

Development Services Outreach Meeting

July 20, 2017



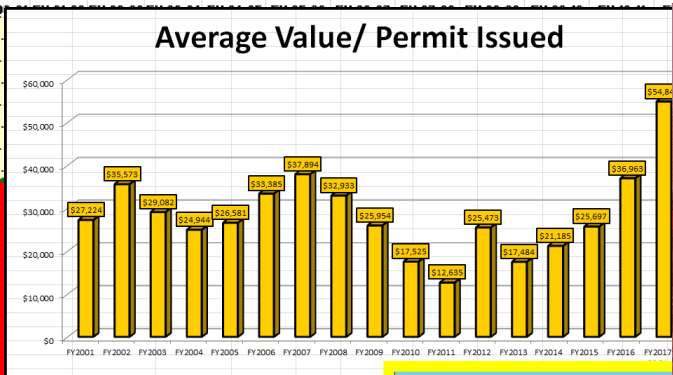
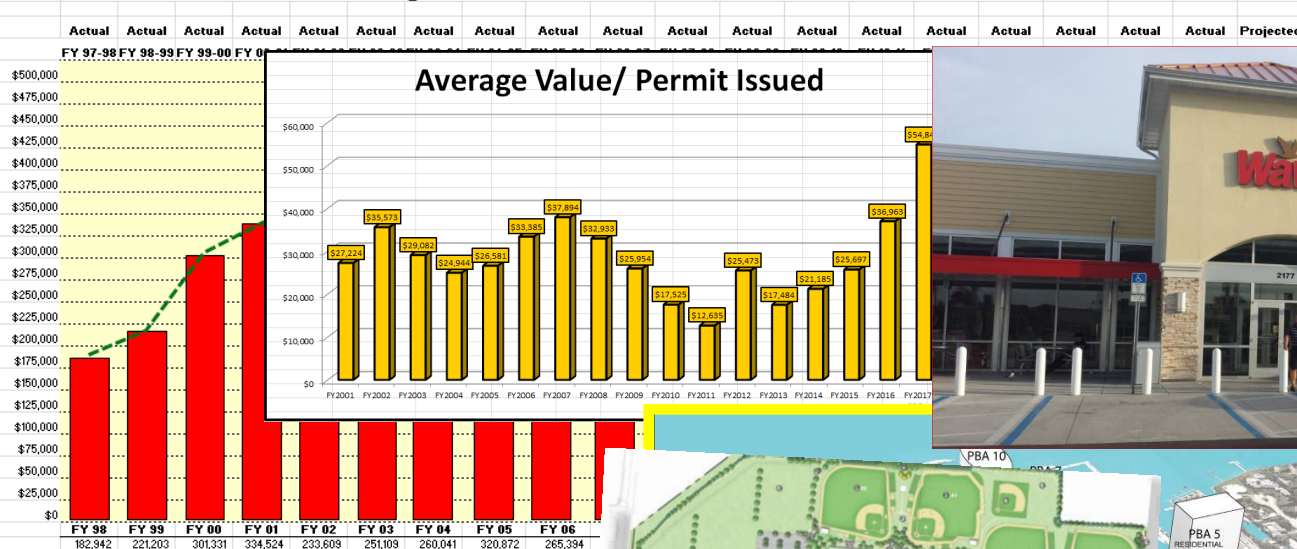
WEST PALM BEACH

One Slide Summary



WEST PALM BEACH

Planning Division Revenues FY1998 to FY2017

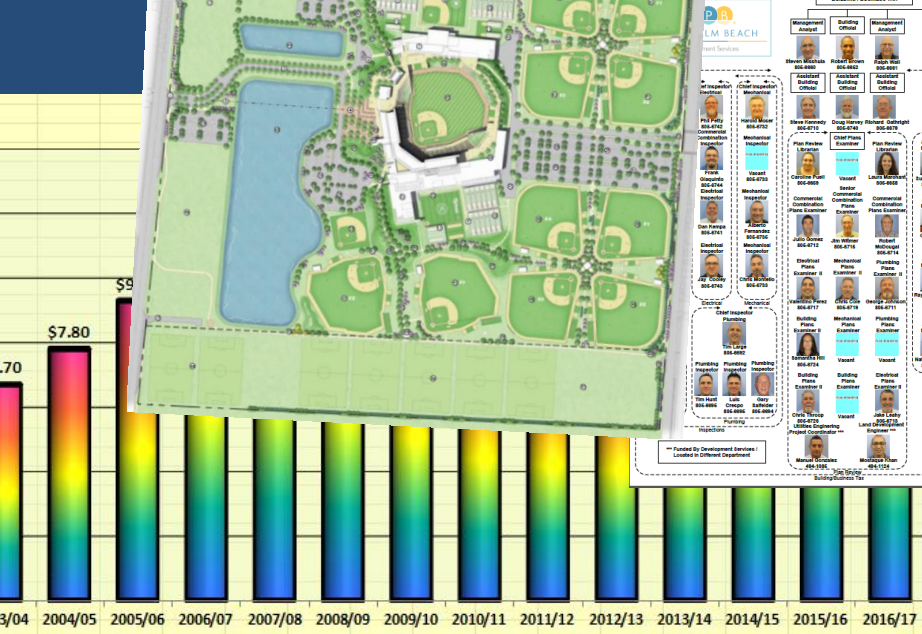
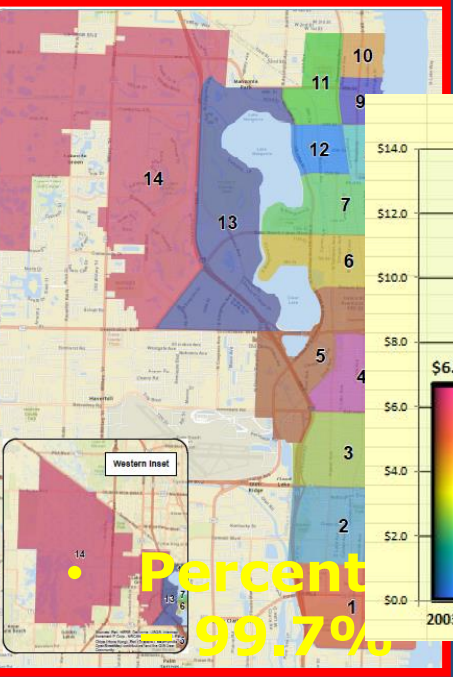


Palm Beach County
PROPERTY APPRAISER
2016 Estimate of Taxable Value

| | 2015 "Final" Taxable Value | 2016 Estimate Taxable Value | Percent Change (15 to 16) |
|--------------------|----------------------------|-----------------------------|---------------------------|
| Greenacres | 4,561,328,274 | 4,903,514,010 | 7.50 |
| Boynton Beach | 820,789,873 | 910,180,695 | 10.89 |
| Palm Beach Gardens | 1,211,200,000 | 840,123,827 | 15.43 |
| Deltona | 1,616,013,663 | 255,889,543 | 15.62 |
| West Palm Beach | 9,371,929,207 | 11,011,672,052 | 14.06 |
| W. Palm Beach | 13,755,417 | 13,909,269 | 10.41 |
| W. Palm Beach | 1,317,158,773 | 1,470,606,776 | 12.89 |
| W. Palm Beach | 2,282,070,445 | 2,607,162,728 | 11.65 |
| W. Palm Beach | 7,984,439,599 | 8,732,534,765 | 9.86 |
| W. Palm Beach | 7,981,341,482 | 8,789,207,404 | 10.12 |
| W. Palm Beach | 802,563,507 | 875,597,981 | 9.10 |
| W. Palm Beach | 12,943,518 | 155,497,814 | 9.47 |
| W. Palm Beach | 623,857,701 | 573,511,100 | 9.30 |
| W. Palm Beach | 3,945,516,766 | 7,986,616,367 | 7.75 |
| W. Palm Beach | 1,400,850,118 | 1,916,219,945 | 6.38 |
| W. Palm Beach | 1,563,210,333 | 5,006,544,445 | 10.14 |
| W. Palm Beach | 1,669,632,200 | 15,732,122,000 | 8.00 |
| Manalapan | 1,048,474,418 | 1,150,070,481 | 9.90 |
| Mangonia Park | 154,579,093 | 170,473,072 | 10.28 |
| W. Palm Beach | 295,696,617 | 313,091,292 | 5.88 |
| W. Palm Beach | | | 9.21 |
| W. Palm Beach | | | 3.42 |
| W. Palm Beach | | | 3.49 |
| W. Palm Beach | | | 7.50 |
| W. Palm Beach | | | 1.93 |



Comprehensive
Downtown



PLANNING & ZONING

Director: [Name]

Administrative Assistant: [Name]

Planning & Zoning Assistant: [Name]

Code Compliance / Ordinance Enforcement: [Name]

Community Development: [Name]

Development Services: [Name]

Engineering: [Name]

Environmental: [Name]

Finance: [Name]

GIS: [Name]

Health & Safety: [Name]

Information Technology: [Name]

Legal: [Name]

Marketing & Public Affairs: [Name]

Operations & Maintenance: [Name]

Personnel: [Name]

Public Works: [Name]

Recreation & Parks: [Name]

Transportation: [Name]

Utilities: [Name]

Committee
on schedule

Agenda



WEST PALM BEACH

1. Introduction and Welcome

2. Department Update

A. Building

B. Planning

C. 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
- 13) July 20, 2017

313 Persons on
our contact list

Department Update

July 20, 2017

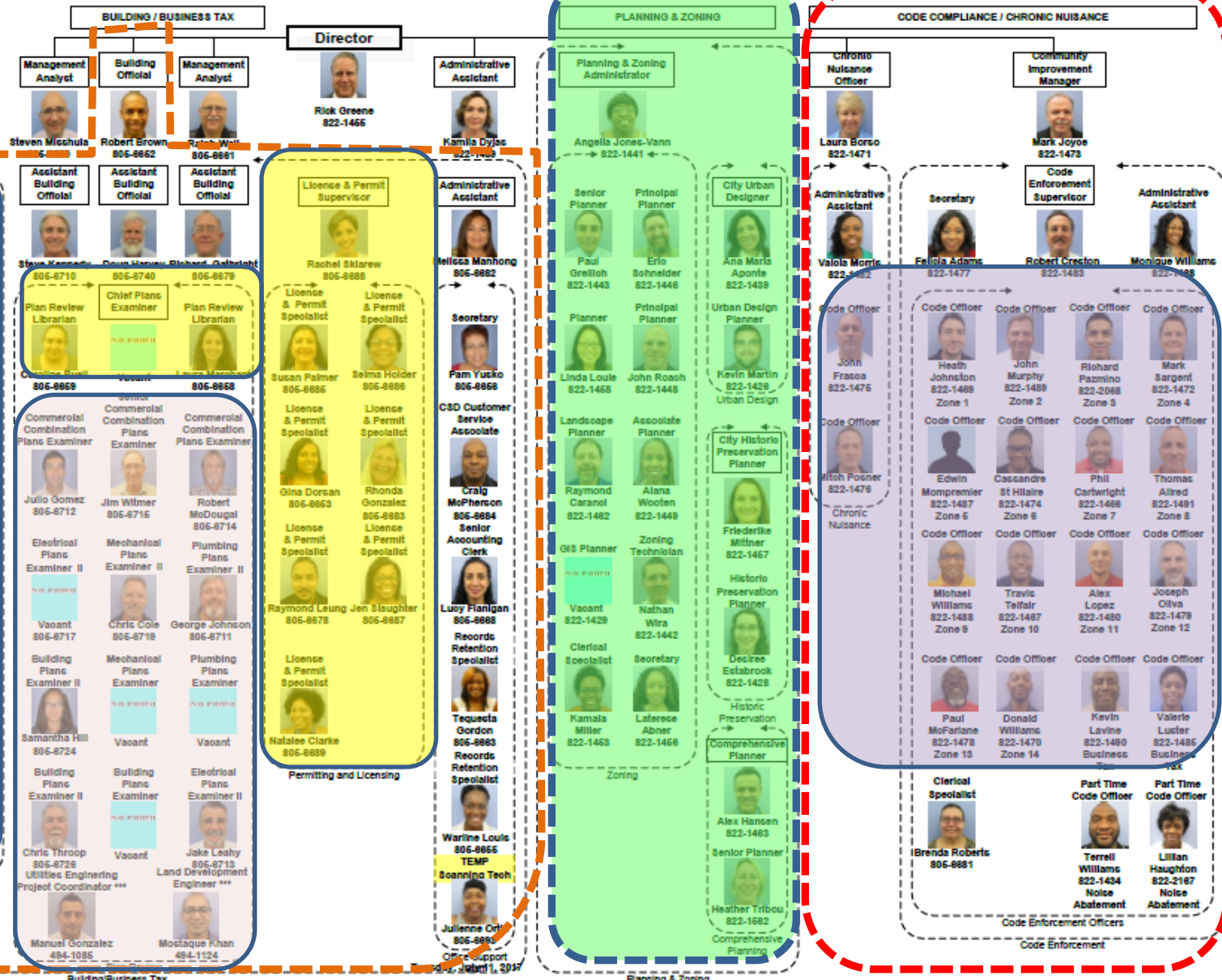


WEST PALM BEACH

Department Organizational Chart

94 of 102 positions filled = 92%

WEST PALM BEACH



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

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 June alone, we received **1,417 permit applications** and issued **1,006 permits**.
- With more than two months left in the fiscal year, our building permit and business tax revenue has exceeded what was budgeted for the entire year. While we budgeted **\$12.6 million** as a Department for the year, we have already collected in excess of **\$12.57 million**.
- The efforts of the Building Division working weekends, evenings and holidays allowed for the successful opening of the Ballpark at the Palm Beaches and the Division was rewarded with the **Mayor's Star of Excellence award**.
- The Building Division was one of 22 cities and counties across the nation to receive **IAS Certification** in 2017.
- The Division is continuing to fill the remaining new and vacant positions which will include a new Chief Plans Examiner, four additional plan review positions and an inspector.



Feb. 28, 2017

Major Departmental changes

NEW 2017 POSITIONS

- 1. Asst. Building Official
- 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

Building

- 12. Clerical Specialist

Planning

- 13. Code Compliance Secretary
- 14. Code Officer
- 15. Code Officer

Code Enforcement

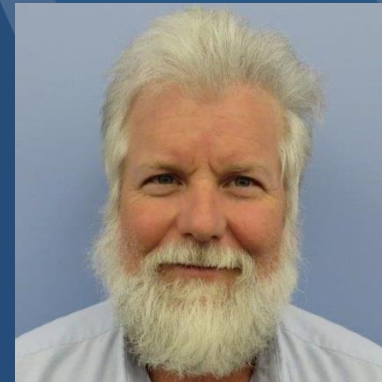
Building Official



Assistant Building Officials



Steve Kennedy



Doug Harvey



Richard Gathright

Vacant Position Update

Development Services Vacant Positions

| | Position | New or Vacant Position | Lead | Position Advertised | Resumes Reviewed | Interview Date(s) | Selection/ Background Check | Offer Accepted | Start Date |
|----|---|------------------------|------------|---------------------|------------------|-------------------|-----------------------------|------------------|------------|
| | CODE ENFORCEMENT DIVISION | | | | | | | | |
| 1 | Code Officer | VACANT | Mark J. | X | X | X | X | Edwin Mompremier | 7/17/17 |
| 2 | Code Enforcement Supervisor | VACANT | Mark J. | X | X | X | | | |
| | PLANNING DIVISION | | | | | | | | |
| 3 | Clerical Specialist (Cindy P.) | VACANT | Angella V. | X | X | X | X | Kamalla Miller | 7/17/17 |
| 4 | GIS Analyst/Planner | NEW | Angella V. | X | X | X | X | Caroline Glass | 8/28/17 |
| | BUILDING DIVISION | | | | | | | | |
| 5 | Chief Plans Examiner (Steve K.) | VACANT | Robert B. | X | | | | | |
| 6 | Electrical Plans Examiner | NEW | Robert B. | X | | | | | |
| 7 | Mechanical Plans Examiner | NEW | Robert B. | | | | | | |
| 8 | Plumbing Plans Examiner->Building Plans E. II | NEW | Robert B. | | | | | | |
| 9 | Building Plans Examiner I | NEW | Robert B. | | | | | | |
| 10 | Mechanical Inspector ----> Bldg. Inspector | NEW | Robert B. | | | | | | |

F: Development Services/Admin/Vacant Position Analysis/07.06.17

Position Filled

- The Department added 15 new positions as part of FY17. To date, we have filled all but five of these positions and have had four vacancies created in the meantime. Planning will soon be fully staffed while Code has one position vacant with Robert Creston's announced retirement. The Building Division has six vacancies left which includes five new positions and the Chief Plans Examiner position created by Steve Kennedy's promotion. Our Department as a whole has 94% of the positions in the department filled.

Mayor's Star of Excellence Award

The Development Services team was recently honored with the Mayor's Star of Excellence Award for their stellar work and for providing exceptional service.



Development Services Director Rick Greene and Building Official Robert Brown were both recognized with the Mayor's Leadership Star Award. Congrats!

- **On July 13, 2017, the Development Services Department was awarded the Mayor's Star of Excellence primarily for our Department's work in addressing the many issues involved with the construction of the new Ballpark at the Palm Beaches.**

IAS Accreditation



WEST PALM BEACH



- The City of West Palm Beach Building Division has just been accredited by the International Accreditation Service (IAS), signifying that the department has **been evaluated for its technical competence, quality of service and met recognized standards of the building industry.**
- Representatives of IAS spent time reviewing the staffing, policies, and procedures and had discussions with members of staff and the public to review the City's Building Division. As part of its review, the IAS noted that the Division is "a very efficient, effective, and professional operation."

Arlington County, VA.
Charleston County, S.C.
Aurora, CO.
Henderson, NV.
Kennesaw, GA.
Plano, TX
Roanoke, VA.
Roseville, CA.
West Palm Beach, FL.
Philadelphia, PA.
Easton, MD.

Beaufort County, S.C.
Chickasaw Nation, OK.
Greensboro, N.C.
Kelowna, CA.
McKinney, TX
Port St. Lucie, FL.
Rochester Hills, MI.
Salem, OR.
Clark County (Las Vegas), NV.
San Antonio, TX.
Mount Pleasant, SC.

Citizen Kiosks



WEST PALM BEACH



Please rate
our service
today



HAPPY & NOT



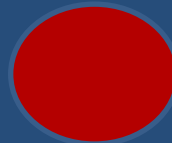
VERY POSITIVE



POSITIVE



NEGATIVE



VERY NEGATIVE



Permits / June 2017

Please rate our service today



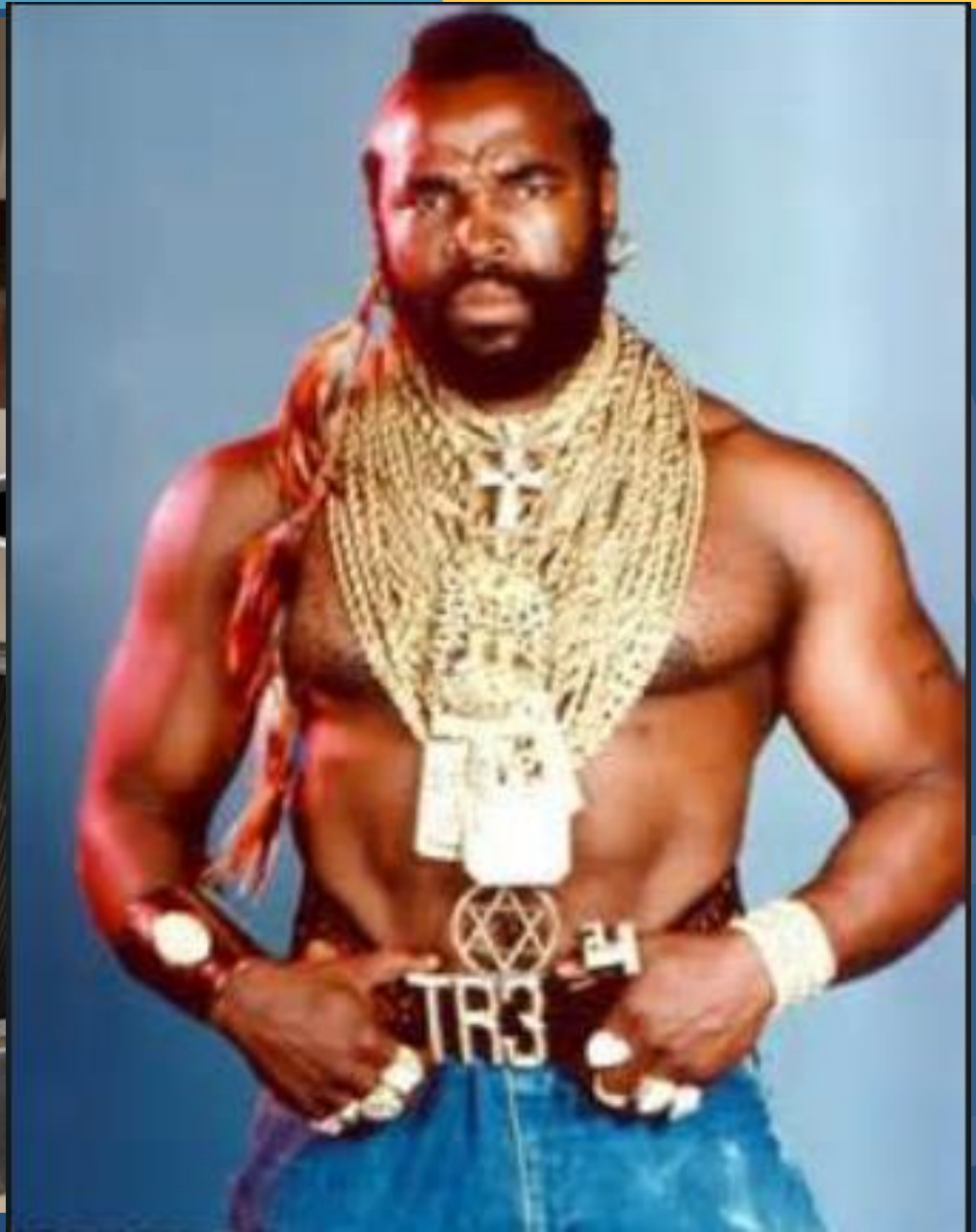
95% Positive

Total feedback: 255

Very Positive 89%, Positive 6%, Negative 2%, Very Negative 3%

HAPPYNOT

Citizen Kiosks



Community+ Replacement

The City of West Palm Beach is seeking proposals for services from a Professional Consultant to evaluate the City's Development Services Department's current processes, analyze and make a recommendation for improvements based on Industry Best Practices, and assist in developing a competitive solicitation for Development Services software system for distribution to potential vendors, and assisting in the evaluation of proposals with City staff.

The team of Robert Brown, Doug Harvey, Rachel Sklarew, Mark Joyce, Angella Vann and Heidi McNabb selected the firm of **Plante Moran** to lead this charge. Work will begin around September 1, 2017.

This firm was founded in 1924 and is the 14th largest certified public accounting and management consulting firm in the nation. Plante Moran will be reviewing all of our processes in an effort to assist us in preparing an RFP to replace Community Plus.

