

Development Services Outreach Meeting

March 9, 2017



WEST PALM BEACH

Agenda



WEST PALM BEACH

1. Introduction and Welcome

2. Department Update

A. Organizational Changes

1. Planning
2. Building
3. Code Enforcement

3. Financial Update

4. City Initiatives

5. Summary of Development Activity

1. Projects Under Construction
2. Projects Approved
3. Projects in Review

6. Questions

Outreach Meetings



WEST PALM BEACH

2013

1) July 26, 2013

2) November 1, 2013

2014

3) February 27, 2014

4) June 26, 2014

5) October 16, 2014

2015

6) March 26, 2015

7) July 24, 2015

8) October 22, 2015

2016

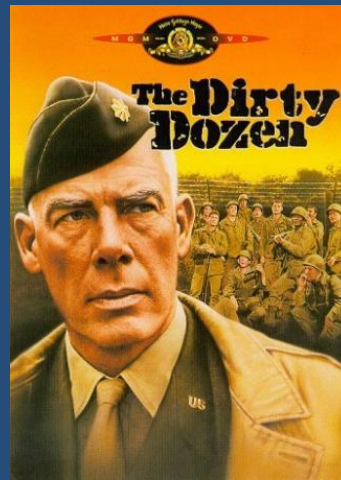
9) February 18, 2016

10) June 23, 2016

11) October 27, 2016

2017

12) March 9, 2017



Department Update

March 9, 2017



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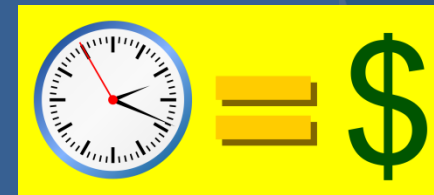
Organizational Update



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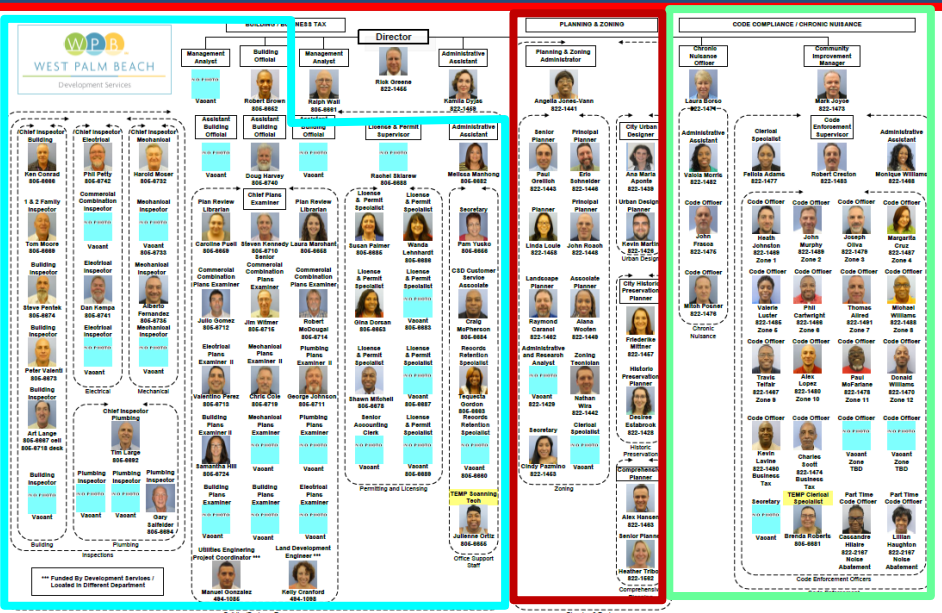
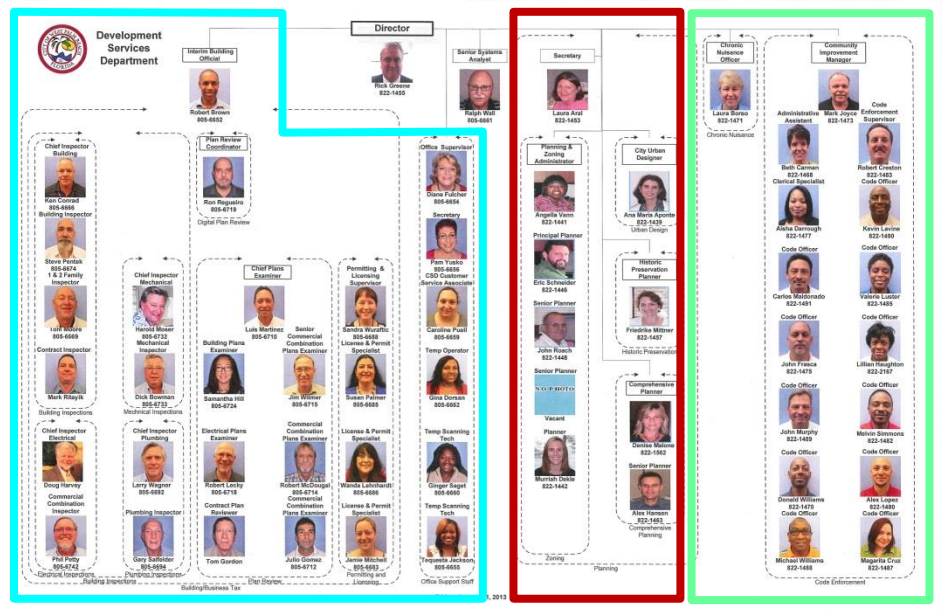
NEW 2017 POSITIONS

- 1/2. Asst. Building Official
3. Building Plans Examiner
4. Electrical Plans Examiner
5. Mechanical Plans Examiner
6. Plumbing Plans Examiner
7. Building Inspector
8. Electrical Inspector
9. Mechanical Inspector
10. Plumbing Inspector
11. Management Analyst
12. Clerical Specialist
13. Code Compliance Secretary
- 14/15. Code officers



October 2016

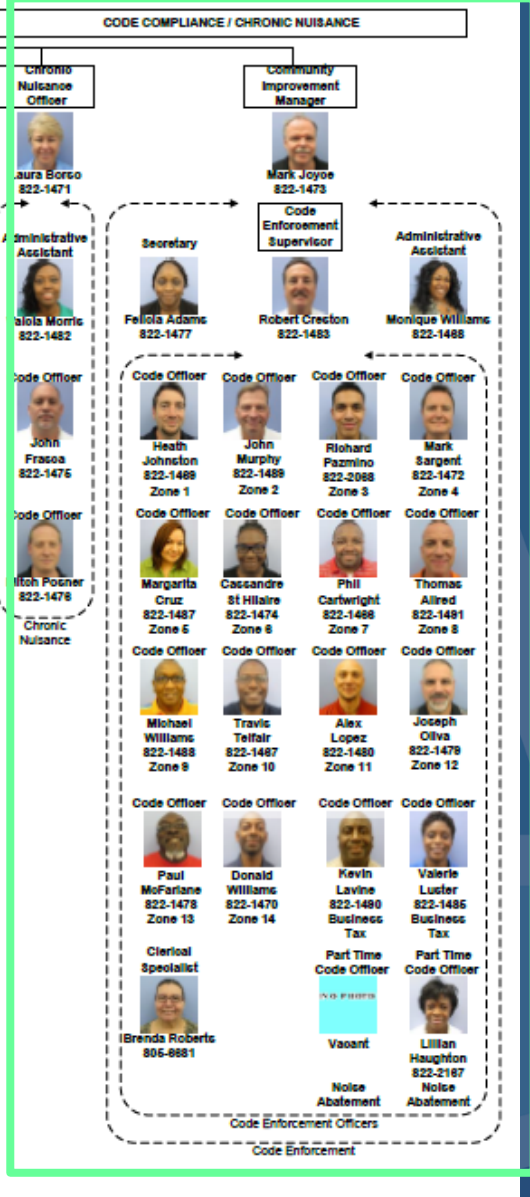
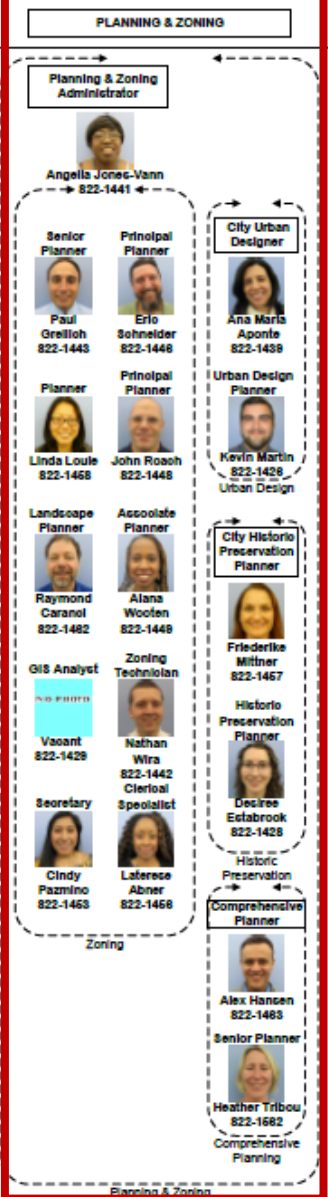
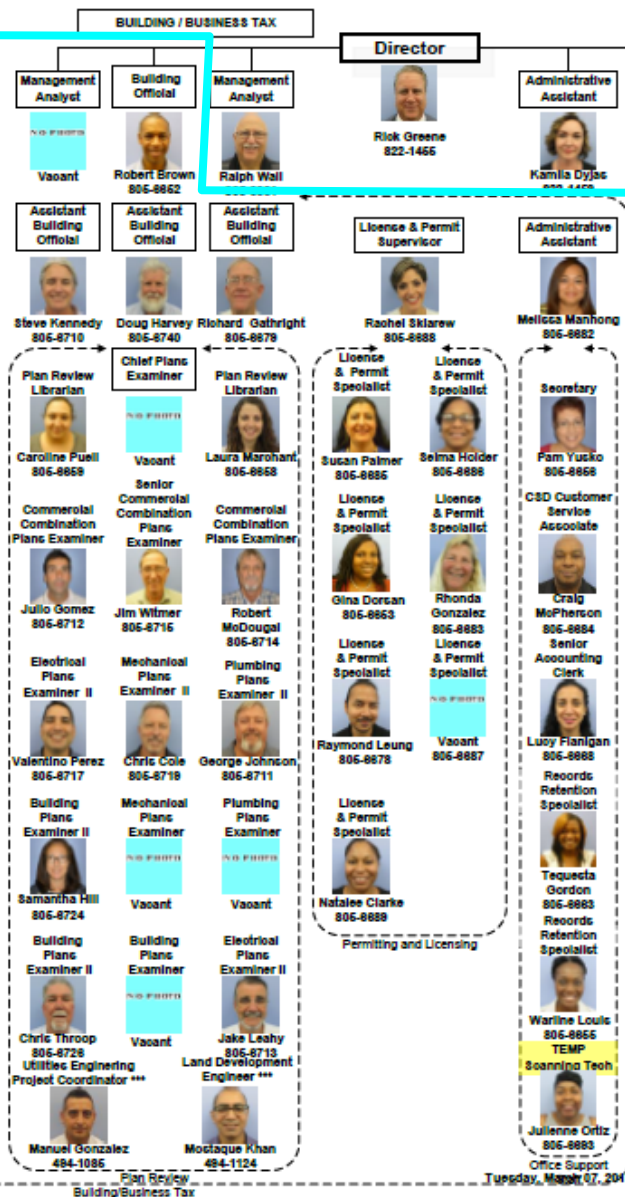
Administration	3	+1
Planning	17	+7
Code Enforcement	28	+12
Building	55	+26
103	+81%	



Organization Today **11 vacancies**



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

Plan Review Building/Business Tax

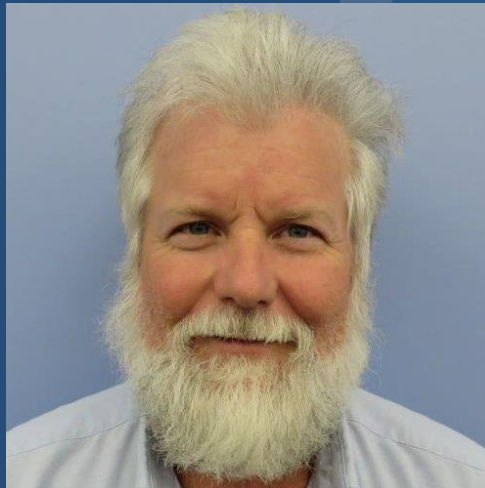
Tuesday, March 07, 2017

Planning & Zoning

Introduction of Assistant Building Officials



Steve Kennedy



Doug Harvey



Richard Gathright

Building Update

- The Building Division continues to see high levels of activity in business tax and permitting transactions as well as building inspections. In the month of January alone, we received **1,238 permit applications** and issued 895 permits. Our building permit revenue for February alone was nearly **\$1.6 million** which represents approximately 22% of the total budgeted for the year.
- The efforts of the Building Division working weekends, evenings and holidays allowed for the successful opening of the Ballpark at the Palm Beaches.



- A large number of recent hires is allowing the division to successfully address the many required plan reviews and inspections required. Since our last meeting, four inspectors, three plan reviewers, two Assistant Building Officials, five front counter personnel and a senior accounting clerk have been hired.

Building Update



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Development Services

- The City has adopted a new **Stormwater Master Plan** and a **Floodplain Management Plan** resulting in a CRS Rating increase from a 6 to a 5. This increase will reduce flood insurance premiums for all flood insurance policy holders in the City and is expected to save approximately \$1.2 million citywide (\$113-\$315 per homeowner).



6" to 1'



1' to 2'

Planning Update



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Development Services

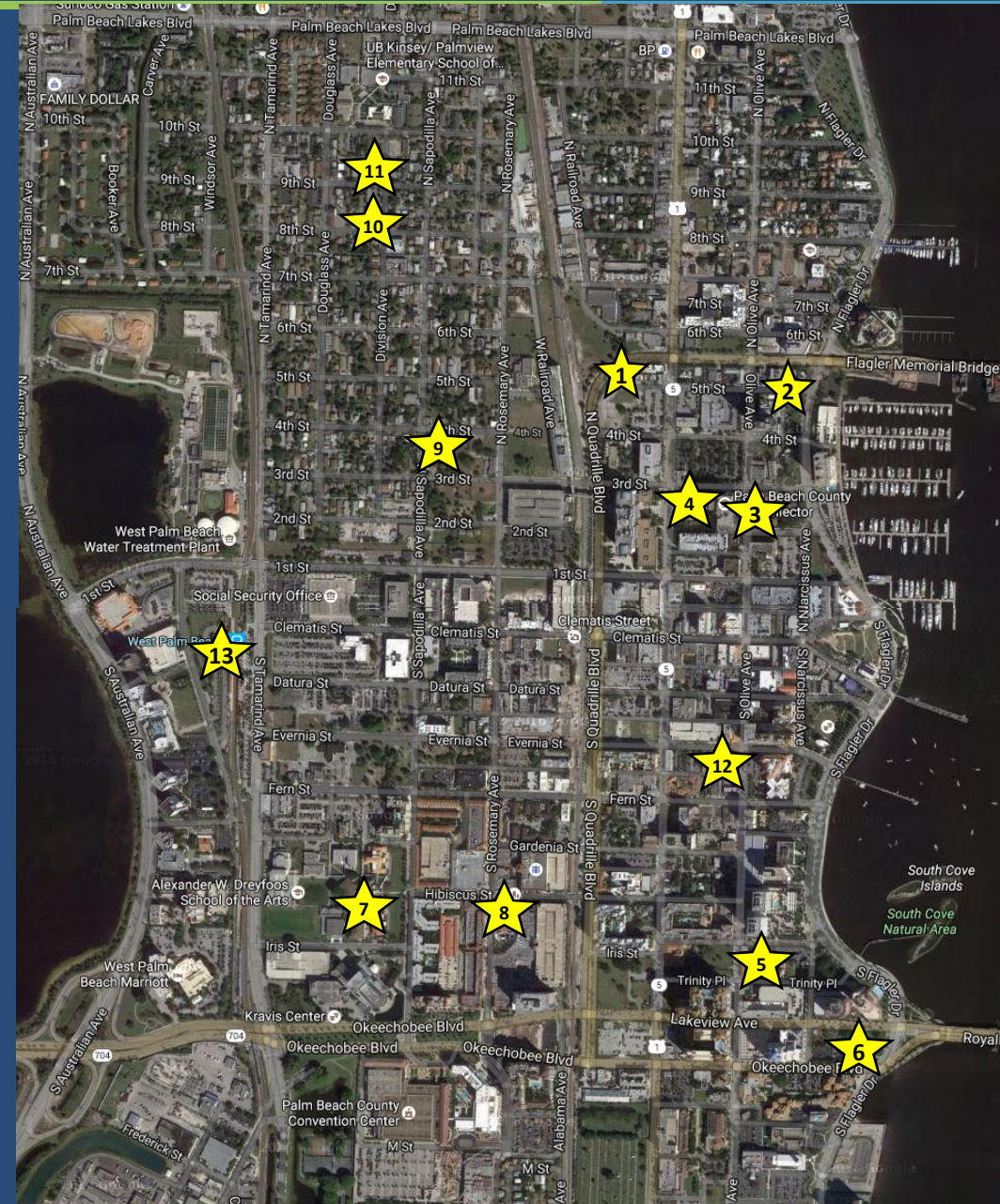
- The Comprehensive Planning Section completed the **Evaluation and Appraisal-Based Amendments** to the Comprehensive Plan Report (EAR) which is an update of the City's Comprehensive Plan that is required by the State every seven (7) years. The staff is also working on transportation improvements throughout the downtown to include bicycle planning, a mobility study, Fern extension etc.
- The Zoning Section is working on updates to the Landscape, Nonconforming and Group Home Regulations of the **Zoning and Land Development Regulations** as well as rewriting the Northwood Mixed Use District Regulations. The staff will also be working with a consultant to re-write the City's Sign code.
- The Urban Design Section continues to witness a phenomenal amount of growth in the downtown and contending with the enhancements of certain corridors including Okeechobee Boulevard, Quadrille Boulevard, Banyan Boulevard and Rosemary Avenue, among others.
- The Historic Preservation Section welcomed **Northwood Road** as the 17th Historic District in the City and recently designated a new Landmark ordinance for 13 properties in the downtown.

