

Developer Outreach Meeting

November 9, 2017



WEST PALM BEACH

Agenda

- 1. Introduction and Welcome**
- 2. Department Update**
 - A. Building**
 - B. Planning**
 - C. Code Enforcement**
- 3. End of Fiscal Year 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

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
- 14) November 9, 2017

**312 Persons on
our contact list**

Development Services Department Update

November 9, 2017

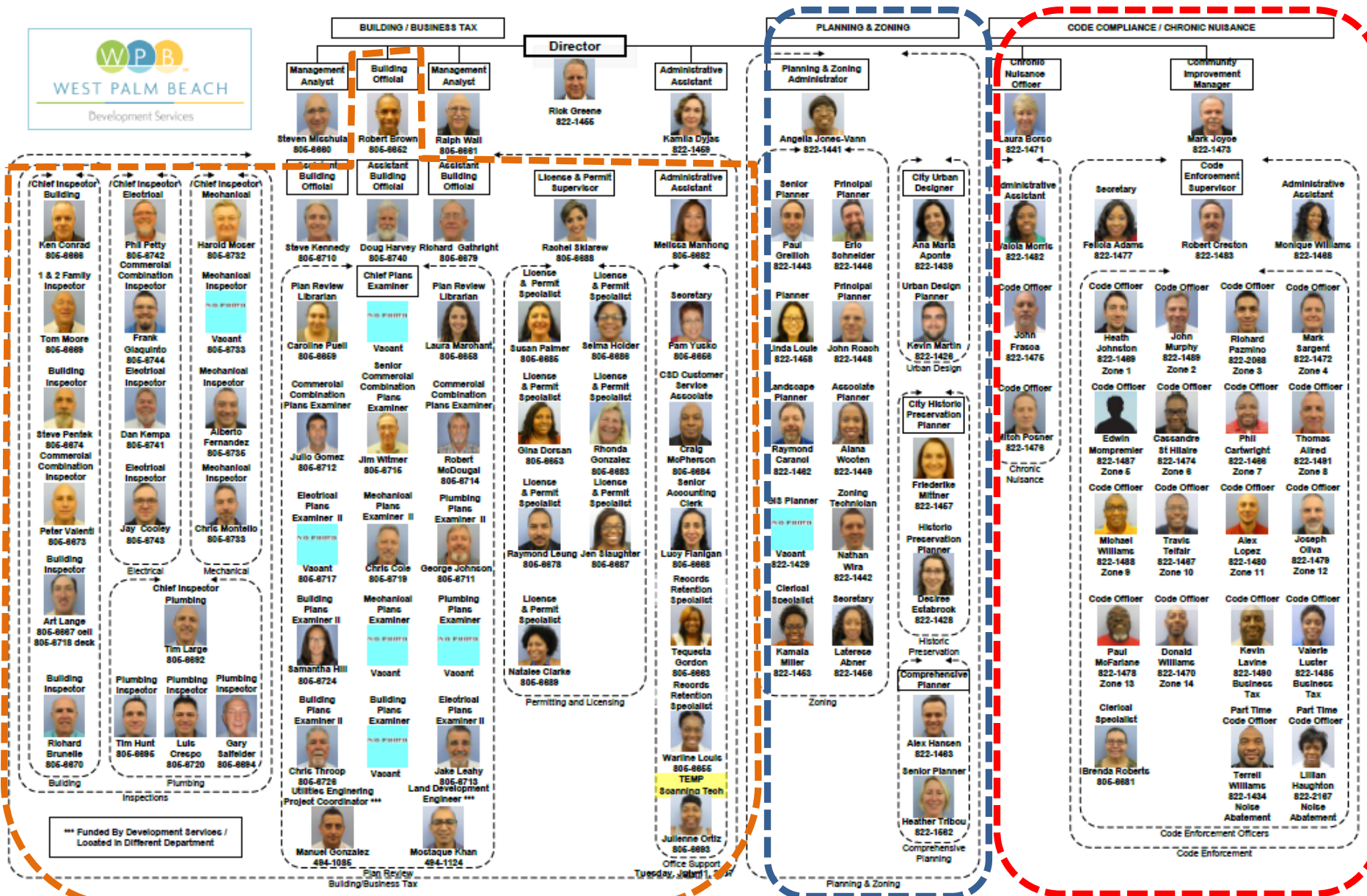


WEST PALM BEACH

Department Org. Chart

July 20, 2017

94 of 101 positions filled = 93%



BUILDING

PLANNING

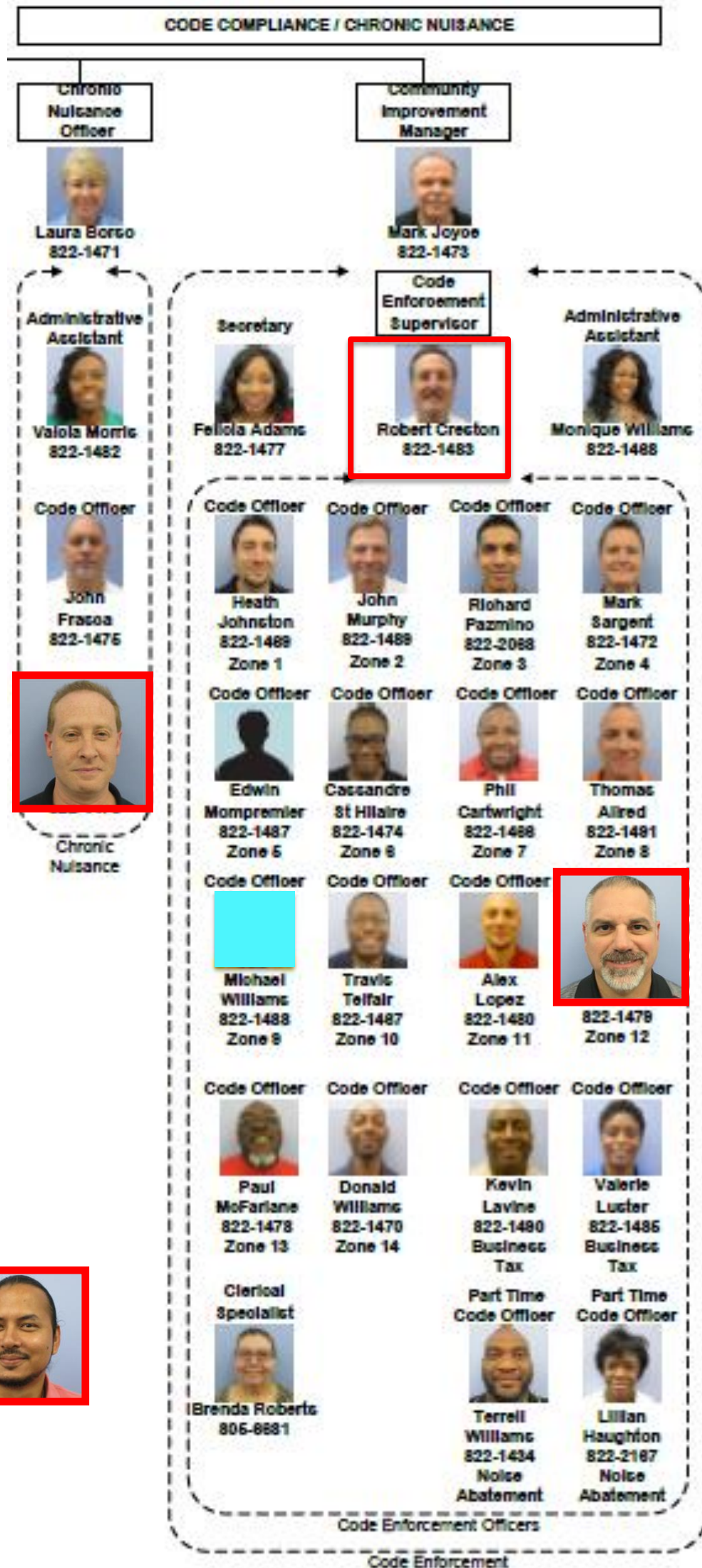
CODE ENFORCEMENT

- ✓ Chief Plans Examiner
- ✓ Electrical Plans Examiner II
- ✓ Mechanical Plans Examiner
- ✓ Plumbing Plans Examiner
- ✓ Building Plans Examiner
- ✓ Mechanical Inspector

✓ GIS Planner

Fully staffed

Code Enforcement Promotions



Code Enforcement One Vacancy (offer being made)