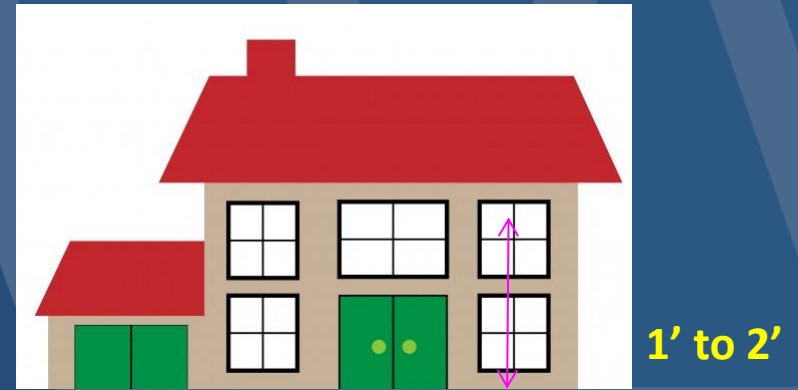
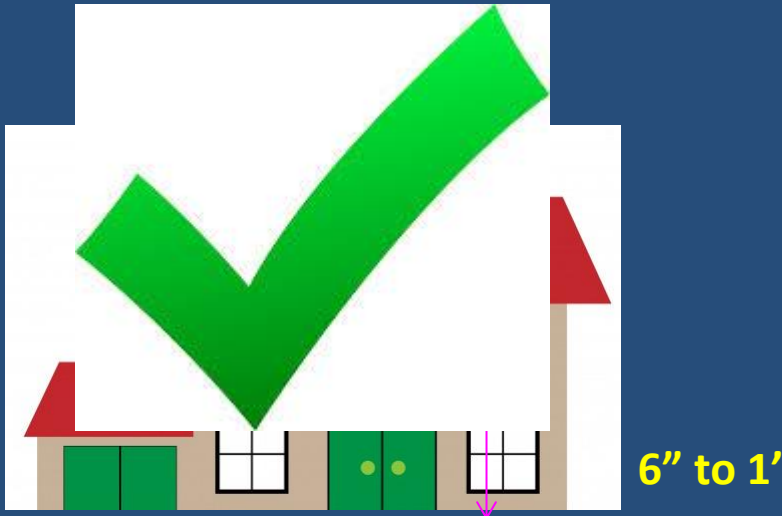


Building Update



WEST PALM BEACH
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).



New Building Code updates go into effect on Dec. 31, 2017. Submit any permits prior to Dec. 29, 2017 to not be impacted by the new changes.

- Tentatively scheduled for the August 14, 2017 (1st reading) and August 28, 2017 (2nd reading) City Commission meetings.

Planning Update



WEST PALM BEACH
Development Solutions

- The Planning Division is currently participating with consultants hired by the City to work on a **Mobility Plan for the Downtown Area**. The Mobility Plan is made up of 4 concurrent studies: Okeechobee Boulevard Corridor Study, Downtown Parking Management and Transportation Demand Management Study, City-Wide Bicycle Master Plan and Public Life Study. The Okeechobee Boulevard Corridor Study held its community workshop on June 12th -15th at the Palm Beach County Convention Center. The final results will be integrated into the entire Mobility Plan.
- 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 Zoning Section is also working on amendments to the Zoning and Land development Regulations to reflect recent legislative changes to **sober homes and medical marijuana**.

WPB Code Amendments



WEST PALM BEACH

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

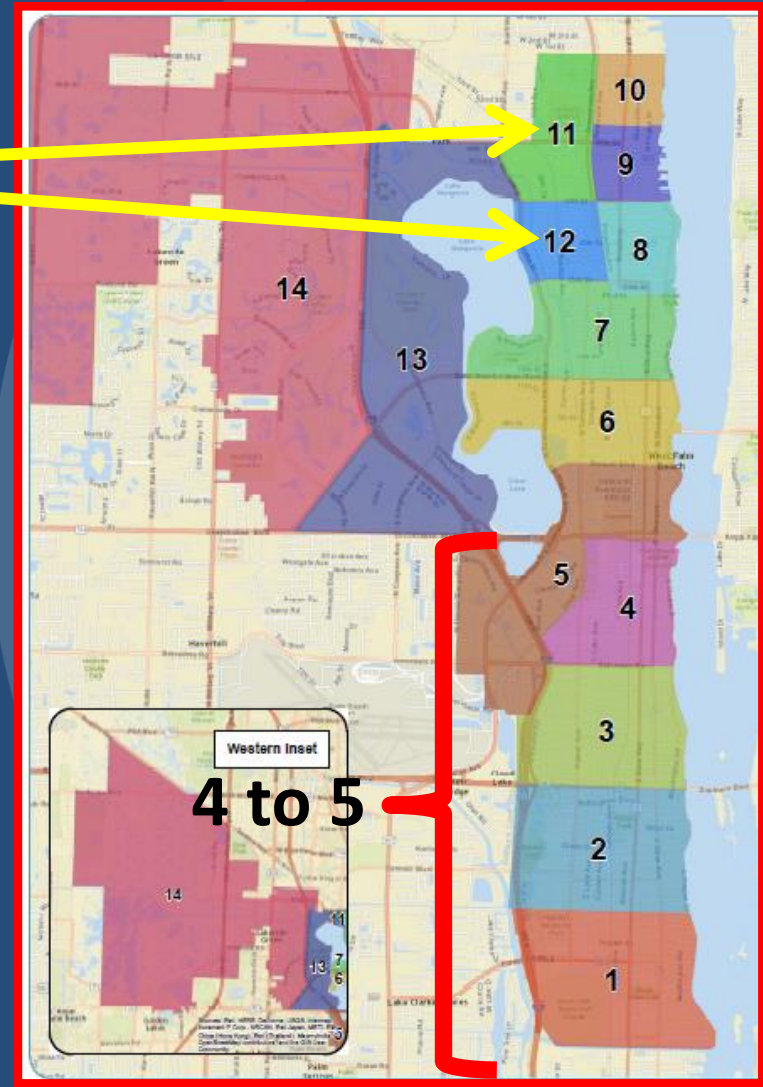
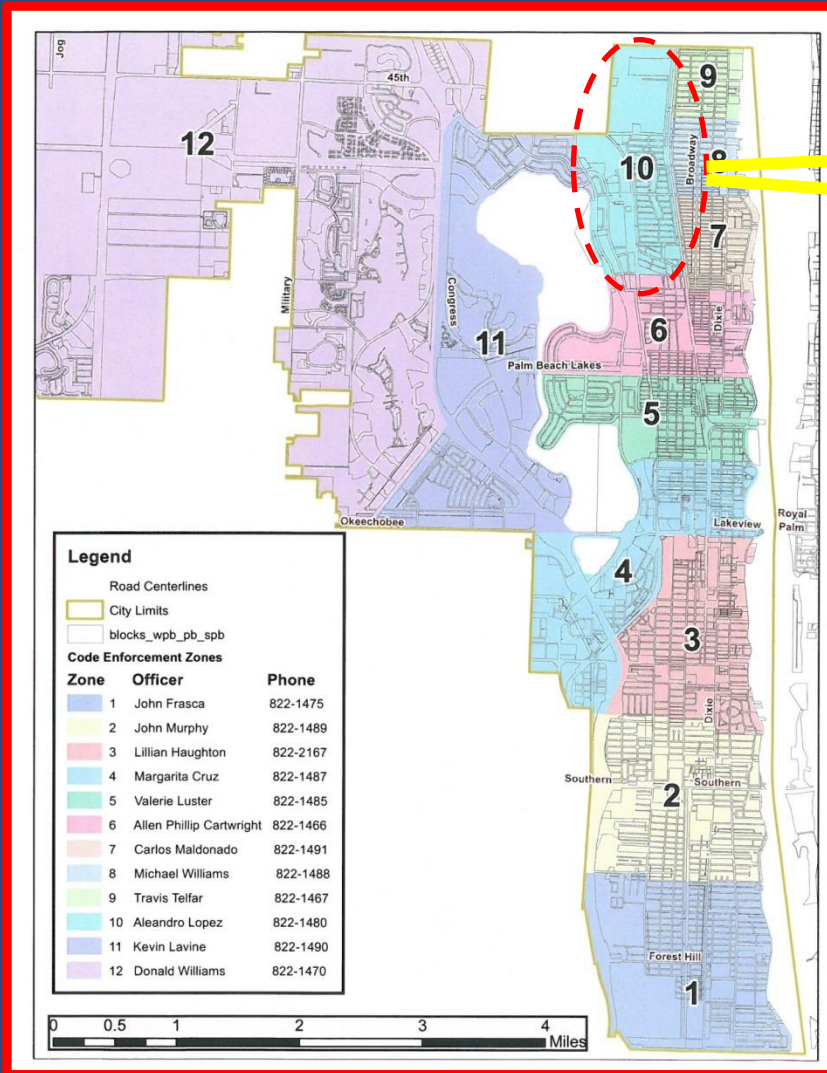
- Address distinction between breweries, microbreweries

8) Landscape code – Completed (Ph. 1)

9) Sign code – Firms submitting to RFP for consultant services

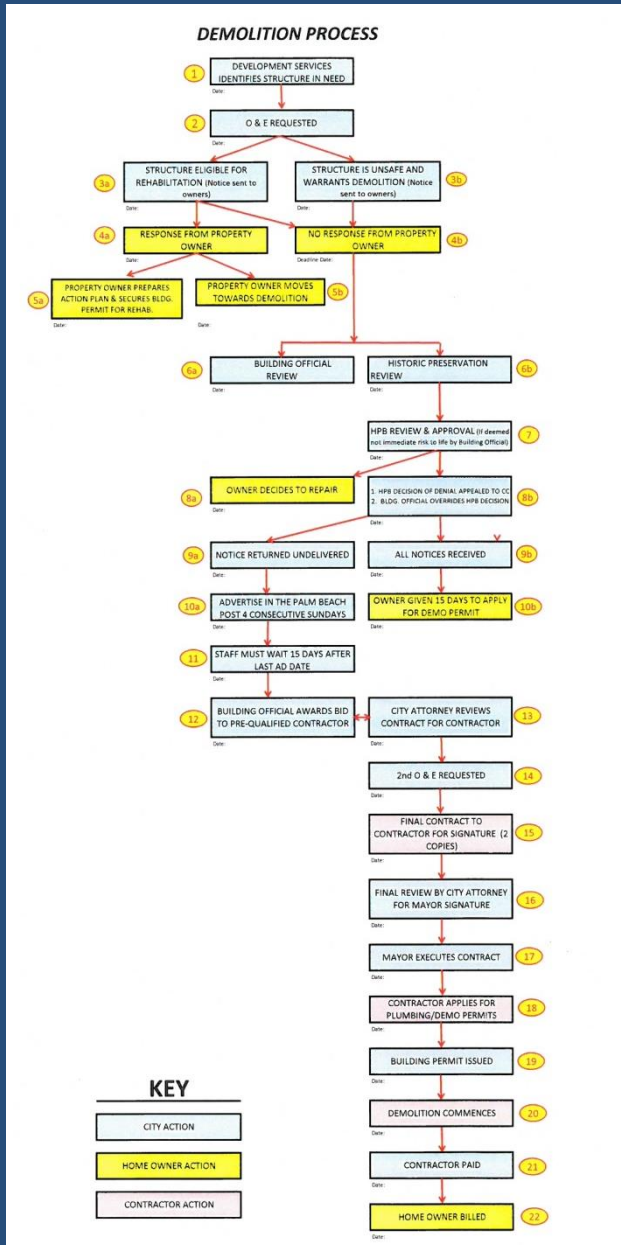
10) Northwood and Broadway MUD Code Revisions – (Underway)

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 is 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.

Code Enforcement Supervisor Robert Creston is retiring after 28 years. His last day is July 21st.

GIS is working on a program that will map all code cases and be available to the public.

Financial Update

July 20, 2017

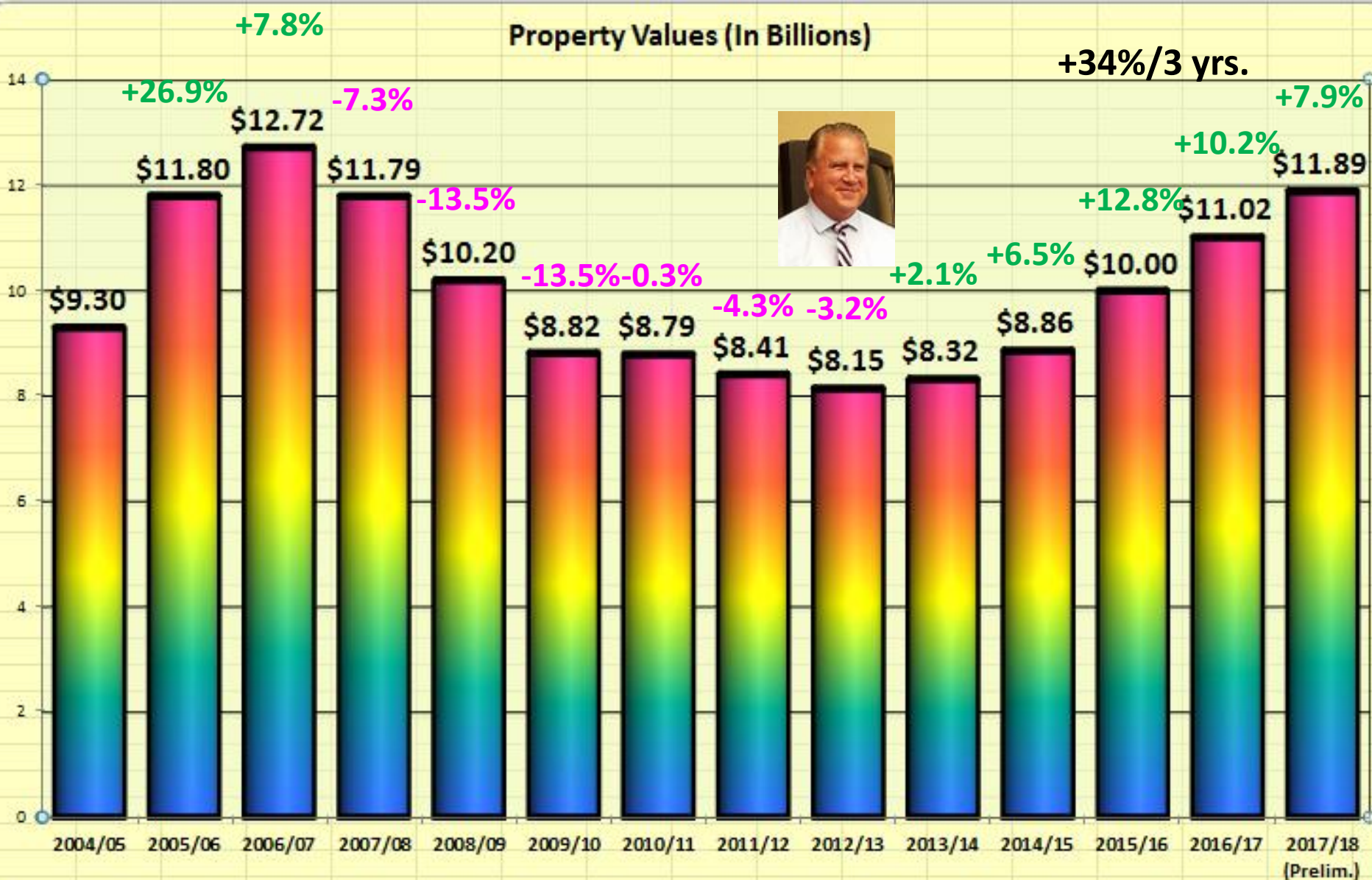


WEST PALM BEACH

West Palm Beach Property Values

Property Values (In Billions)

+34%/3 yrs.



Development Services Revenues



WEST PALM BEACH

| | FY10 | FY13 | FY14 | FY15 | FY16 | FY17 |
|------------------|-------------|----------------------------|-----------------------------|----------------------------|------------------------------------|--|
| Building Permits | \$3,642,742 | \$5,793,215 | \$9,680,347 | \$7,868,899 | <u>\$9,739,933</u> | \$9,300,000 (\$7,258,400 budgeted) |
| Business Tax | \$2,925,848 | \$2,883,545 | \$3,266,603 | \$3,615,910 | \$3,713,665 | <u>\$3,760,000</u> |
| Planning Fees | \$ 245,249 | \$ 418,392 | \$ 374,455 | \$ 526,148 | \$ 481,558 | <u>\$550,000</u> (\$425,000 budgeted) |
| Code Enforcement | | \$310,159 | \$402,354 | \$1,173,903 | \$1,411,178 | <u>\$1,440,000</u> (\$1,182,000 budgeted) |
| Subtotal: | \$6,813,839 | \$9,405,851 +38% | \$13,723,759 +46% | \$13,184,859 -4% | <u>\$15,346,334</u> +16% | <u>\$15,050,000</u> (\$12,625,400 budgeted) |

**Through July 18, 2017: Building Permit collections @101.8% of budgeted amount (\$7.4 mil.)
: Total Department collections @ 99.5% of budgeted amount (\$12.57 mil.)**

Development Services Revenues



WEST PALM BEACH

Development Services Revenues (2016-17)

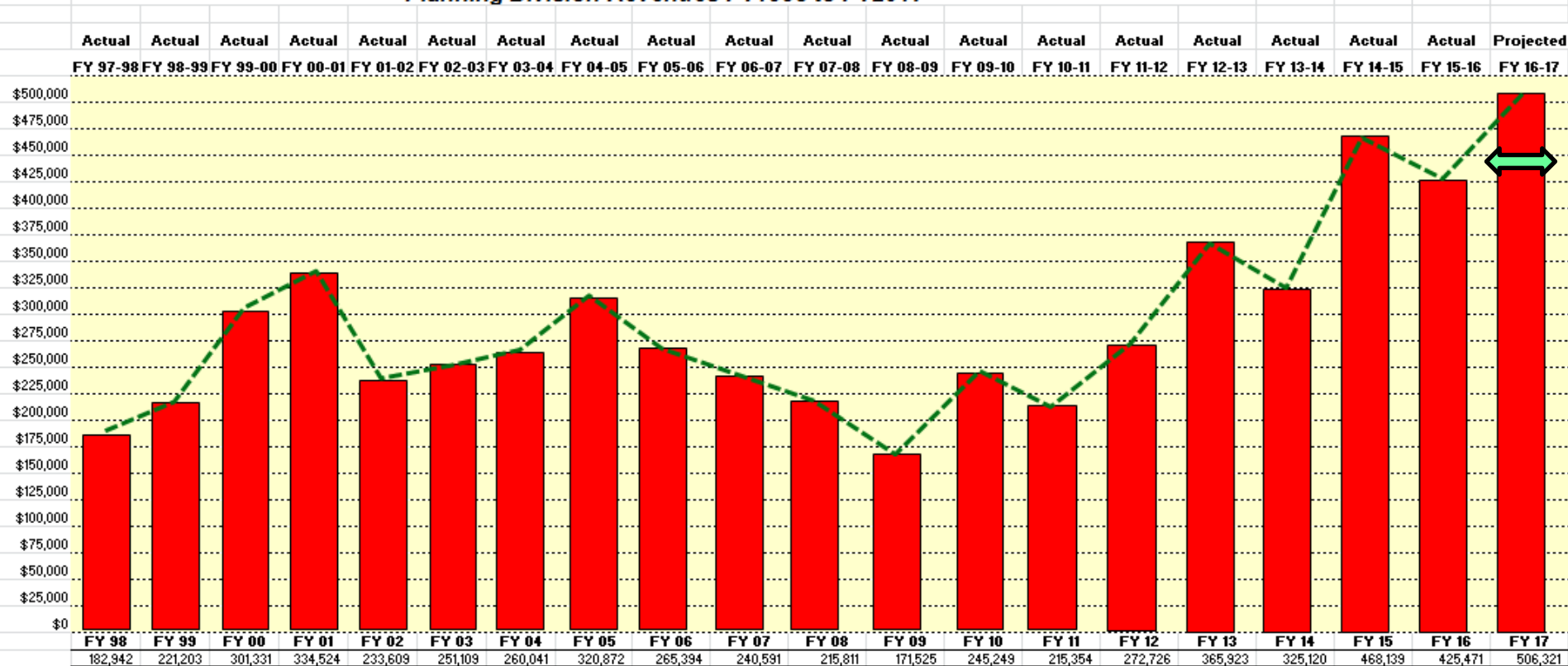
As of July 18, 2017 **80%**

| | Code Enforcement (Division) | Planning (Division) | Building (Business Tax) | Building (Business Tax Division) | Building (Permits) | Building (Division)* | TOTAL |
|--------------------|-----------------------------|---------------------|-------------------------|----------------------------------|--------------------|----------------------|--------------|
| BUDGETED: | \$1,182,000 | \$425,000 | \$3,125,000 | \$3,760,000 | \$7,000,000 | \$7,258,400 | \$12,625,400 |
| Collected To Date: | \$1,140,343 | \$435,332 | \$3,140,477 | \$3,606,969 | \$7,108,743 | \$7,385,444 | \$12,568,088 |
| % To Date: | 96.5% | 102.4% | 100.5% | 95.9% | 101.6% | 101.8% | 99.5% |
| 102.5% | | | | | | | |
| 100.0% | | | | | | | |
| 97.5% | | | | | | | |
| 95.0% | | | | | | | |
| 92.5% | | | | | | | |
| 90.0% | | | | | | | |
| 87.5% | | | | | | | |
| 85.0% | | | | | | | |
| 82.5% | | | | | | | |
| 80.0% | | | | | | | |
| 77.5% | | | | | | | |
| 75.0% | | | | | | | |



Planning Revenues (FY98-17)