Landmark Properties



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- 1) Florida Health Lab
- 2) Fishing Club
- 3) St. Ann's Church
- 4) 1916 County Courthouse
- 5) Holy Trinity Church
- 6) First Scientist Church
- 7) Alexander W. Dreyfoos School of the Arts
- 8) Harriet Himmel Theater
- 9) St. Patrick's Church
- 10) Tabernacle Missionary Baptist Church
- 11) Payne AME Church
- 12) Presbyterian Church
- 13) Seaboard Train Station



Landmark properties



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Example: Holy Trinity Church

Site = 54,014 sf x FAR (2.75) = 148,538 sf

- Existing building (25,065 sf) = **123,474 sf**

Additional TDRs: **148,538 sf**

(city-owned TDRs to be transferred)

Financial incentive from base TDRs:

$\$12 \times 123,474 = \$1,500,780$

With bonus: $\$12 \times 272,012 = \$3,264,144$



Appraisals

Tax Year	2016	2015	2014
Improvement Value	\$624,190	\$574,889	\$525,824
Land Value	\$3,785,880	\$2,699,350	\$2,699,350
Total Market Value	\$4,410,070	\$3,274,239	\$3,225,174

WPB Code Amendments



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1) Dock Ordinance – Completed

- * Allow docks citywide with valid riparian rights

2) Flamingo Park overlay - Completed

- * Change land use and zoning for commercial properties in residential

3) High Density Residential – No Action

- * Create new HDR land use category and new MFHDR70 zoning category

4) DMP Garage rooftops - Completed

- * Provide more flexibility for screening downtown rooftop garages

5) Industrial uses – Completed

- * Create a new light industrial zoning category

6) Public Notification requirements – Completed

- * Increase the notification requirements from 400' to 500'

7) Microbreweries – Completed

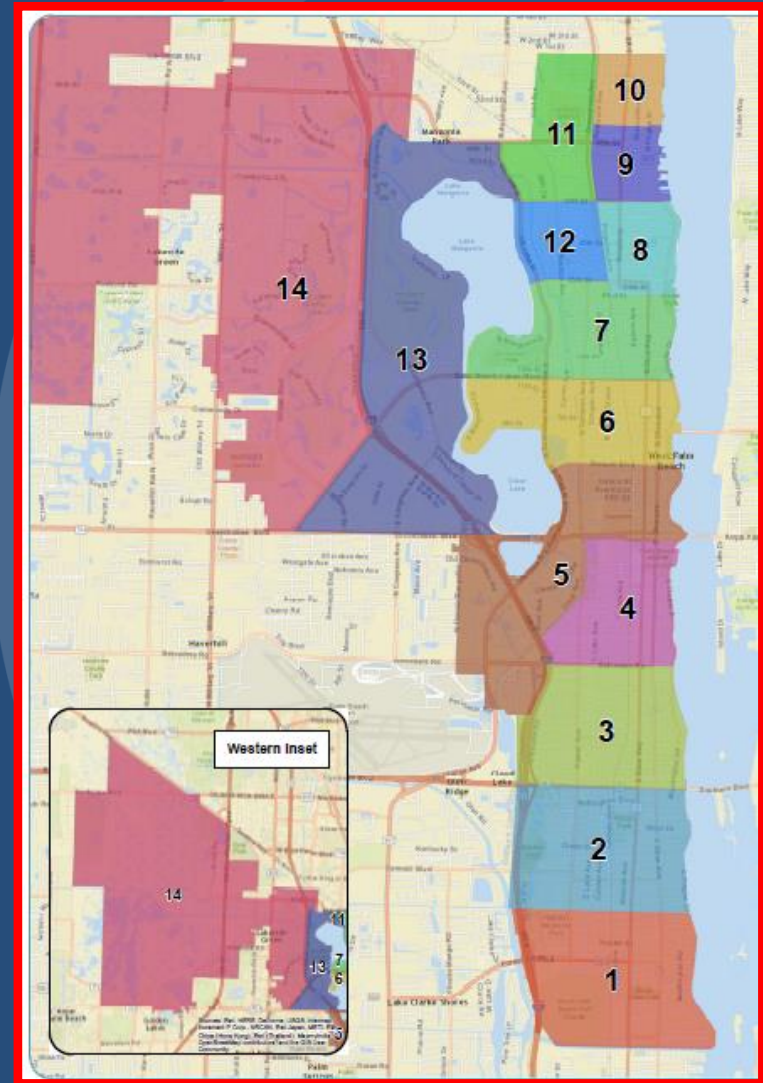
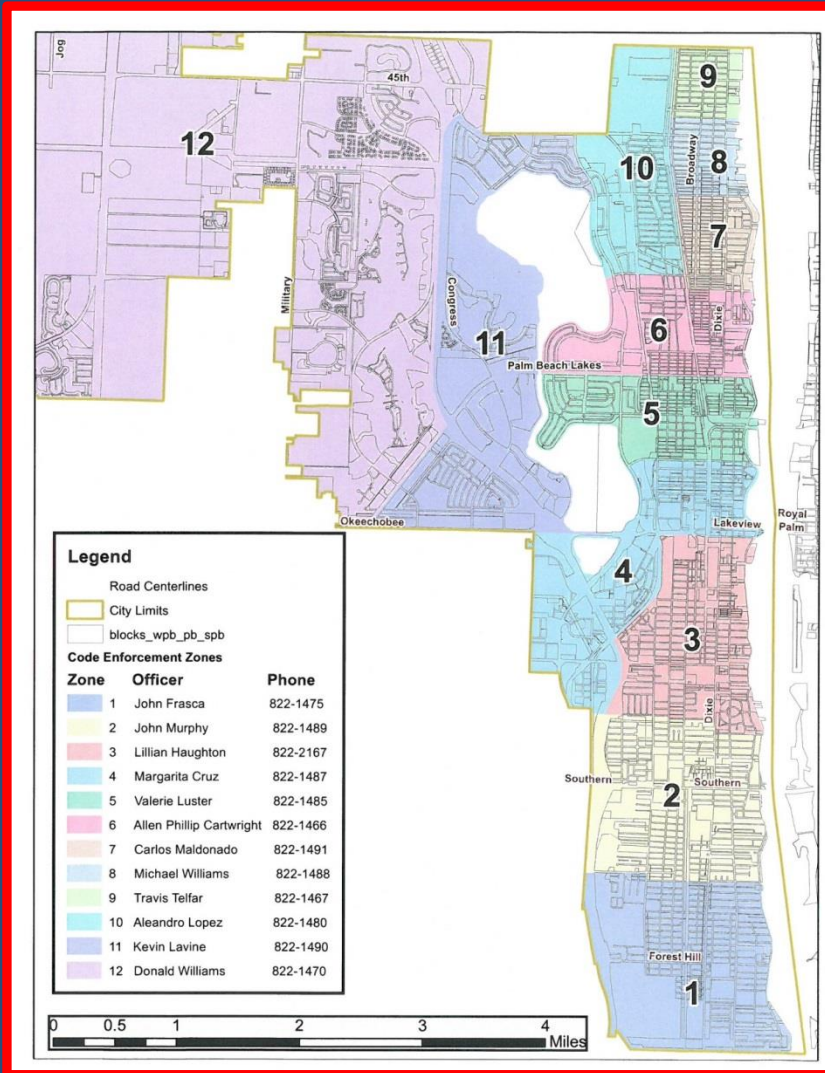
- Address distinction between breweries, microbreweries

8) Landscape code – Completed (Ph. 1)

9) Sign code – Preparing RFP for consultant

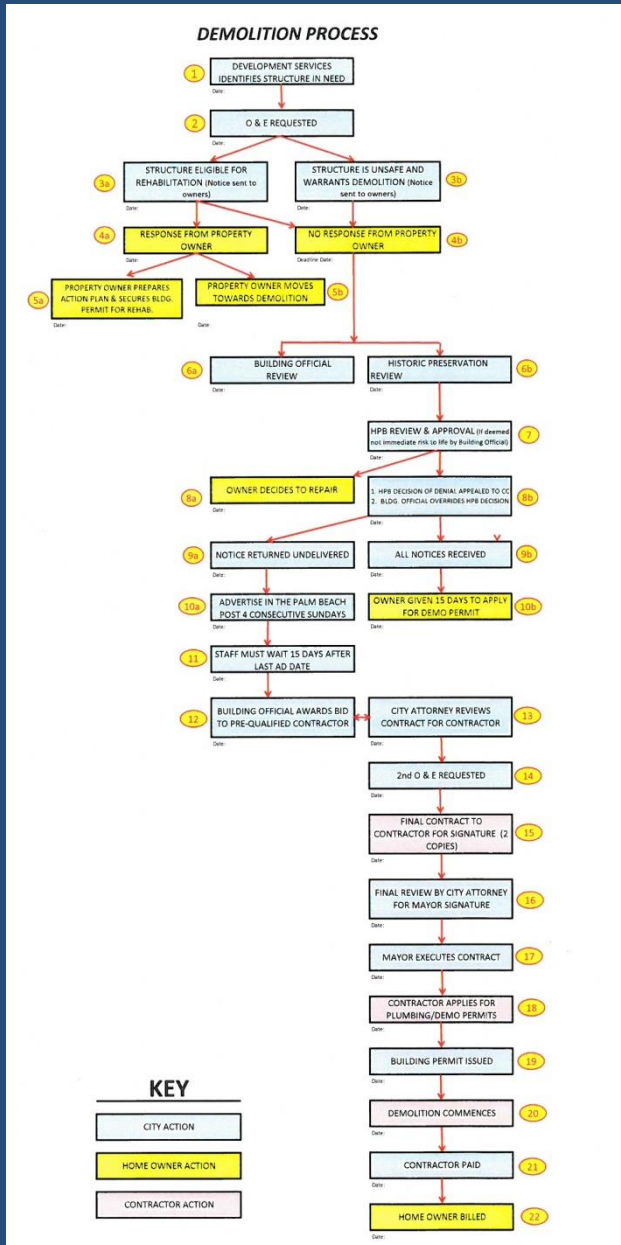
10) Northwood and Broadway MUD Code Revisions – (Underway)

Code Enforcement Update



The City has increased the number of code enforcement zones from 12 to 14. The additional two code officers were hired and the Division is fully staffed with officers.

Code Enforcement Update



City staff has identified the 22 steps in the demolition process and looking to simplify and streamline our process to reduce the amount of time a neglected and deteriorated home stands.

Staff is working with our City Attorney's office to prepare a standardized contract and going out to bid to select three contractors that will be pre-qualified to perform the required work.

Financial Update

March 9, 2017



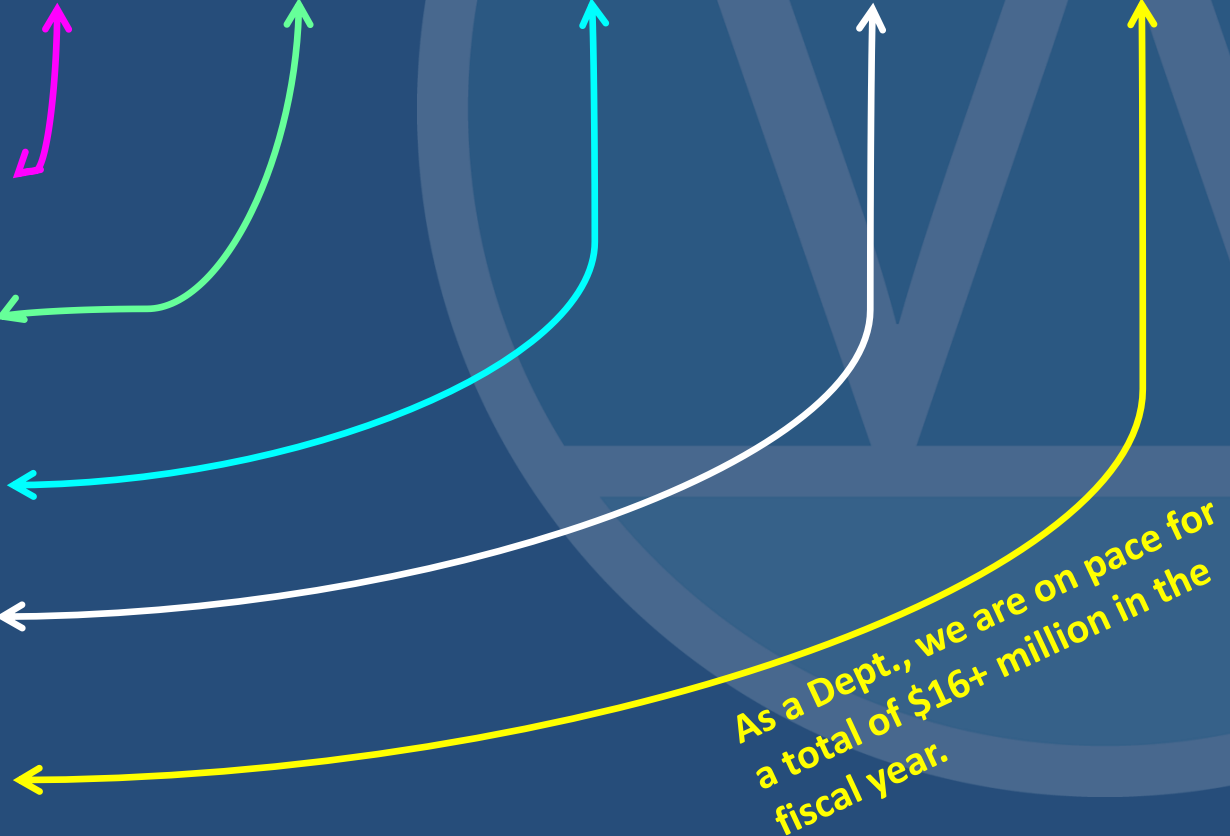
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Development Services Revenues

Through
Feb. 28, 2017
(41.7% of FY)

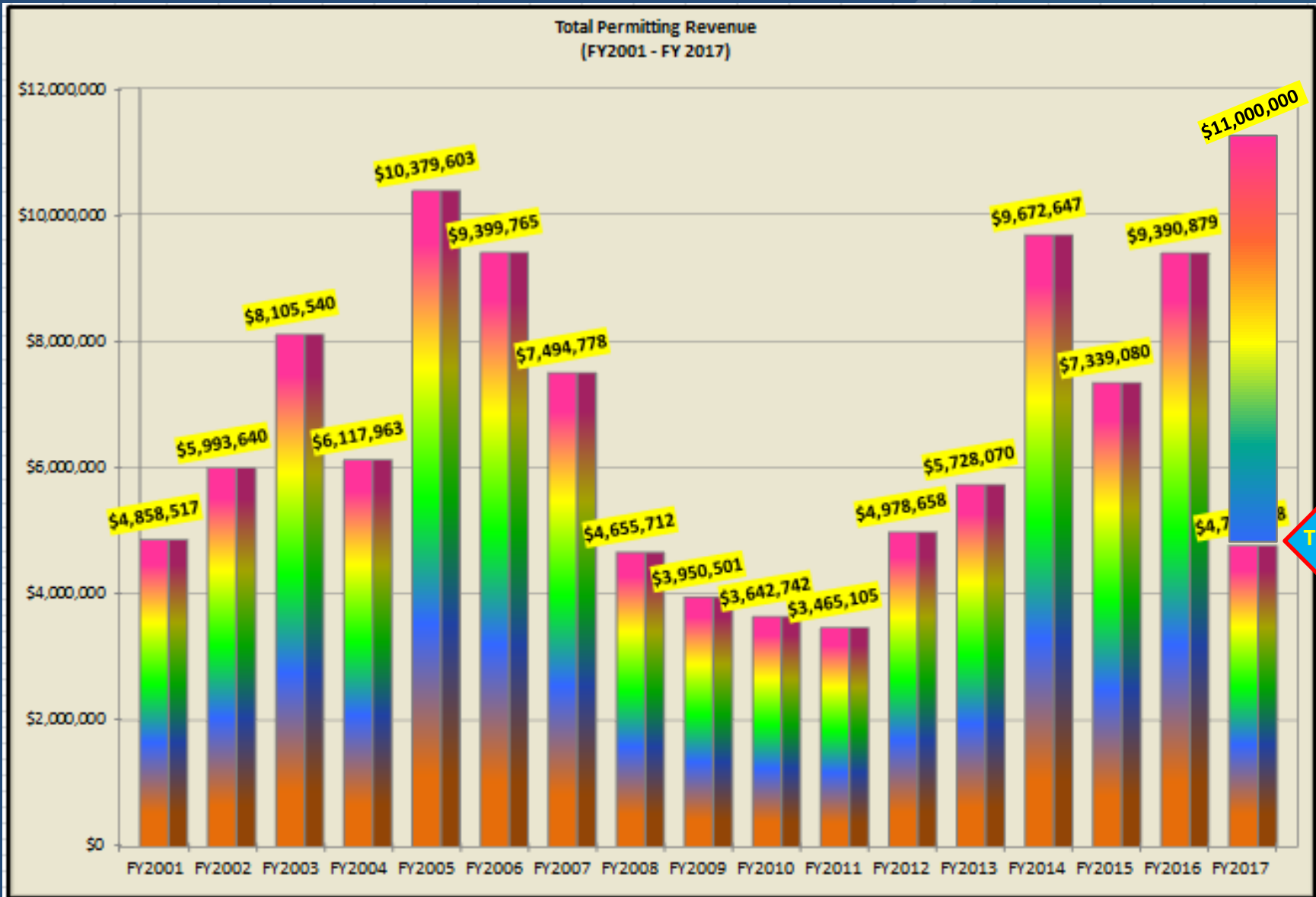
	Building (Business Tax Division)	Building (Division)*	Code Enforcement (Division)	Planning (Division)	TOTAL
BUDGETED:	\$3,760,000	\$7,258,400	\$1,182,000	\$425,000	\$12,625,400
Collected To Date:	\$3,316,575	\$4,760,188	\$480,004	\$193,679	\$8,750,447
% To Date:	88.2%	65.6%	40.6%	45.6%	69.3%

	2nd QUARTER	
	February	thru February
Business Tax		
FY2015	\$157,003	\$3,039,378
FY2016	\$115,827	\$3,369,763
FY2017	\$115,708	\$3,316,575
Difference(FY17 to FY16)	-\$119	-\$53,188
Building		
FY2015	\$449,818	\$2,346,809
FY2016	\$672,228	\$4,058,684
FY2017	\$1,579,376	\$4,760,188
Difference(FY17 to FY16)	\$907,148	\$701,504
Code		
FY2015	\$18,983	\$170,683
FY2016	\$70,969	\$480,315
FY2017	\$53,920	\$480,004
Difference(FY17 to FY16)	-\$17,049	-\$311
Planning		
FY2015	\$41,938	\$206,098
FY2016	\$44,640	\$186,003
FY2017	\$60,839	\$193,679
Difference(FY17 to FY16)	\$16,198	\$7,676
TOTAL		
FY2015	\$667,742	\$5,762,969
FY2016	\$903,665	\$8,094,766
FY2017	\$1,809,843	\$8,750,447
Difference(FY17 to FY16)	\$906,178	\$655,681



As a Dept., we are on pace for a total of \$16+ million in the fiscal year.