Building Promotions



BUILDING / BUSINESS TAX

Director

Management Analyst



Steven Mischula
805-8880

Building Official



Robert Brown
805-8862

Management Analyst



Ralph Wall
805-8861

Director



Rick Greene
822-1465

Administrative Assistant



Kamila Dyjao
822-1459

Assistant Building Official



Steve Kennedy
805-8710

Assistant Building Official



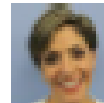
Doug Harvey
805-8740

Assistant Building Official



Richard Gathright
805-8878

Licence & Permit Supervisor



Rachel Sklarew
805-8888

Administrative Assistant



Melissa Manhong
805-8882

Chief Inspector Building



Ken Conrad
805-8888

Chief Inspector Electrical



Phil Petty
805-8742
Commercal
Combination
Inspector

Chief Inspector Mechanical



Harold Moser
805-8732

1 & 2 Family Inspector



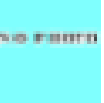
Tom Moore
805-8889

Commercal Combination Inspector



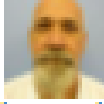
Frank Glaquinto
805-8744

Mechanical Inspector



Vacant
805-8733

Building Inspector



Steve Pentek
805-8874

Electrical Inspector



Dan Kempa
805-8741

Mechanical Inspector



Alberto Fernandez
805-8736

Commercal Combination Inspector



Peter Valenti
805-8873

Electrical Inspector



Jay Cooley
805-8743

Mechanical Inspector



Chris Montello
805-8733

Chief Inspector Plumbing



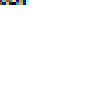
805-8887 cell
805-8718 deck

Plumbing Inspector



Tim Hunt
805-8886

Plumbing Inspector



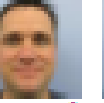
Luic Crespo
805-8720

Building Inspector



Richard Brunelle
805-8870

Plumbing Inspector



Gary Saffelder
805-8884

Plumbing Inspector



Vacant

Inspections

Plan Review Librarian



Caroline Puell
805-8869

Chief Plans Examiner



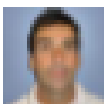
Vacant

Plan Review Librarian



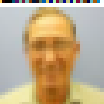
Laura Marchant
805-8868

Commercal Combination Plans Examiner



Julio Gomez
805-8712

Senior Commercal Combination Plans Examiner



Jim Wilmer
805-8716

Commercal Combination Plans Examiner



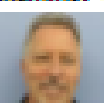
Robert McDougal
805-8714

Electrical Inspector



Vacant
805-8717

Mechanical Plans Examiner II



Chris Cole
805-8718

Plumbing Plans Examiner II



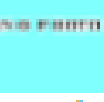
George Johnson
805-8711

Building Plans Examiner II



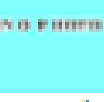
Samantha Hill
805-8724

Mechanical Plans Examiner



Vacant

Plumbing Plans Examiner



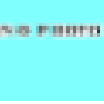
Vacant

Building Plans Examiner II



Chris Throop
805-8728
Utilities Engineering
Project Coordinator ***

Building Plans Examiner



Vacant

Electrical Plans Examiner II



Jake Leahy
805-8713
Land Development
Engineer ***

Building Plans Examiner



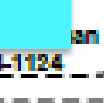
Manuel Gonzalez
484-1086

Building Plans Examiner



Vacant

Building Plans Examiner



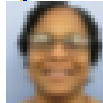
Vacant

Licence & Permit Specialist



Susan Palmer
805-8886

Licence & Permit Specialist



Selma Holder
805-8888

Licence & Permit Specialist



Gina Dorcan
805-8863

Licence & Permit Specialist



Rhonda Gonzalez
805-8883

Licence & Permit Specialist



Vacant

Licence & Permit Specialist



Jen Slaughter
805-8887

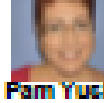
Licence & Permit Specialist



Natalee Clarke
805-8888

Permitting and Licensing

Secretary



Pam Yusko
805-8868

CSD Customer Service Associate



Craig McPherson
805-8884

Senior Accounting Clerk



Lucy Flanagan
805-8883

Records Retention Specialist



Tequesta Gordon
805-8883

Records Retention Specialist



Warline Louis
805-8855

TEMP Scanning Tech



Julienne Ortiz
805-8883

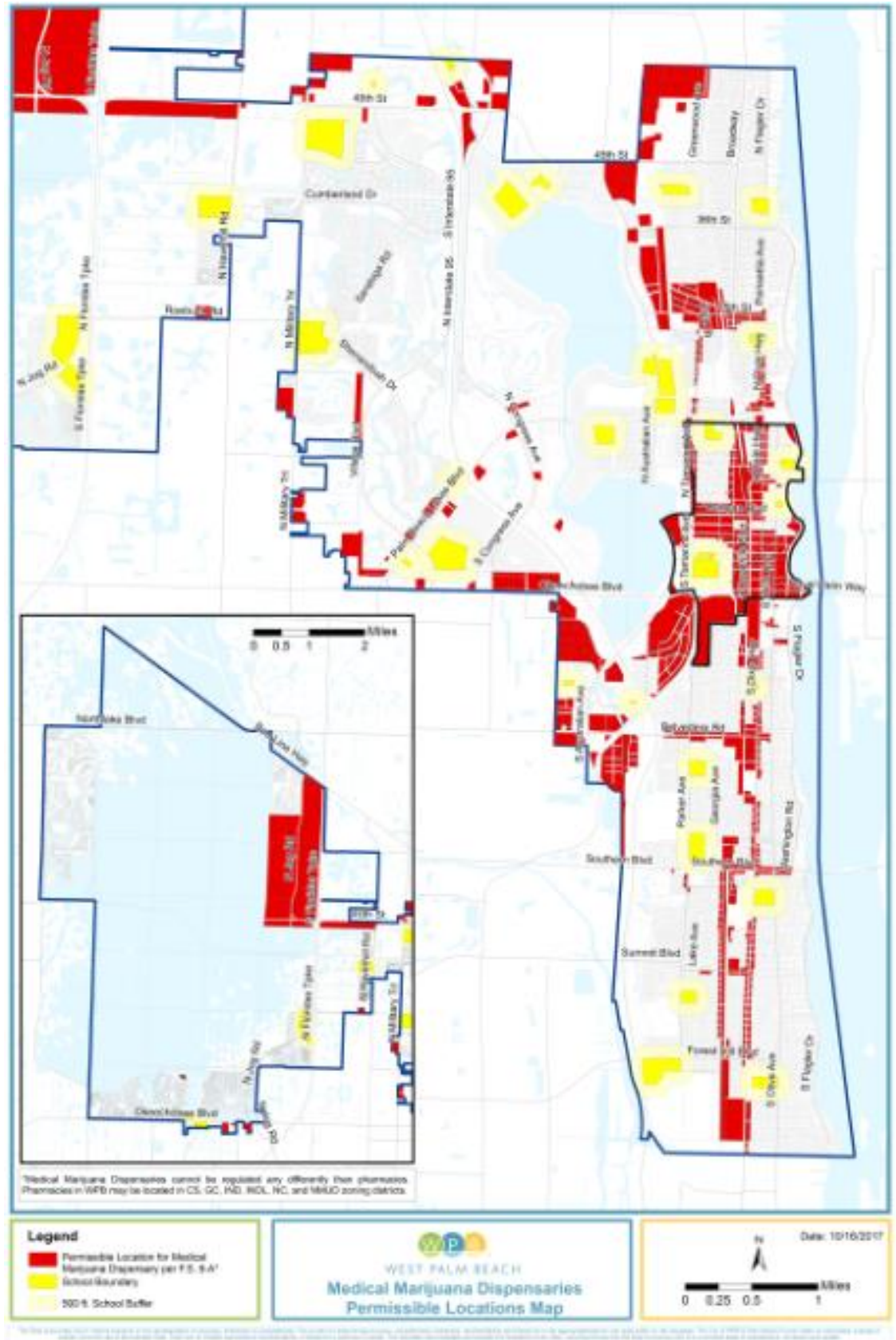
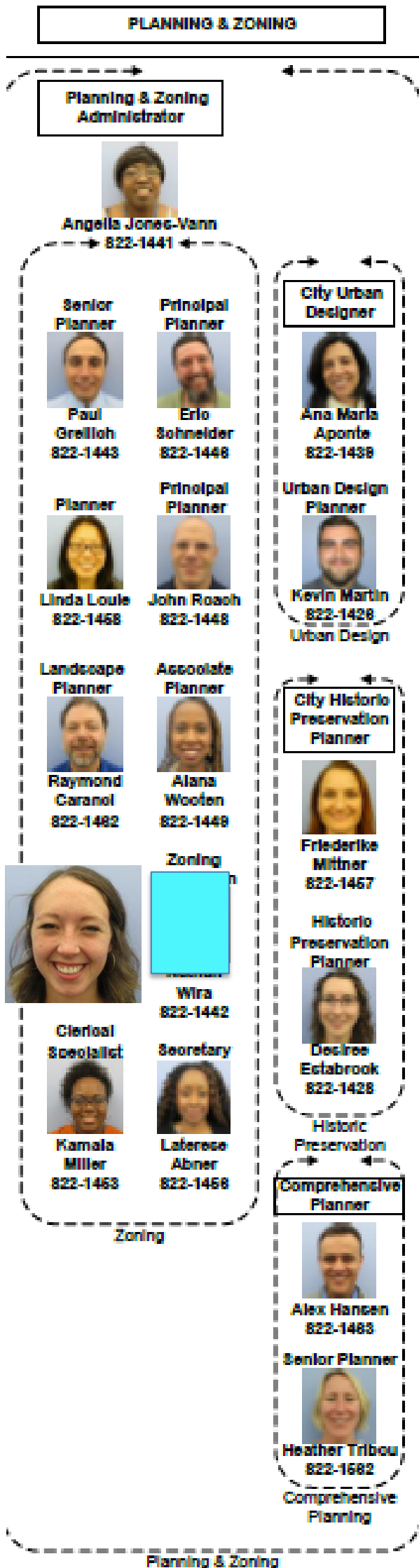
Office Support

Tuesday, January 1, 2017

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

Plan Review Building/Business Tax

Planning New Hires



Vacant Position Summary

November 9, 2017

Development Services Vacant Positions

	Position	New or Vacant Position	Lead	Position Advertised	Resumes Reviewed	Interview Date(s)	Selection/ Background Check
	CODE ENFORCEMENT DIVISION						
	Code Officer	VACANT	Mark J.	X	X	X	X
1	Code Officer (Michael Williams)	VACANT	Mark J.	X	X	X	X
	PLANNING DIVISION						
2	Zoning Technician (Nathan W.)	VACANT	Angella V.	X	X	X	
	BUILDING DIVISION						
	Chief Plans Examiner (Steve Kennedy)	VACANT	Robert B.				
	Electrical Plans Examiner II	NEW	Robert B.	8/20/2017	John Pierson		
	Building Plans Examiner I	NEW	Robert B.		Art Lange		
3	Building Inspector (Art Lange)	VACANT	Robert B.	X			
4	Mechanical Inspector ----> Bldg. Inspector	NEW	Robert B.	" "	Conversion and req.		
5	License and Permit Specialist (Ray Leung)	VACANT	Rachel				
6	Building Plans Examiner II (Samantha Hill)	VACANT	Robert B.	X			
7	Mechanical Plans Examiner	NEW	Robert B.	X			
8	Plumbing Plans Examiner - >Admin. Asst.	NEW	Robert B.				