Planning Division Revenues FY1998 to FY2017

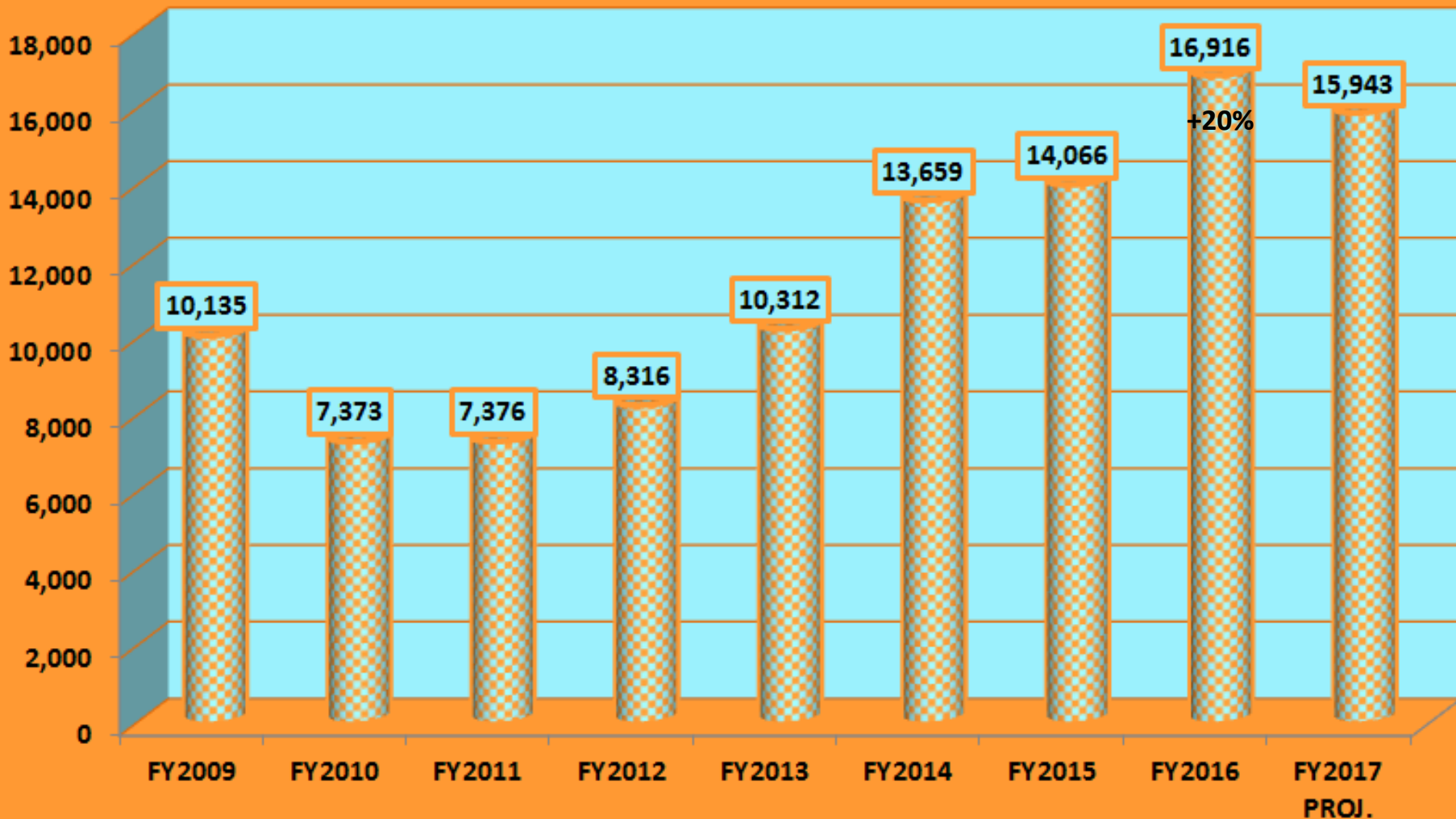


Number of Plan Reviews Completed (FY09-17)



WEST PALM BEACH

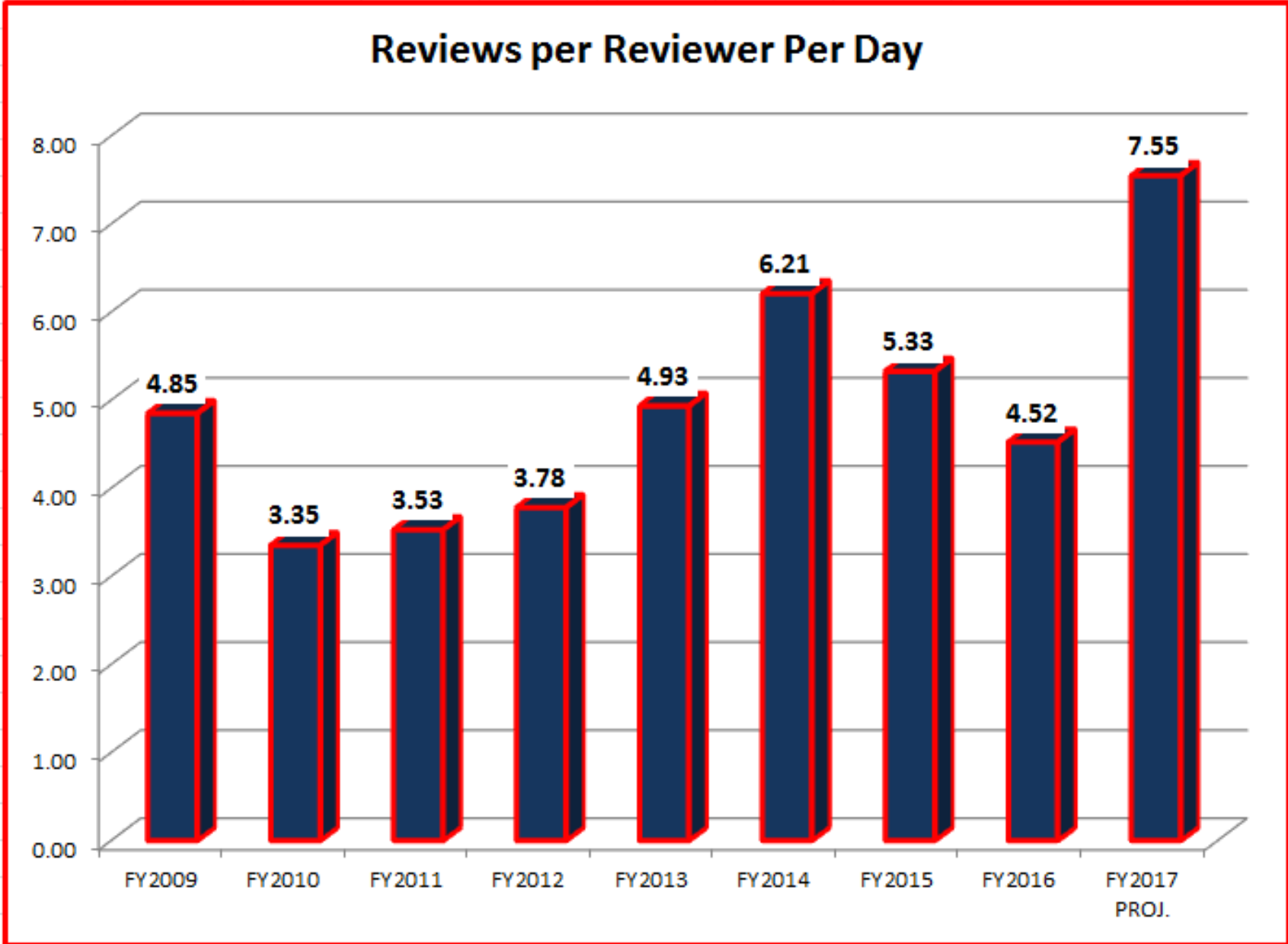
Plan Reviews Completed



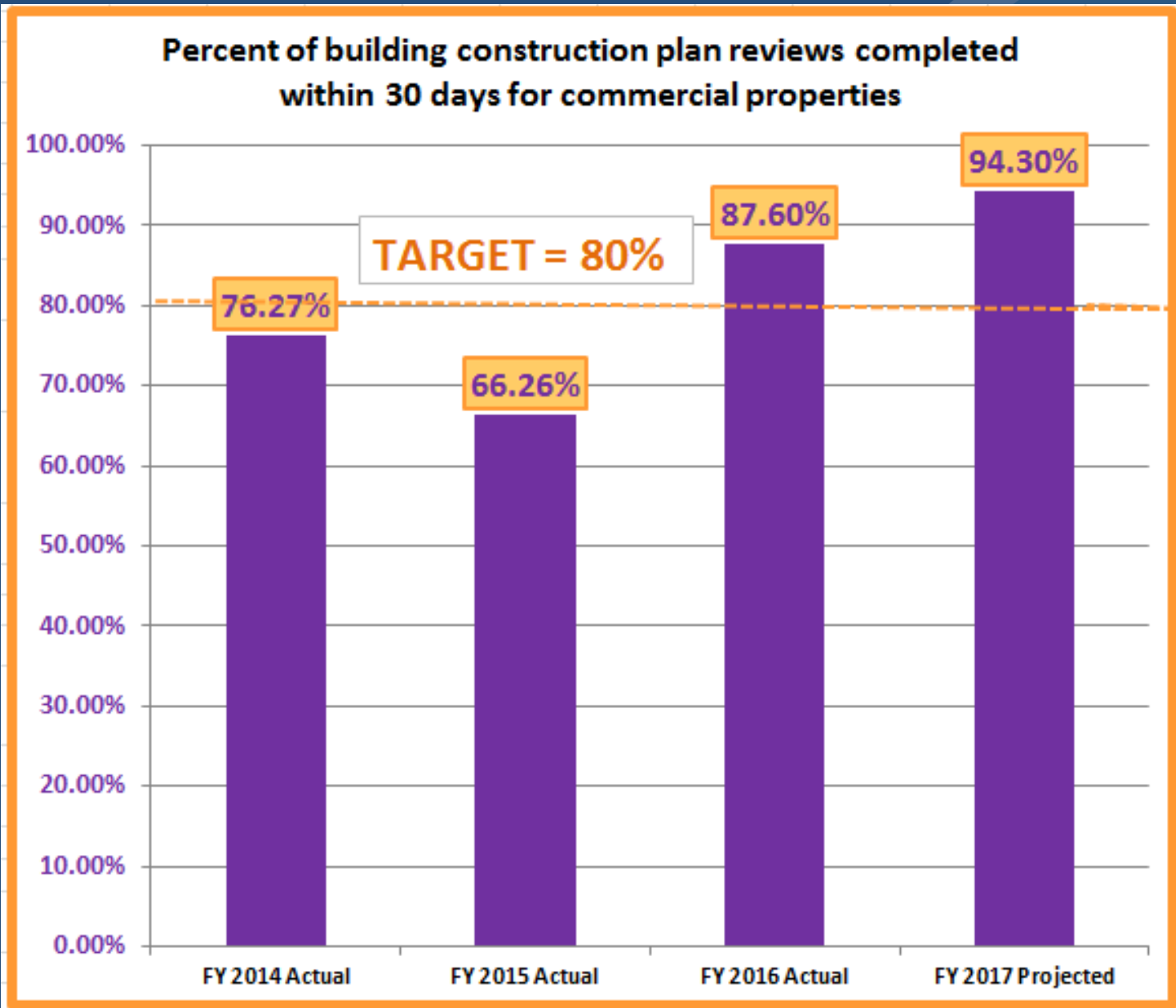
Number of Plan Reviews Completed per Reviewer Per Day (FY09-17)



WEST PALM BEACH



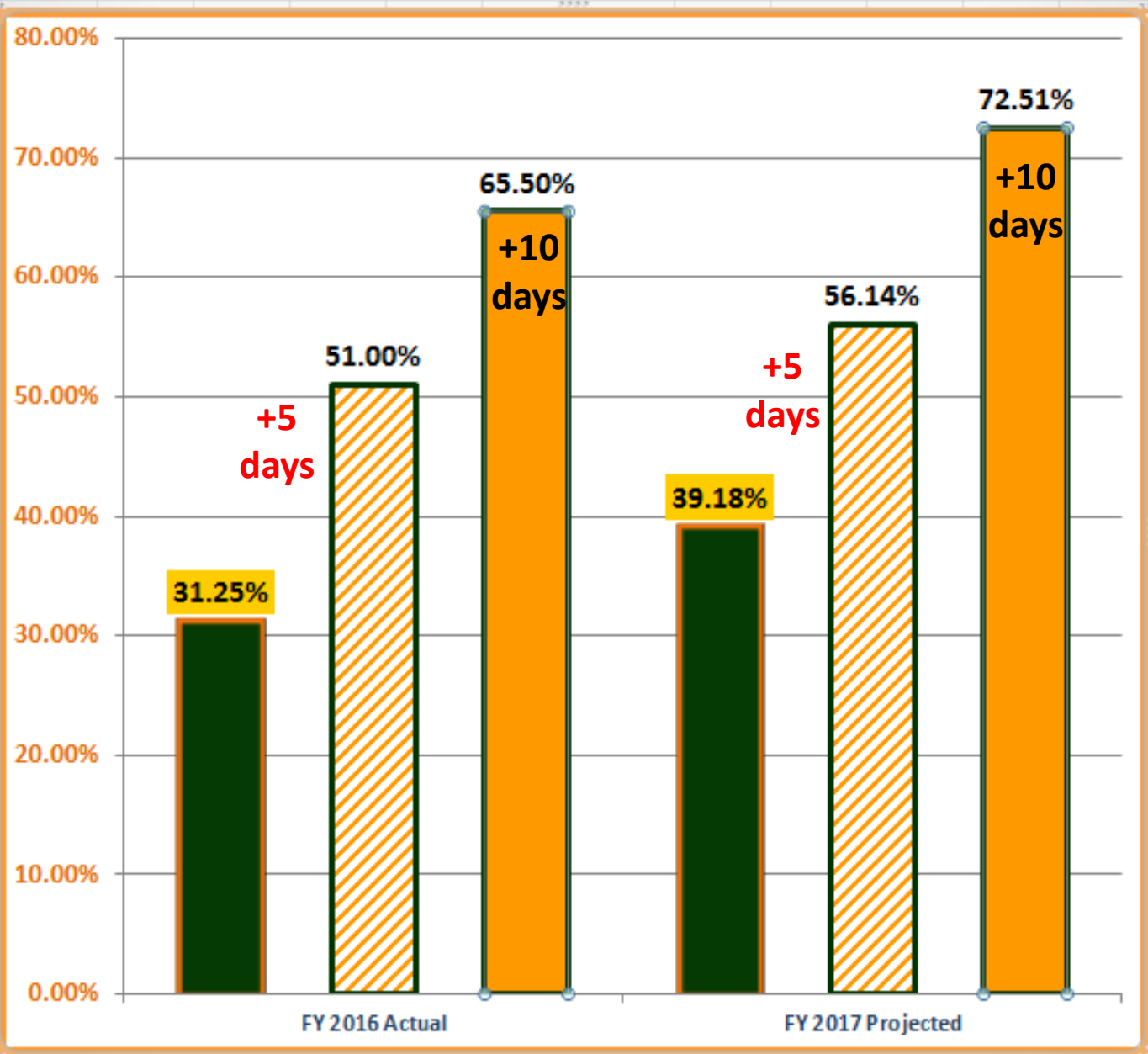
Percentage of Commercial Plans reviews Completed in 30 business days (FY14-17)



Percentage of Residential Plans reviews Completed in 14, 19 and 24 business days (FY14-17)

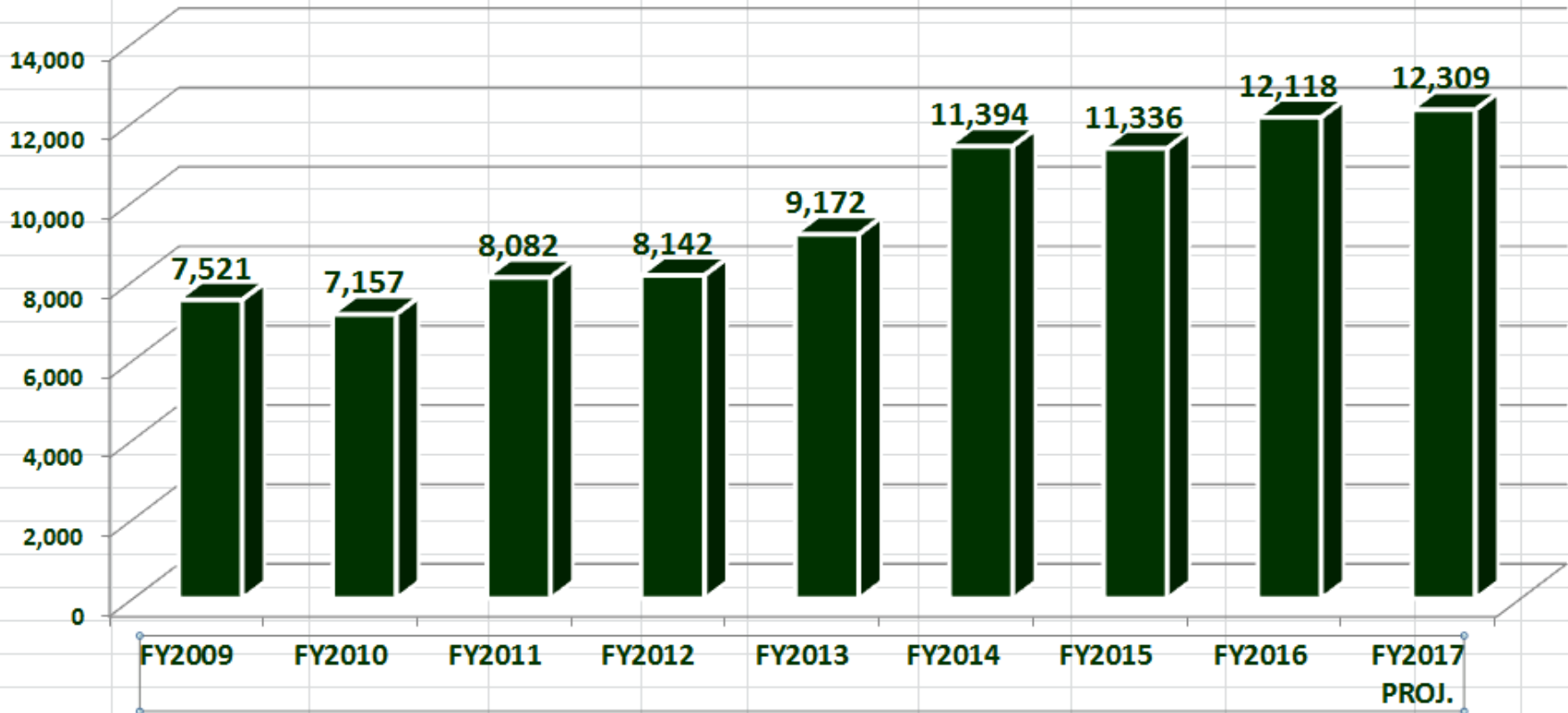


WEST PALM BEACH



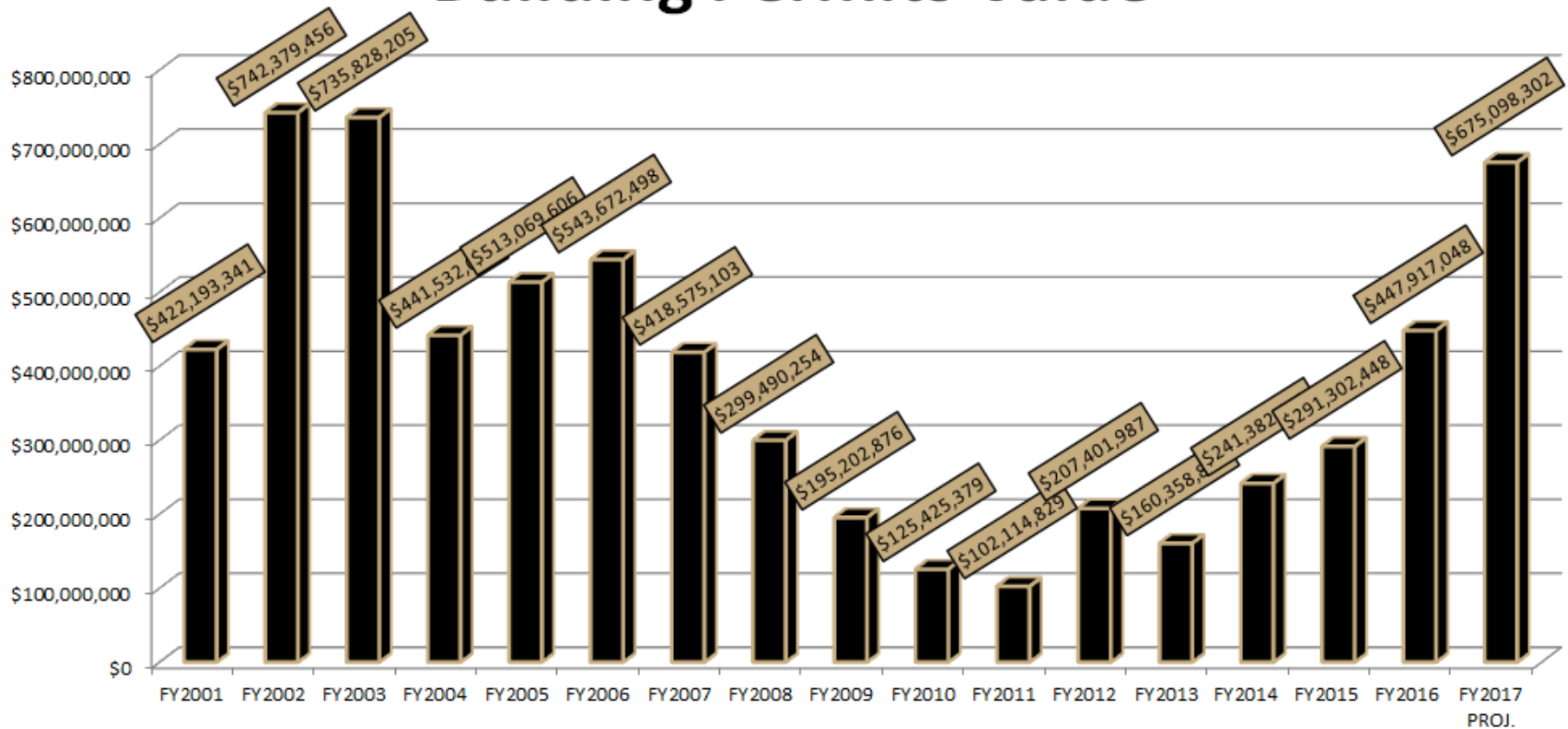
Building Permits Issued (FY09-17)