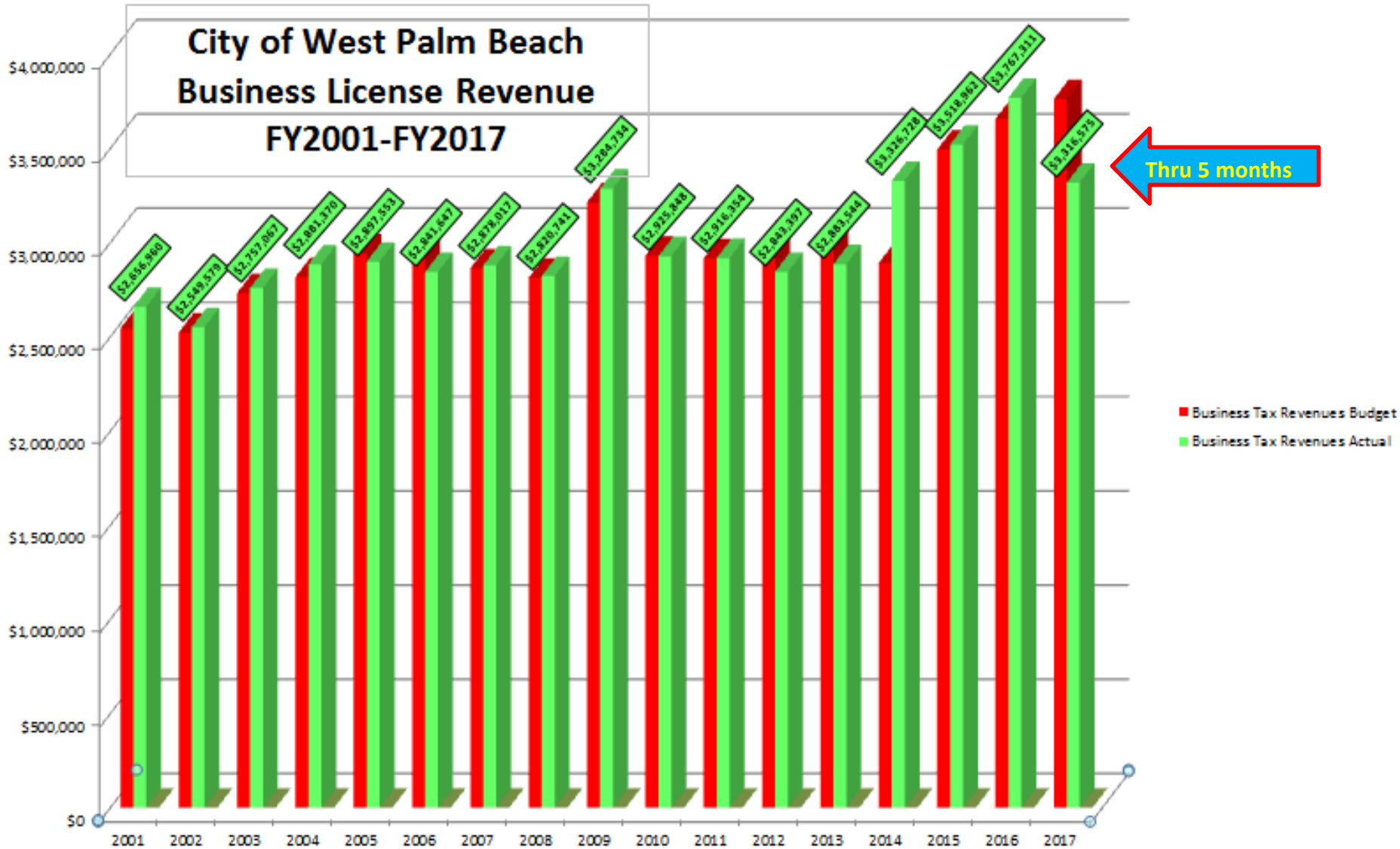
Building Division – Building Permits



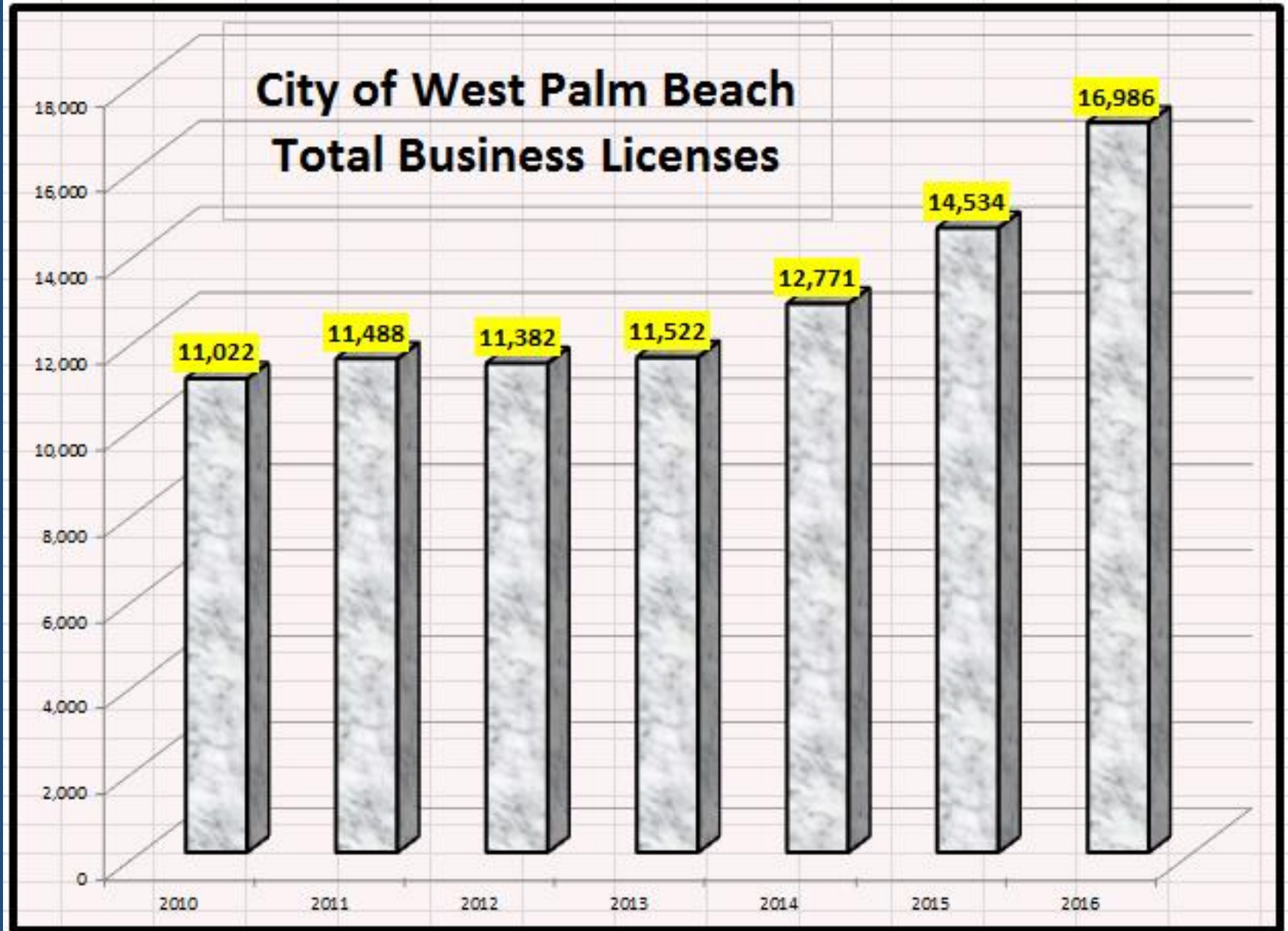
Thru 5 mos.

Building Division – Business Tax

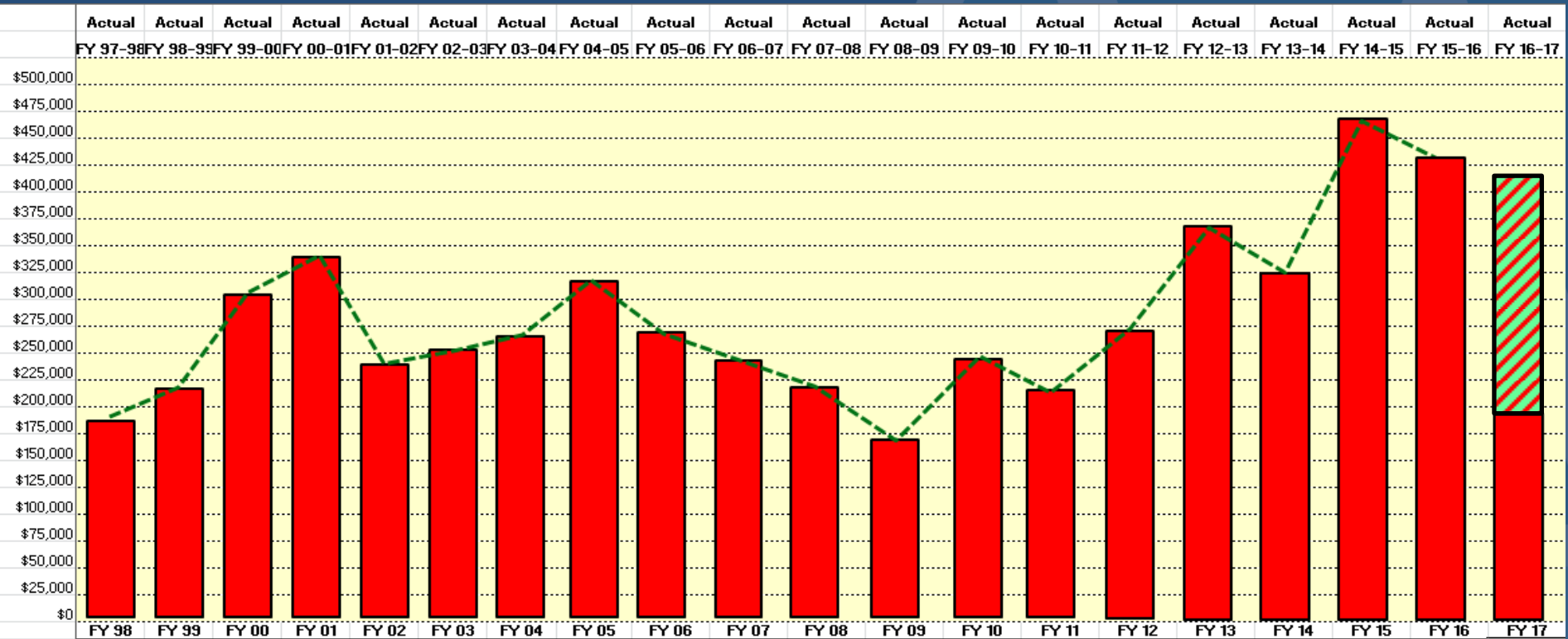
**City of West Palm Beach
Business License Revenue
FY2001-FY2017**



Building Division – Total Licenses



Planning Fees



City Initiatives

March 9, 2017



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Old City Hall Site



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210 hotel rooms



251 units



Banyan Garage

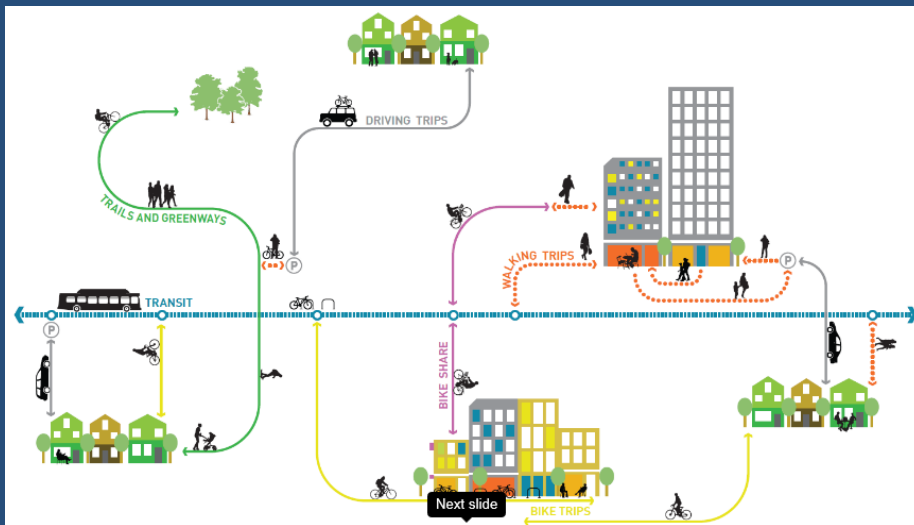
CRA/City working with the Van Alen Institute to have a design competition for a mixed-use building w/parking

Mobility Study



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- City is conducting a mobility study led by Alta to “develop a transportation system that balances bicycle, pedestrian, transit and car travel in an affordable, sustainable and safe manner.”



Concurrent studies will include the Okeechobee Boulevard Corridor Study, the Downtown parking management and Transportation Demand management Study, the City-wide Bicycle Master plan and the Gehl Public Life Study.

- Phase 1 (Visioning, inventory, analysis) – Spring 2017

- Phase 2 (Recommendations) – Summer 2017

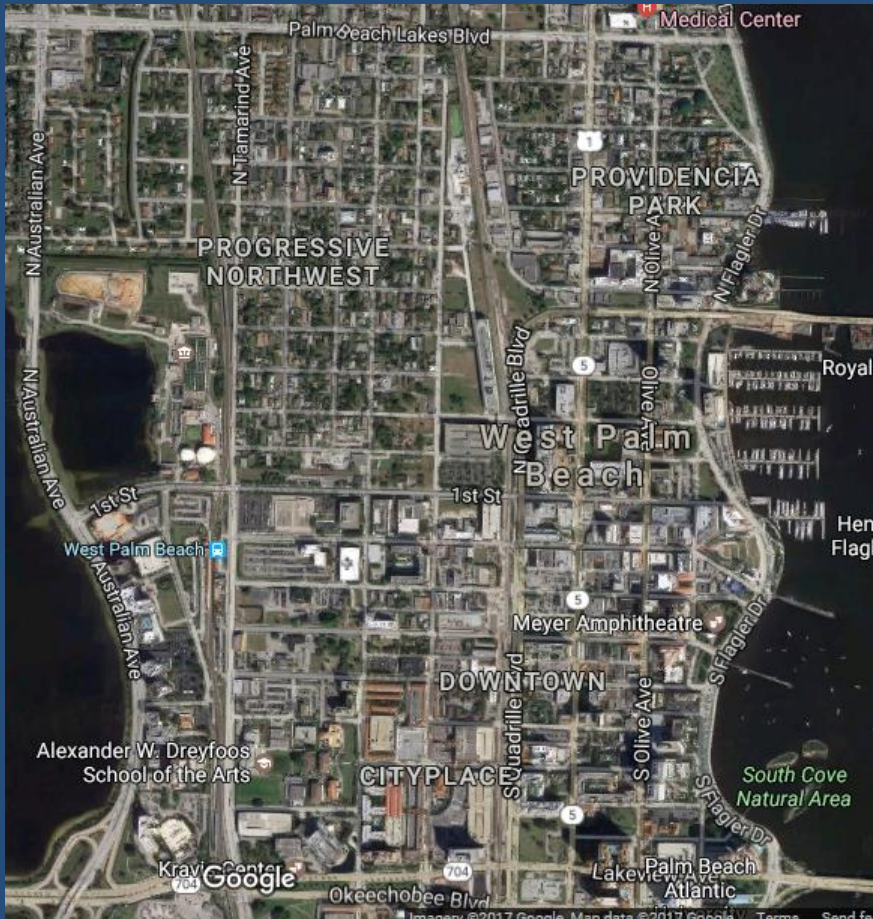
- Phase 3 (Implementation, Action Plan) – Fall 2017



Making Cities
for People

Began work last June to consult on creating a walkable, vibrant and connected West Palm Beach.

Focus is on the downtown and addressing connections from downtown to adjacent neighborhoods (including Historic Northwest, Pleasant City, Coleman Park, Northwood and Howard Park), the Tri-rail Station and targeted public space areas.



WPB Bicycle Master Plan



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- **City is conducting a bicycle master plan which includes assessing existing conditions, convening public meetings, preparing a master plan network, creating typical bikeway sections and preparing cost estimates.**



- **March 15, 2017 From 6:00-7:30 PM at Manatee Lagoon, 6000 N. Flagler Drive, West Palm Beach, FL 33404.**
- **March 22, 2017 From 6:00-7:30 PM at Flagler Gallery, City Hall, 401 Clematis Street, West Palm Beach, FL 33402.**
- **March 29, 2017 From 6:00-7:30 PM at Conniston Middle School, 3630 Parker Avenue, West Palm Beach, FL 33405.**

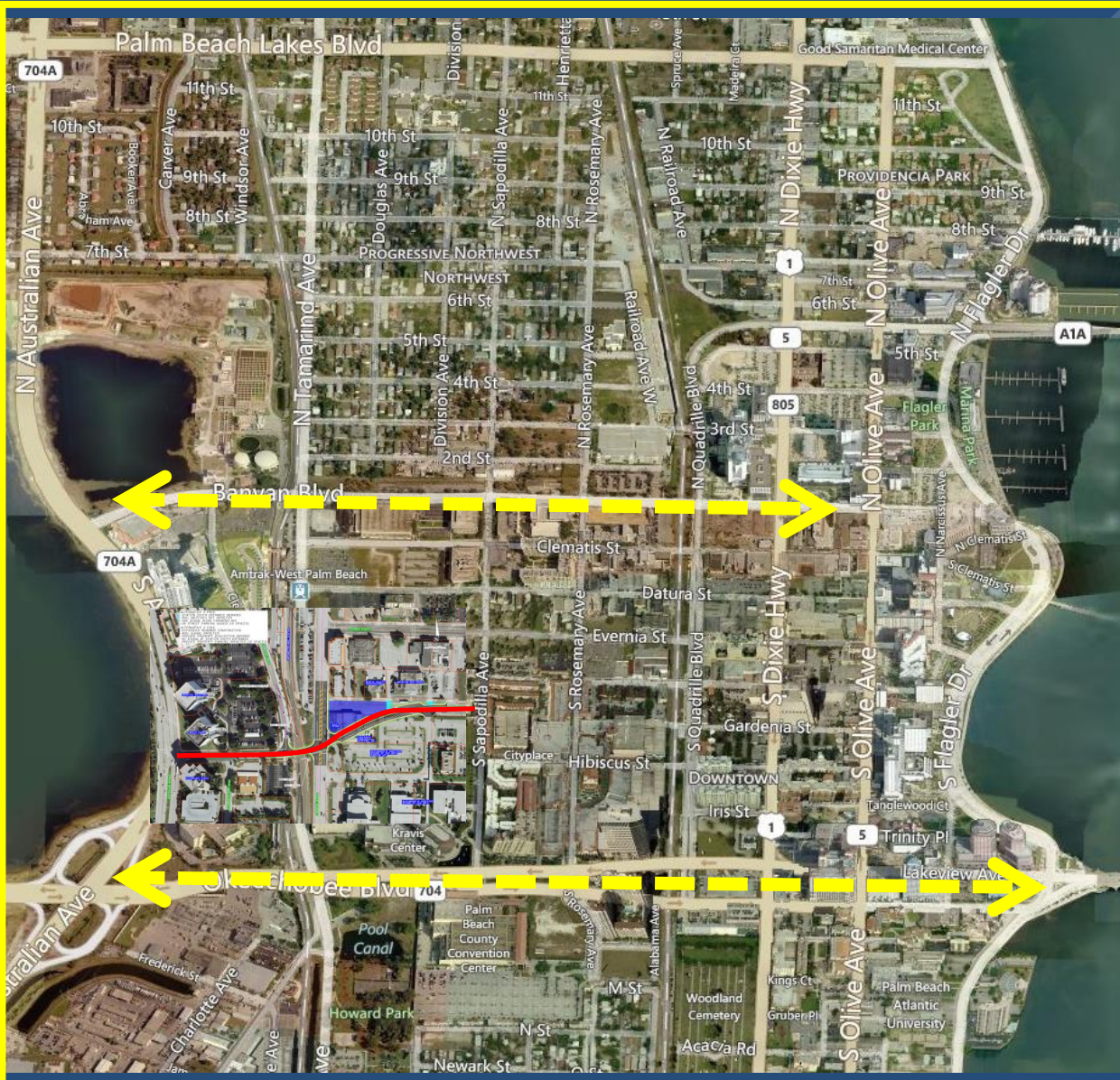
Fern Street Extension



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City to conduct a
Downtown Mobility
Study.