WEST PALM BEACH

July 2014 – 57 positions
Nov. 2017 – 101 positions

Building Division Update

November 9, 2017



WEST PALM BEACH

Building Division Update

Building Official – Robert Brown

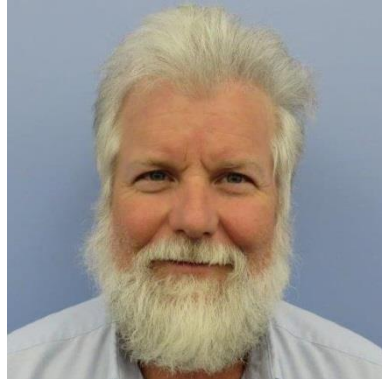


**Old City Hall
Redevelopment**

Assistant Building Officials



Steve Kennedy



Doug Harvey



Richard Gathright

**Banyan Cay
Canopy Hotel
CityPlace remodel
Lake Mangonia
Okeechobee
Commons
Park Slope
Restoration Hardware**

**Ballpark / P.B.
Dunbar Village
Fire Station #4
FPL C & C Ctr.
Good Samar.
Hospital
Morse Life
Park Palm Beach
Rybovich Towers
St. Mary's Hospital**

**1515 S. Flagler
The Alexander
All Aboard Condo.
Bristol Condo.
Broadstone City
Center
Related Office Tower
Stor All**

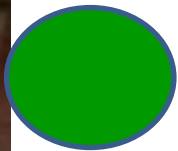
Building Division Update



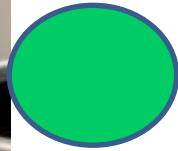
Please rate
our service
today



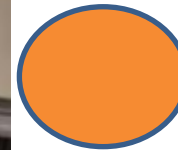
HAPPYNOT



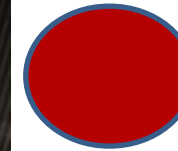
VERY POSITIVE



POSITIVE



NEGATIVE



VERY NEGATIVE

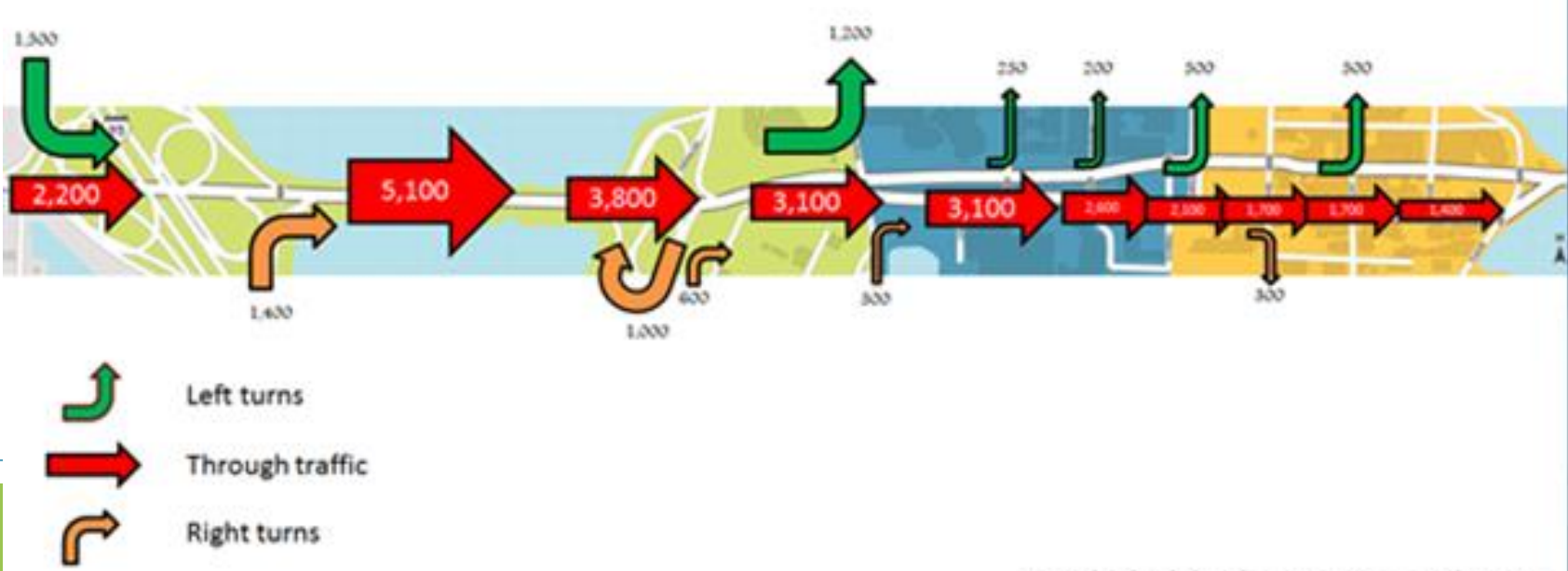
Building Division Update

- The City has adopted a new Stormwater Master Plan and a Floodplain Management Plan.
- The City's new freeboard requirement has been raised to 2 feet.
- **New Building Code Updates go into effect on December 31, 2017.**
- Work has begun with Plante Moran to develop an RFP to replace our CommunityPlus software system.



Planning Update

- 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 Transportation Demand Management Study,
 - City-Wide Bicycle Master Plan
 - Public Life Study.



Planning Update

* The Zoning Section is working on updates to various sections of the City's Zoning code.

CRC16-07 – Brelsford Park private open space requirements

CRC16-08 – Landscape Code

CRC16-09 – Alcohol beverage establishment separation

CRC16-10 – Parklets

CRC16-11 – Medical marijuana ordinance.

CRC16-12 – Landmarking historic properties.

CRC17-01 – Nonconformities.

CRC17-02 – NMUD changes

CRC17-03 – Micro-units

CRC17-04 – Okeechobee Business District.

CRC17-05 – Brelsford Park district regulations (300 PBL).

CRC17-06 – Parking reduction for affordable, attainable housing.

CRC17-07 – Packaged sales w/in Clematis-Waterfront District (7/11).

CRC17-08 – Packaged sales w/in Clematis-Waterfront District (CVS).

CRC17-09 – Parking waiver for colleges and universities.

CRC17-10 – Flexibility with signage requirements as part of a PD.

CRC17-11 – Landscape code revisions.

CRC17-12 – Uses permitted within the Clematis Waterfront District.

CRC17-13 - Airport hazard areas.

CRC17-14 – Solar energy systems.

CRC17-## – Parking reductions (50%) for elderly/disabled projects.

CRC17-## - Article II - City Boards functions.

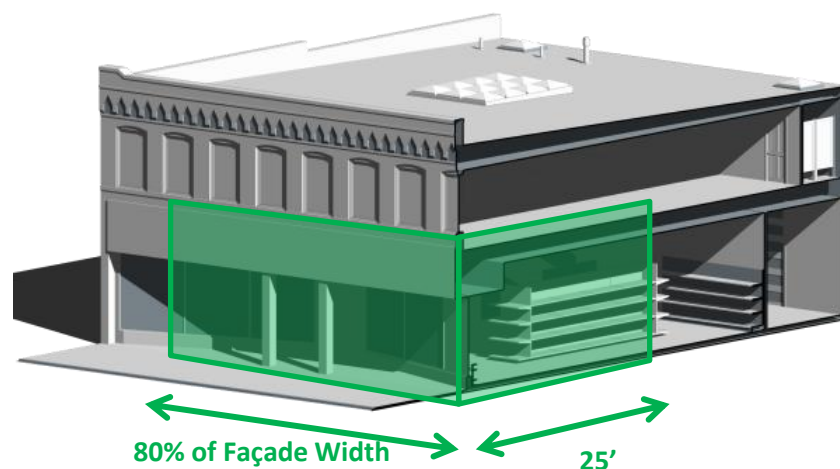
CRC17-## - Sign code revisions

Planning Update

Clematis Street

Ground floor retail uses are required on **Rosemary Avenue** south of Clematis Street, **Clematis Street** between Rosemary Ave & Narcissus Ave. **North and South Clematis Streets.**

Along required retail frontages, retail uses shall occupy the **minimum required percentage of active uses (80%)** and **the minimum active use liner depth (25')** as required by the applicable building requirements table for the subdistrict. Merchandise or food sales shall represent a minimum of 50 percent of business revenue at required retail frontages.



Only the area shaded is required to be retail. Other uses may occupy the upper floors and the area behind the retail establishment, beyond 25 feet.

Planning Update

Clematis Street

PERMITTED USES

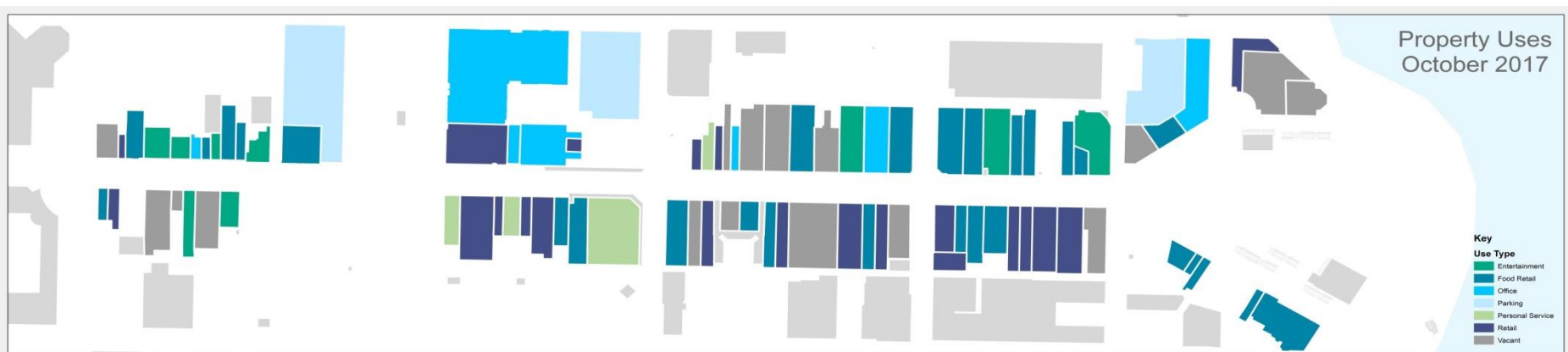
Restaurants
Shops
Bars
Clubs
Pharmacy
Coffee
Shops
Theatres
Convenience
Stores
Art Galleries

NOT PERMITTED W/OUT RETAIL USES

Personal Services
Nail Salon
Barber Shop
Massage
Services
Gym/Fitness

PROHIBITED USES

Banks
Breweries
Liquor Stores
Tattoo Parlors
Office
Travel Agents
Real Estate



Planning Update

Medical Marijuana — 2014 Compassionate Medical Cannabis Act

- State awards 17 Licensed Treatment Centers by November
- Each MMTC can open up to 30 dispensaries across the State.
- Additional licenses are issued when the registry reaches 100,000 patients (40,000 now)

Senate Bill 8A



WEST PALM BEACH

OPTION #1:

If a municipality decides to allow Medical Marijuana Dispensaries, they cannot impose additional regulations beyond:

- 1.) Dispensaries cannot be located within 500 feet of a school
- 2.) Additional standards imposed on Medical Marijuana Dispensaries cannot be above and beyond what is required of a pharmacy