Building Permits Issued



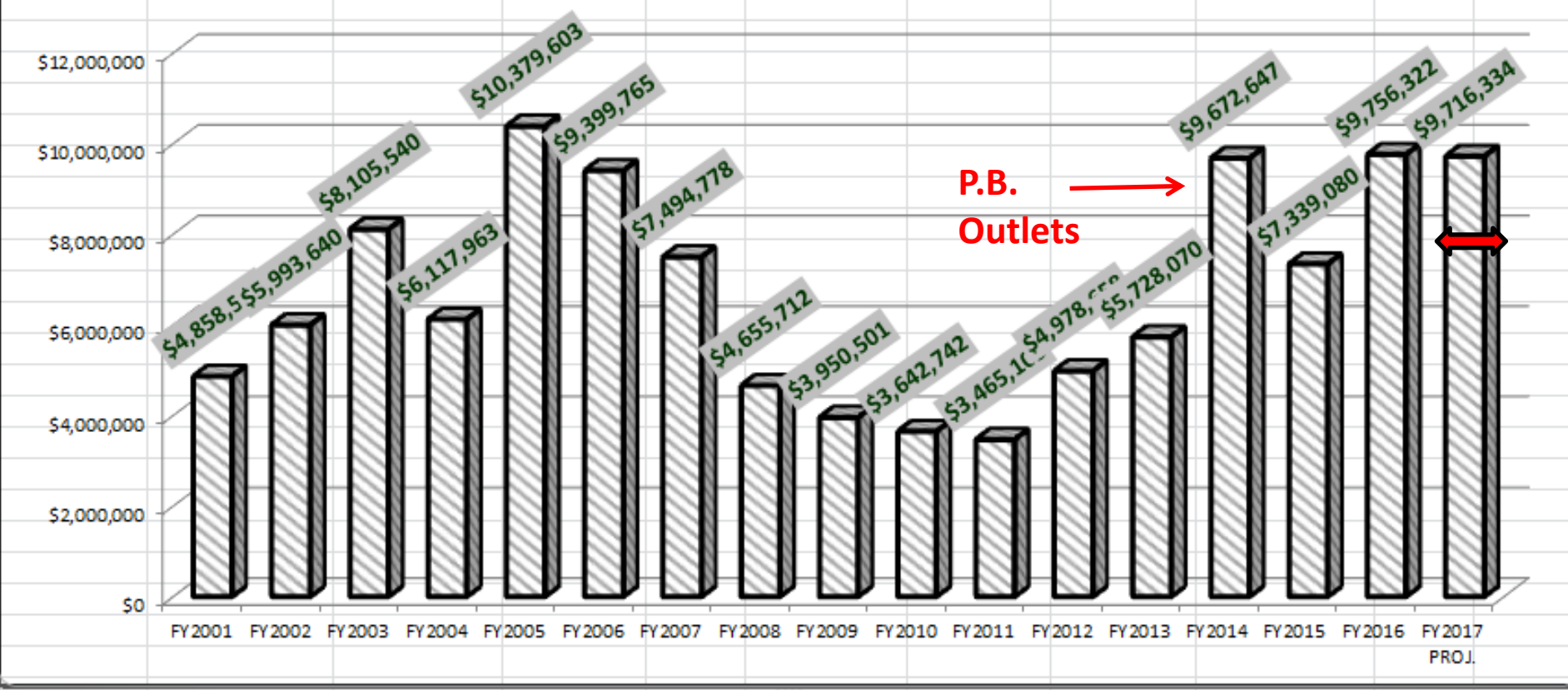
Total Building Permit Value (FY01-17)

Building Permits Value

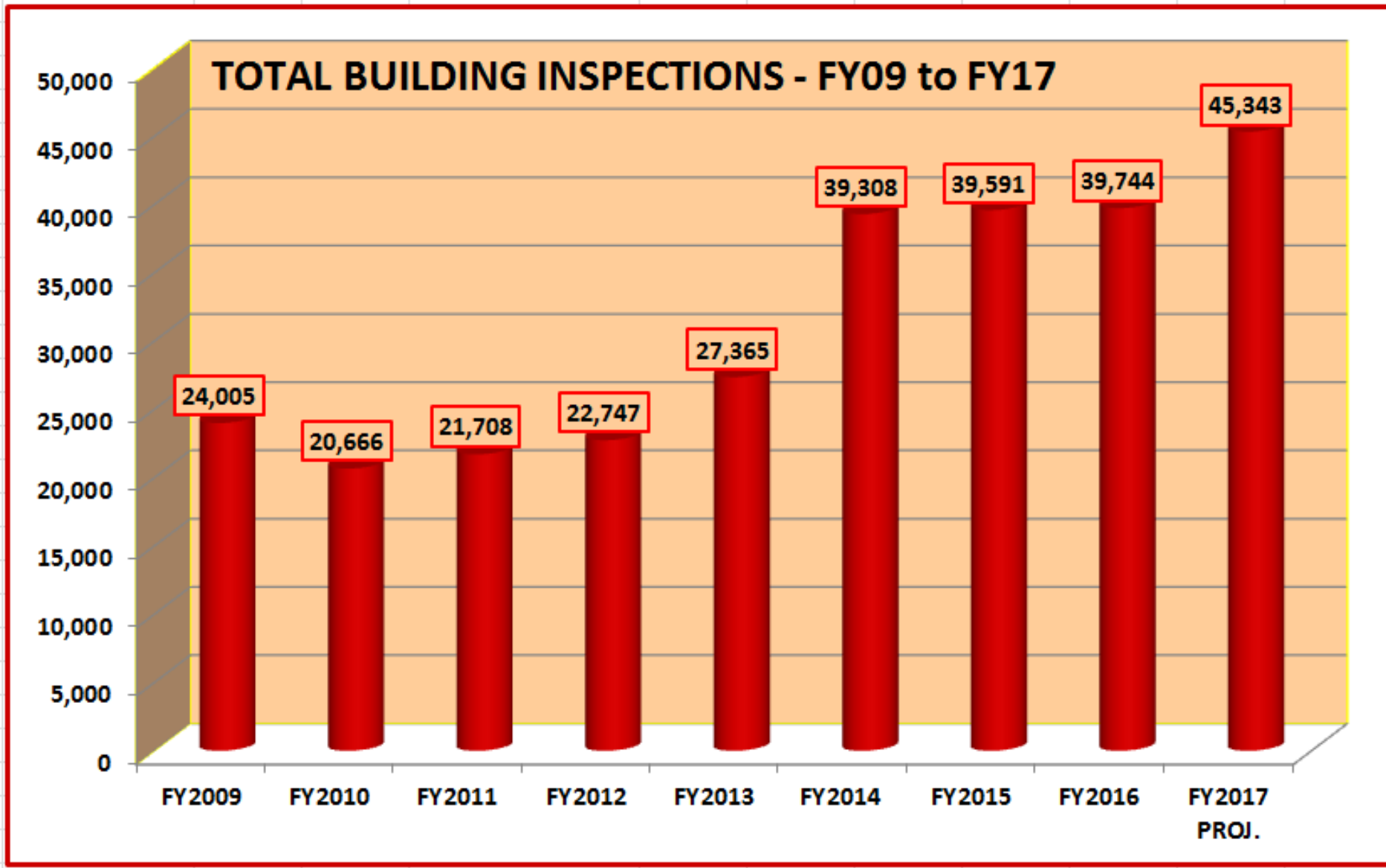


Building Permit Revenue (FY01-17)

Total Permitting Revenue

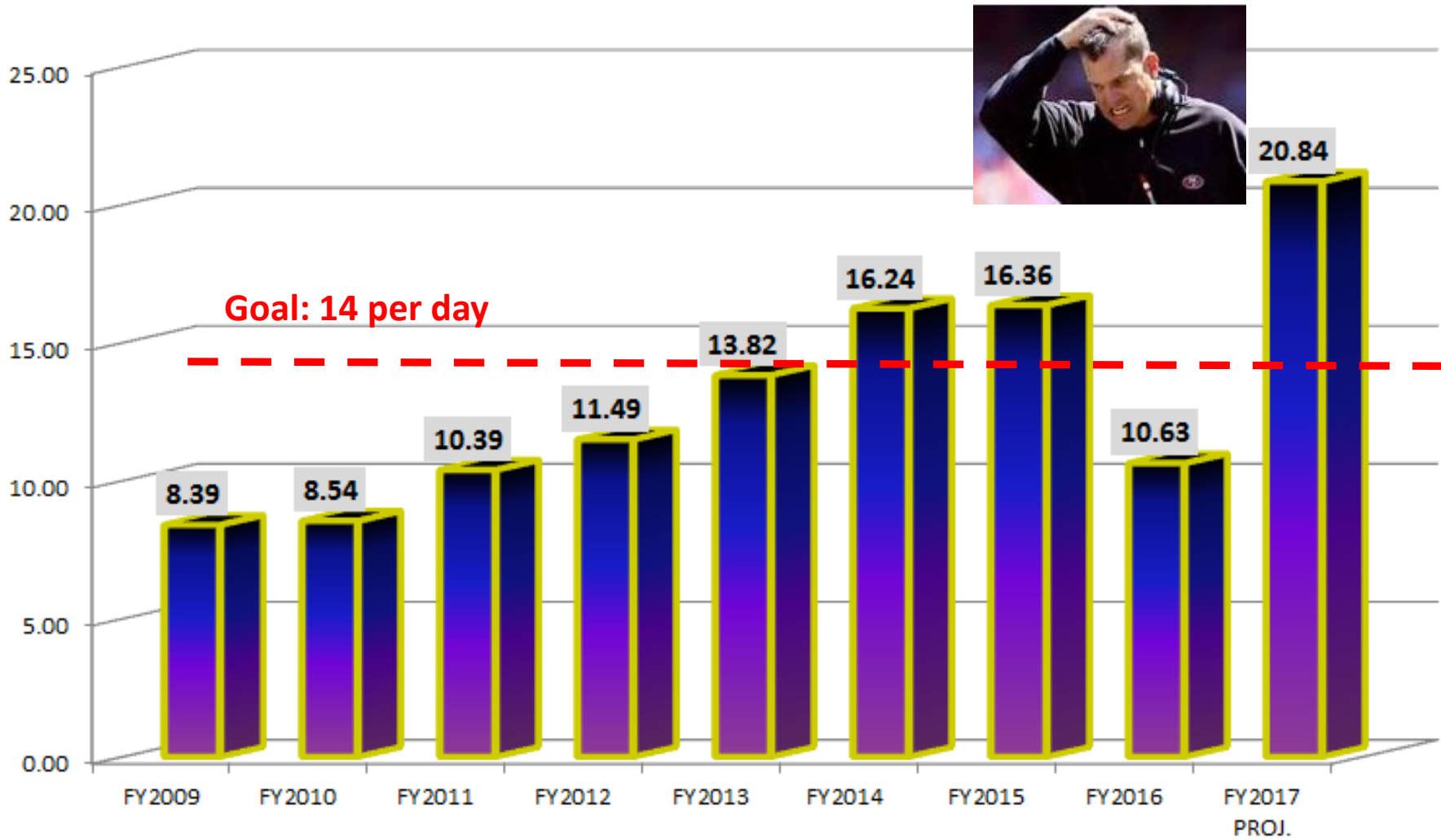


Number of Building Inspections (FY09-17)



Number of Building Inspections per Inspector per Day (FY09-17)

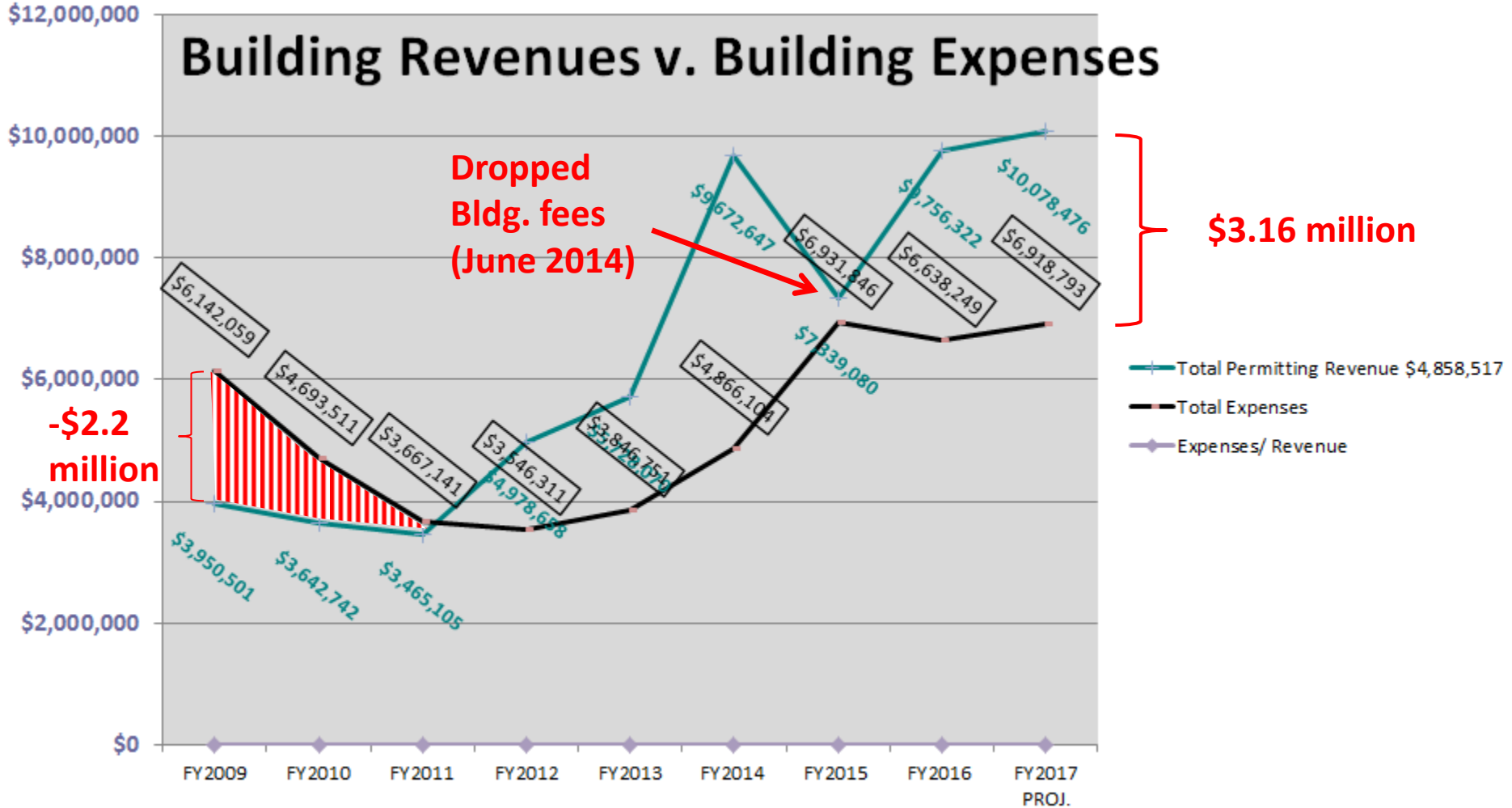
Inspections per Inspector per Day



Building Revenues vs. Expenditures (FY09-17)



WEST PALM BEACH

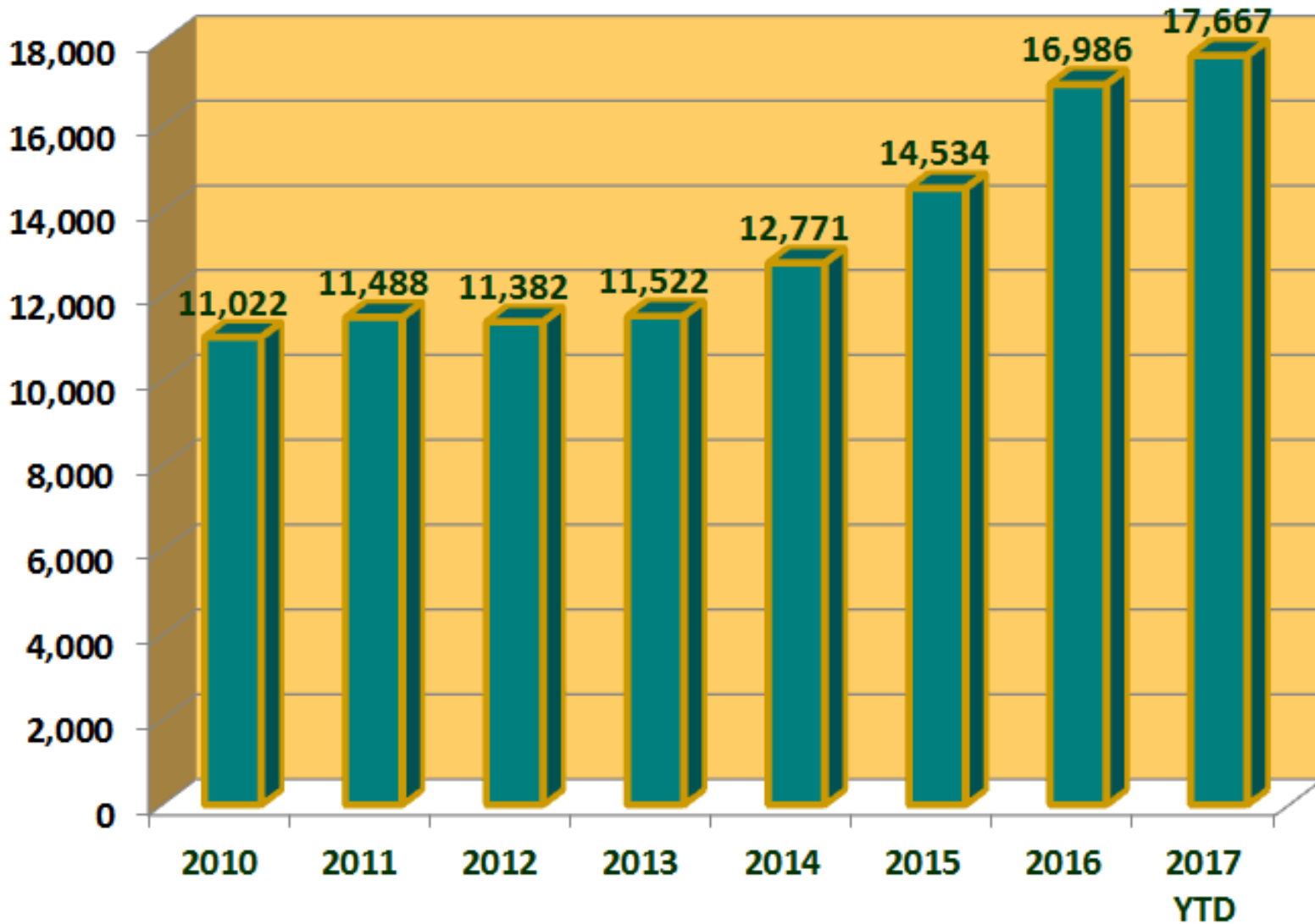


Business Tax Accounts (FY10-17)



WEST PALM BEACH

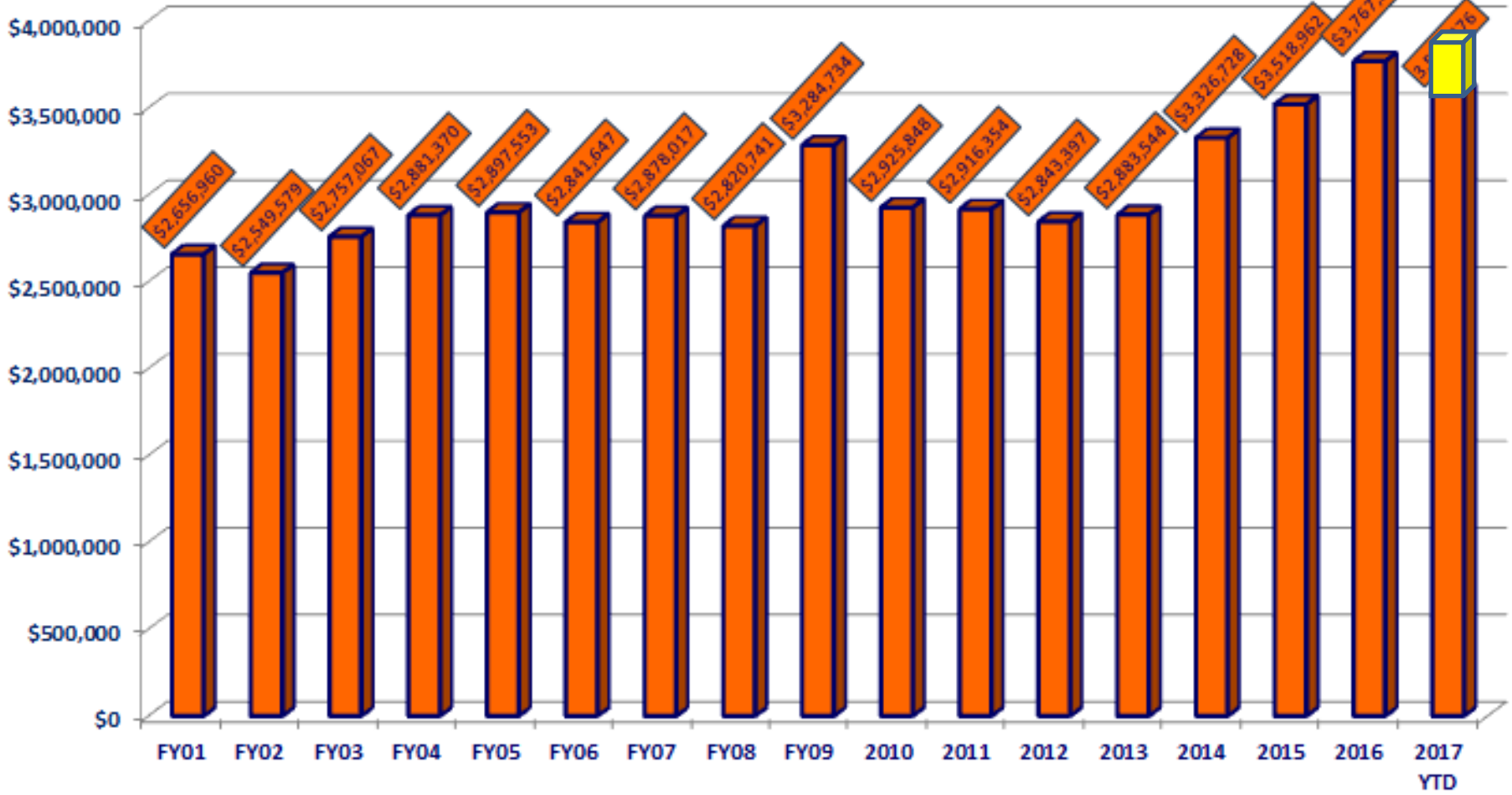
Business Tax Revenues Accounts



Business License Revenue (FY01-17)



Business Tax Revenues (FY01 to FY17)