Pursue a Fern Street
crossing over the CSX
tracks to Australian
Avenue with FDOT.



Fern Street Intersection



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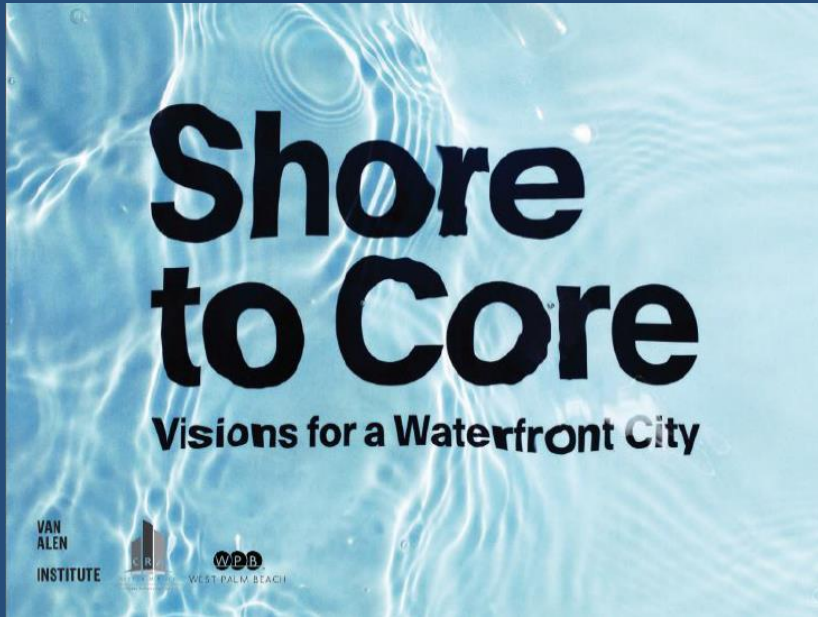
- City staff partnered with Dreyfoos School of the Arts to paint and beautify the Fern Street/Tamarind Avenue intersection last weekend.



Shore to Core



WEST PALM BEACH



* **Van Alen Institute Coordinating the program**

* **The objective is to foster a competition between two design teams to improve the West Palm Beach waterfront.**

Competition Site

Design and research strategies will focus on:

The Waterfront - Lakeview Avenue to Quadrille Street - From the Flagler Bridge to the Royal Park Bridge - Both east and west side of road -

Alleys - north and south of the 200 block of Clematis Street and south of the 300 block of Clematis Street - Between Narcissus Avenue and Olive Avenue

-The Great Lawn - Including the businesses both north and south of Datura

-Between Banyan and South Flagler Drive to Narcissus Avenue

- Banyan Garage - 195 North Narcissus Avenue

- Meyer Amphitheater



JURORS

- Colin Ellard, *Associate Professor*, University of Waterloo, Department of Psychology
- Patrick Franklin, *President and CEO*, Urban League of Palm Beach County
- David van der Leer, *Executive Director*, Van Alen Institute
- Jeri Muoio, *Mayor*, City of West Palm Beach
- Penni Redford, *Sustainability Manager*, City of West Palm Beach
- Terence Riley, *Principal*, K/R
- Jon Ward, *Executive Director*, West Palm Beach Community Redevelopment Agency
- Lilly Weinberg, *Director of Community Foundations*, Knight Foundation
- Claire Weisz, *Founding Principal*, WXY Studio
- Nancy Wells, *Professor*, Cornell University, College of Human Ecology, Design & Environmental Analysis Department

* **41 design proposals and 13 research proposals were submitted.**

* **Two firms will present in March 2017 and reviewed by a jury.**

Golf Course RFP 16-17-209

City is seeking proposals for the development and lease/operation of the WPB Municipal Golf Course and associated development. The City will be looking to entertain proposals to purchase, lease or develop the 8111 property at some future date.

Proposals are due on March 30, 2017 @ 3:00 p.m.

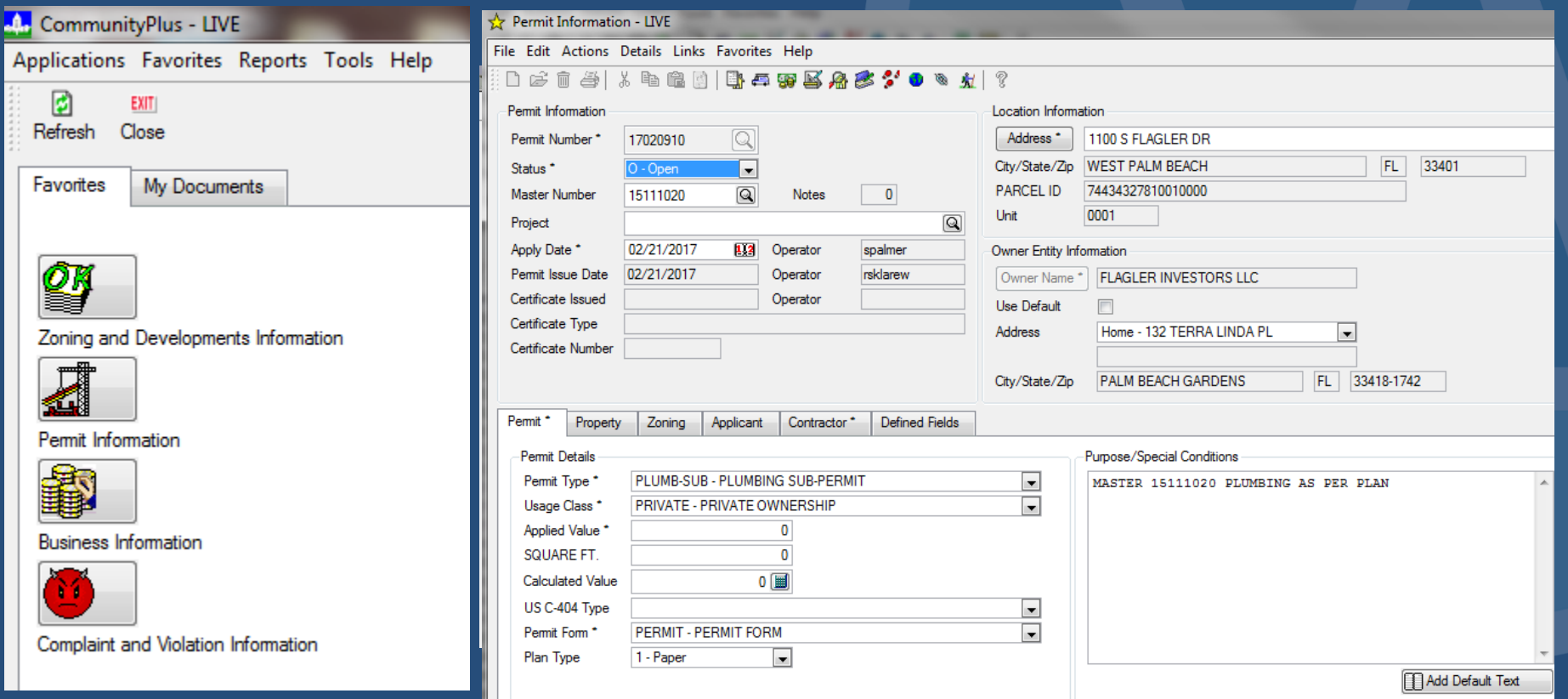
Project Objectives:

1. Renovate/restore golf course to operate as a public course free of subsidies.
2. Create attractive housing/mixed use development in and around the golf course.
3. Fund a new clubhouse
4. Support the creation of a boat lift system on the C-51 canal.
5. Improve amenities at Mary Brandon park.
6. Work with the School Board to improve school parking at Forest Hill High School.



Process Analysis and Software Replacement RFP 16-17-205

- City is seeking a consultant to develop a scope of services for an RFP to identify and select a software system to replace the existing Community Plus system. This system is antiquated and a more efficient, user-friendly program is being sought to track building permits, inspections, code violations, plan review comments etc.
- Proposals are due on March 15, 2017 @ 3:00 p.m.



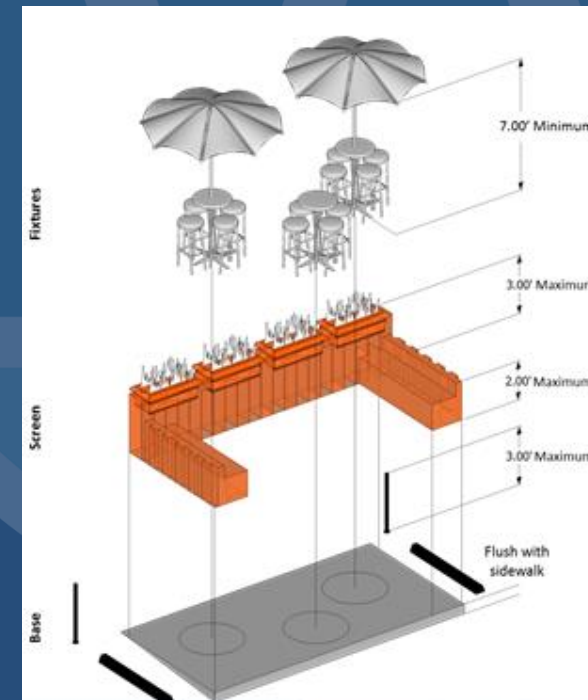
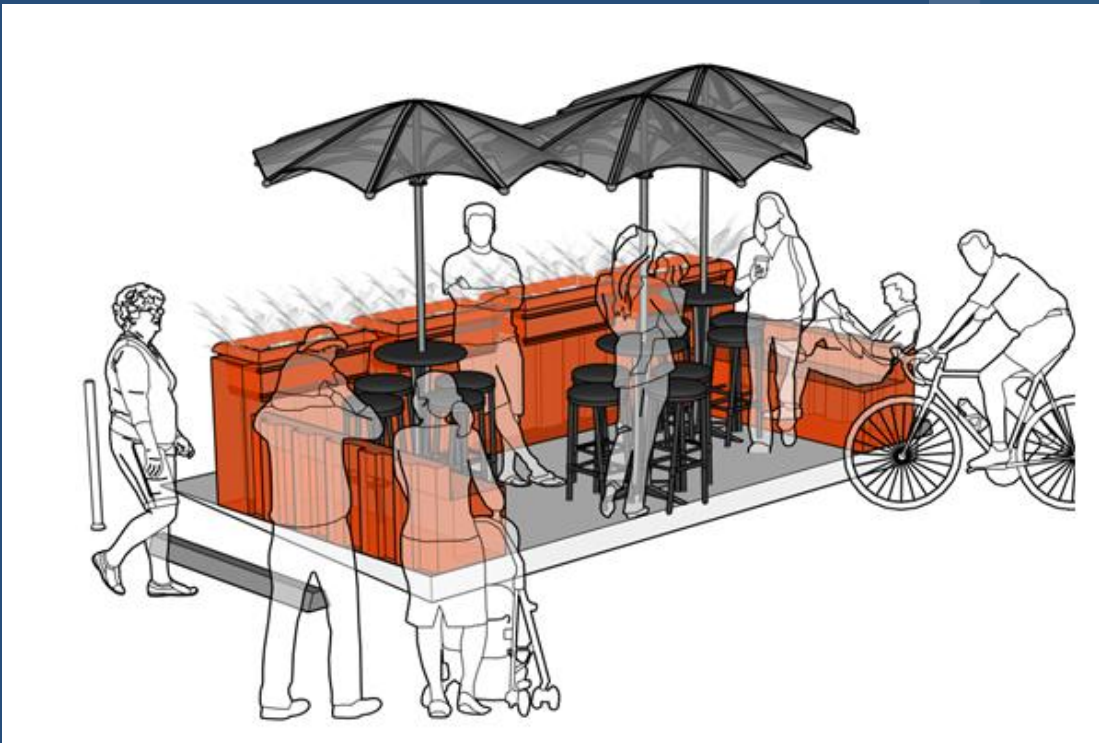
The screenshot displays the 'CommunityPlus - LIVE' software interface. The main window is titled 'Permit Information - LIVE' and contains several data entry fields and sections:

- Permit Information:** Permit Number: 17020910; Status: O - Open; Master Number: 15111020; Notes: 0; Project: [empty]; Apply Date: 02/21/2017; Operator: spalmer; Permit Issue Date: 02/21/2017; Operator: rsklarew; Certificate Issued: [empty]; Operator: [empty]; Certificate Type: [empty]; Certificate Number: [empty].
- Location Information:** Address: 1100 S FLAGLER DR; City/State/Zip: WEST PALM BEACH, FL, 33401; PARCEL ID: 74434327810010000; Unit: 0001.
- Owner Entity Information:** Owner Name: FLAGLER INVESTORS LLC; Use Default: [unchecked]; Address: Home - 132 TERRA LINDA PL; City/State/Zip: PALM BEACH GARDENS, FL, 33418-1742.
- Permit Details:** Permit Type: PLUMB-SUB - PLUMBING SUB-PERMIT; Usage Class: PRIVATE - PRIVATE OWNERSHIP; Applied Value: 0; SQUARE FT.: 0; Calculated Value: 0; US C-404 Type: [empty]; Permit Form: PERMIT - PERMIT FORM; Plan Type: 1 - Paper.
- Purpose/Special Conditions:** MASTER 15111020 PLUMBING AS PER PLAN.

The interface also features a sidebar with navigation icons for 'Zoning and Developments Information', 'Permit Information', 'Business Information', and 'Complaint and Violation Information'. A top menu bar includes 'File', 'Edit', 'Actions', 'Details', 'Links', 'Favorites', and 'Help'.

Parklets

- **Parklets create social spaces by transforming parking stalls into lively outdoor places where people can eat, read, sit, play, and relax. Built along the sidewalk, parklets are designed to expand the public realm in unique and creative ways.**
- **Permitted in City streets in DMP and Northwood Road**
- **1 per block face / 2 per block**
- **Applications accepted through March 14, 2017 (5 submitted)**



Summary of Development Activity

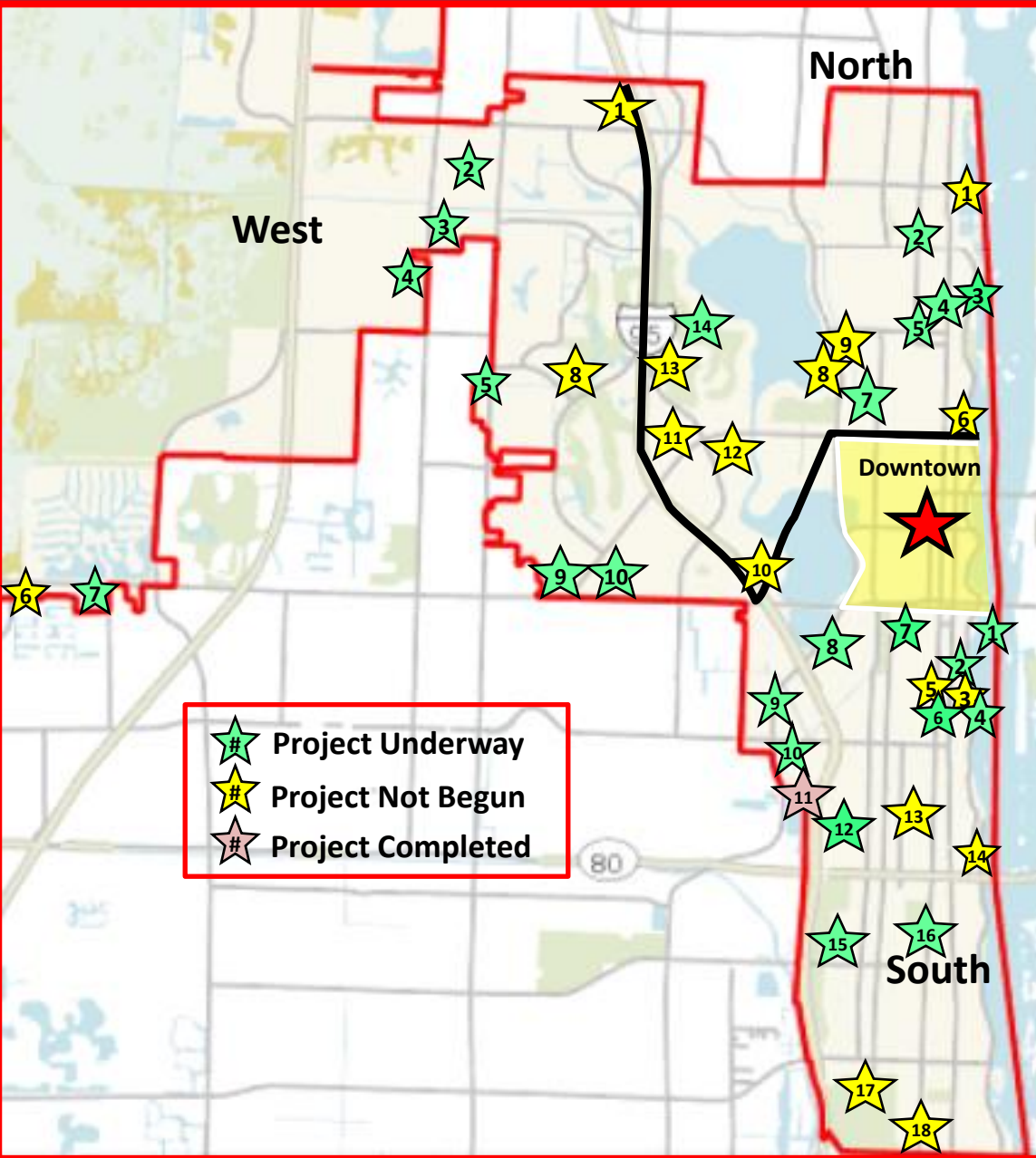
March 9, 2017



WEST PALM BEACH

Major Developments in West Palm Beach

March 2017



	Project Underway
	Project Not Begun
	Project Completed

North End Projects

1. Rybovich/Related Dvlpmt.
2. Broadway Code Changes
3. Currie Park Code & Development
4. Ponce DSI
5. Northwood Code Changes
6. Good Samaritan Expansion
7. Dunbar Village
8. Village at Lake Mangonia
9. Joseph's Village
10. Sail Club
11. P.B. Outlets Exp.
12. Home Depot Commercial
13. Presidential Storage
14. Banyan Cay Resort