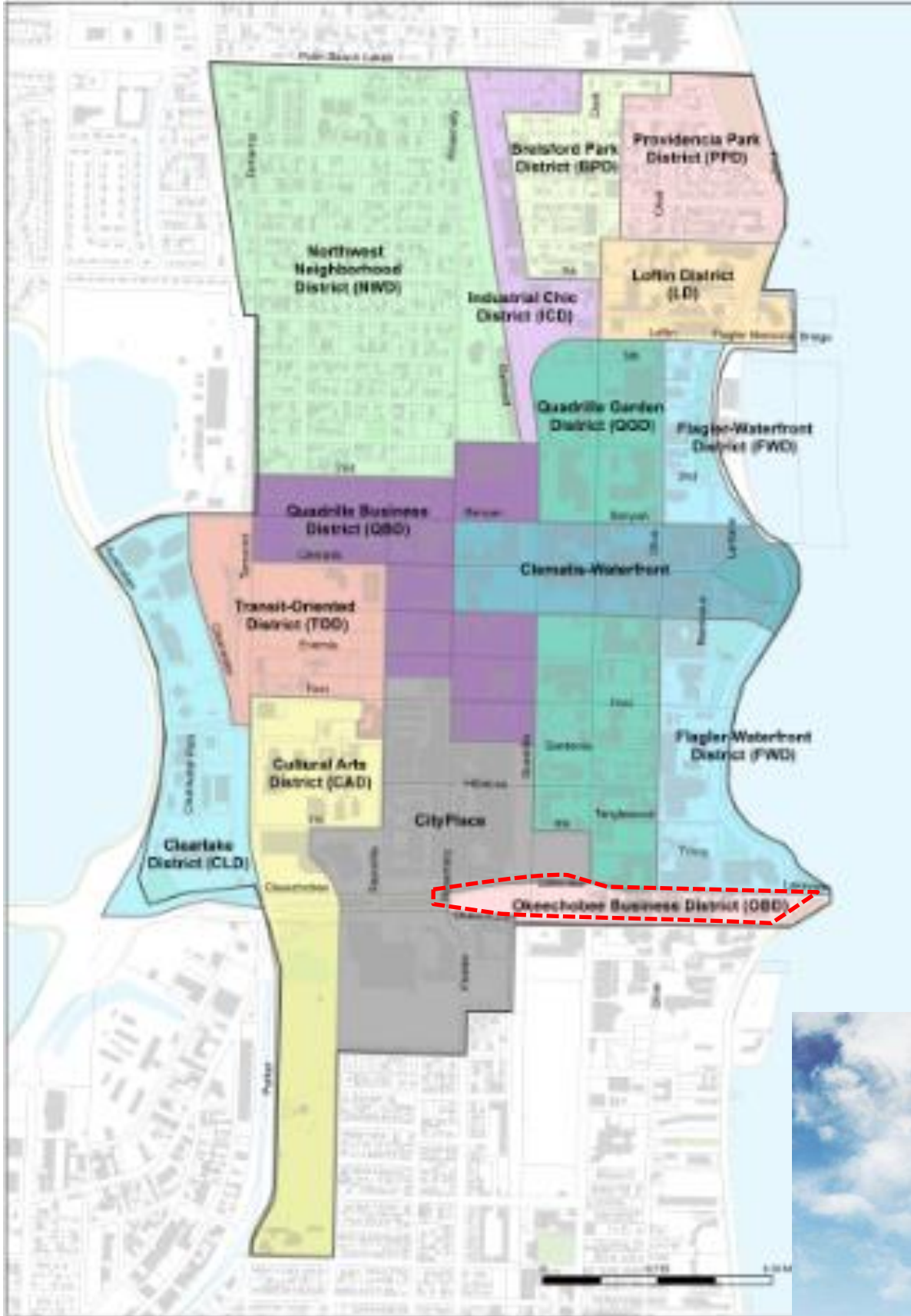


OPTION #2:

Municipalities now have the option to ban Medical Marijuana Dispensaries

Municipalities cannot regulate medical marijuana cultivation or processing facilities (MMTC)

