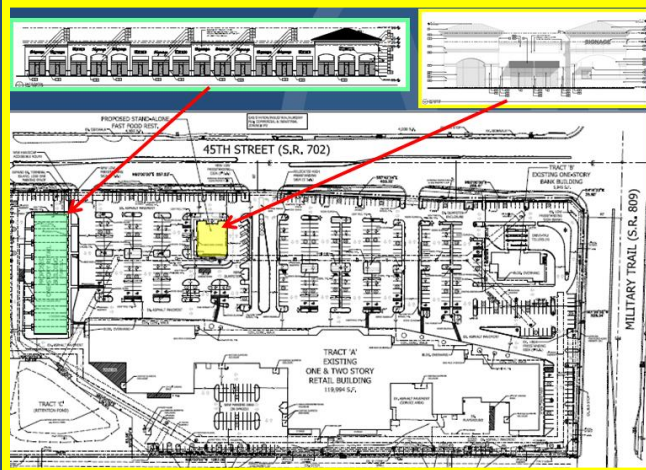


**Chase Bank**  
343 Southern  
3,715 sf bank

**Wawa**  
SE I-95/45<sup>th</sup> St.



**State Farm Office**  
6500 S. Dixie  
5,101 sf



**Southwind Plaza**  
45<sup>th</sup> St. & Military (SW)  
17,850 retail; 4,500 sf rest.

# Storage Facilities

April 11, 2019



WEST PALM BEACH



# Presidential Self Storage

1620 N. Congress Ave.

101,150 s.f.



# Top Safe Storage

516 Monceaux Rd. – 194,793 s.f.



# Wawa Storage

Australian & Belvedere (SE)

111,686 s.f.

# Bee Safe Storage

2400 Metrocentre Blvd.-90.000 s.f.





# Projects in the Pipeline



- **Projects Recently Completed**..... \$ 112,422,400
  - Broadstone City Center, Norton Art Museum, Park Slope, Royal Palm Place
- **Projects Under Construction**..... \$1,621,538,500
  - 300 PBL, Atlantic National Bank, Azola, Banyan Cay, Braman, The Bristol, Canopy Hotel, Chase Bank,, Dr. Alice Moore Apts., Drive Shack, Flagler Banyan Square, Georgian Gardens, Hilton Garden Inn, Kravis Center, LaClara, Merry Place, One West Palm, Park-Line Beaches, Prospect Place, Village at Lake Mangonia, Wawa Storage Facility
- **Projects Approved and Not Begun**..... \$1,030,983,800
  - **360 Rosemary**, 45<sup>th</sup> St. Hotel, 7000 Okeechobee Retail, Arts on Broadway, Banyan Place, **Centrepark Apts.**, Clare Ave. MXD , Clematis Place, Cosmopolitan, **Flagler Residential**, Good Sam. Exp., **Ibis Expansion**, Joseph's Village, Loftin Place Ph. II, **PBAU Dorms**, **Peggy Adams.**, Southwind Plaza Add., **State Farm**, The Marina, Top Self Storage, Transit Village
- **Projects In Review** ..... \$ 284,900,700
  - 3907 S. Flagler Condo, 4<sup>th</sup> St. Res., 45<sup>th</sup>/I-95 Wawa, 4651 45<sup>th</sup> Annex., Aloft Hotel, Bee Safe Storage (Metrocentre), Clear Lake Estates, Conniston & Lambert, Grace Fellowship Annex., Indigo Hotel, Keiser U. dorms, Mitsubishi Motors, Municipal Golf Course, Northwood Anchor Site, RaceTrac Annexation, Sunset Lounge, WPB Hospital

**TOTAL: \$3,049,845,400**



# WPB Development & Investment Forum



BEACH



**FRIDAY, MAY 10, 2019**  
**HILTON WEST PALM BEACH**  
**8:00AM-11:30AM**

**WEST PALM BEACH FORUM CHAIR**



**RAPHAEL CLEMENTE**

WEST PALM BEACH ODA  
EXECUTIVE DIRECTOR

For additional information about this event visit

<https://sefflorida.uli.org/west-palm-beach-development-investment-forum/>

**JOIN ULI AND ATTEND FOR FREE!**



WEST PALM BEACH  
A CITY ON THE MOVE

Questions?