*** Through July 18, 2017, \$3.61 million (95.9%) collected**

Atta Boy! An \$8,000 delinquent BTR



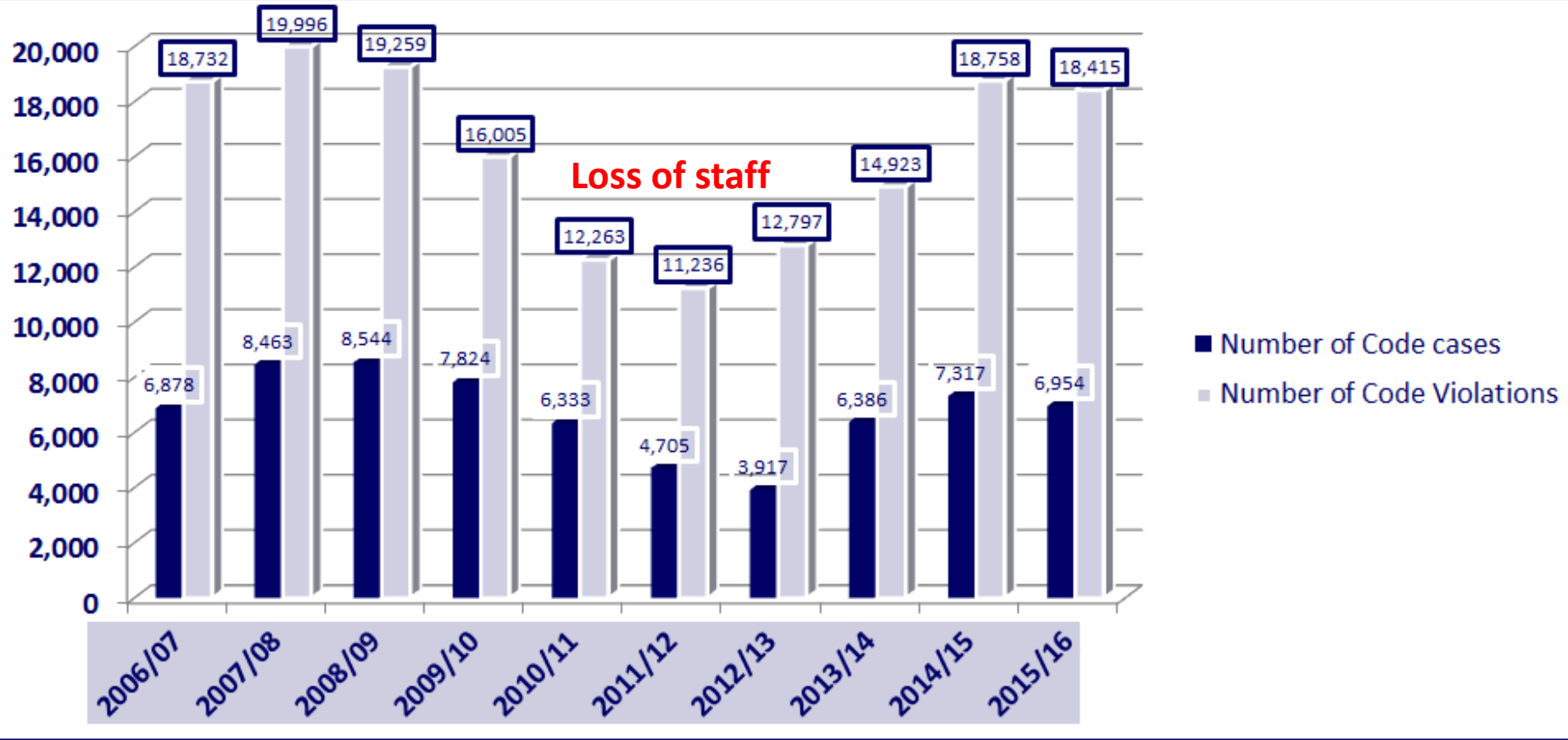
WEST PALM BEACH



Number of Code Cases & Violations (FY7- FY16)



WEST PALM BEACH

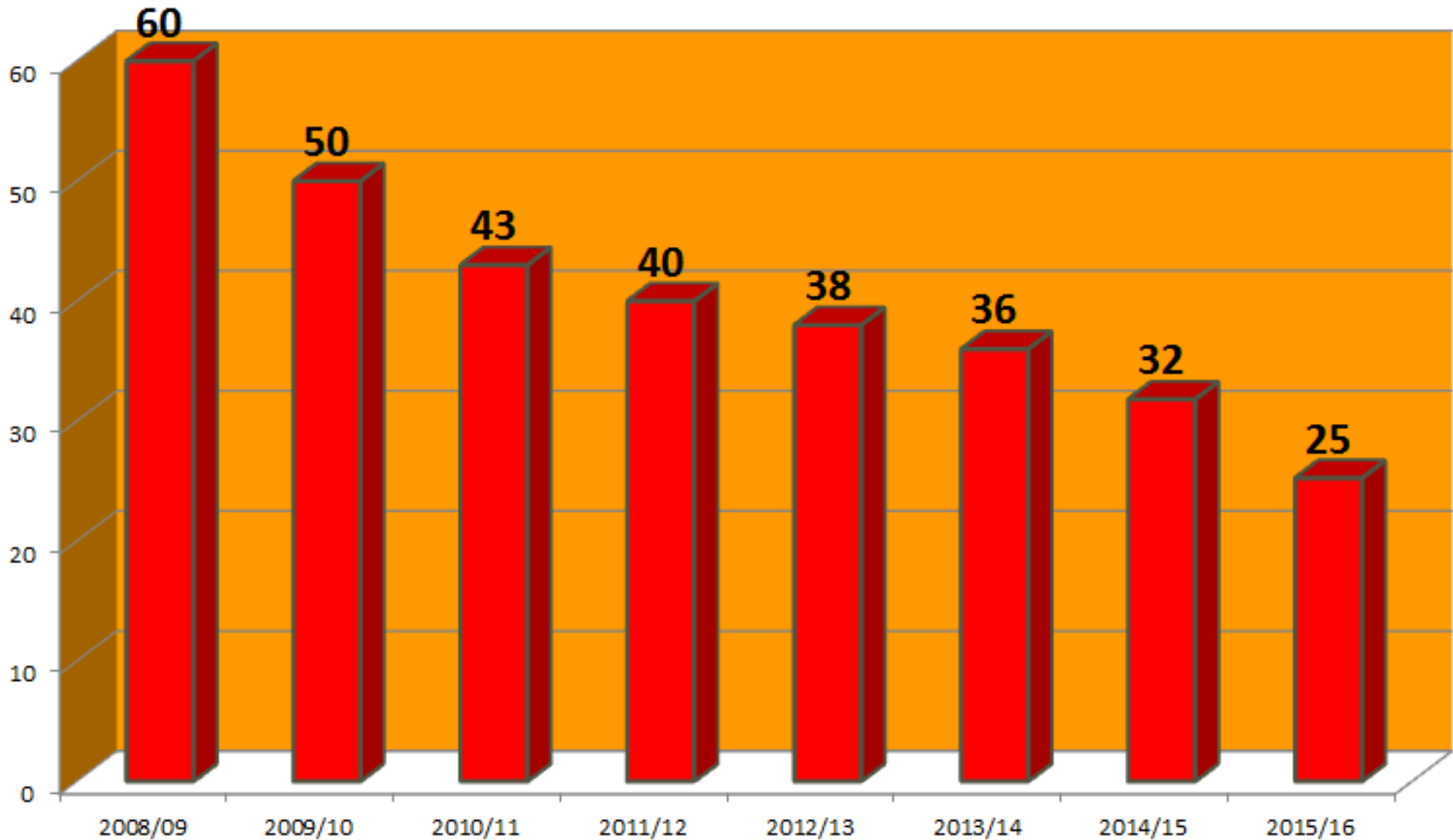


Time To Close A Code Enforcement Case (FY09- FY16)



WEST PALM BEACH

Time to Close A Case



City Initiatives

July 20, 2017



WEST PALM BEACH

Thinking Outside the Box



WEST PALM BEACH

Thinking Outside the Box!



Old City Hall Site - Approved

197 hotel rooms



251 units



USE PROPOSED

| | |
|---------------|---------------------------|
| Residential: | 266,804 s.f. (251 apmts.) |
| Retail: | 10,099 s.f. |
| Grocer: | 8,971 s.f. |
| Hotel: | 146,003 s.f. (197 rooms) |
| Restaurant: | 11,493 s.f. |
| TOTAL: | 443,370 s.f. |

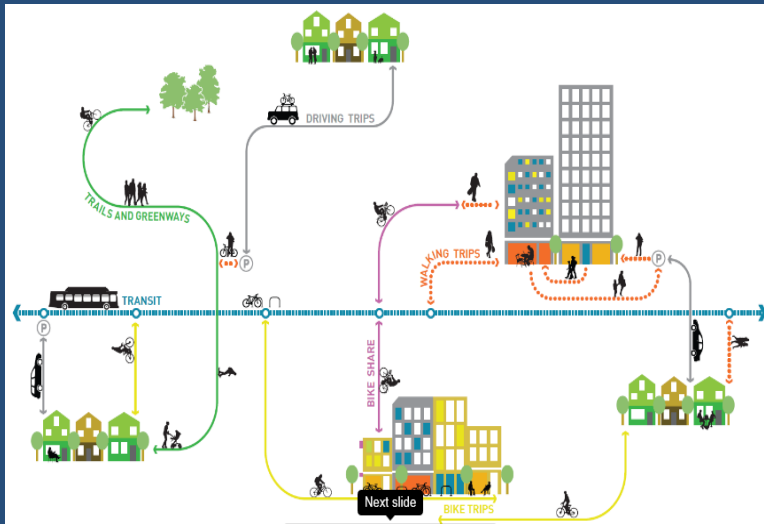
Parking 484 spaces

Mobility Study



WEST PALM BEACH

- **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 for the mobility study include:

- **Okeechobee Boulevard Corridor Study**
- **Downtown Parking Study**
- **City-wide Bicycle Master plan**
- **Public Life Study.**

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

- **Phase 2 (Recommendations) – Summer 2017**

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

Mobility Study - Okeechobee

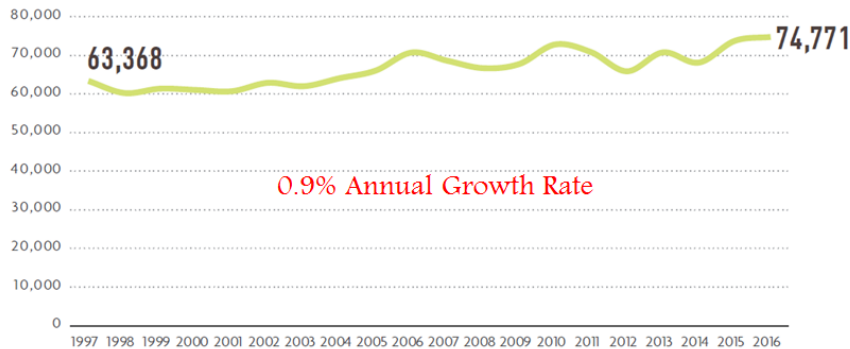


- Charrette was held in mid-June for four days.

Okeechobee Boulevard



20 YEAR COUNT HISTORY
Okeechobee East of I-95



Source: Palm Beach County

- Okeechobee Blvd. traffic has increased by 0.9% annually over the past 20 years (18%).

Mobility Study

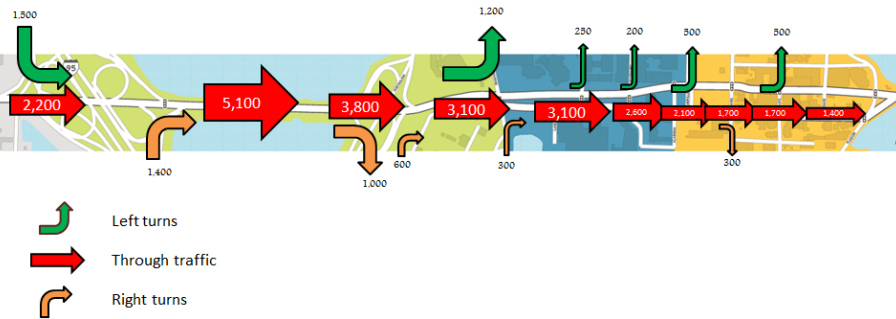


WEST PALM BEACH

Okeechobee Boulevard



Traffic Volumes - AM Peak Hour (vehicles per hour)



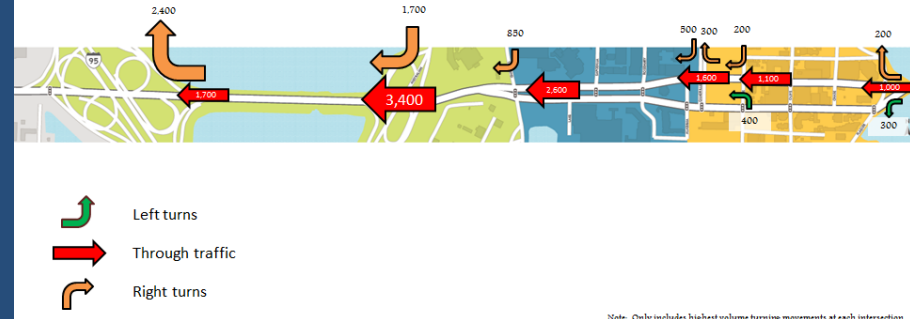
Note: Only includes highest volume turning movements at each intersection

Okeechobee Blvd. traffic decreases from 5,100 vehicles between the lakes to 1,400 vehicles at Flagler Drive in the AM peak Hour.

Okeechobee Boulevard



Traffic Volumes - PM Peak Hour (vehicles per hour)



Note: Only includes highest volume turning movements at each intersection

Okeechobee Blvd. traffic increases from 1,000 vehicles at the bridge to 3,400 vehicles at Australian Avenue in the PM peak Hour.

AM/PM Level of Service



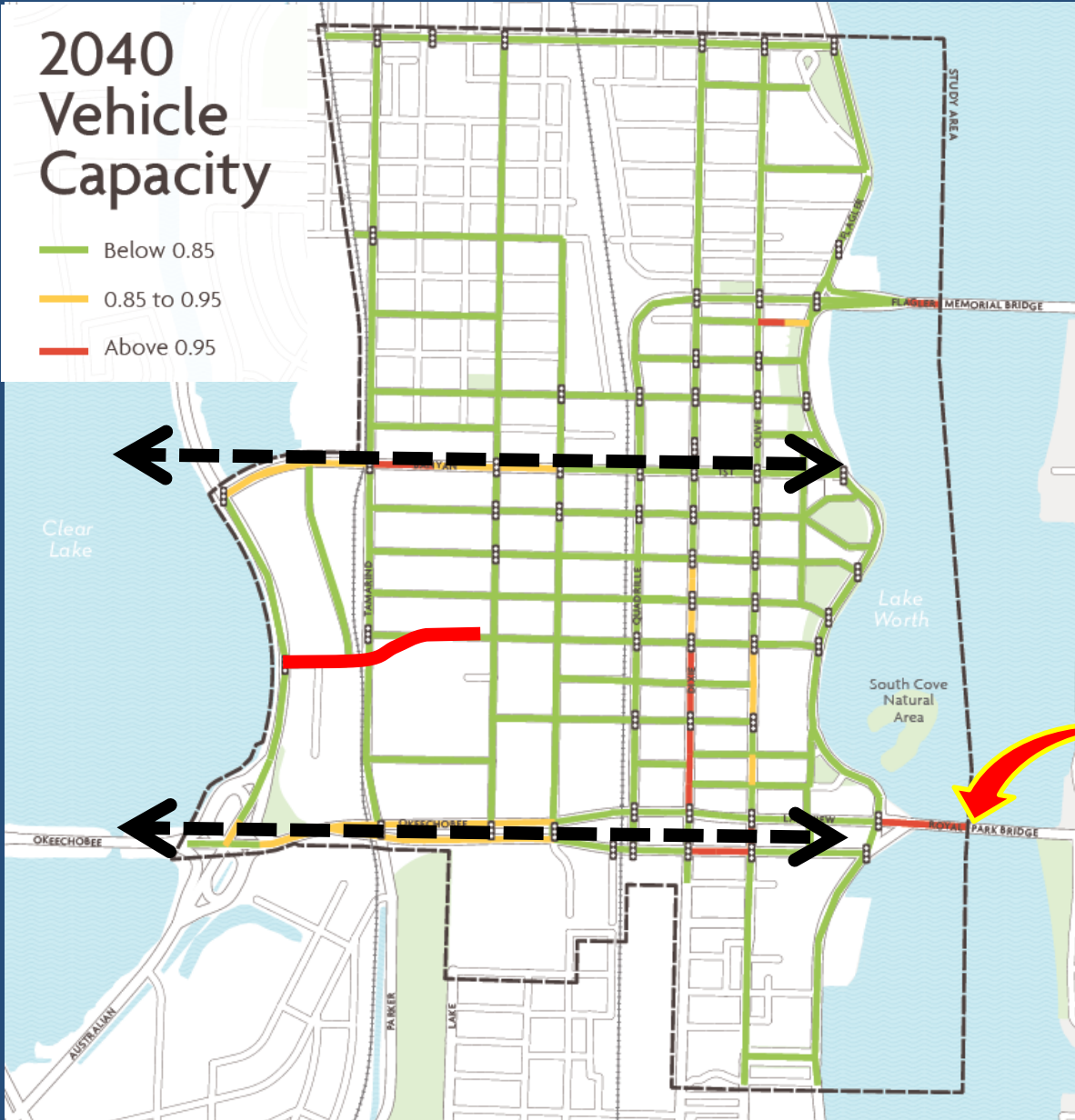
Mobility Study



WEST PALM BEACH

2040 Vehicle Capacity

- Below 0.85
- 0.85 to 0.95
- Above 0.95



- Park and Ride Lots
- Enhanced Public Transit
- Enhanced Trolley System
- Don't Block the Box
- Relocated Transit Hub
- Enhanced Bikeway System
- Use of Zip Cars
- Staggered Work Hours

Having discussions with the Coast Guard about not raising the Royal Park bridge during the morning rush hour.

Okeechobee Business District



WEST PALM BEACH



Class A office in downtown WPB



Esperante – built 1989
256,151 sf



Phillips Point – built 1985
484,612 sf



CityPlace – built 2008
295,933 sf

Approved - Class A office in downtown WPB



Transit Village
Approved Oct./15
308,862 sf



One West Palm
Approved Aug./16
(331,730 sf) 200,030 sf



Cosmopolitan
Approved Sept./16
107,756 sf

The concept of an Okeechobee Business District to incentivize class A office construction will be workshopped with the Mayor and City Commission on July 24, 2017 and presented to the Planning Board on July 27, 2017.

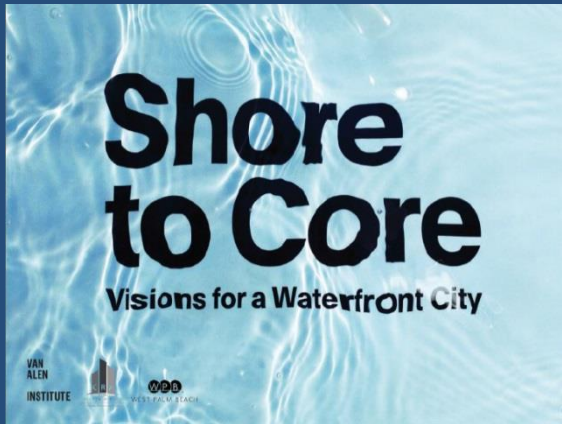
Other Partnerships



WEST PALM BEACH



Began work in June '16 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, the Tri-rail Station and targeted public space areas.



The Van Alen Institute is coordinating the program to foster a design competition between two design teams to improve the West Palm Beach waterfront.



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.

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. Three proposals were reviewed by the City Commission on July 18, 2017:
- **WPB Golf Links, LLC** (5 ac. TH; 250 rentals on 8111)
- **Greg Norman Golf Course Design** (45 ac. of dvlpmt.; 6 du/ac.)
- **CC Residential/MWV Golf** (66 TH; 384 MF units)

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.

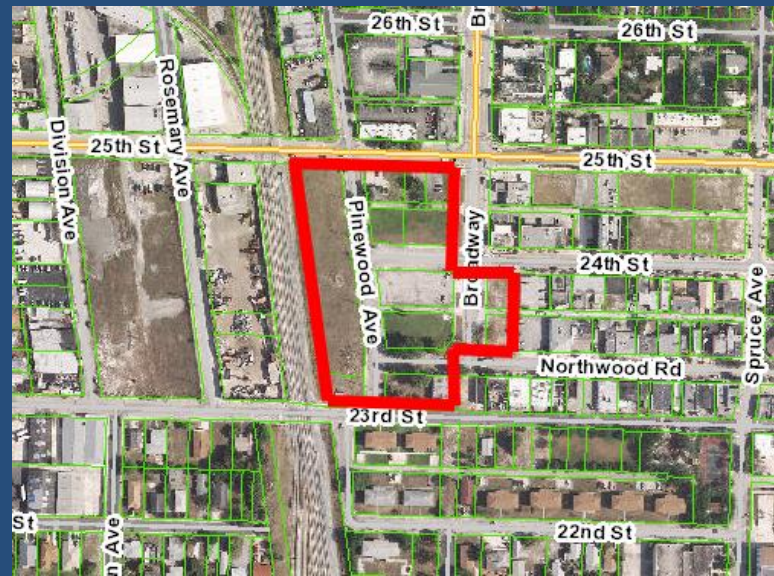


Anchor Site ITN 16-17-500



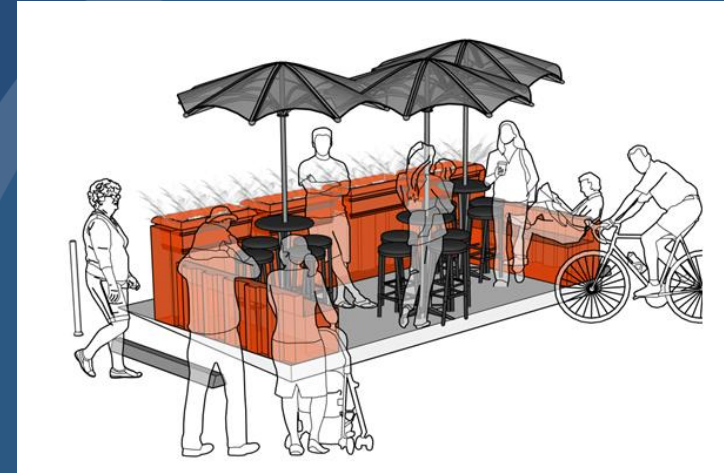
WEST PALM BEACH

CRA is seeking proposals for the lease/sale of a CRA property prominently located in the Northwood Village Area. Three proposals were submitted and one was selected by the City/CRA.