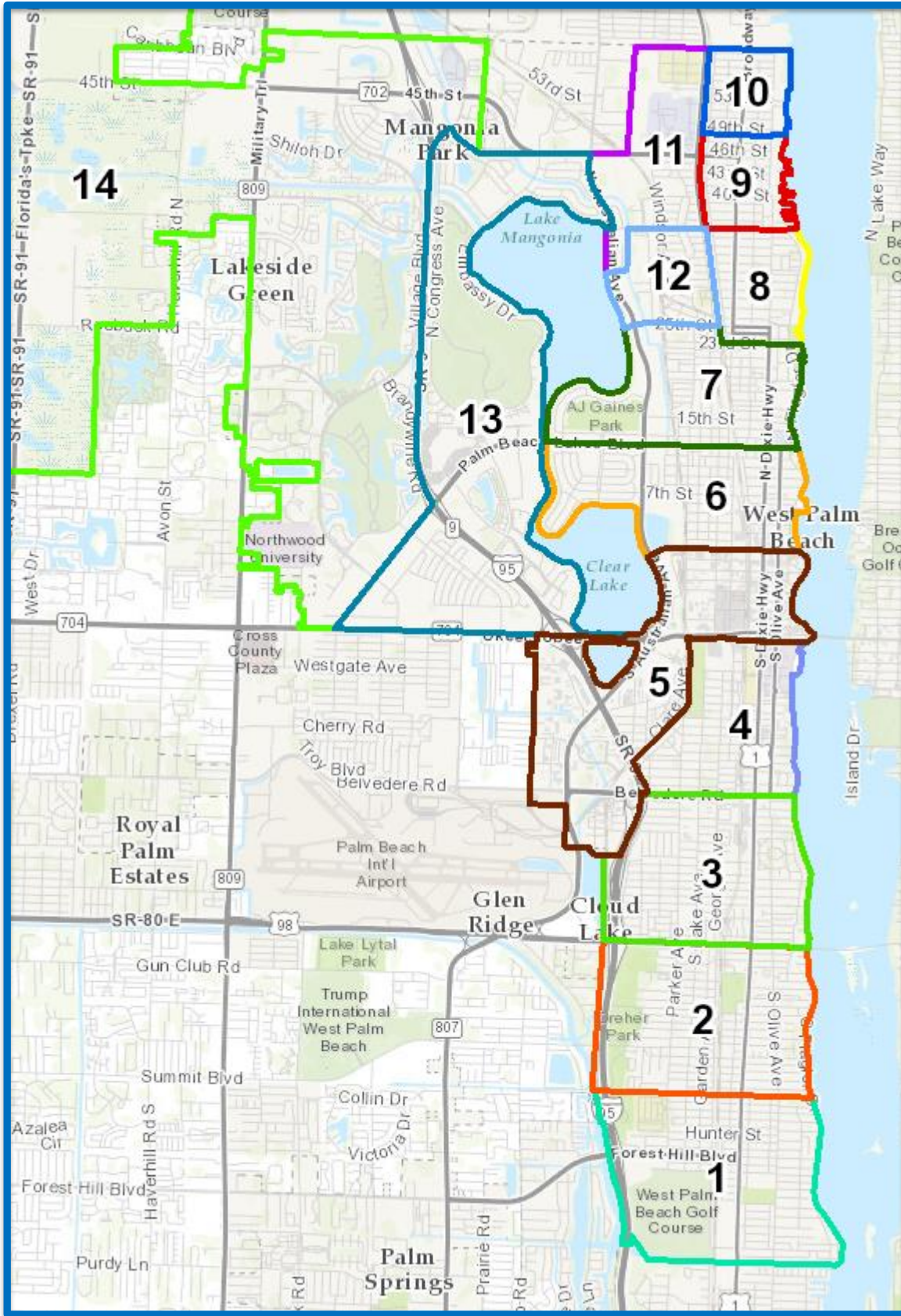
Planning Update



Okeechobee Business District



Code Enforcement Update



*** 14 Code Enforcement Zones + 2 Chronic Nuisance Officers.**

*** Streamlined the demolition process.**

*** Interactive with GIS to identify all violations throughout the City.**

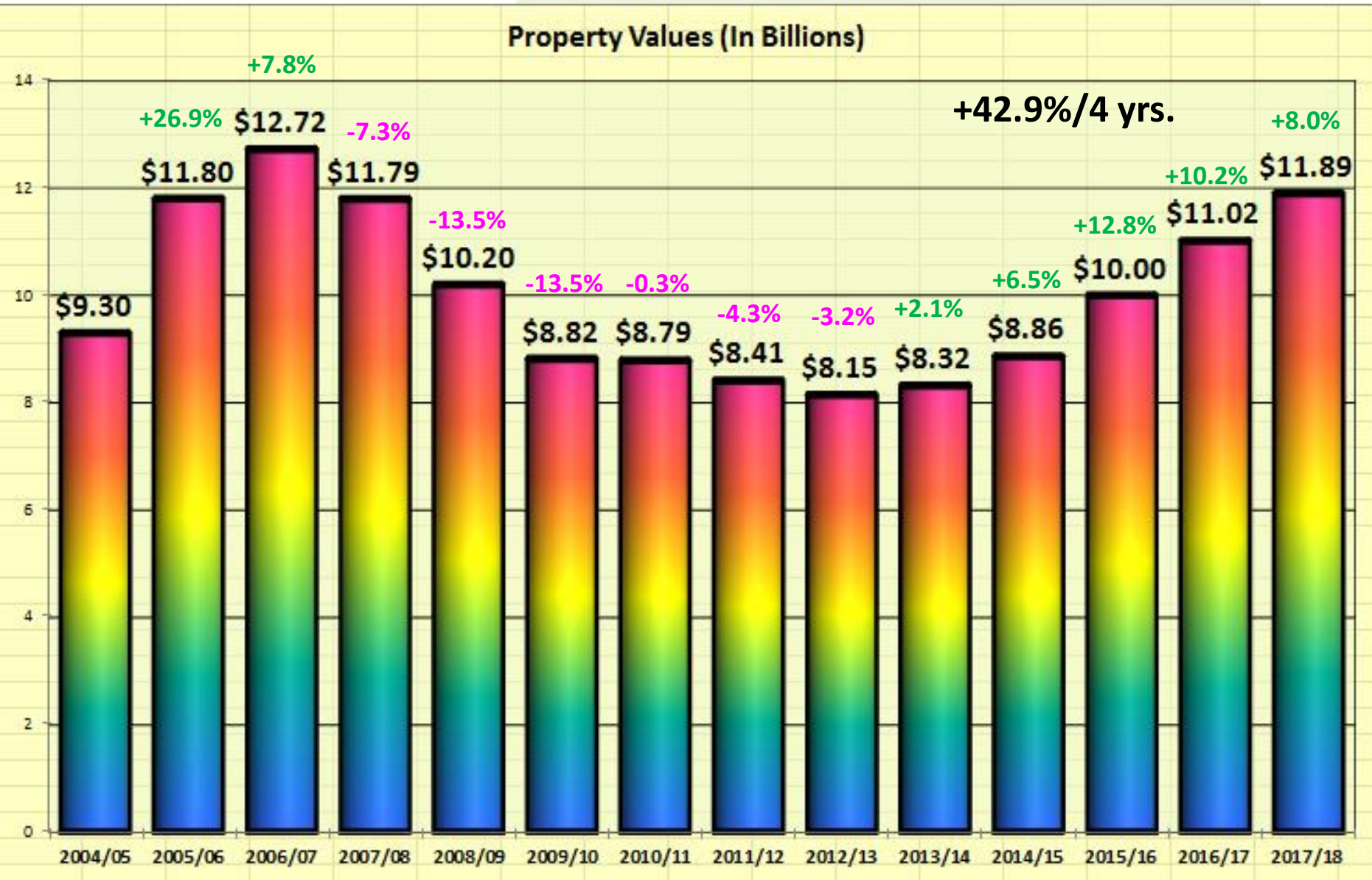
End of Fiscal Year Financial Update

November 9, 2017



WEST PALM BEACH

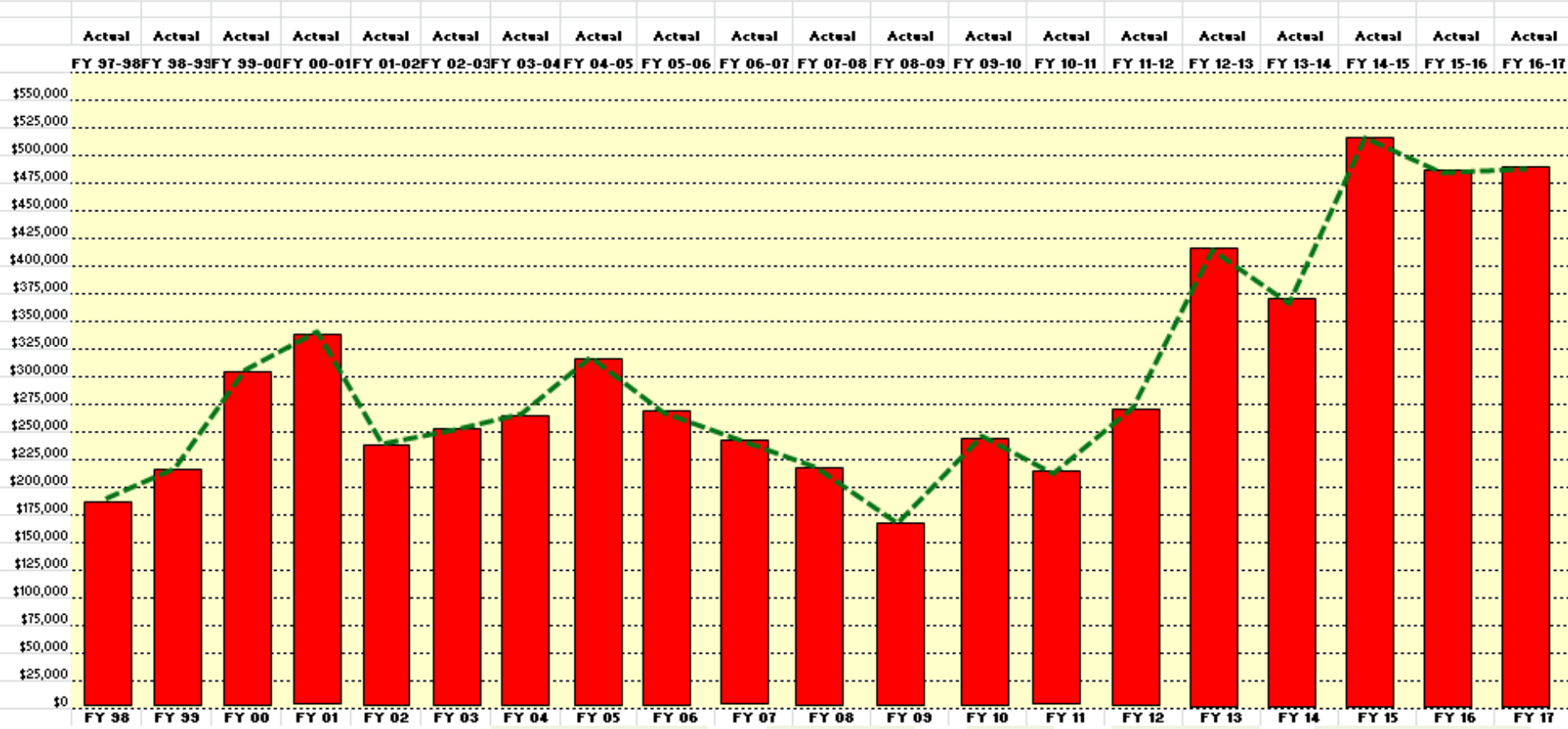
City Tax Base



- After six consecutive years of decline, the City's tax base rose for the 5th straight year to nearly \$12 billion.
- This growth equates to a nearly 43% increase in just four years.
- The City's certified taxable property values increased \$879 million.
- New construction added \$89.5 million to the City's tax roll.