West End Projects

- | | |
|-------------------------------|-----------------------|
| 1. 45 th St. Hotel | 2. Ballpark/P.Beaches |
| 3. Morse Life | 4. Charleston Commons |
| 5. Tara Cove | 6. Bella Vita |
| 7. Okeechobee Commons | 8. Bear Lakes Club |
| 9. Schumacher Auto | 10. Braman Auto |

South End Projects

- | | |
|------------------------------|--------------------------|
| 1. Bristol (Chapel/Lake) | 2. Norton Art Expansion |
| 3. Fifteen 15 | 4. P.B.Day Academy |
| 5. Carefree Theater | 6. 2001 S. Dixie School |
| 7. Park Slope THs | 8. Storall |
| 9. Centrepark DRI | 10. Wawa Con. Store |
| 11. Brown Distributing | 12. PBAU Athletic Bldg. |
| 13. 3111 S. Dixie (Prospect) | 14. The Crystal |
| 15. Palm Beach Zoo | 16. S. Dixie Redevelop. |
| 17. City Golf Course | 18. 8111 S. Dixie Redev. |

Downtown Projects

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

1. Nurses Residence (300 PBL)
2. Loftin Place
3. Clematis Place
4. All Aboard Residential Dvlpmt
5. Broadstone City Center
6. The Alexander (333)
7. Banyan Residential
8. 4th Street Residential
9. Palm Harbor Hotel
10. Clematis Boutique Hotel
11. Marriott Renaissance Hotel
12. Canopy Hotel
13. Aloft Hotel
14. Indigo Hotel
15. Prive Suites
16. 550 Quadrille (R/O/H)
17. Old City Hall Site (R/H)
18. Cosmopolitan (O/H/C)
19. Opera Place
20. Transit Village (H/O/R)
21. Publix development
22. 4th District Court of Appeal
23. Burger King
24. Banyan Garage
25. Related Office Development
26. Esperante Improvements
27. Tent Site
28. Palm Beach Motors
29. Restoration Hardware
30. PBC Convention Ctr. Garage
31. Kravis Center improvements
32. Fire Station #4
33. All Aboard Florida
34. Fern Street Crossing



Summary of Development Activity (Projects Under Construction)

March 9, 2017



WEST PALM BEACH

4th District Court of Appeal (groundbreaking May 26, 2016)



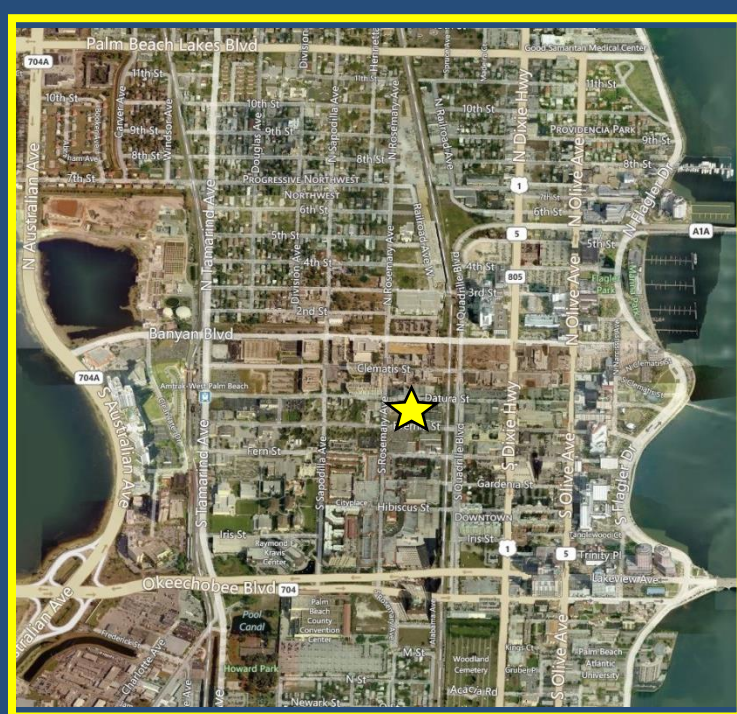
Proposed building



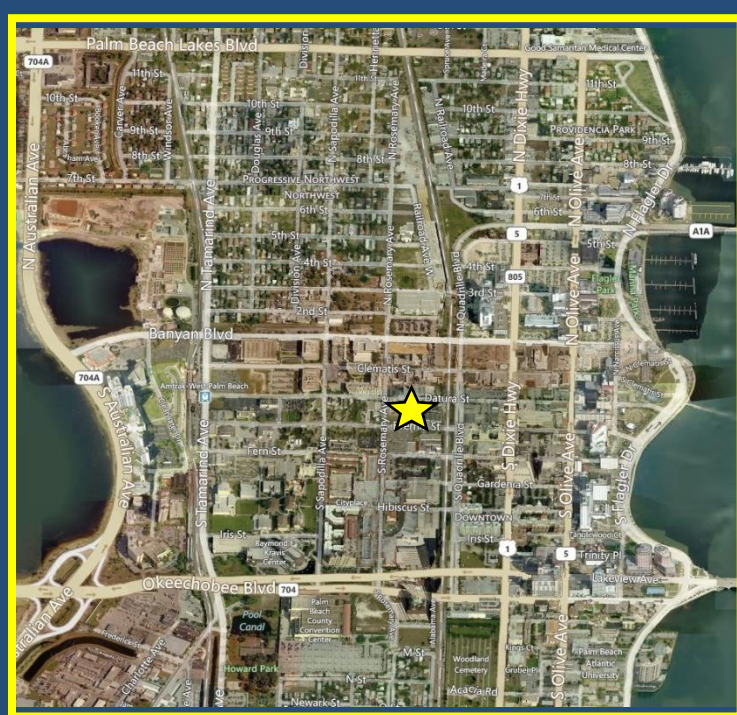
Existing building on PBLakes



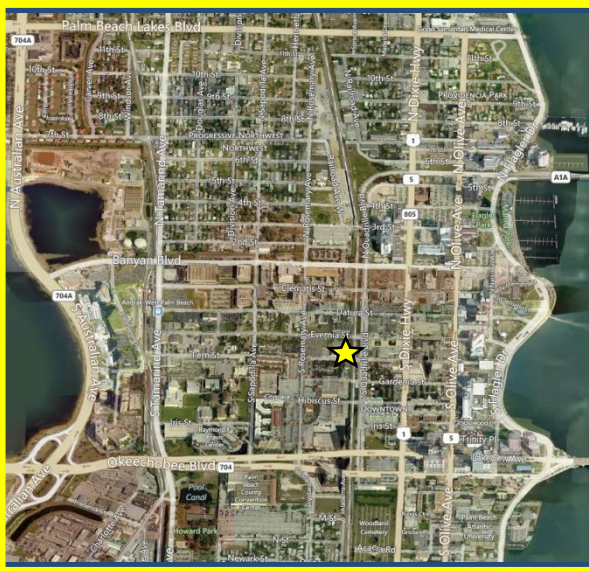
All Aboard Florida (Brightline)



All Aboard Florida (Brightline)



All Aboard Residential (290 units, 10,429 sf commercial)



Ballpark at the Palm Beaches

Haverhill Road

Military Trail



Ballpark at the Palm Beaches



WEST PALM BEACH



ESPN 2017 Pre-season Rankings



WEST PALM BEACH



1. Chicago Cubs

2016 record: 103-58-1
Final ranking: No. 1



2. Boston Red Sox

2016 record: 93-69
Final ranking: No. 2



3. Washington Nationals

2016 record: 95-67
Final ranking: No. 5



4. Los Angeles Dodgers

2016 record: 91-71
Final ranking: No. 4



5. Cleveland Indians

2016 record: 94-67
Final ranking: No. 6



6. Houston Astros

2016 record: 84-78
Final ranking: No. 15

Banyan Cay Resort

Proposed Mix

SF – 94 units

MF – 200 units

Spa – 5,600 sf

Restaurant – 5,808 sf (hotel) 1,660 sf (outdoor)

Clubhouse – 6,000 sf

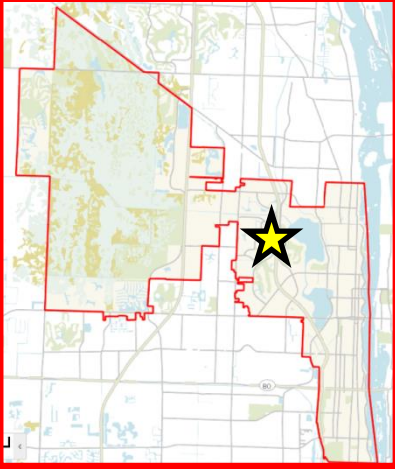
Driving Range

Cottages – 51

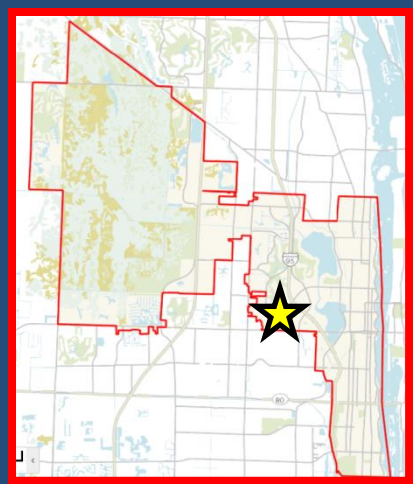
Hotel – 150 rooms

Meeting Space – 15,200 sf

Tennis – 4,000 sf



Braman Car CPD



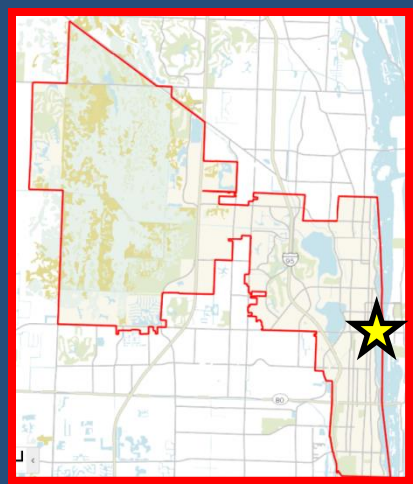
CONCEPT SKETCH

NEW BRAMAN CAR DEALERSHIP
OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA



Bristol (Chapel by the Lake)

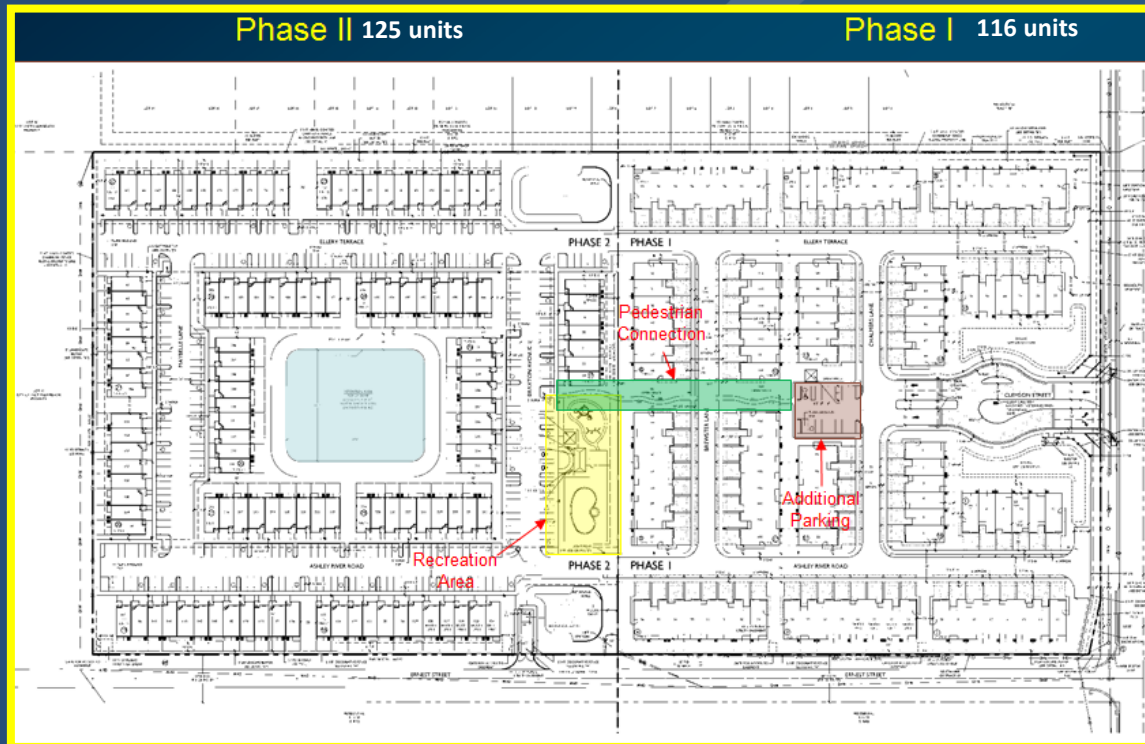
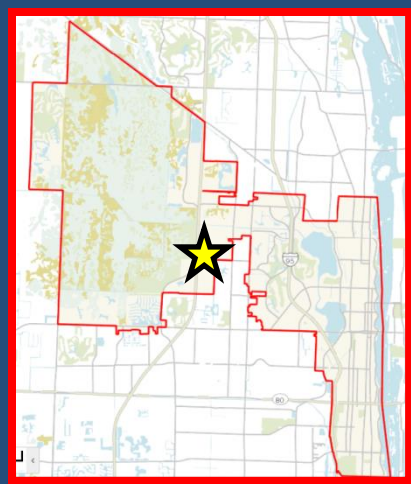
Construction
underway



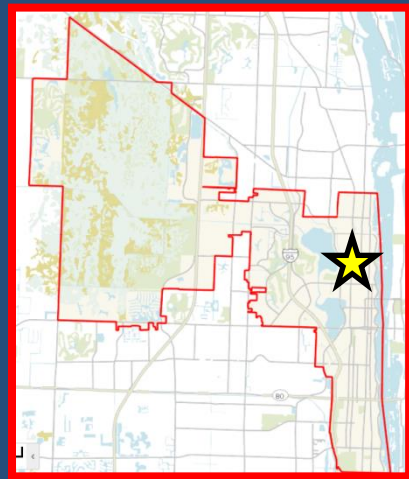
Broadstone City Center (315 units, 7,000 sf commercial)



Charleston Commons (under construction)



Dunbar Village



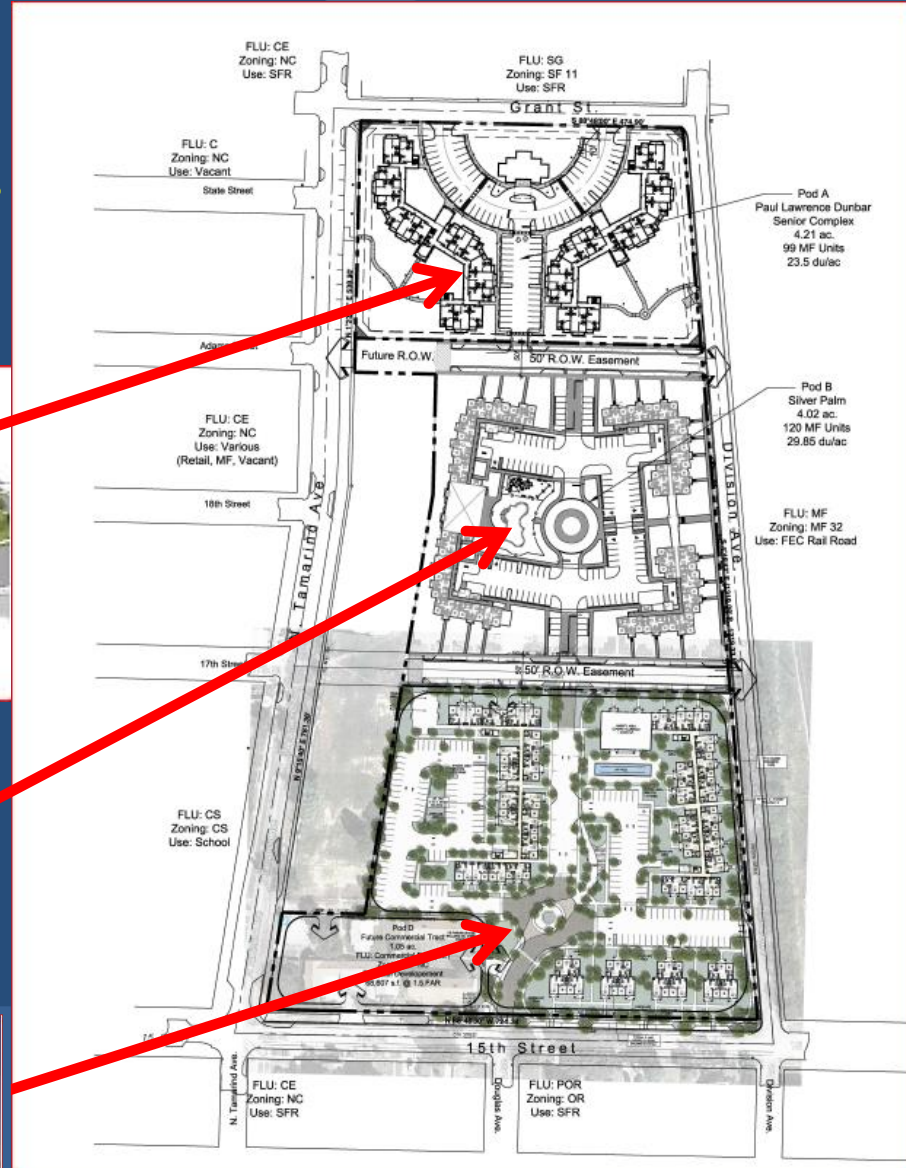
Paul Lawrence Dunbar Sr. Complex – 99 units