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**
- **Two applications submitted; one working.**



Lynora's – 207 Clematis Street



Rocco's Tacos – 24 Clematis Street

- **-Incentives for housing that serves households at or below 140% of the Area Median Income. \$67,900**
- Waiver or reduction of water/waste water connection fees, engineering fees, parking/street closure fees.**
- Waiver of expedited permit fee and 10% parking requirement reduction.**
- Below market construction loans up to \$400k.**

Summary of Development Activity

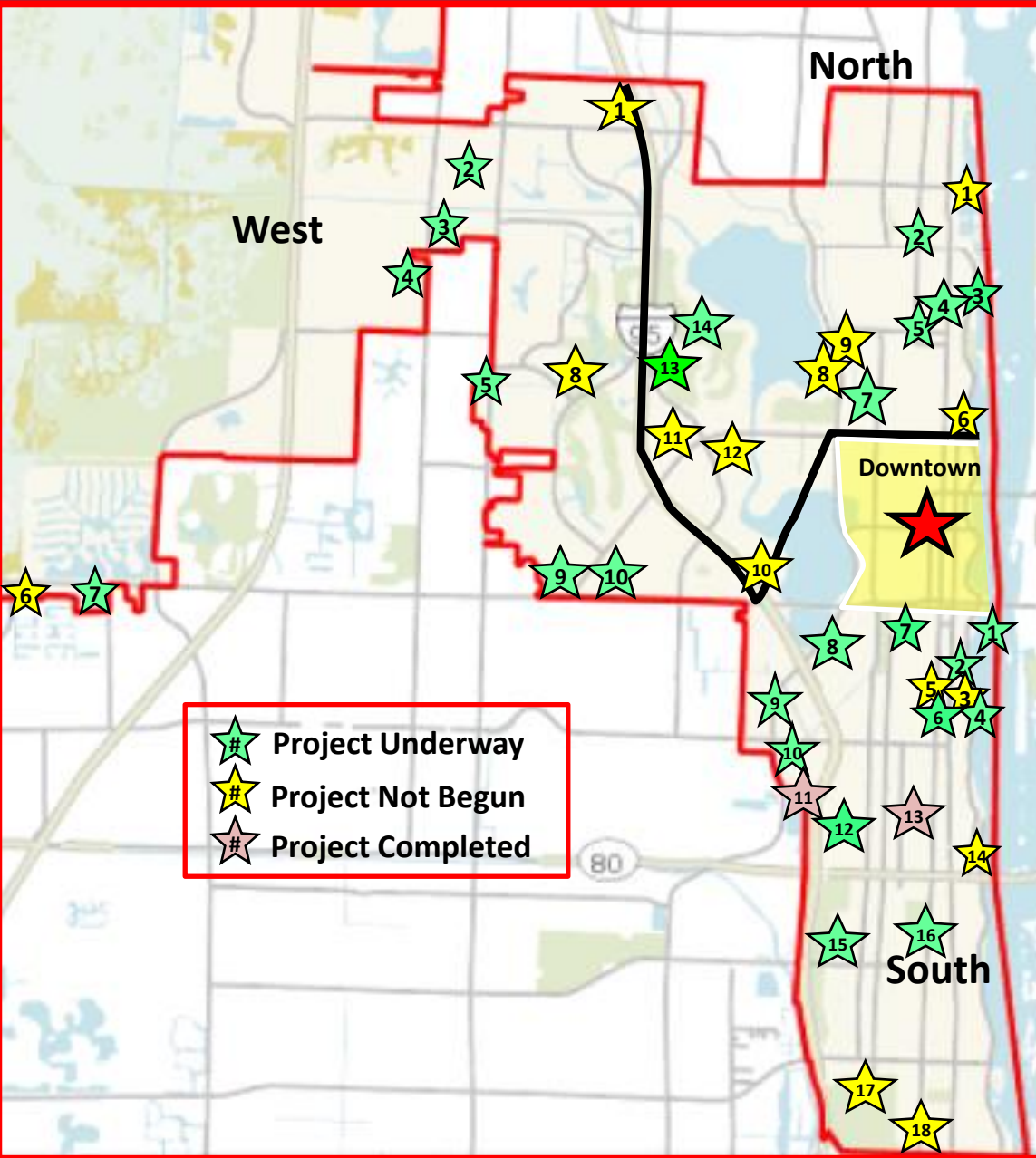
July 20, 2017



WEST PALM BEACH

Major Developments in West Palm Beach

June 2017



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. Residential 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)

July 20, 2017



WEST PALM BEACH

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



Proposed building



June 26, 2017



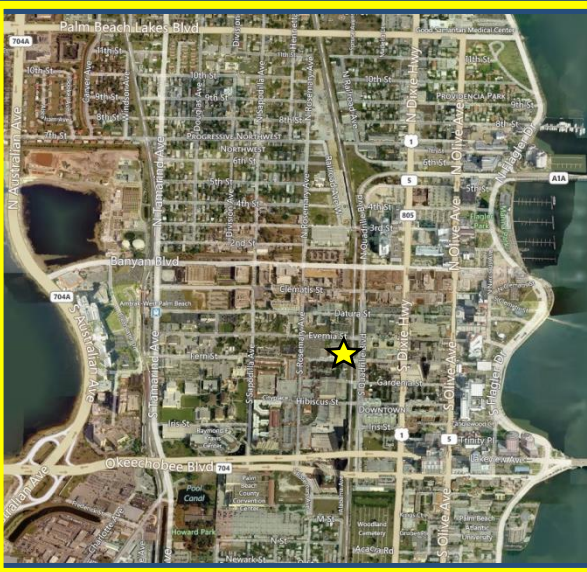
The Alexander 205 units



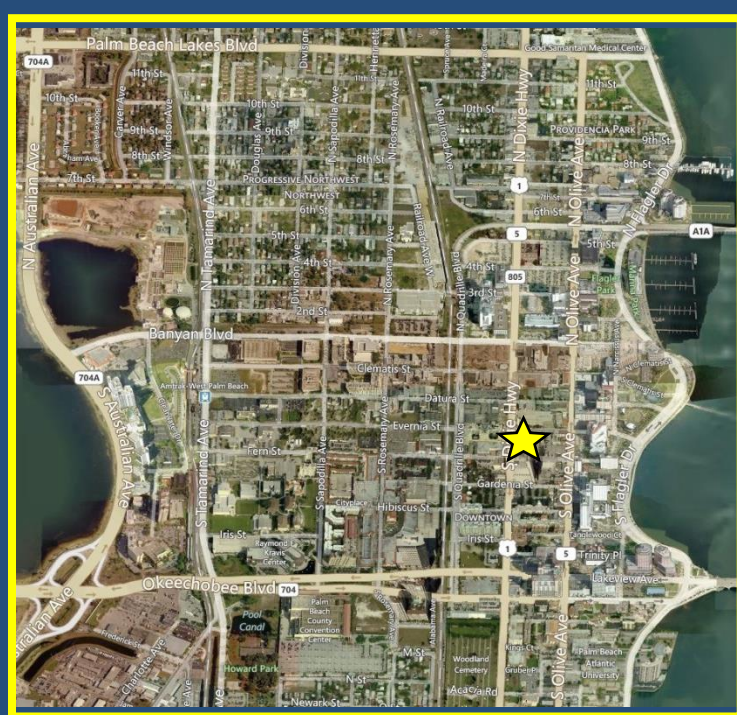
All Aboard Florida (Brightline) Opening October 2017



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



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



Ballpark at the Palm Beaches

2,100
Outstanding
Items

Haverhill Road

Military Trail



Ballpark at the P. Beaches

- The efforts of the Building Division working weekends, evenings and holidays allowed for the successful opening of the Ballpark at the Palm Beaches.



Nov. 9, 2015



Feb. 28, 2017

ESPN Power Rankings



WEST PALM BEACH



1. Los Angeles Dodgers

Record: 61-29

Week 13 ranking: No. 1



2. Houston Astros

Record: 60-29

Week 13 ranking: No. 2



3. Washington Nationals

Record: 52-36

Week 13 ranking: No. 3



4. Boston Red Sox

Record: 50-39

Week 13 ranking: No.



1



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

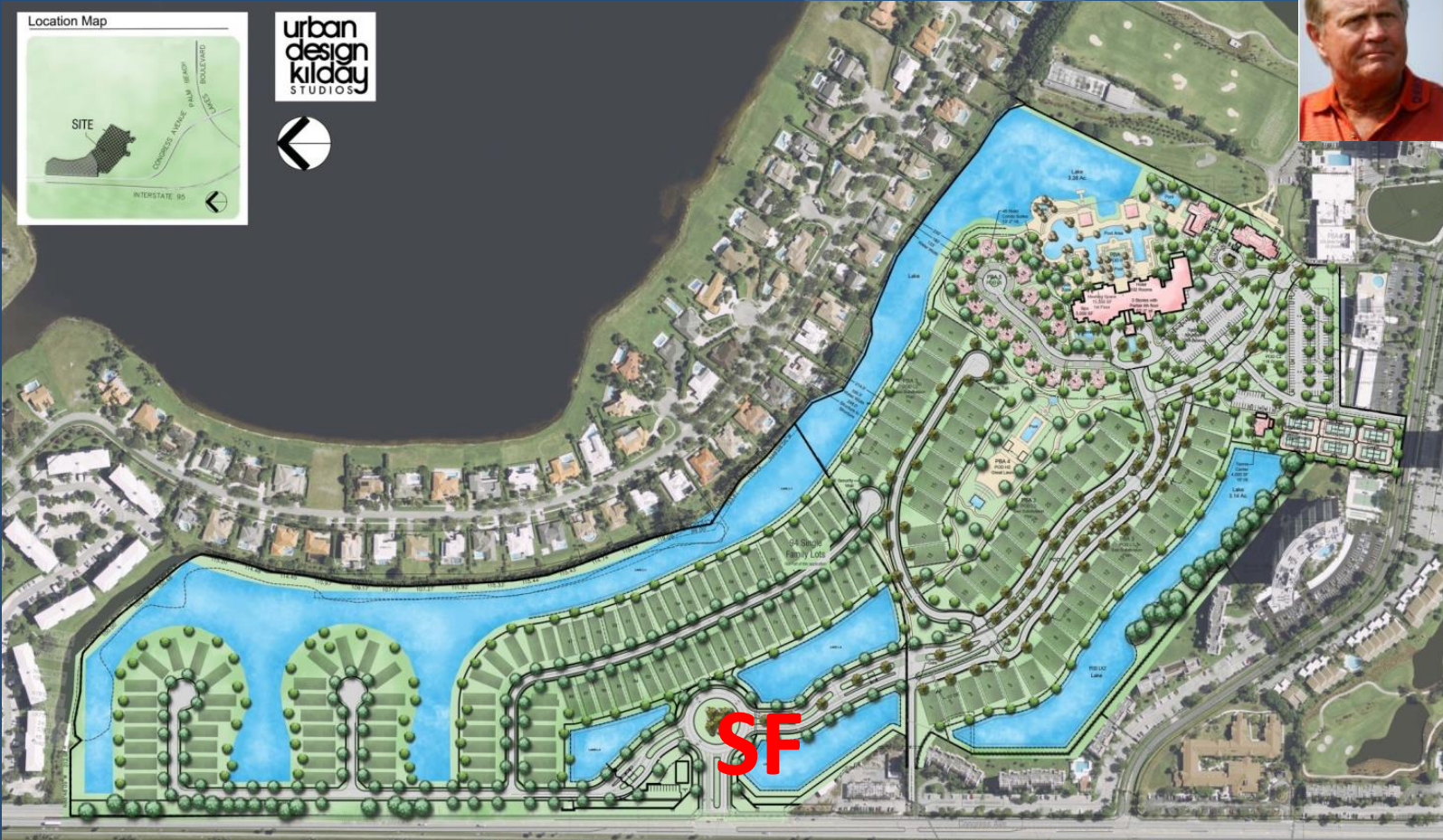
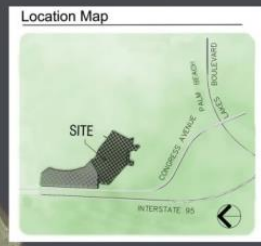
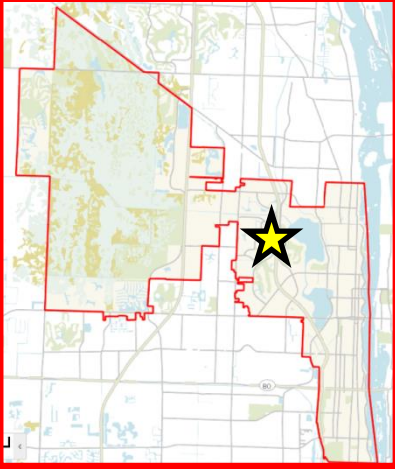
Driving Range

Cottages – 51

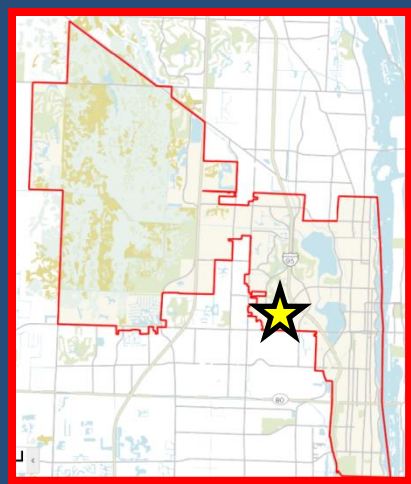
Hotel–150 rooms

Meeting Space – 15,200 sf

Tennis – 4,000 sf



Braman Car CPD



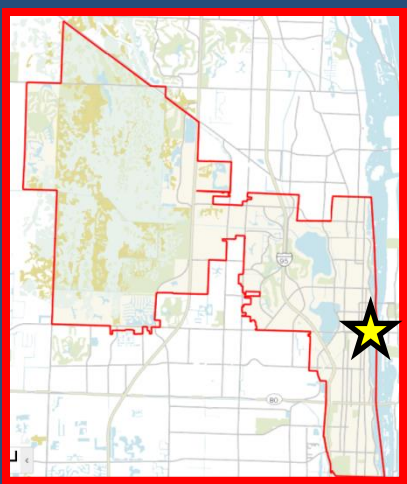
ENSPINA

CONCEPT SKETCH

NEW BRAMAN CAR DEALERSHIP
OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA



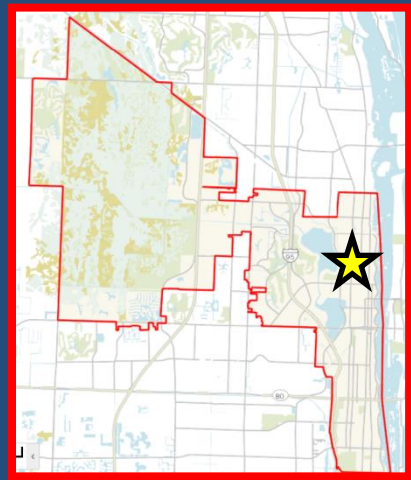
Bristol (Chapel by the Lake)



June 26, 2017



Dunbar Village



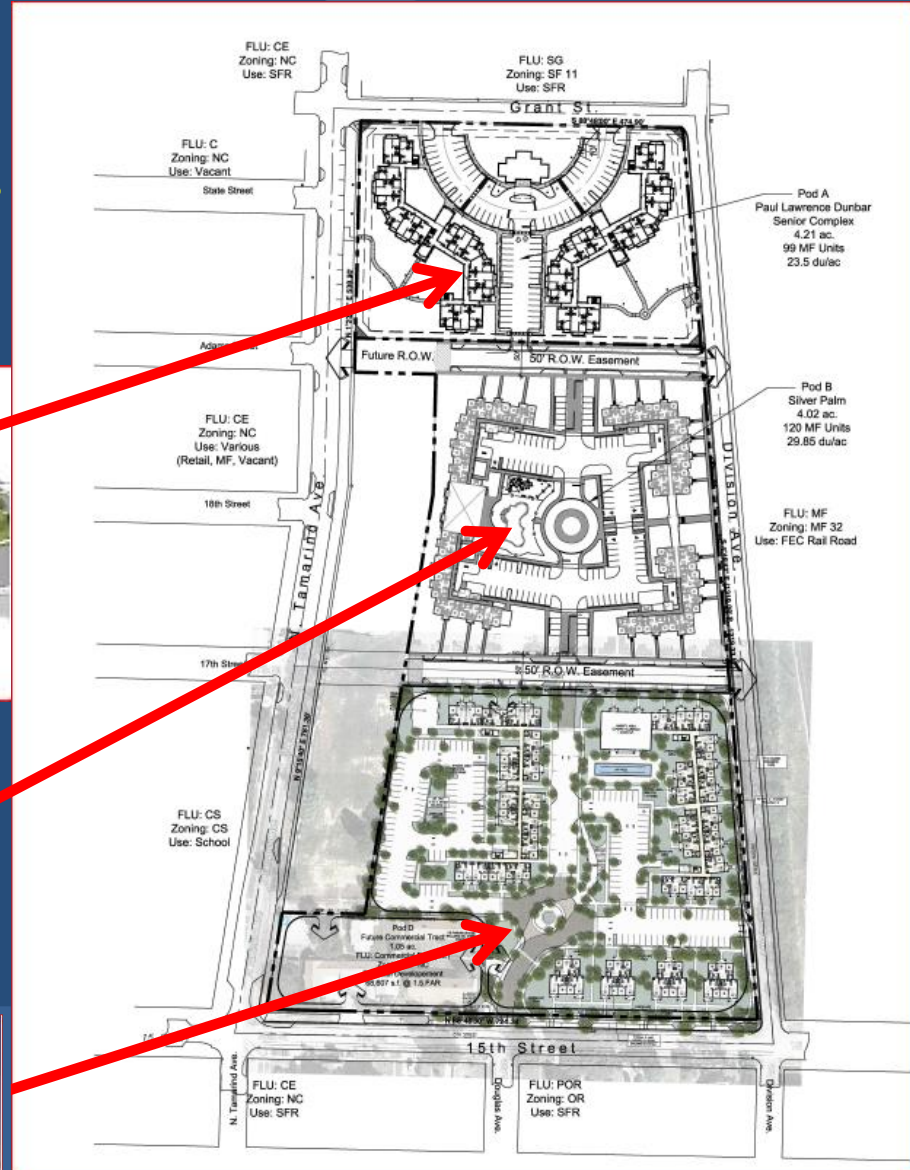
Paul Lawrence Dunbar Sr. Complex – 99 units



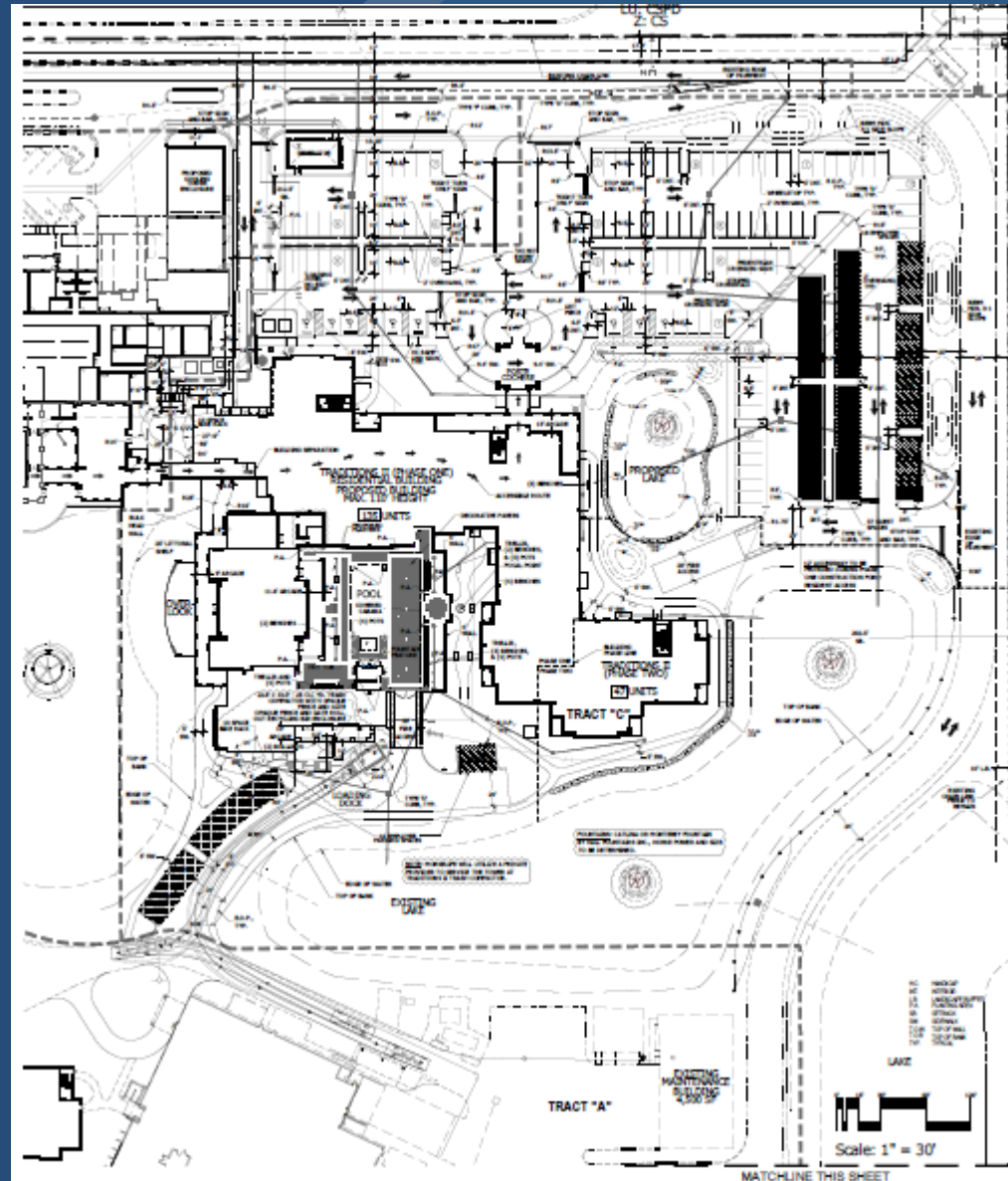
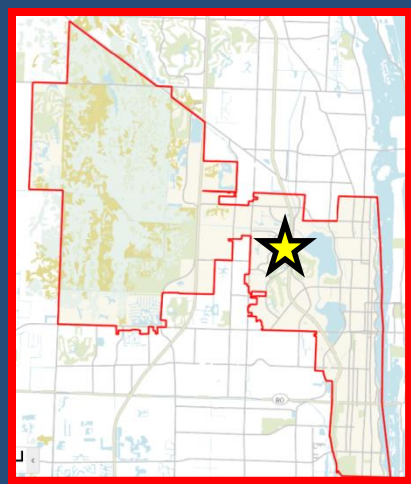
Silver Palm Place – 120 units



Royal Palm Place – 125 units

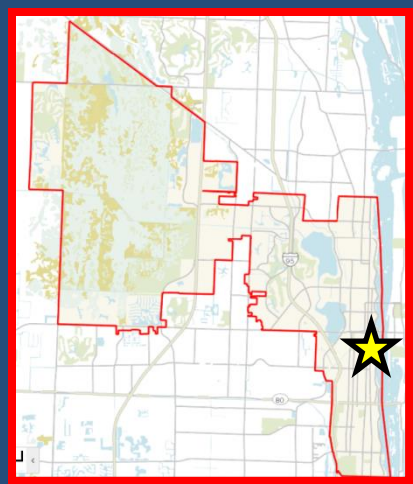


Morse Life

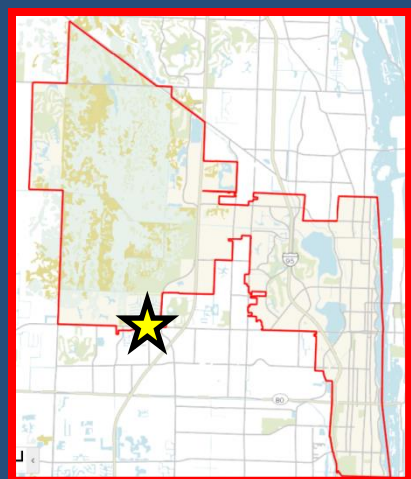


Norton Art Museum

(Construction underway with a Dec. 2018 completion)



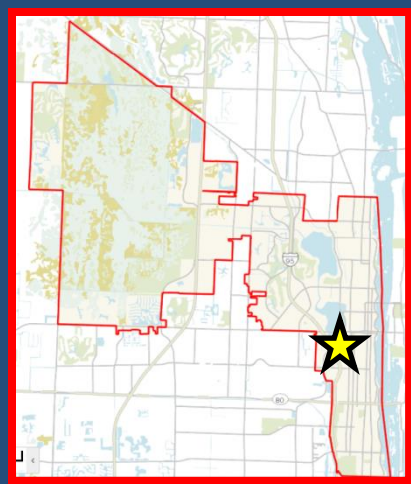
Okeechobee Commons



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

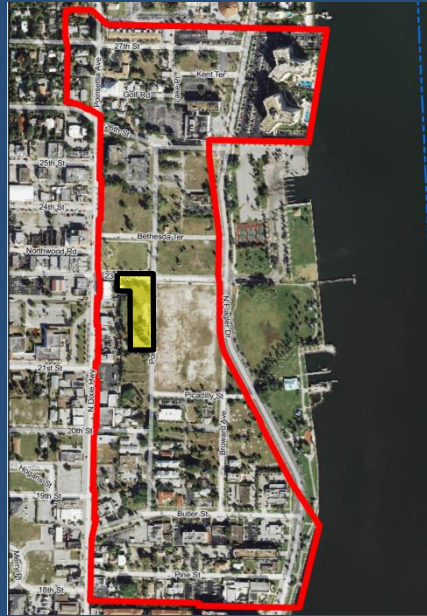
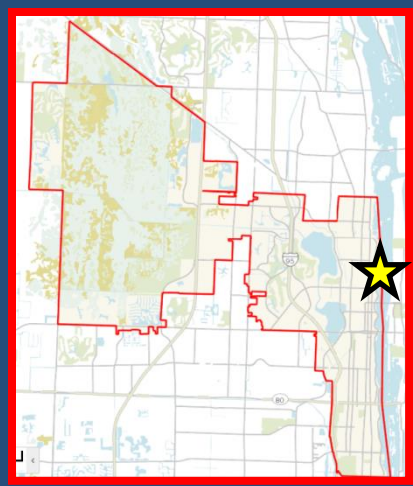


Park Slope Townhomes



Ponce Block DSI (312 23rd St.)