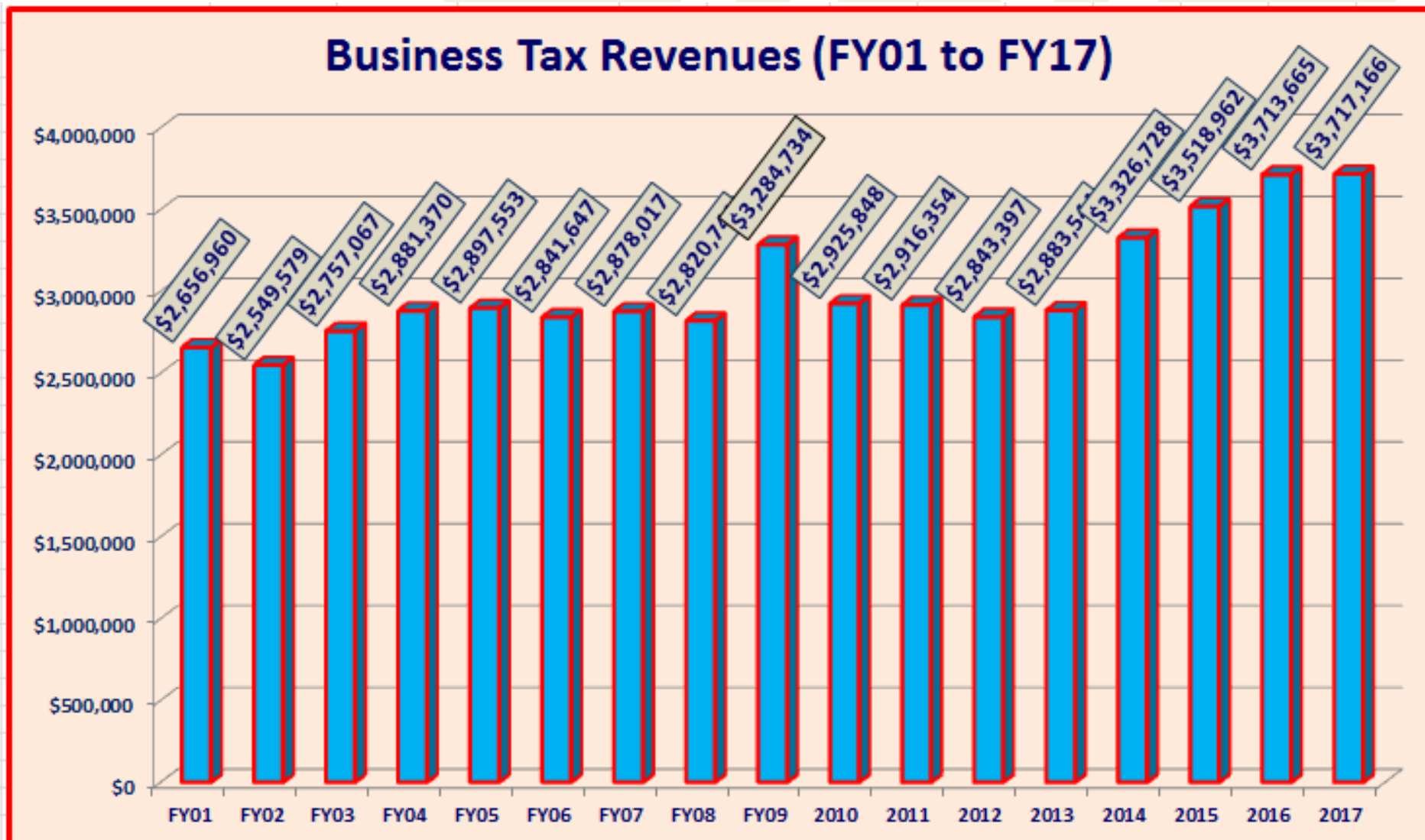
Planning Revenues

Planning Division Revenues FY1998 to FY2017

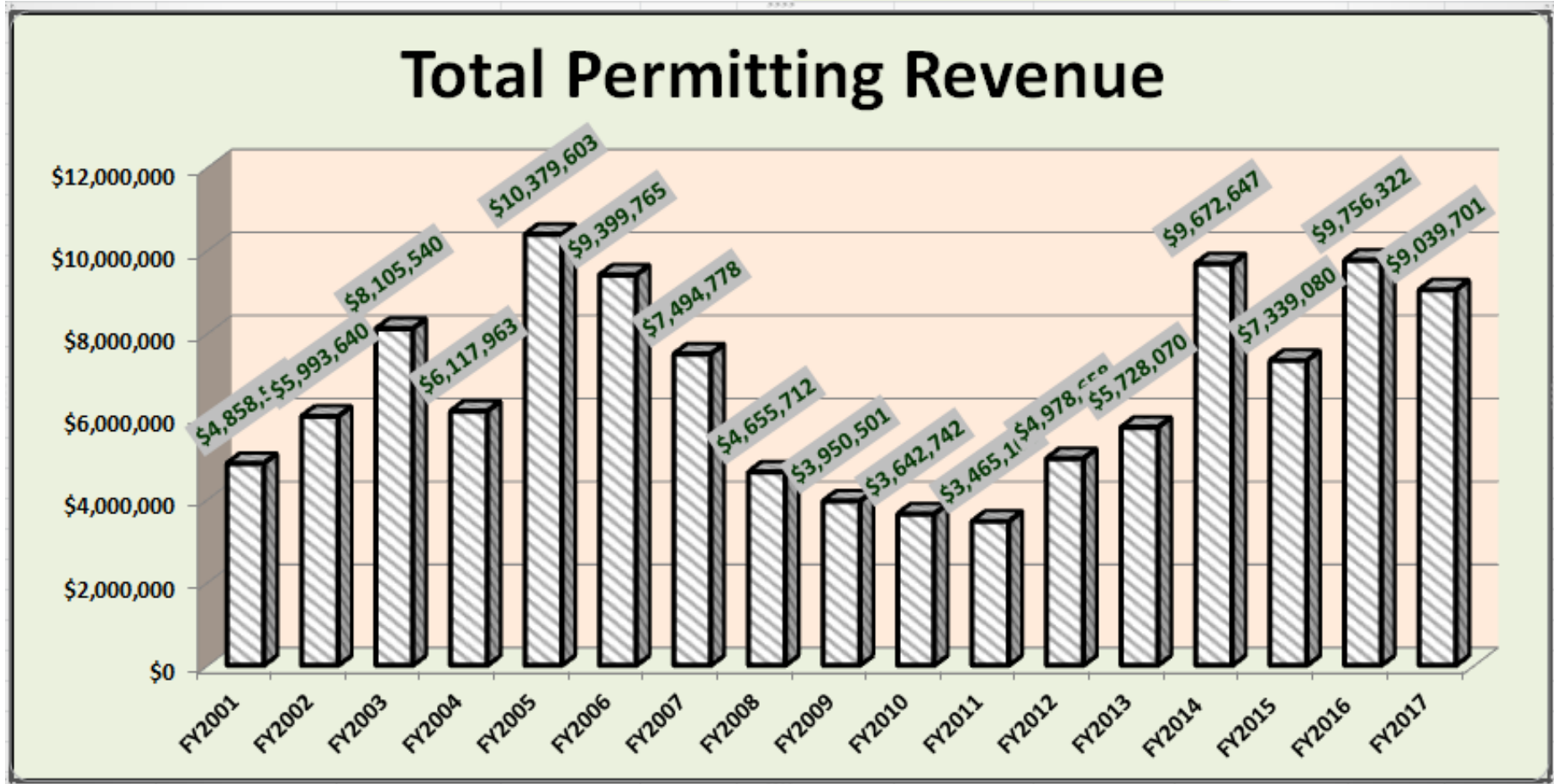


Business Tax Revenues

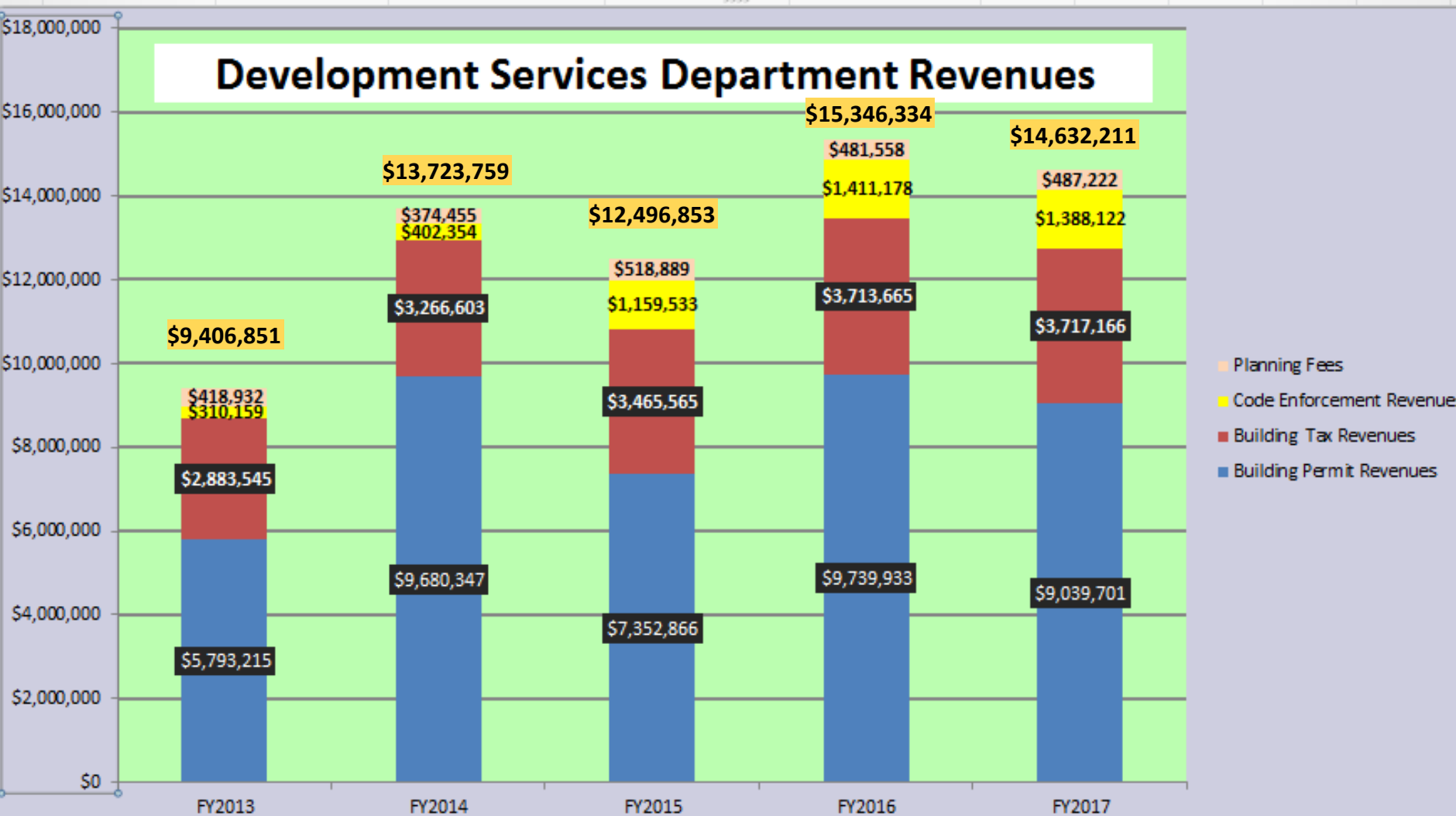
Business Tax Revenues (FY01 to FY17)



Building Permit Revenues



Department Revenues



Department Revenues

	Code Enforcement (Division)	Planning (Division)	Building (Business Tax Division)	Building (Division)*	TOTAL
BUDGETED:	\$1,182,000	\$425,000	\$3,760,000	\$7,258,400	\$12,625,400
Collected To Date:	\$1,388,122	\$487,222	\$3,717,166	\$9,039,701	\$14,632,212
Savings:	\$206,122	\$62,222	-\$42,834	\$1,781,301	\$2,006,812
% To Date:	117.4%	114.6%	98.9%	124.5%	115.9%

Department Expenditures

	Code Enforcement (Division)	Planning (Division)	Building (Business Tax Division)	Building (Division)	TOTAL
BUDGETED:	\$2,357,592	\$1,616,700	\$656,175	\$12,781,454	\$17,411,921
Spent To Date:	\$2,184,613	\$1,536,351	\$507,732	\$10,895,694	\$15,124,389
Savings:	\$172,979	\$80,349	\$148,443	\$1,885,760	\$2,287,532
% To Date:	92.7%	95.0%	77.4%	85.2%	86.9%

TOTAL BUDGETED SAVINGS TO THE CITY: **\$4,294,344**

SPLIT BETWEEN DEPT. EMPLOYEES: **\$45,700 Per Person**



City Initiatives



WEST PALM BEACH

Capital Improvement Program

ABOUT NEWS & VIDEO DEPARTMENTS ONLINE SERVICES MEETINGS & EVENTS CONTACT

WELCOME NEWS EVENTS WPB INSIDER PAY UTILITIES LIBRARY JOBS PARKS GOLF

FROM THE DESK OF
MAYOR MUOIO
Jeri Muoio was first elected Mayor of the City of West Palm Beach March

W P B
WEST PALM BEACH

Capital Improvement Program (CIP) Project Database
Click for information regarding the City's active CIP projects

- 1% Sales Tax Projects:** 14 Projects - \$59,185,934
- Fire Assessment:** 3 Projects - \$13,128,485
- Public Works Capital Improvement Projects:** 7 Projects - \$7,941,899
- Gas Tax Projects:** 2 Projects - \$670,000
- Grant Projects:** 1 Project - \$1,750,000
- Multiple Funded Projects:** 2 Projects - \$1,045,700
- Public Utilities Bond Projects:** 52 Projects - \$79,427,573
- Public Works Bond Projects:** 37 Projects - \$24,540,150
- Stormwater Capital Improvement Projects:** 14 Projects - \$673,000
- Water/Sewer Capital Improvement Projects:** 20 Projects - \$10,071,246

TOTAL: 149 Projects - \$198,433,987

[Proceed to Site](#)

Capital Improvement Program

City of West Palm Beach - Capital Improvement Projects

Engineering & Public Works Home Page

An interactive tour of the City's Capital Improvement Project locations



Parks & Recreation

Public Utilities

Library Services

Public Safety (Police)

Public Safety (Fire)