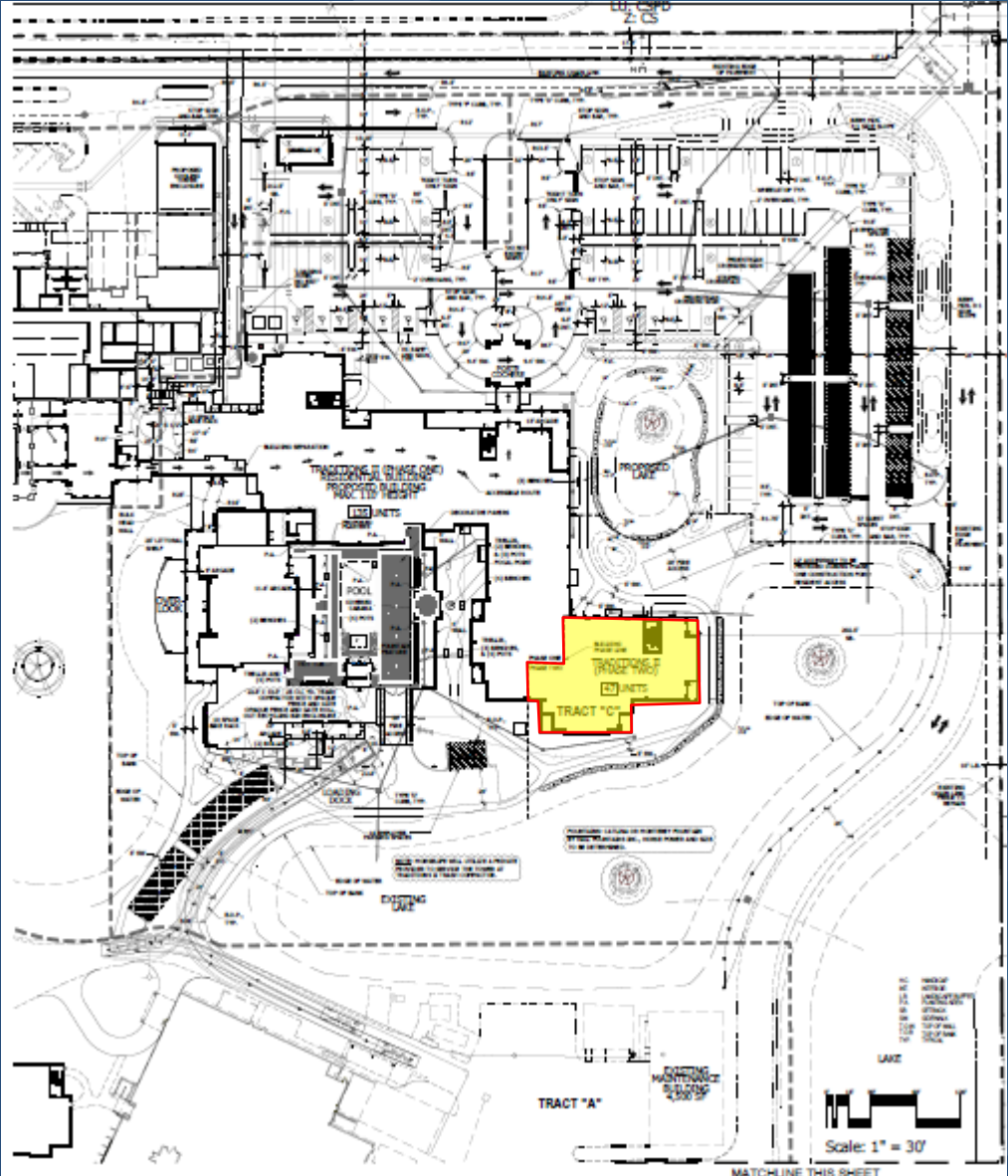
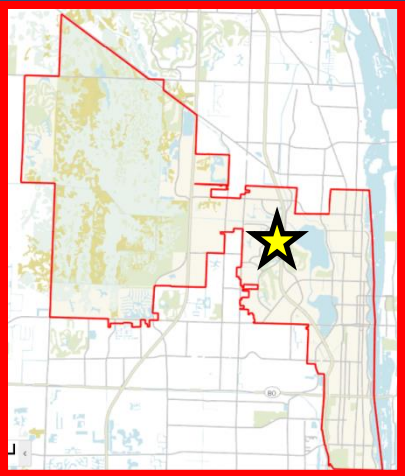
Silver Palm Place – 120 units



Royal Palm Place – 125 units

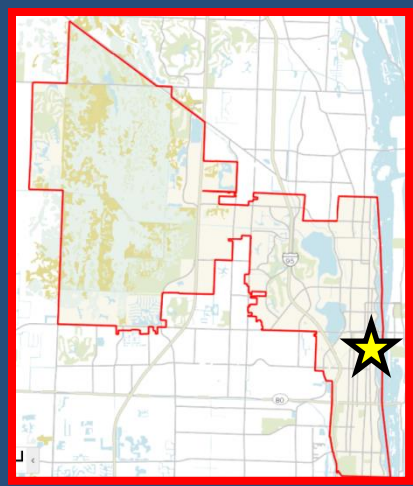


Morse Traditions – Phase 2

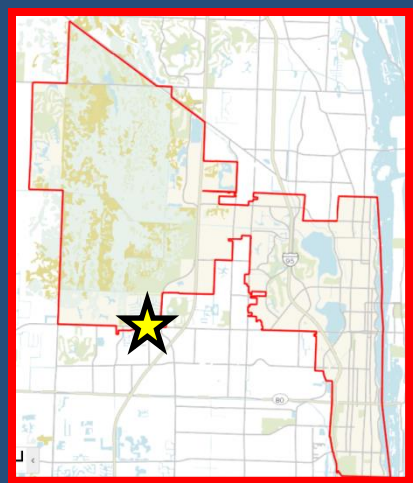


Norton Art Museum

(Construction underway with a Dec. 2018 completion)



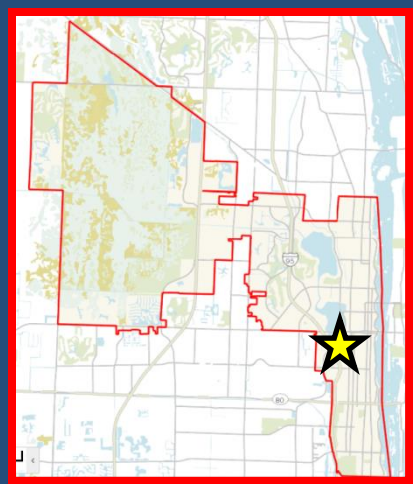
Okeechobee Commons



**Skees Road
Development
Proposal of 245
apartments with
a commercial
outparcel**



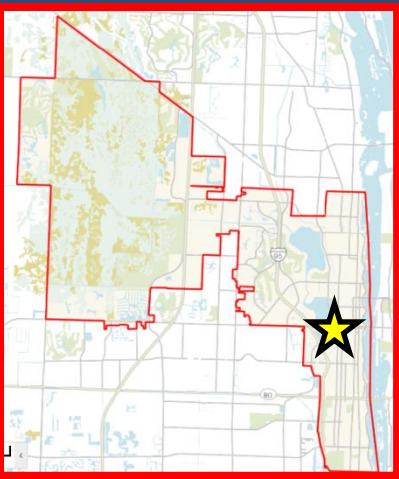
Park Slope Townhomes



Restoration Hardware (51,183 sf interior space)



StorAll (1301 Mercer Avenue)



STATUS

Plans have been approved to construct a 5-story self-storage facility totalling 110,500 sf on 1.7 acres. Permits have been submitted to the City.

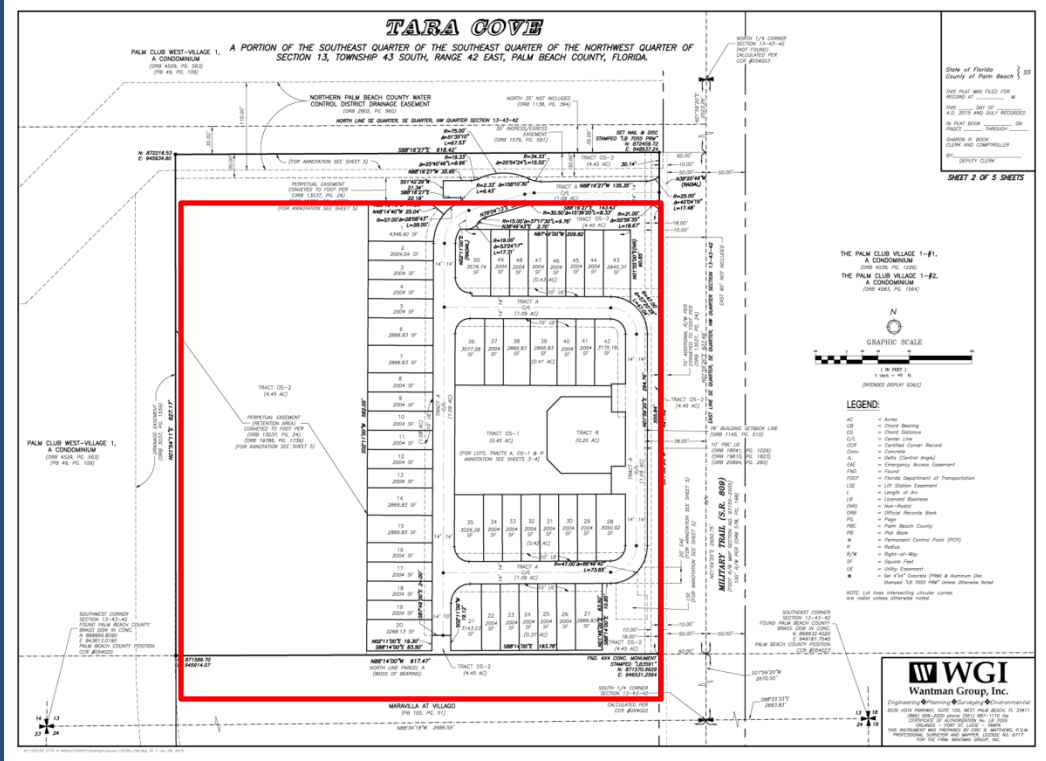
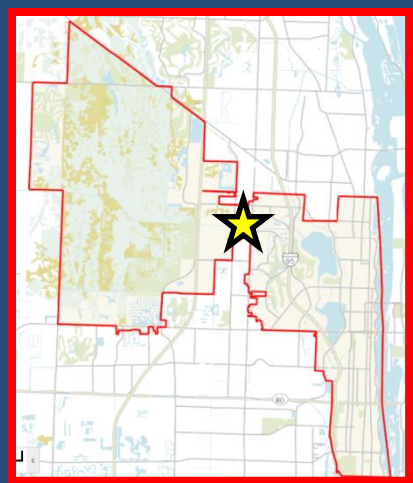


EXTERIOR ELEVATION - VIEW FROM AUSTRALIAN AVENUE

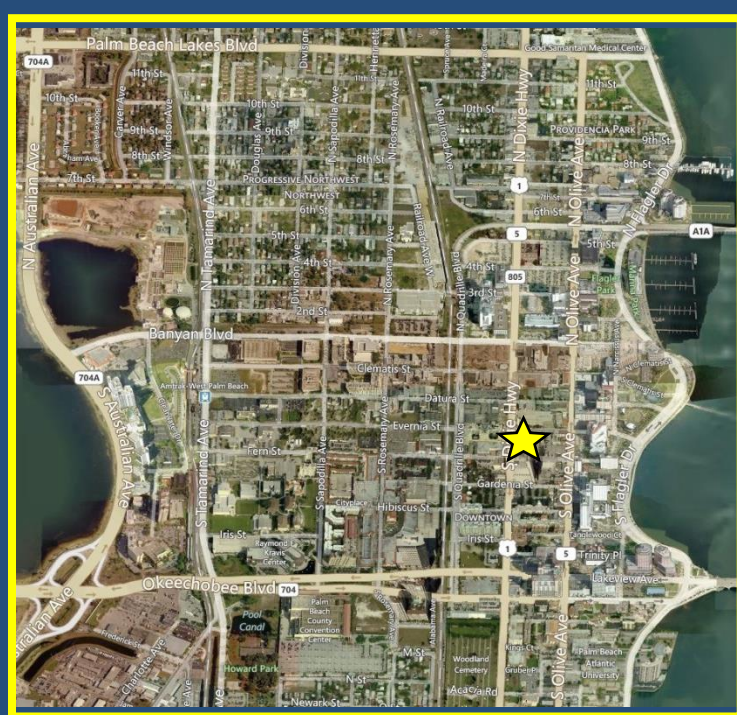


EXTERIOR ELEVATION - VIEW FROM MERCER AVENUE

Tara Cove

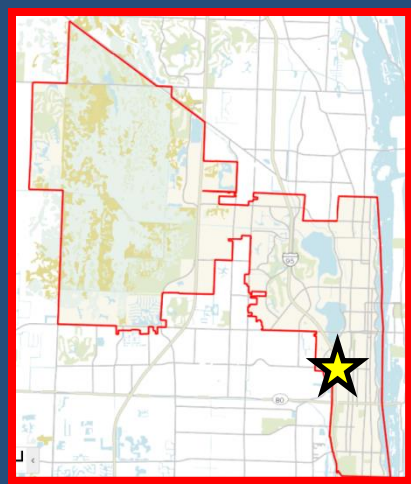


The Alexander 205 units



Wawa Convenience Store

(Southeast corner of Belvedere Rd. & Australian Ave.)



Summary of Development Activity (Projects Approved)

March 9, 2017

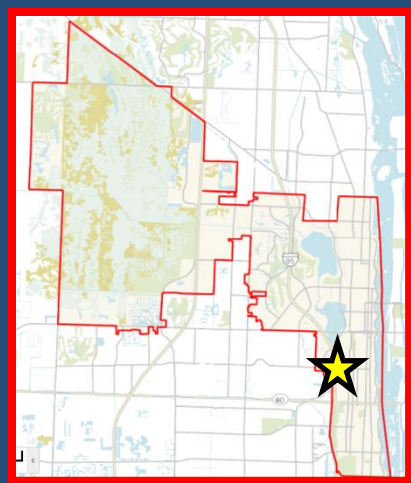


WEST PALM BEACH

Bella Vita

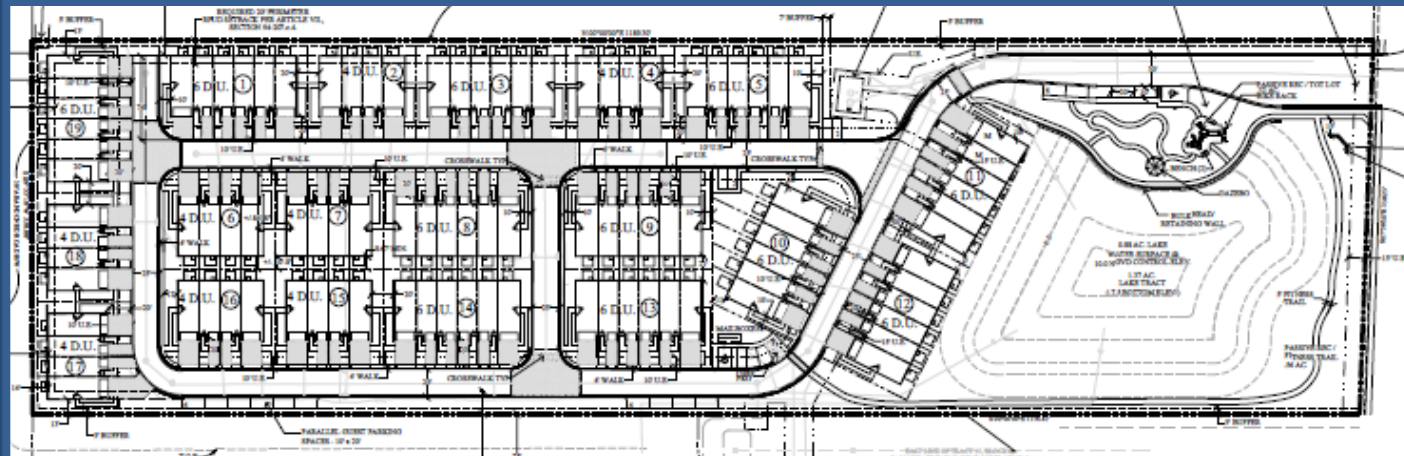
On November 12, 2013, the Commission approved Ord. No. 4494-13 which annexed 8.96 acres of property at 8230 Okeechobee Boulevard (across from Andros Isle). Ord. 4496-13 approved a rezoning of the property to allow 179 apartments.

The Pulte Group is now interested in developing this parcel into 98 fee simple townhomes at a density of 10.94 units per acre, well under the MF20 allowed today.