TCO Received July 12, 2017

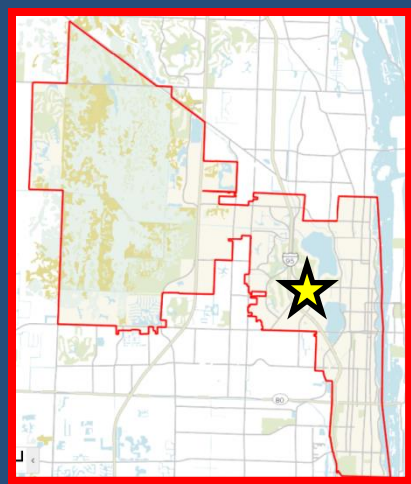


105 units



Presidential Self Storage

105,000 sf Storage facility on Congress Avenue



⊖ SOUTH ELEVATION



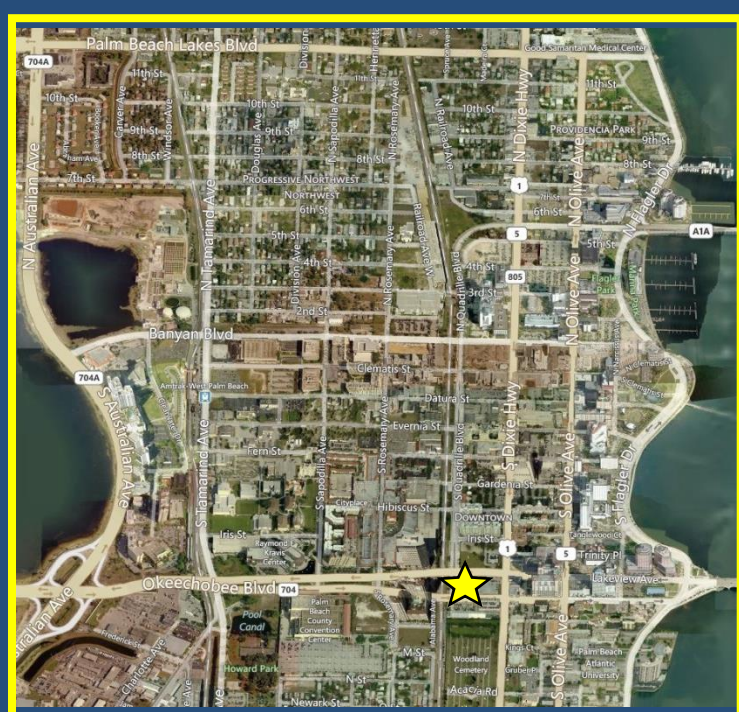
⊖ EAST ELEVATION



⊖ WEST ELEVATION

Restoration Hardware (51,183 sf interior space)

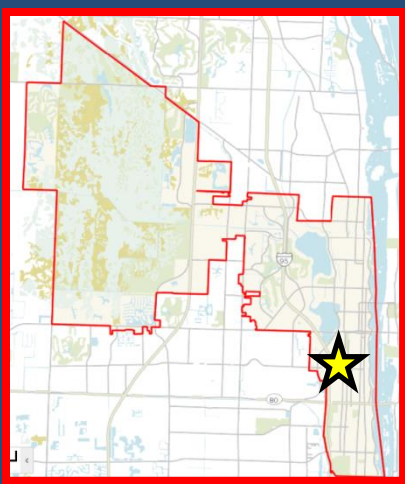
November 2017 completion



StorAll

110,900 S.F. of warehouse

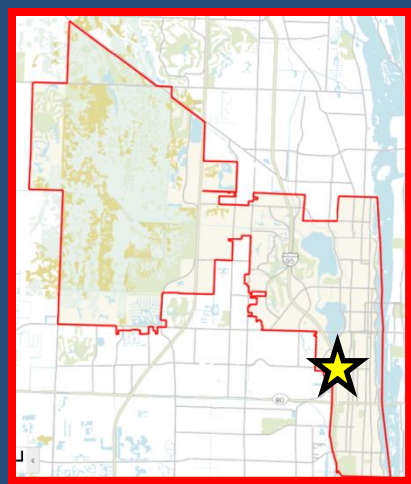
Under Construction



Wawa Convenience Store

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

Opened June 15, 2017



Summary of Development Activity (Projects Approved)

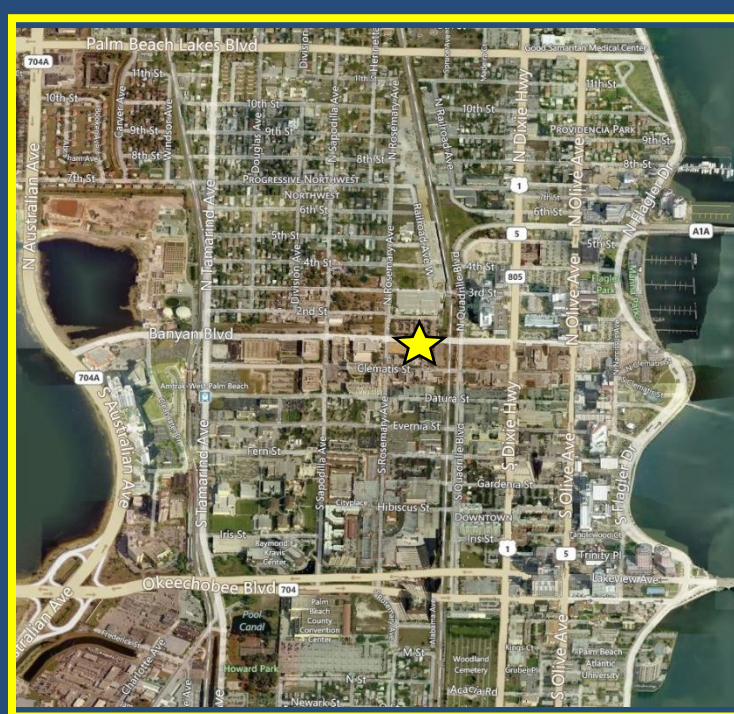
July 20, 2017



WEST PALM BEACH

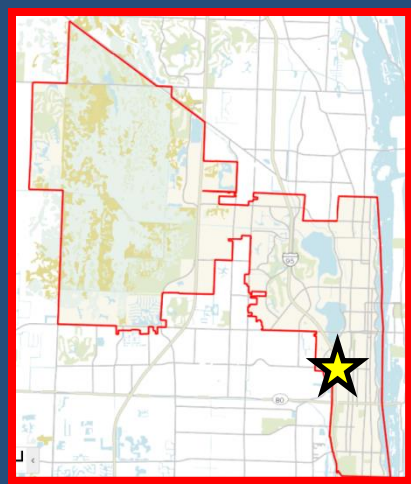
Banyan Place (347 units) 365 parking spaces

Approved by DAC on June 14, 2017



Bella Vita

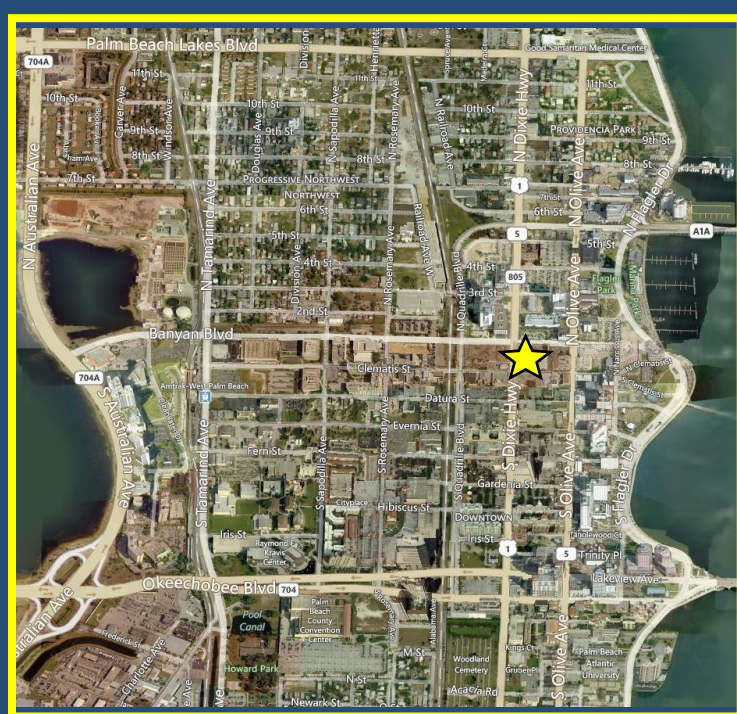
On November 12, 2013, the Commission approved Ord. No. 4494-13 which annexed 8.96 acres of property at 8230 Okeechobee Boulevard (across from Andros Isle). Ord. 4496-13 approved a rezoning of the property to allow 179 apartments.



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

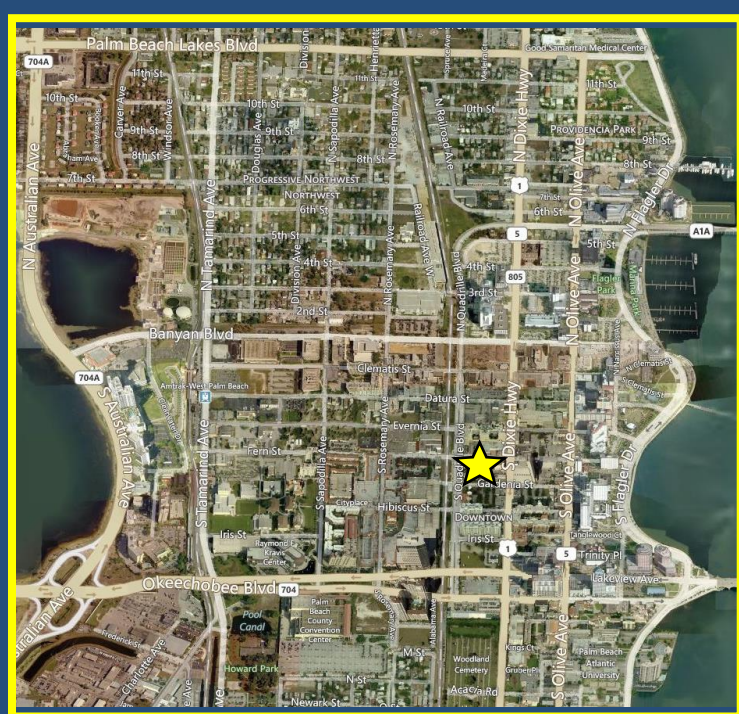


Clematis Street Hotel (96 hotel rooms)

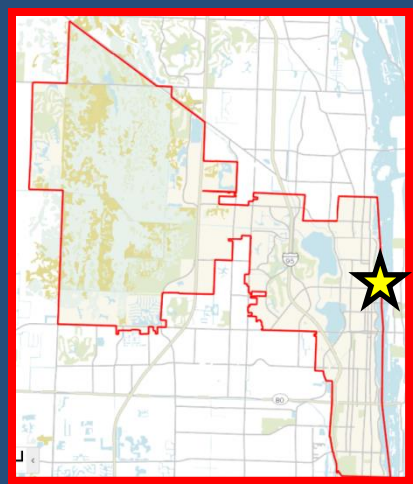


Alexandra Clough reported on February 16, 2017, that a report commissioned by this developer showed the average daily room rate in West Palm Beach is now close to the mid-\$200s per night, up from \$180 six years ago. Average occupancy also rose to more than 70% up from 67 % years ago.

Cosmopolitan (200 hotel rooms 116,273 sf office)

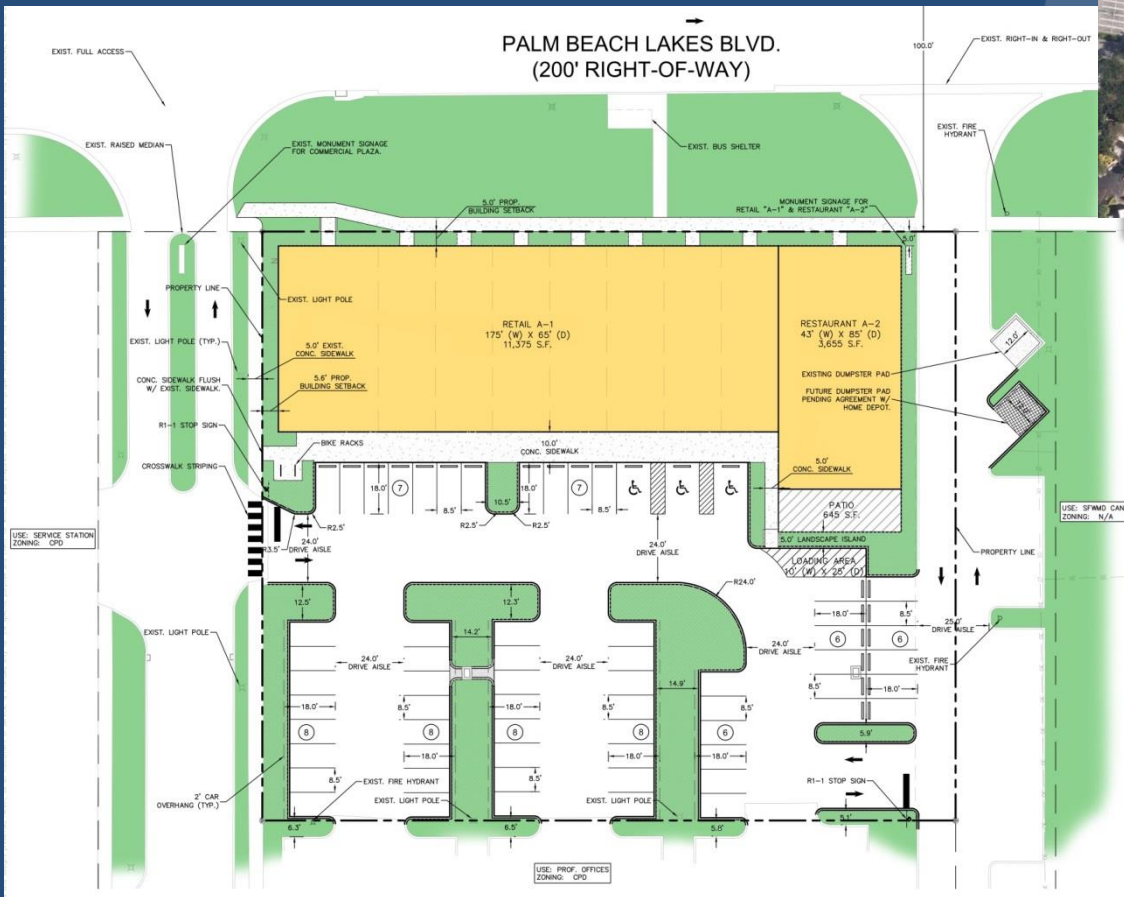
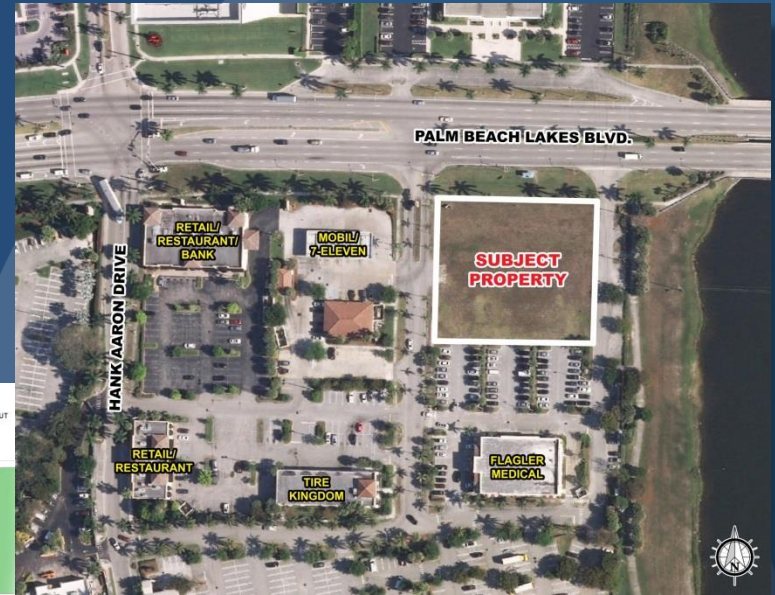
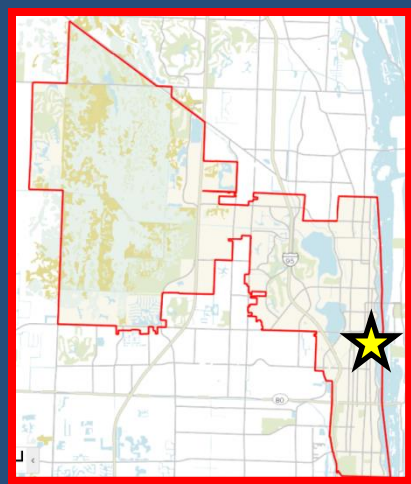


Good Samaritan Hospital Expansion



Building permit submitted

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.

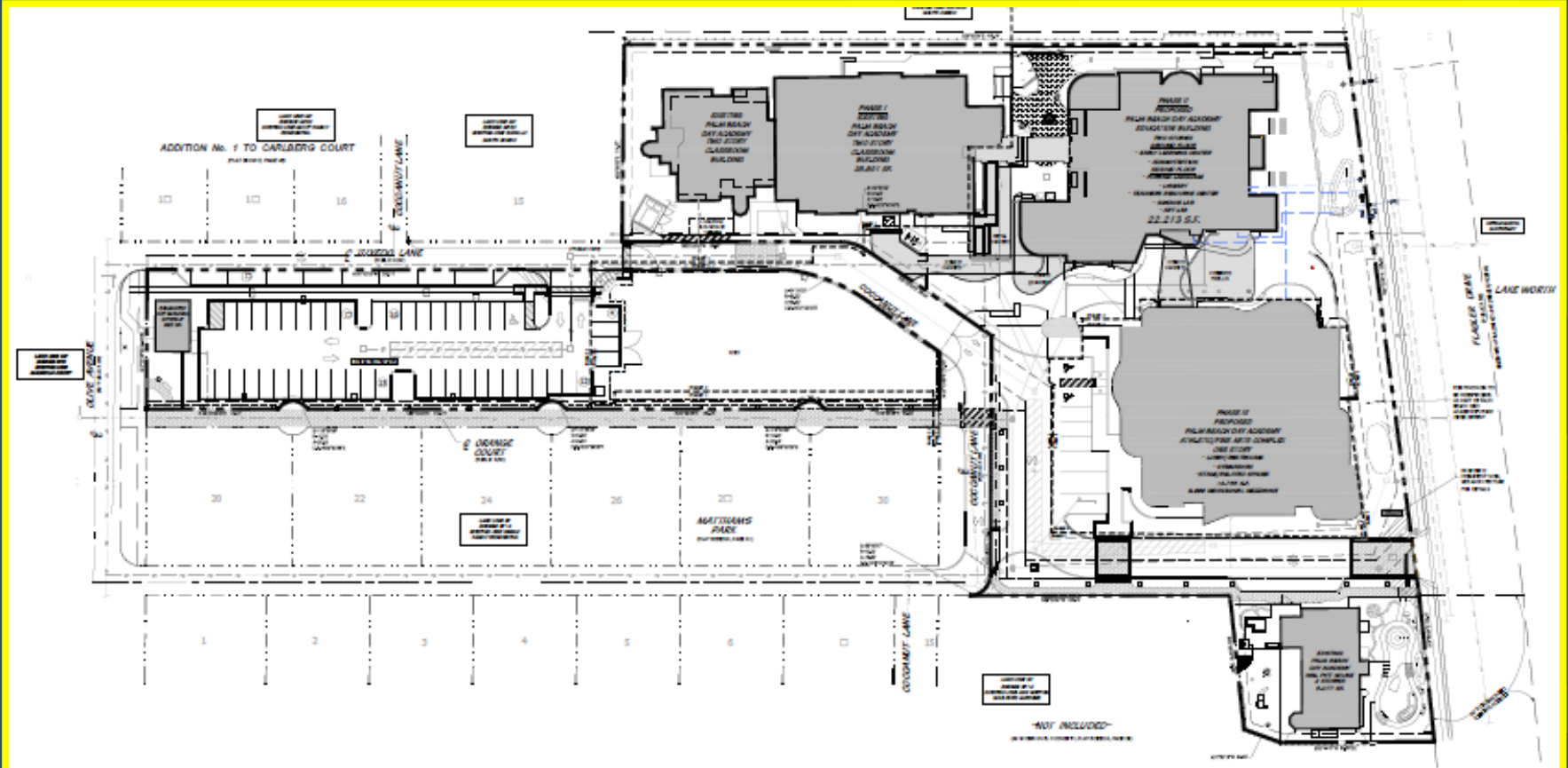
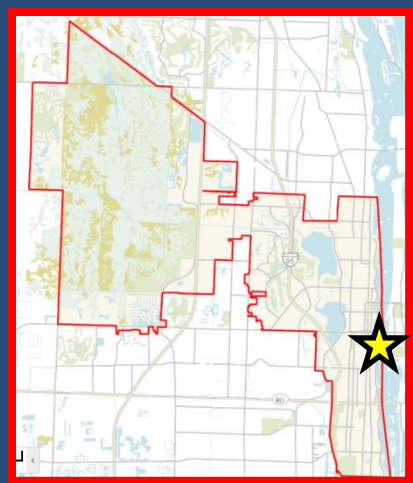
Palm Beach Day Academy

Existing School: 30,878 sf

Proposed Phase 2: 22,213 sf

Proposed Phase 3: 14,755 sf

Proposed out building: 592 sf



Palm Harbor Hotel

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

Approved May 22, 2017



Transit Village

* Hotel - 300 rooms

* Residential - 420 units

* Office – 335,862 sf



TRG/Rybovich/Related Development

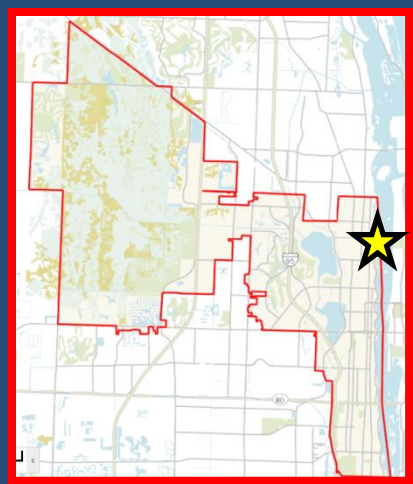
Product Mix

- 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.