Transportation

Engineering



1 Centennial Fountain Repairs



3 Howard Park Improvements



4 Westward Park Aerator Pump Replacement



5 Chillingworth Park Improvements



7 Gaines Park Improvements



11 Miscellaneous Parks Irrigation Upgrades



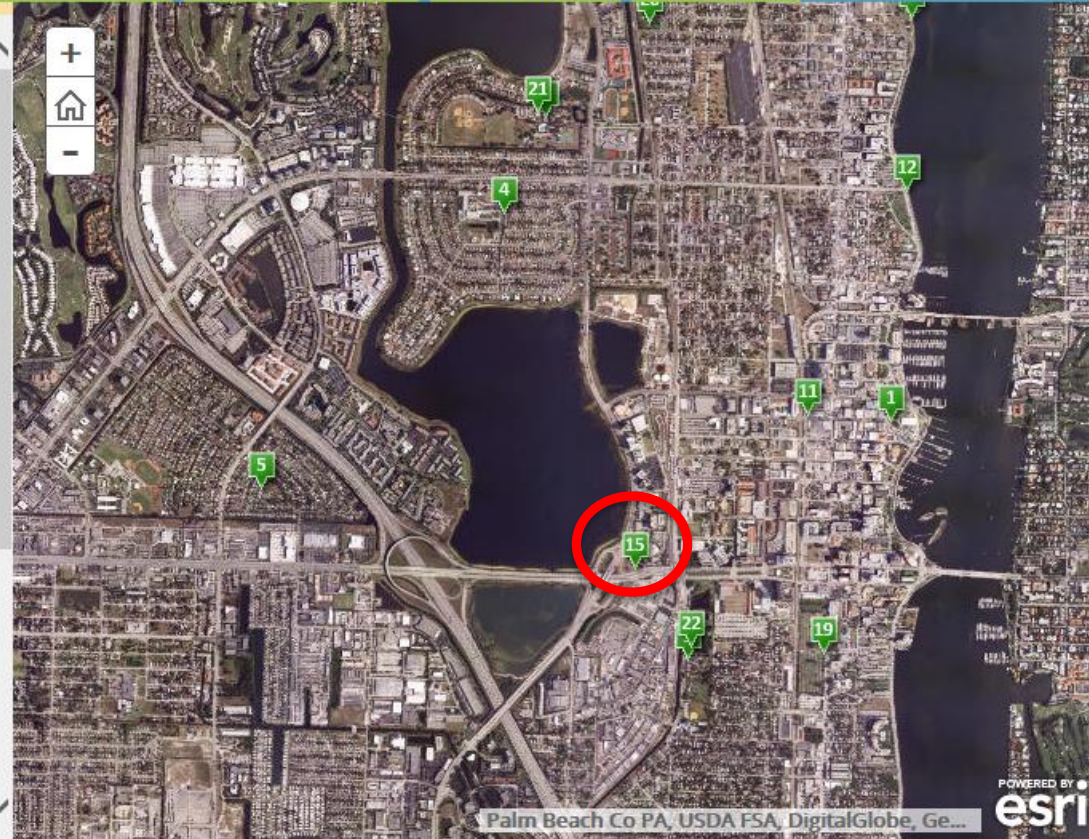
12 Flagler Trellis Replacement



15 Gateway Park Landscape and Irrigation Improvements



19 Woodlawn Cemetery Fence Replacement



Gateway Park Landscape and Irrigation Improvements



Location: Northeast corner of Australian Avenue and Okeechobee Boulevard

Project Number: 06856132

Commission: District 3 - Ryan

Description: Install new well for irrigation system and new landscaping.

Project Manager: Suzanne Berglund, PE (SBerglund@wpb.org)

Budget: \$48,790

Funding: Capital Improvements

Status: Design

Contractor: Wayne Villavaso (landscape design) Wooster Well Drilling

[Target Schedule](#)

Housing and C.D. Armando Fana

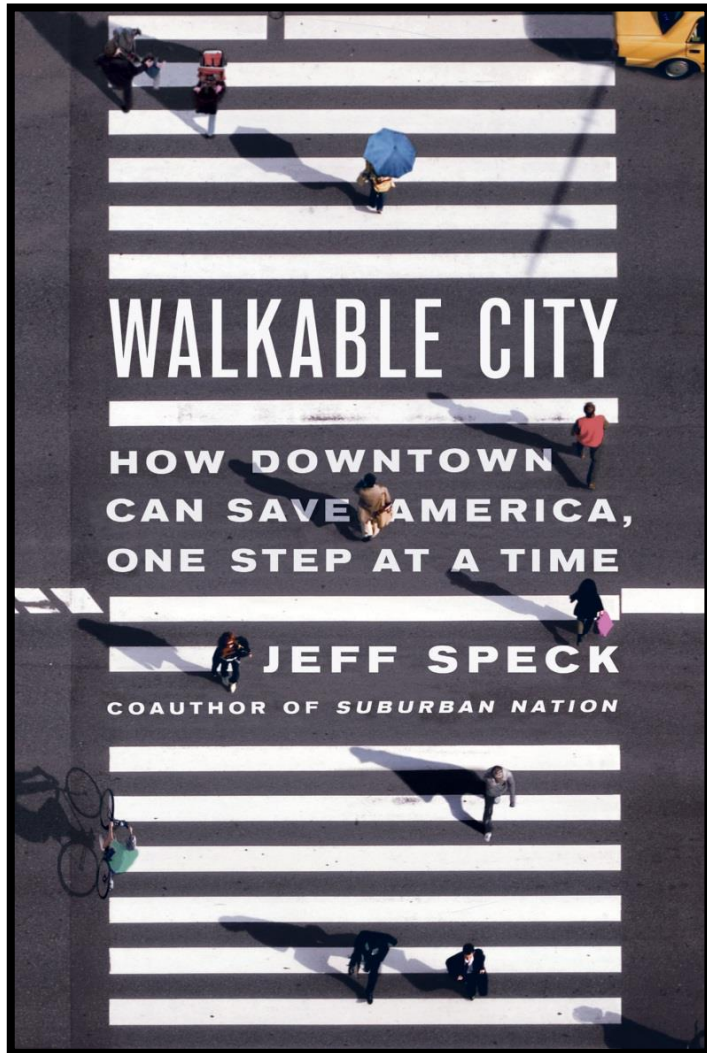
*** HOME funding Request for Proposal available for affordable housing projects.**

www.wpb.org/hcd

*** Incentives for housing that serves households at or below 140% of the Area Median Income. \$67,900**

*** Affordable Housing Advisory Committee**

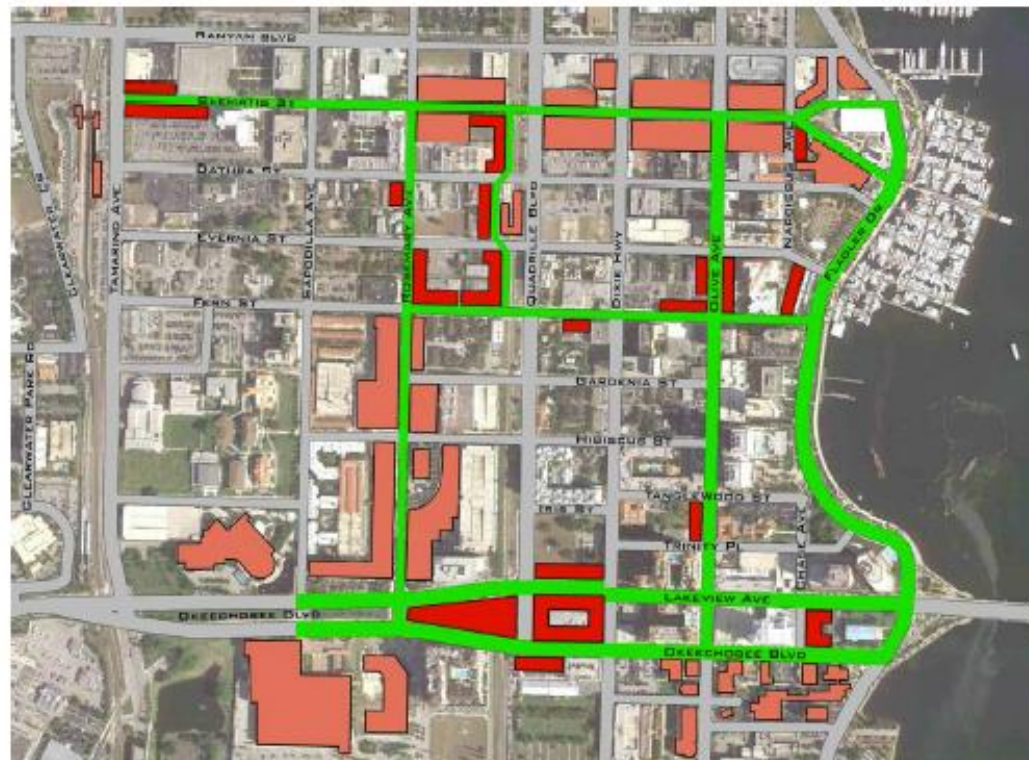
City Mobility



- Jeff Speck
North-South Thoroughfares
East-West Thoroughfares
One-Way reversion
Traffic Signals
Parking
Cycle facilities
Downtown Trolley
All Aboard Florida
Street Trees
Wayfinding Signs

56 Recommendations Made

WEST PALM BEACH, FLORIDA
DOWNTOWN WALKABILITY ANALYSIS



SUBMITTED SEPTEMBER 3, 2014

JEFF SPECK
AICP, CNU-A, LEED-AP, HON. ASLA
SPECK & ASSOCIATES LLC

City Parking Study

WEST PALM BEACH PARKING & TRANSPORTATION DEMAND MANAGEMENT STUDY

Draft Report
10/20/2017

Sam Schwartz
Transportation Consultants

Sam Schwarz

- **Parking Rates for garages, meters, events**
- **Customer-oriented parking administration**
- **Strategies to increase the density and walkability downtown (parking maximums)**