PROPOSED

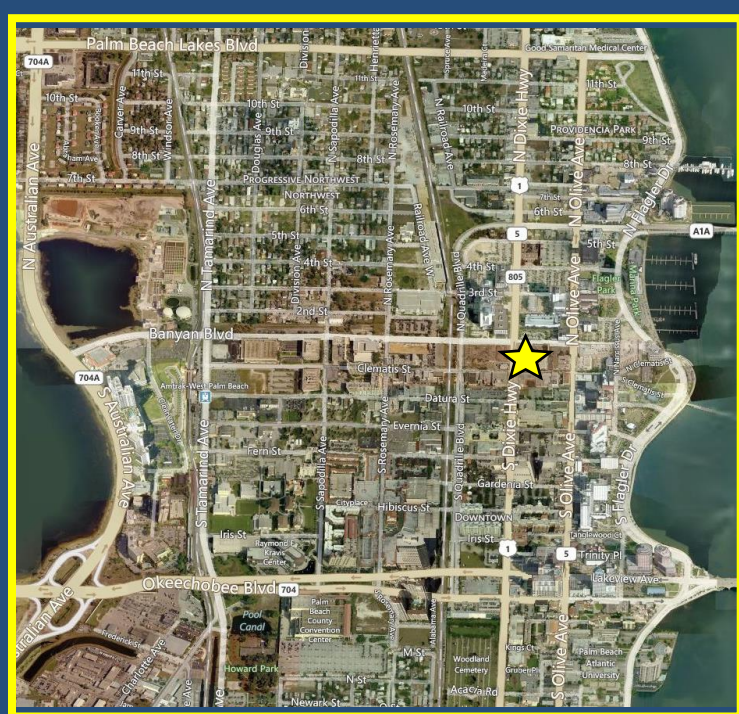
APPROVED



Canopy Hotel (150 hotel rooms 2,313 sf retail)



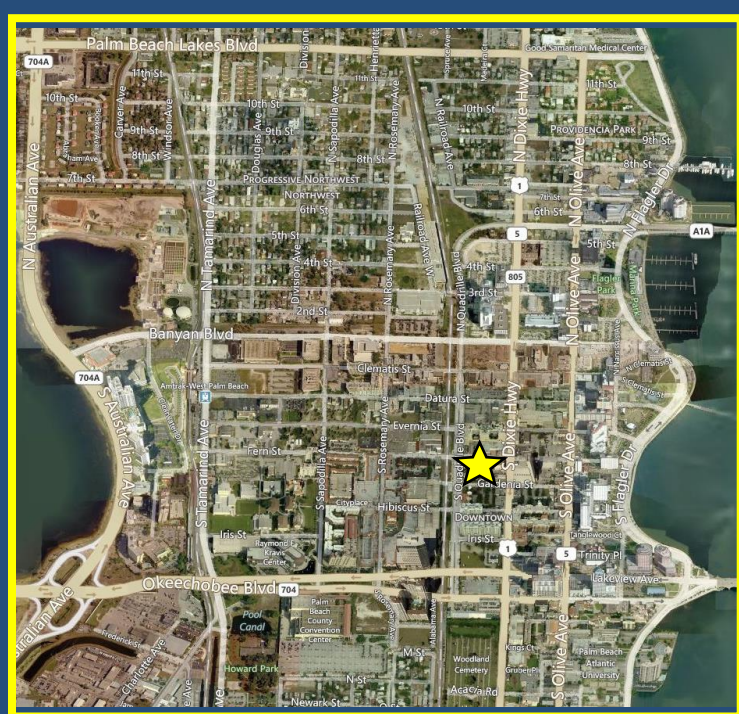
Clematis Stret Hotel (96 hotel rooms)



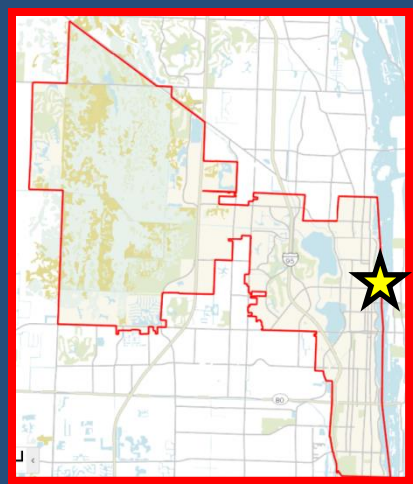
Alexandra Clough reported on February 16, 2017, that a report commissioned by this developer showed the average daily room rate in West Palm Beach is now close to the mid-\$200s per night, up from \$180 six years ago. Average occupancy also rose to more than 70% up from 67 % years ago.

Cosmopolitan

(200 hotel rooms 116,273 sf office)



Good Samaritan Hospital Expansion



Building permit submitted

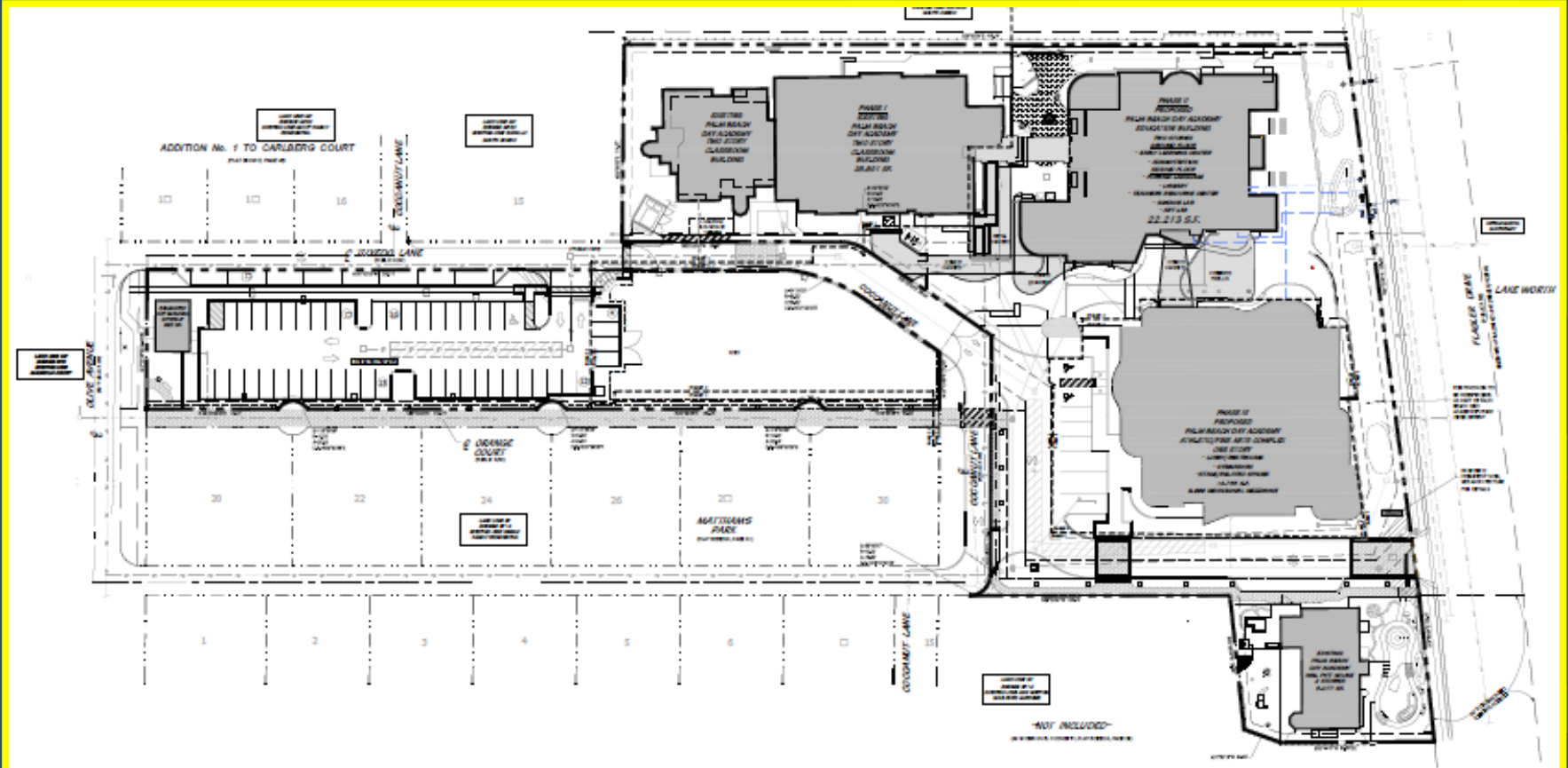
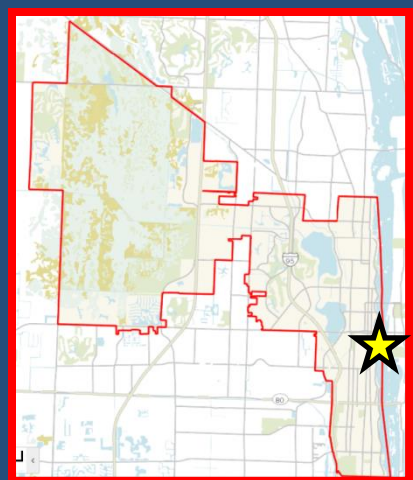
Palm Beach Day Academy

Existing School: 30,878 sf

Proposed Phase 2: 22,213 sf

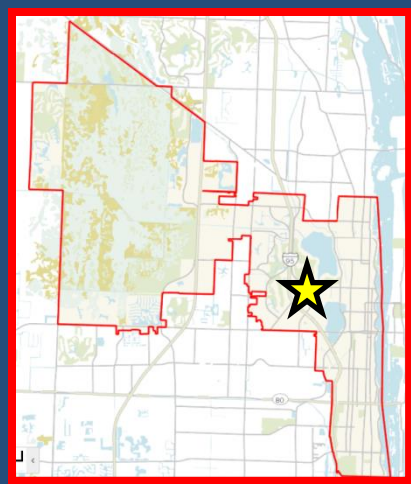
Proposed Phase 3: 14,755 sf

Proposed out building: 592 sf



Presidential Self Storage

105,000 sf Storage facility on Congress Avenue



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

Transit Village

* Hotel - 300 rooms

* Residential - 420 units

* Office – 335,862 sf



TRG/Rybovich/Related Development

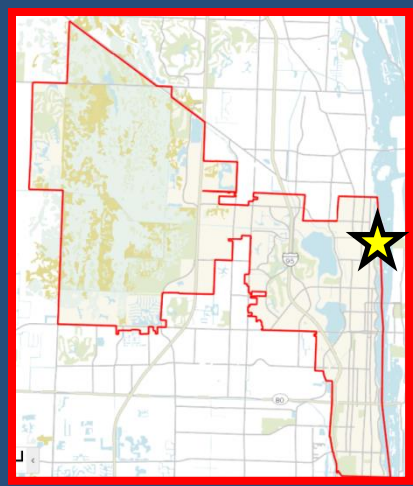
Product Mix

- 1,059 residential units (6 towers)
- 272-slip marina
- 15,085 s.f. - restaurants
- 35,000 s.f. – office
- 10,000 sf - retail
- 45,000 sf – marine industrial



The Marina

TRG North Flagler Venture, Ltd.



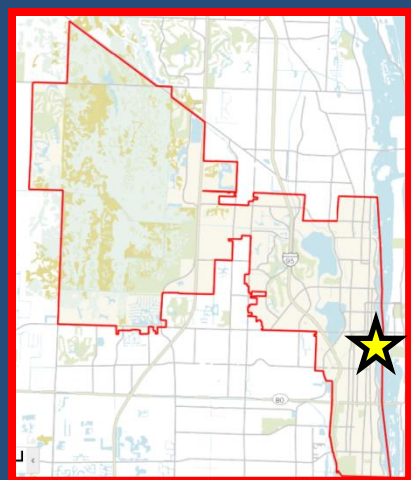
Proposal

	Permitted	Provided
Units:	174	132
Height	25	25
	299'	280'
Parking	198	214
Max. SF	265K	215K

+Beach Club – 3,025 sf



Fifteen 15



STATUS

This project is currently vested for 84 units and is going through a staff level review.



550 Quadrille (One West Palm)



<u>USE</u>	<u>APPROVED</u>	<u>PROPOSED</u>
Residential:	84	328
Office:	388,620	209,405
Retail:	66,000	7,117
Hotel:	200	201
		(incl. 4,583 rest.)
		(1,733 day care)
Non-Residential SF: 827,465 s.f.		

Summary of Development Activity (Projects Approved)

March 9, 2017

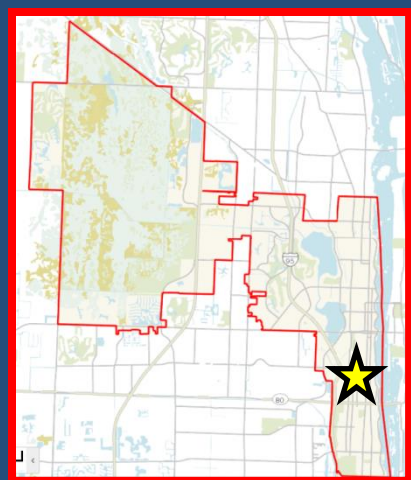


WEST PALM BEACH

Prospect Place (3111 S. Dixie)

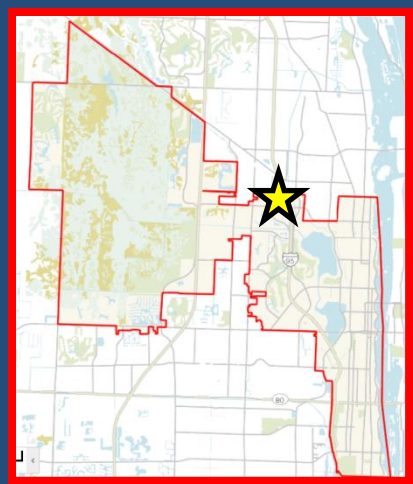
FLUP (C to CE); Rezoning (NC & OC to GC) to CPD

300 residential units (5 buildings @ 60 units) and 18,800 s.f. of retail and restaurant in five buildings.



45th Street Hotel

160 Room Hotel with 65,705 s.f.



Rosemary Corridor Incentives



Aloft Hotel – 218 rooms



Indigo Hotel-224 rooms



4th St. Residential-138 units

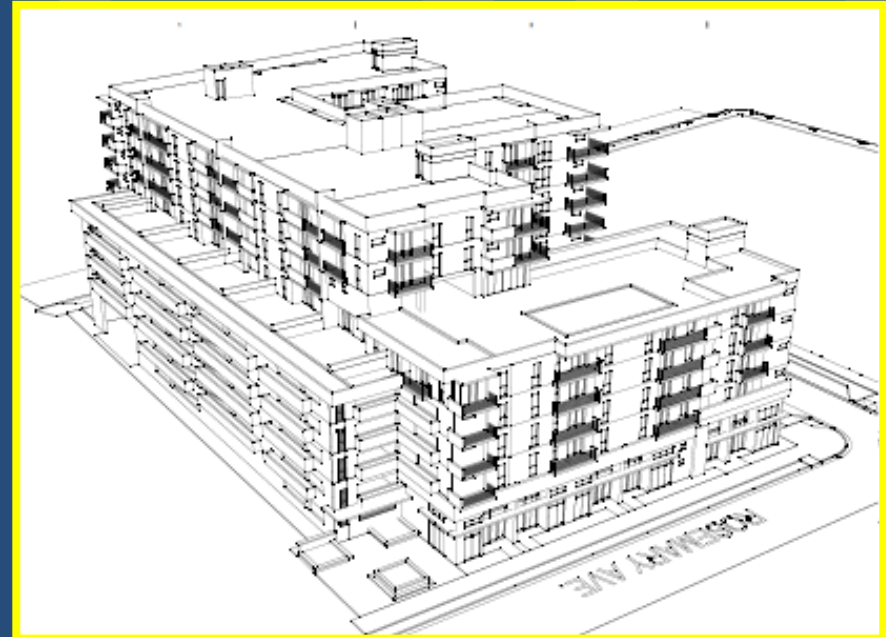
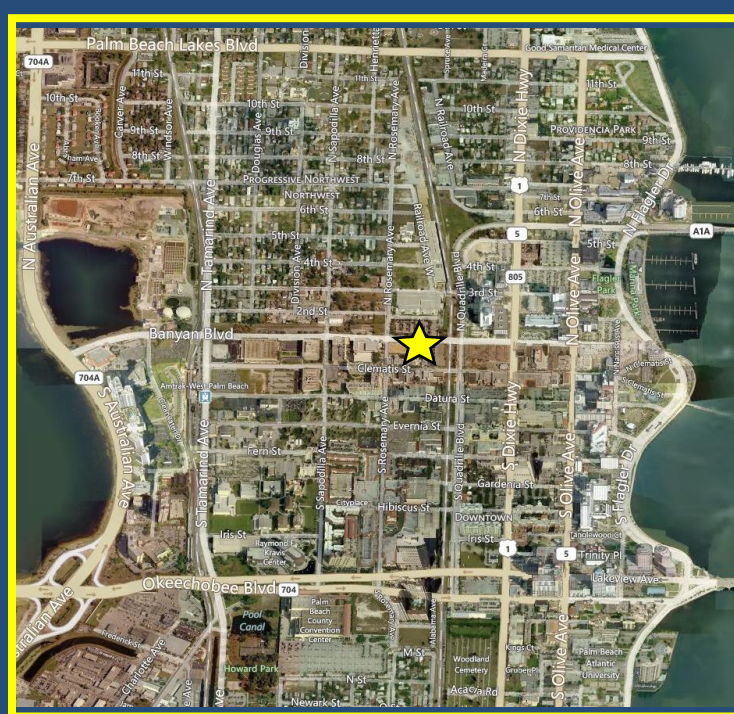


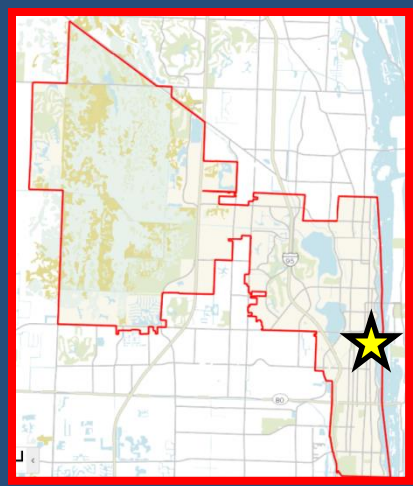
Figure 3: Zoning Changes:



Banyan Place (347 units) 365 parking spaces



Carefree Theater Site

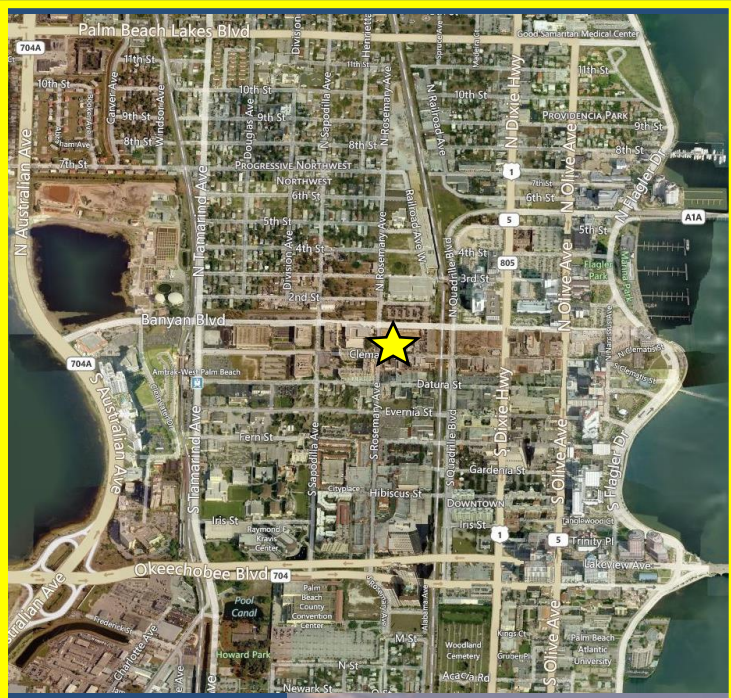


EL FLAMINGO VIEW FROM SOUTH DIXIE

Redevelopment:

- 1) Theater
- 2) Parking Lot
- 3) Historic home
- 4) Parking Lot



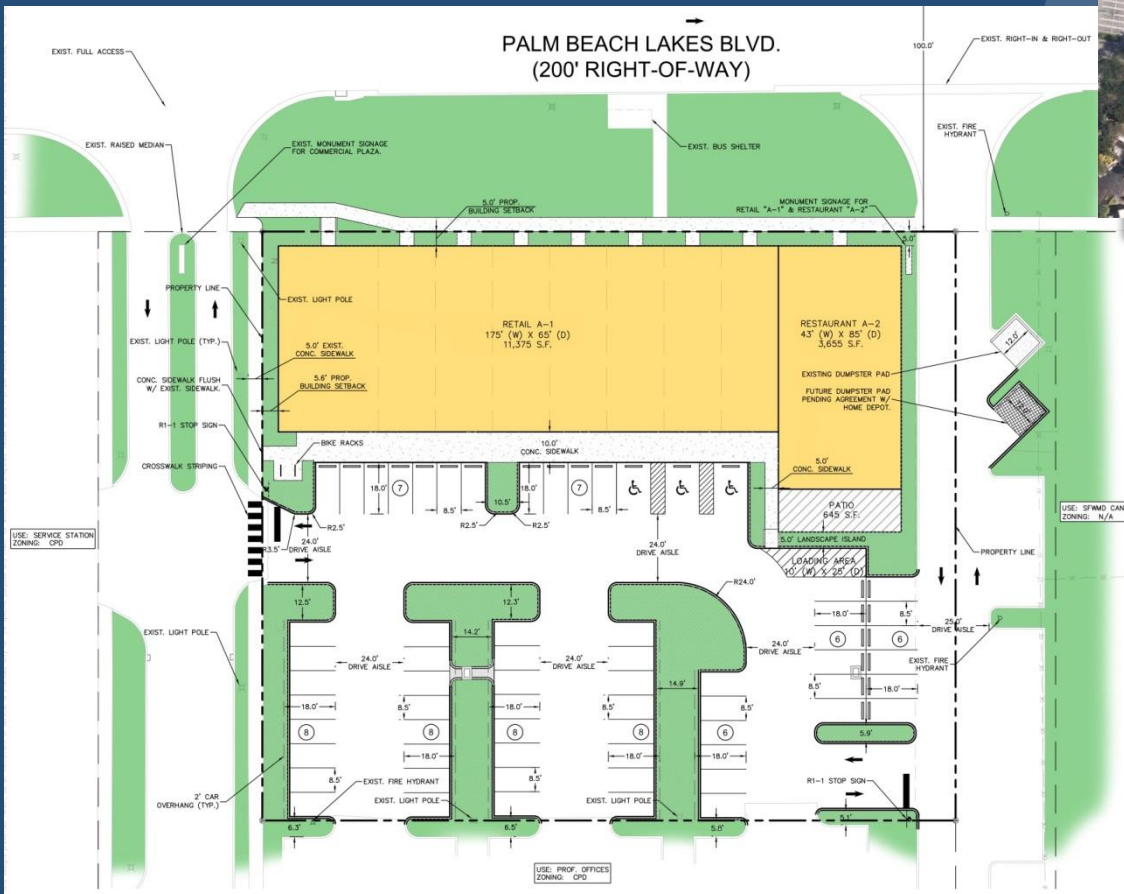
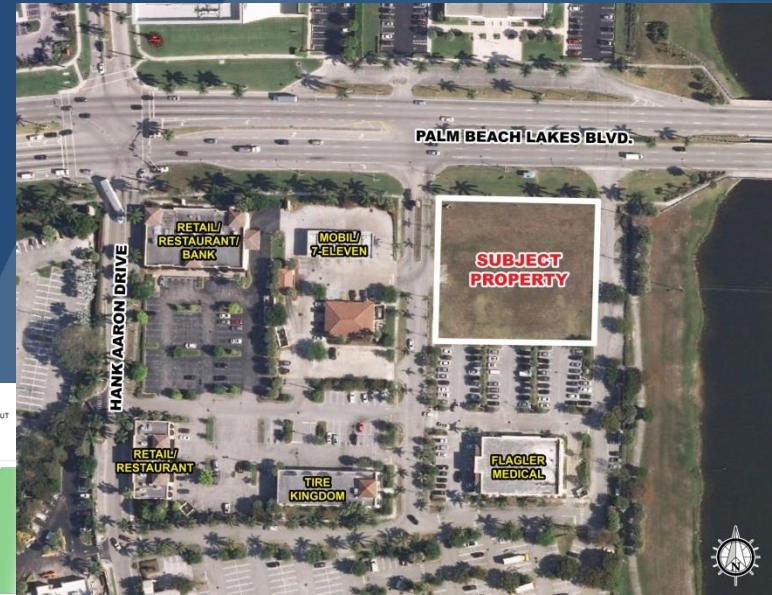
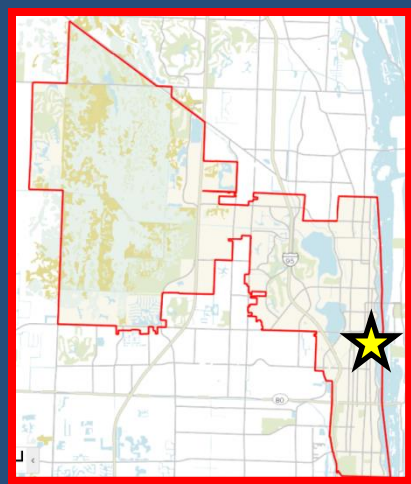


Clematis Place

(159 units – 565 sf to 1,285 sf;
12,210 s.f. retail)
360 parking spaces



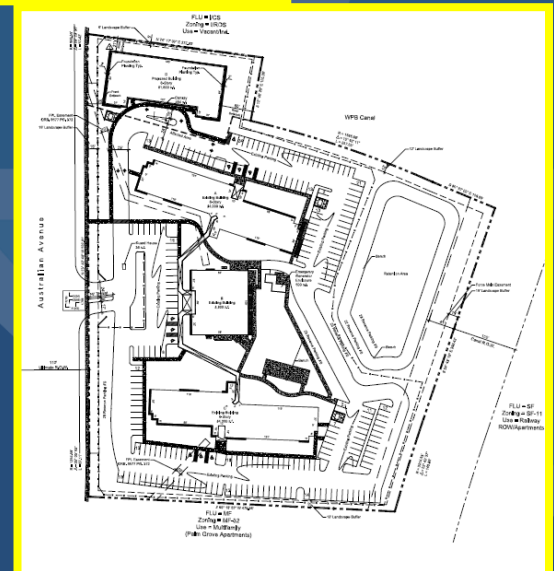
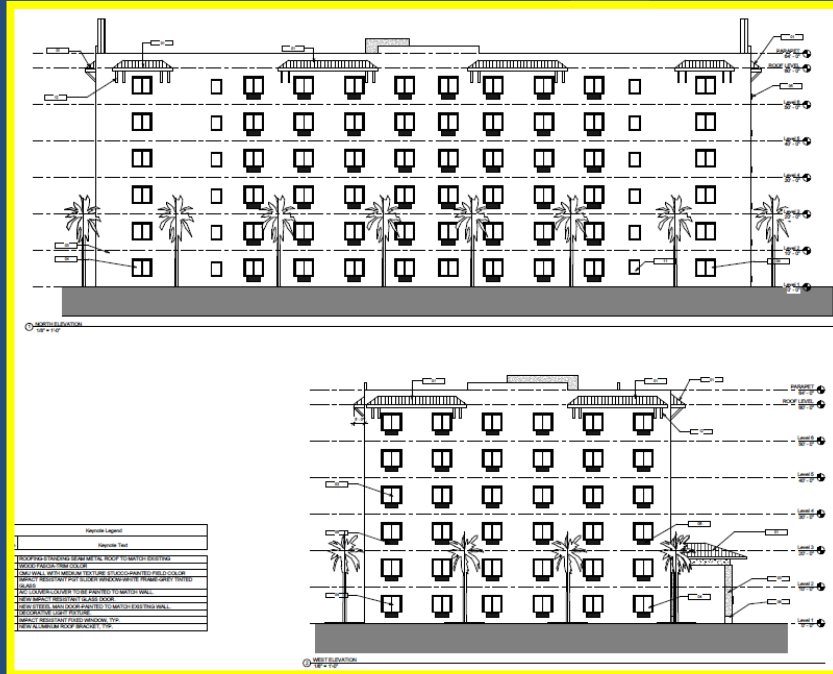
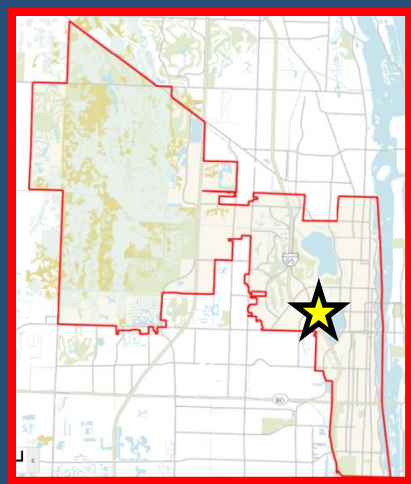
Home Depot Commercial



The applicant is proposing to construct a single commercial building, consisting of approximately 15,675 square feet, to provide restaurant and retail uses.

Joseph's Village

138 beds



Old City Hall Site



USE PROPOSED

- Residential: 263,310 s.f. (251 apartments)**
- Retail: 19,062 s.f.**
- Hotel: 141,510 s.f. (210 rooms)**
- Restaurant: 11,493 s.f.**
- Non-residential: 172,065 s.f.**

- Parking 482 spaces**



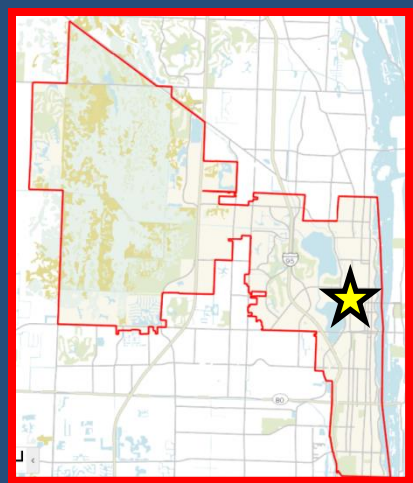
RESTAURANT AND PARK - AERIAL VIEW

Palm Harbor Hotel

(108 room hotel, 4,406 sf restaurant, a 360 sf bar and 2,600 sf of meeting rooms)



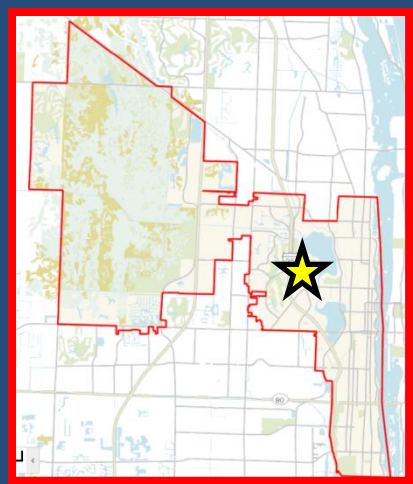
Prive Suites



**20 room hotel with
private pools.**



Village at Lake Mangonia

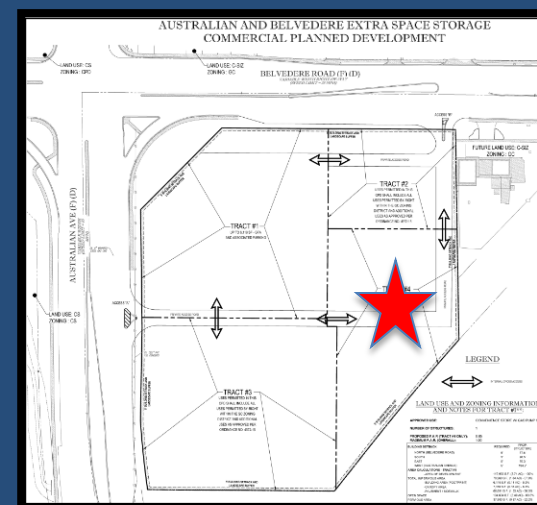
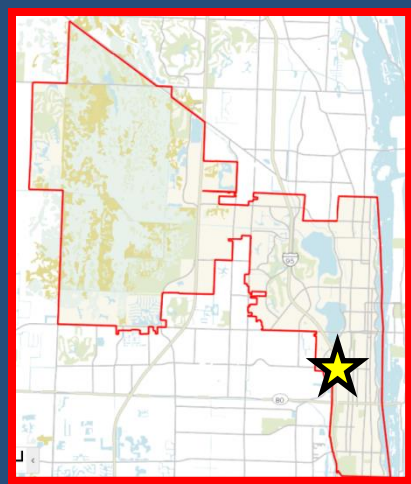


- 240 apartments in a gated community:
- * 3 six-story buildings
 - * 2 three-story bldgs.
 - * Clubhouse
 - * Pool



Wawa Storage Facility

A proposed 5-story storage facility of 111,686 s.f. is proposed on the Wawa site at the southeast corner of Australian Avenue and Belvedere Road. The project was approved by the Planning Board on February 21, 2017.



300 Palm Beach Lakes (Nurses Residence)



One West Palm (550 Quadrille)



Jeff Greene Properties

Clematis Place



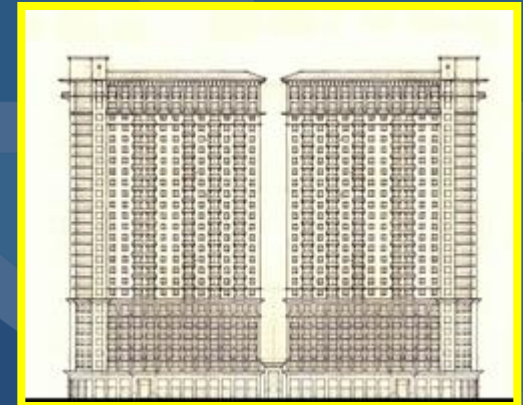
Banyan Residential



Sail Club



Currie Park Properties



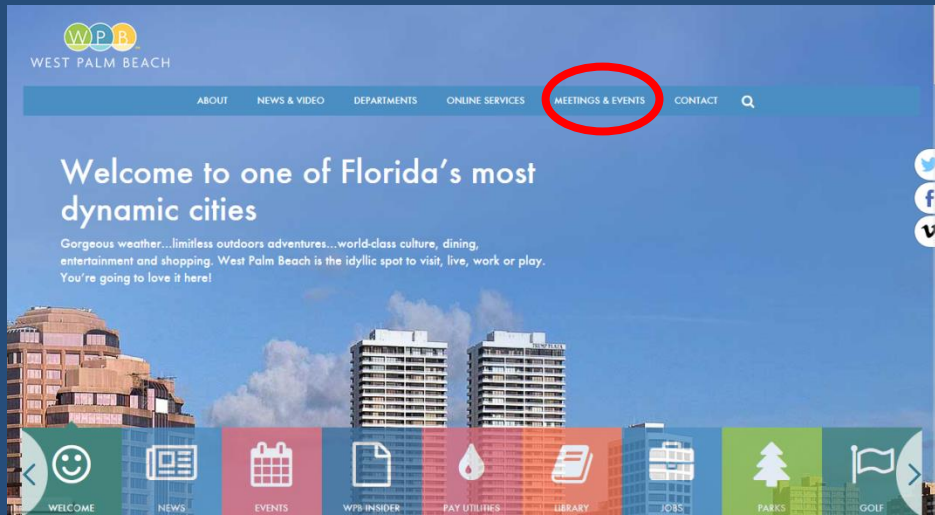
Opera Place

CITYWIDE DEVELOPMENT ACTIVITY SUMMARY

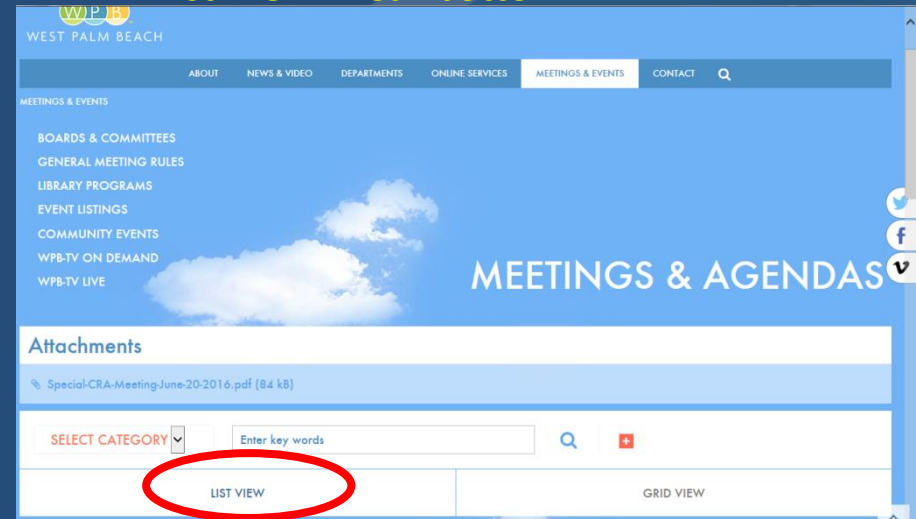
- **Projects Under Construction..... \$1,140,000,000**
 - 4th District Court of Appeal, AAF Residential, Ballpark at the Palm Beaches, Banyan Cay, Braman, Bristol, Broadstone CC, Charleston Commons (Ph. 2), Dunbar Village, Morse Traditions, Norton Art Museum, Okeechobee Commons, Park Slope, Ponce Block DSI, Restoration Hardware, StorAll, Tara Cove, Alexander, Wawa Convenience Store
- **Projects Approved \$ 781,500,000**
 - Canopy Hotel, Cosmopolitan, Palm Beach Day Academy, Presidential Self Storage, Transit Village, the Marina (Related/Rybovich), the Modern
- **Projects In Review \$ 461,300,000**
 - 3111 S. Dixie (Prospect Place), 45th St. Hotel, 4th Street residential, 550 Quadrille, Aloft Hotel, Banyan Place, Bella Vita, Carefree Theater, Clematis Place, Home Depot Commercial, Indigo Hotel, Joseph's Village, Old City Hall Site, Palm Harbor Resort, Prive Suites, Village at Lake Mangonia, Wawa Storage Facility
- **Projects Not SubmittedTBD**
 - Currie Park Development, 300 Palm Beach Lakes, Palm Beach Opera Site, Sail Club (TBD), Tent Site (TBD), Palm Beach Motorcars (TBD)

TOTAL: \$2,382,800,000

1 – Click “Meetings & Events”



2– Click “Meetings & Agendas” then “List View” near bottom



3– Scroll down to March 9, 2017



TODAY'S
PRESENTATION
www.wpb.org

Questions?

March 9, 2017



WEST PALM BEACH