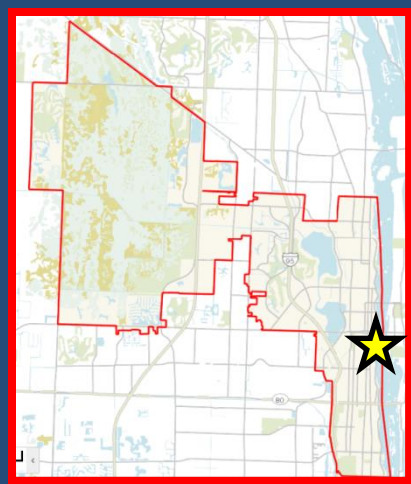
Proposal

| | 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 completed a staff level review.



Village at Lake Mangonia (2210 N. Australian Avenue)

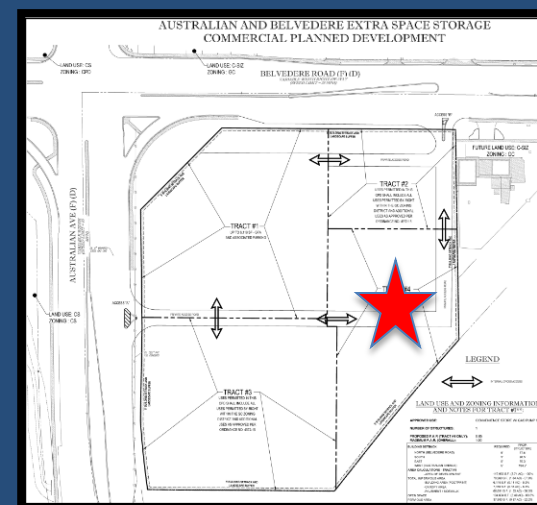
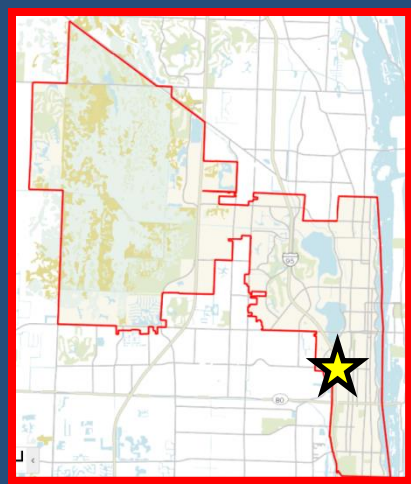
Approved by City Commission on March 27, 2017

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



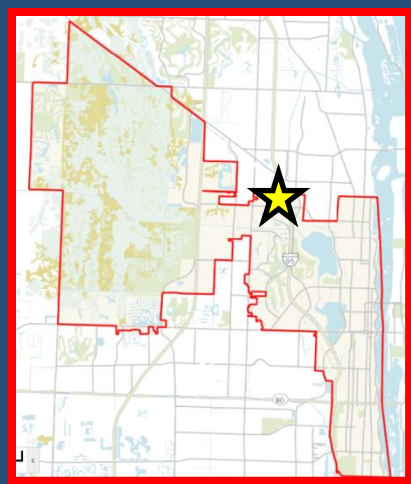
Wawa Storage Facility

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 City Commission on April 21, 2017.



45th Street Hotel

160 Room Hotel with 65,705 s.f.



Summary of Development Activity (Projects In Review)

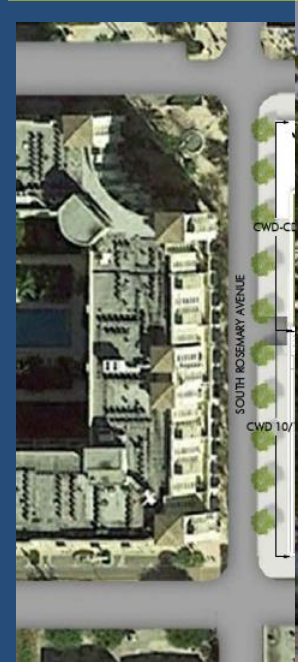
July 20, 2017



WEST PALM BEACH

Clematis Place

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



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. | | |

Rosemary Corridor Incentives



Aloft Hotel – 218 rooms



Indigo Hotel-224 rooms



4th St. Residential-138 units

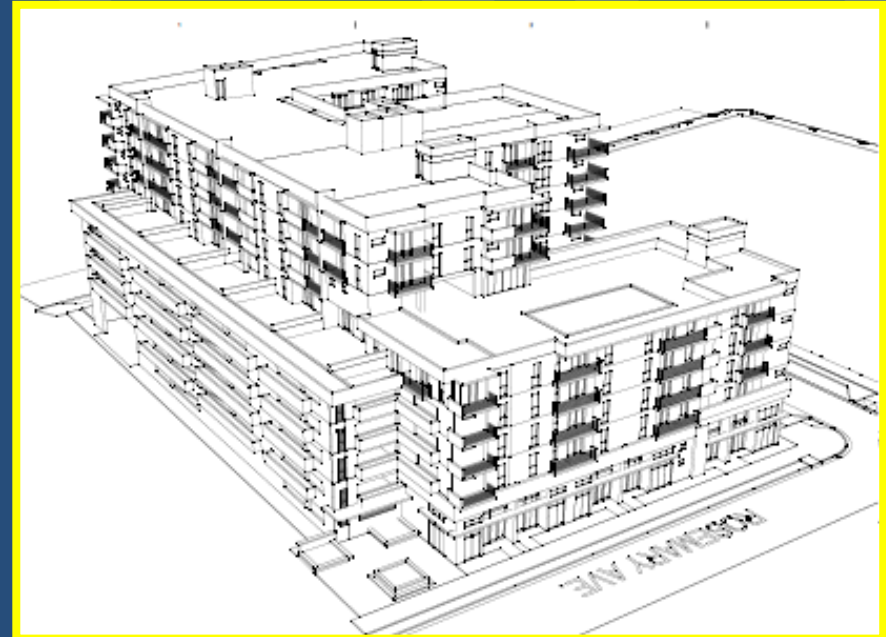
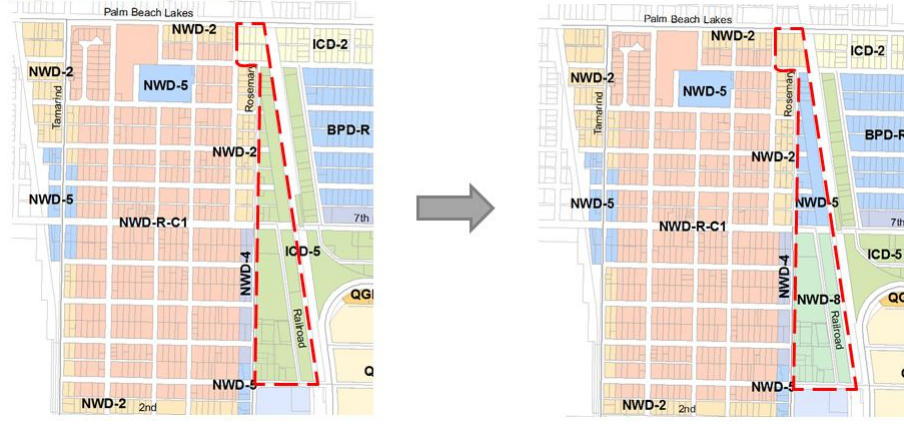
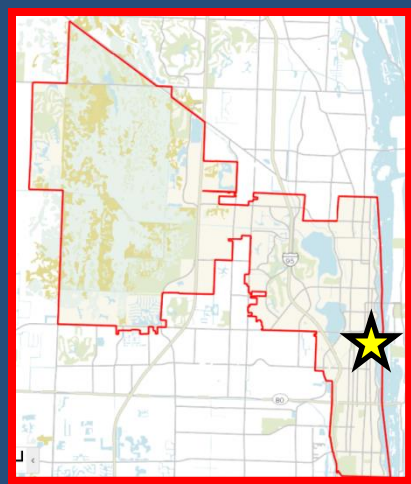


Figure 3: Zoning Changes:



Carefree Theater Site



EL FLAMINGO VIEW FROM SOUTH DIXIE

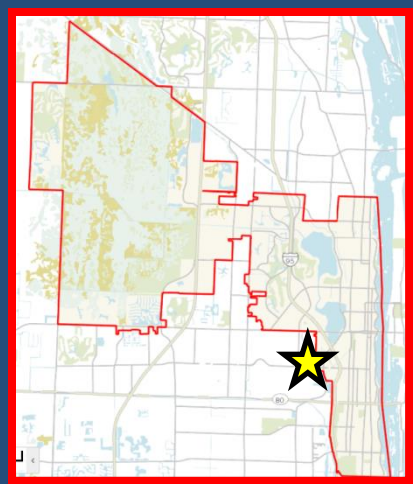
Redevelopment:

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



Drive Shack

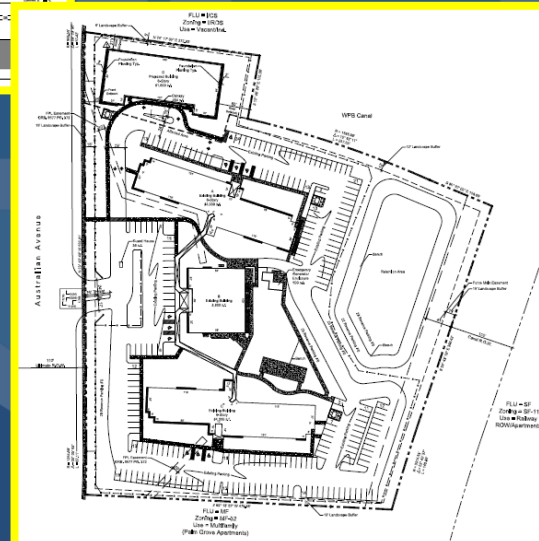
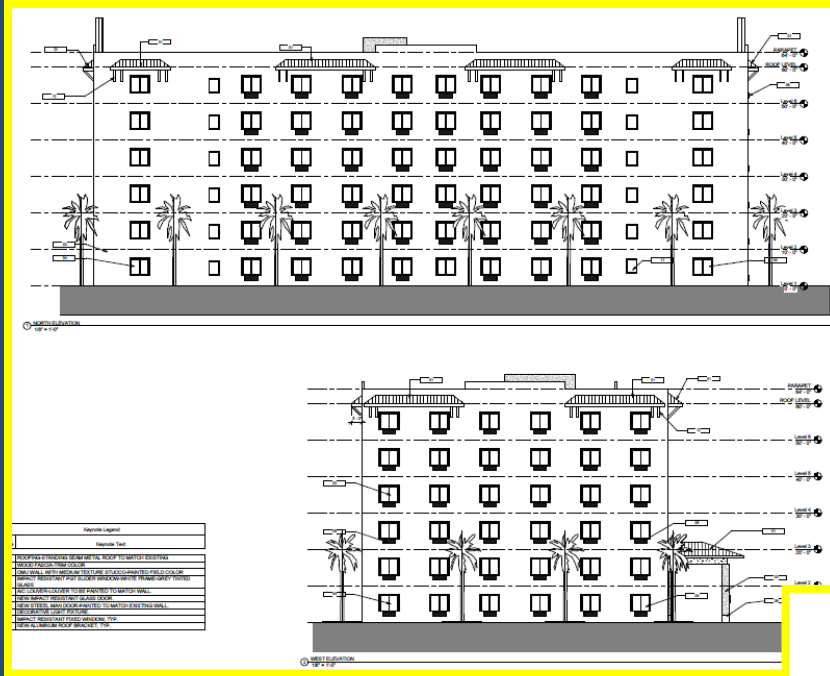
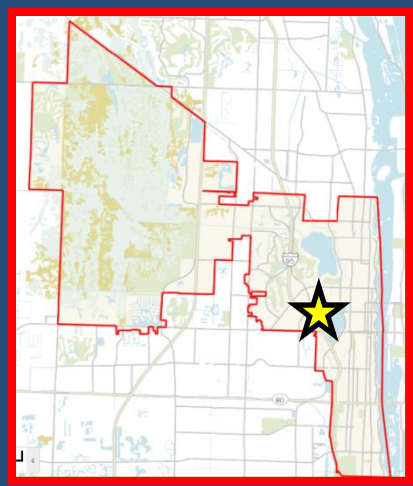
61,000 square foot entertainment/sports complex at the southwest corner of Belvedere Road and Australian Avenue.



Joseph's Village

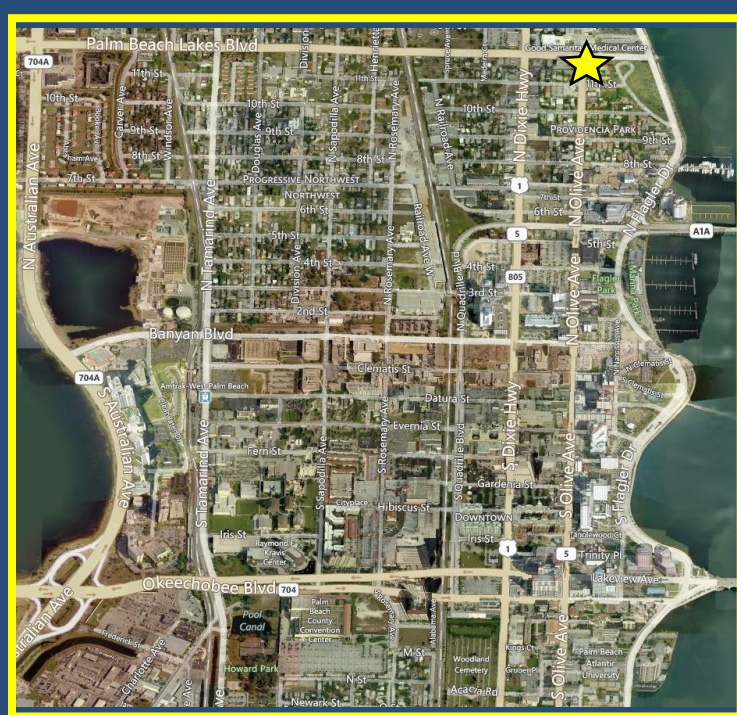
138 beds

City Commission on July 31, 2017



300 Palm Beach Lakes (Nurses Residence)

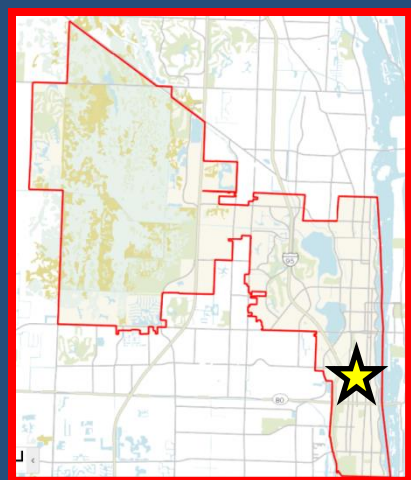
Code was amended to allow an increase
from two (2) stories to five (5) stories



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.



Projects in the Pipeline



- **Projects Under Construction**..... \$1,056,300,000
 - 4th District Court of Appeal, AAF Residential, Ballpark at the Palm Beaches, Banyan Cay, Braman, Bristol, Broadstone CC, Dunbar Village, Morse Traditions, Norton Art Museum, Okeechobee Commons, Park Slope, Ponce Block DSI, Presidential Self Storage, Restoration Hardware, StorAll, Tara Cove, The Alexander
- **Projects Approved** \$ 917,100,000
 - Banyan Place, Bella Vita, Canopy Hotel, Cosmopolitan, Good Samaritan Expansion, Home Depot Commercial, Palm Beach Day Academy, Palm Beach Outlets Expansion, Palm Harbor Hotel, Transit Village, the Marina (Related/Rybovich), 1515 South Flagler, Village at Lake Mangonia, Wawa Storage Facility, 45th St. Hotel
- **Projects In Review** \$ 202,700,000
 - 4th Street residential, 550 Quadrille, Aloft Hotel, Carefree Theater, Clematis Place, Indigo Hotel, Joseph's Village, Old City Hall Site, Prive Suites
- **Projects Not Submitted** TBD
 - Currie Park Development, 300 Palm Beach Lakes, Palm Beach Opera Site, Sail Club (TBD), Tent Site (TBD), Palm Beach Motorcars (TBD)

TOTAL: \$2,176,100,000

1 – Under “Departments” Click
“Development Services”

2– Click “Planning and Zoning”

City Commission & CRA Meeting Agendas | CLICK HERE

RESIDENTS BUSINESSES VISITORS

WEST PALM BEACH

ABOUT NEWS & VIDEO **DEPARTMENTS** ONLINE SERVICES MEETINGS & EVENTS CONTACT

ABOUT

DEPARTMENTS

- City Administration
- City Clerk
- City Commission
- Community Events
- Community Redevelopment Agency
- Development Services**
- Economic Development
- Engineering

DEPARTMENTS

City Administration

401 Clematis Street, Second Floor, West Palm Beach, FL 33401

| Division | Hours (M-F) | Phone Number |
|-------------------------------|-----------------|----------------|
| City Hall Main Number | 8:00am - 5:00pm | (561) 822-1200 |
| City Administrator | 8:00am - 5:00pm | (561) 822-1400 |
| Administration/Mayor's Office | 8:00am - 5:00pm | (561) 822-1400 |

WEST PALM BEACH

ABOUT NEWS & VIDEO **DEPARTMENTS** ONLINE SERVICES MEETINGS & EVENTS CONTACT

DEPARTMENTS / DEVELOPMENT SERVICES

- DEVELOPMENT SERVICES OVERVIEW
- FLOOD INFORMATION
- FORMS
- PLANNING & ZONING**
- HISTORIC PRESERVATION
- BUILDING & CONSTRUCTION
- CODE ENFORCEMENT
- TAXES
- CONTACT US
- DIRECTIONS

DEVELOPMENT SERVICES OVERVIEW

3– Scroll down to “Development Services
Outreach Meeting”

WEST PALM BEACH

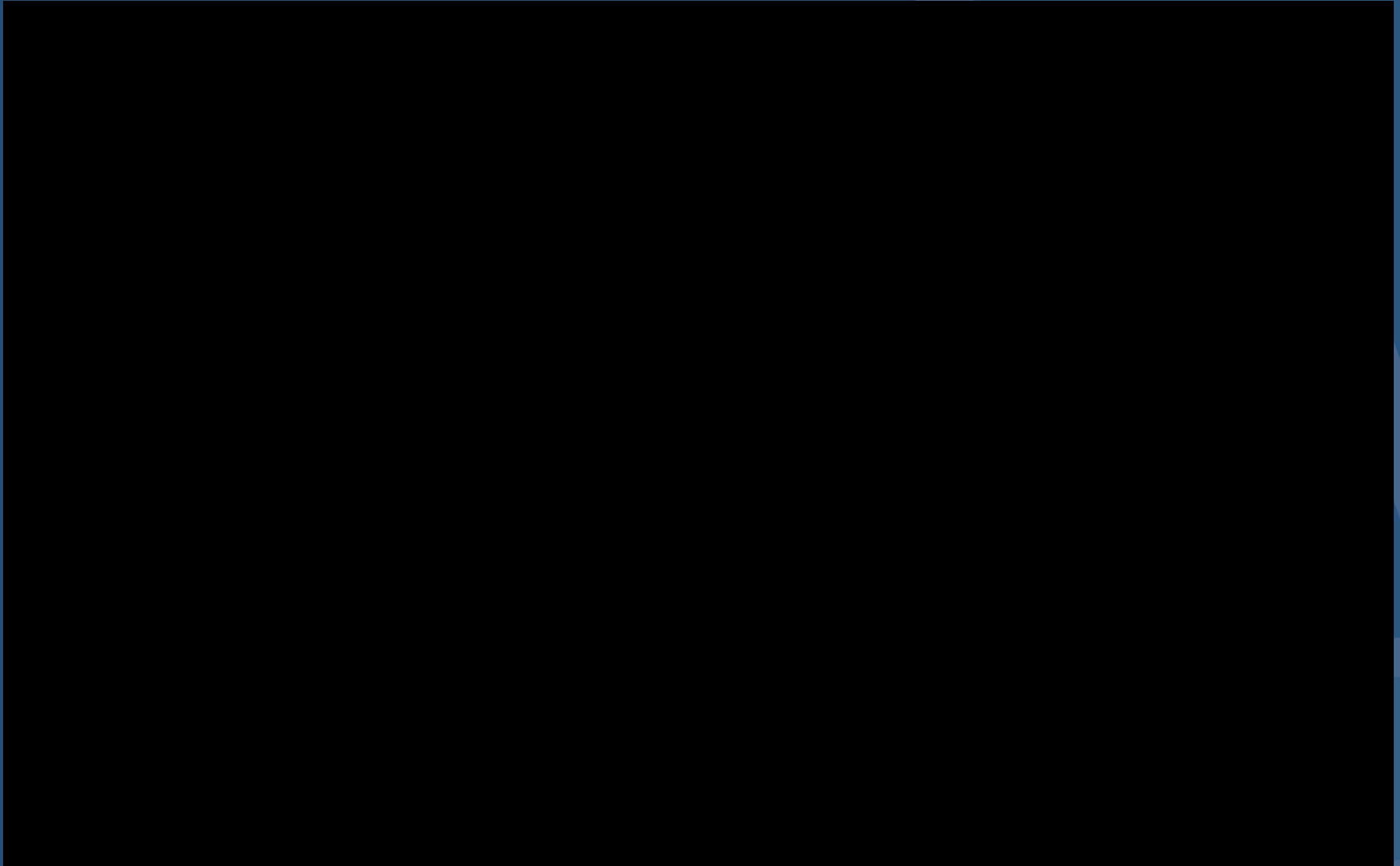
ABOUT NEWS & VIDEO **DEPARTMENTS** ONLINE SERVICES MEETINGS & EVENTS CONTACT

DEPARTMENTS / DEVELOPMENT SERVICES / PLANNING & ZONING

- PLANNING & ZONING OVERVIEW
- PLANNING & ZONING BOARDS
- COMPREHENSIVE PLANNING
- CONTACT US
- URBAN DESIGN
- DEVELOPMENT SERVICES OUTREACH MEETING**

PLANNING & ZONING OVERVIEW

TODAY'S
PRESENTATION
www.wpb.org



Questions?

July 20, 2017



WEST PALM BEACH