Use of technology to enhance customer experiences

Figure 1 – West Palm Beach Parking Study Area

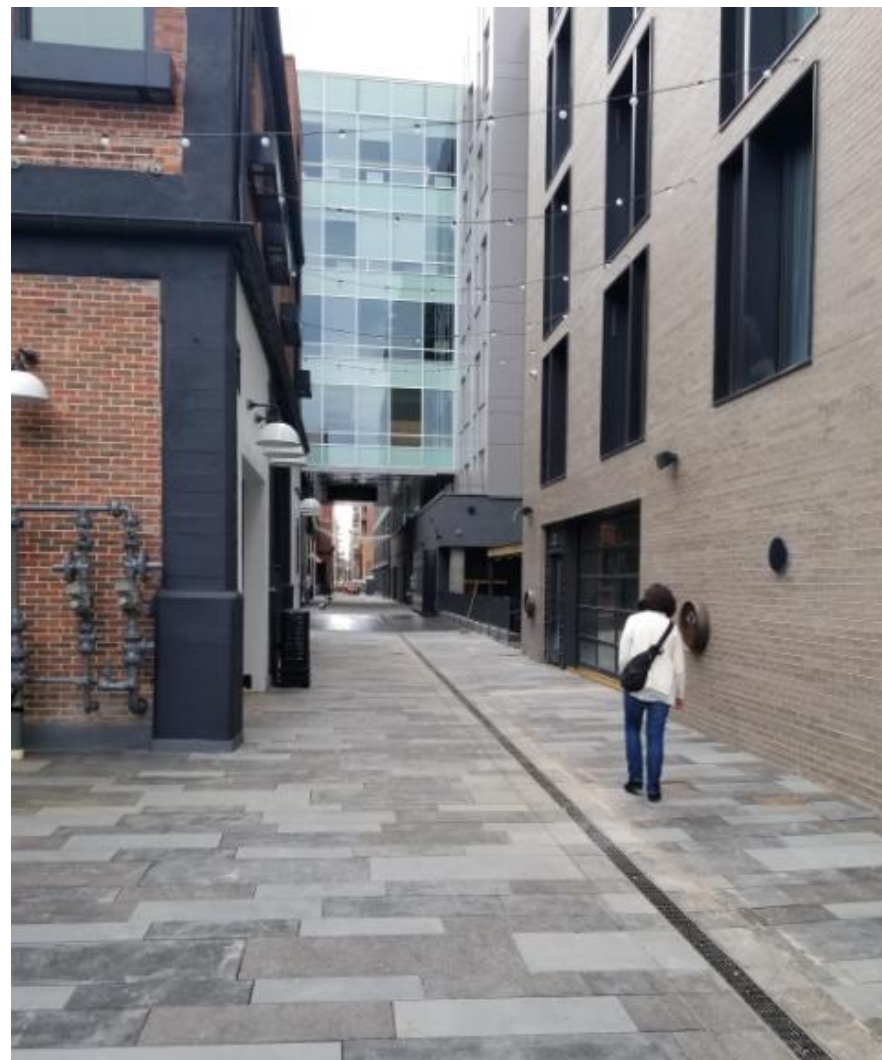


Gehl Public Realm Action Plan



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.



Flagler Shore



- **5-month pilot project that will repurpose the two eastern most lanes on Flagler Drive from Lakeview Ave. to Banyan Blvd. (0.6 miles) to expand public spaces along the waterfront.**
- **The project will run through March 1, 2018.**

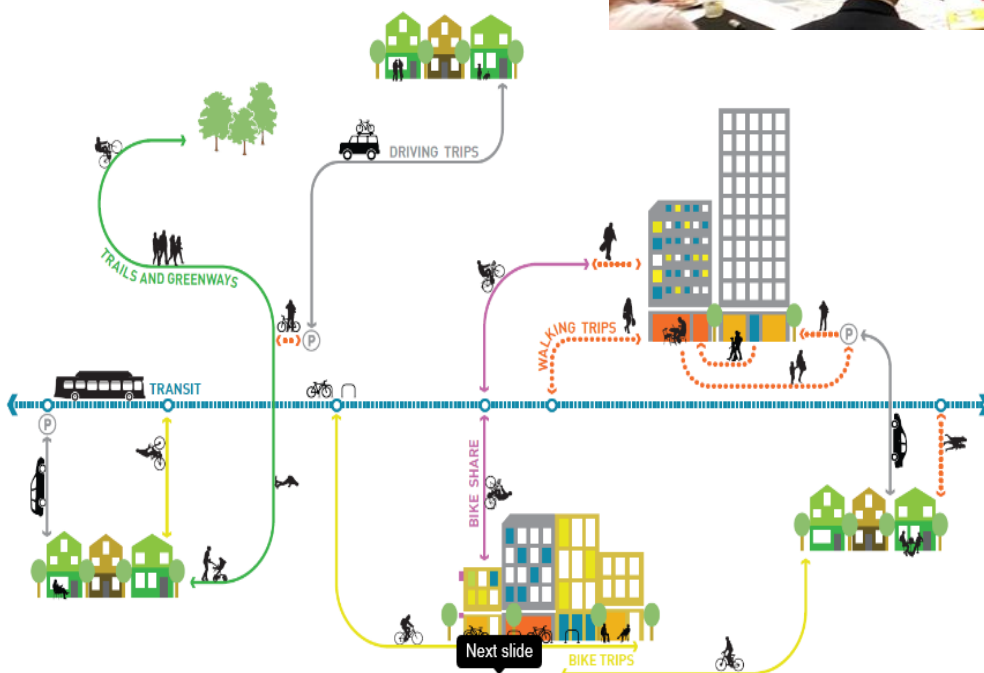


City Mobility

Alta Planning and Design

Concurrent studies for the mobility study include:

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



Shore to Core Ecosystema Urbano

Shore to Core

Visions for a Waterfront City

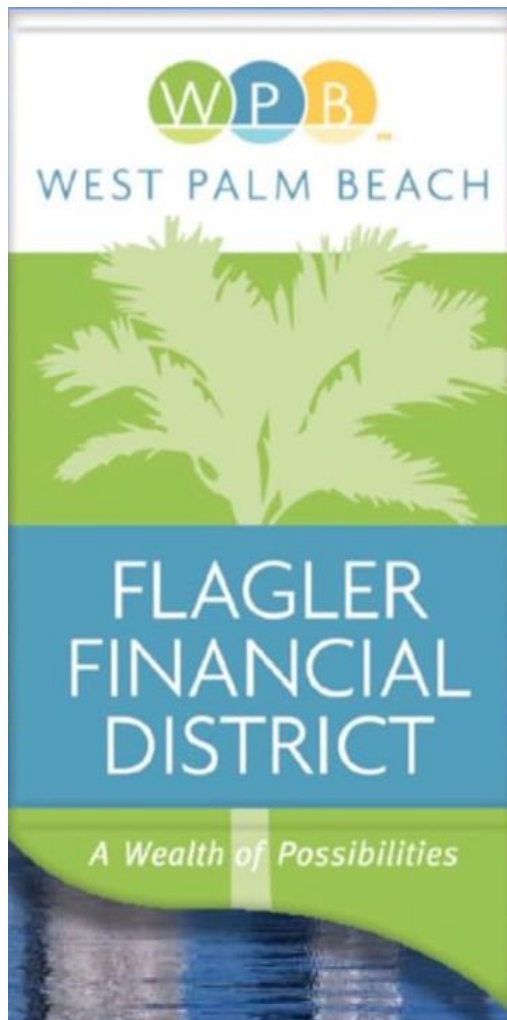
VAN ALEN INSTITUTE
WPD WEST PALM BEACH

The Van Alen Institute coordinated a program to foster a design competition between three design teams to improve the West Palm Beach waterfront. The firm of Ecosystema Urbano was selected and the City is now working on creative solutions to activate overlooked spaces, design for weather, address solutions for sea level rise, use nature as a model and the water as a place to play.

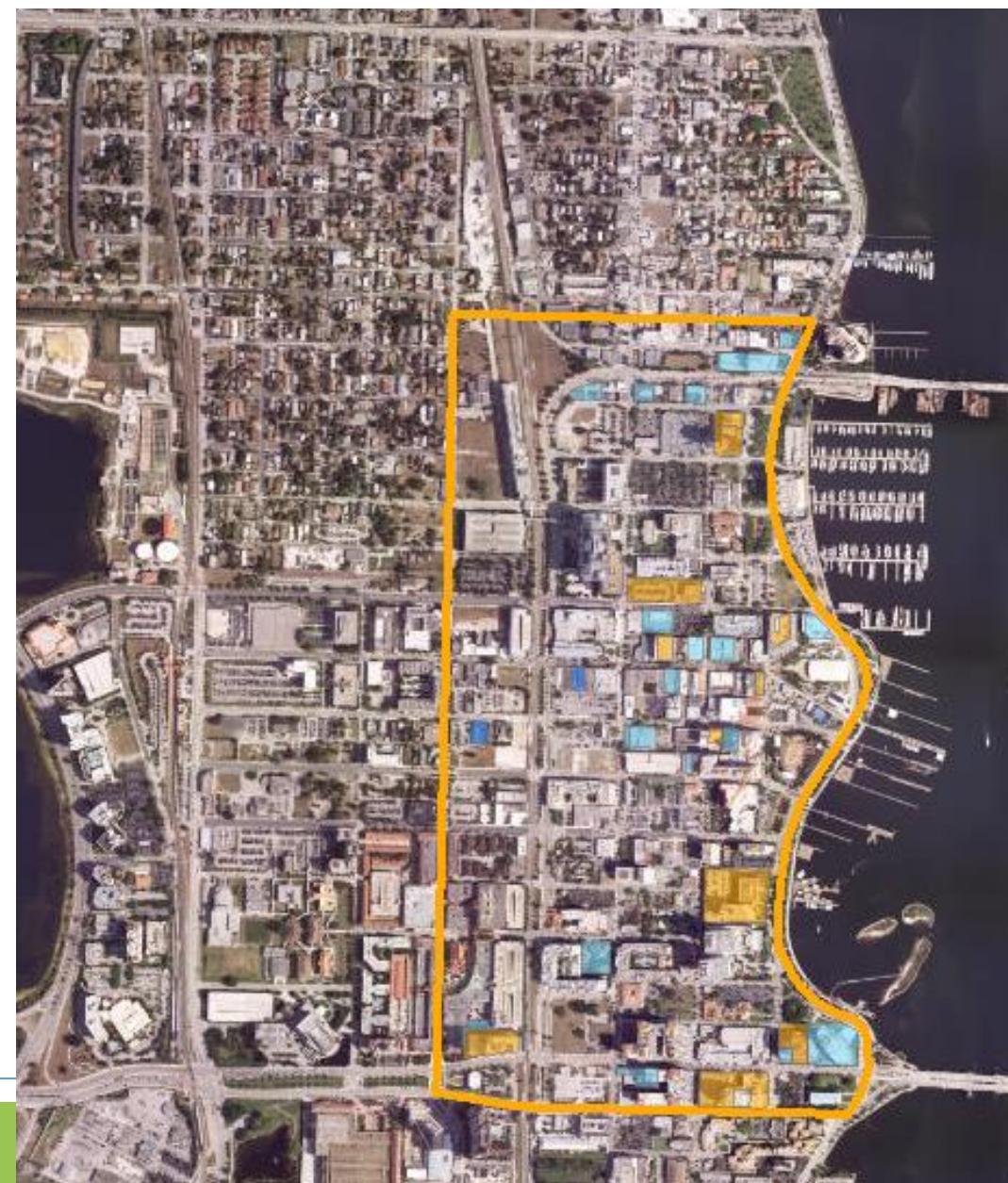


ORE VIDEOS

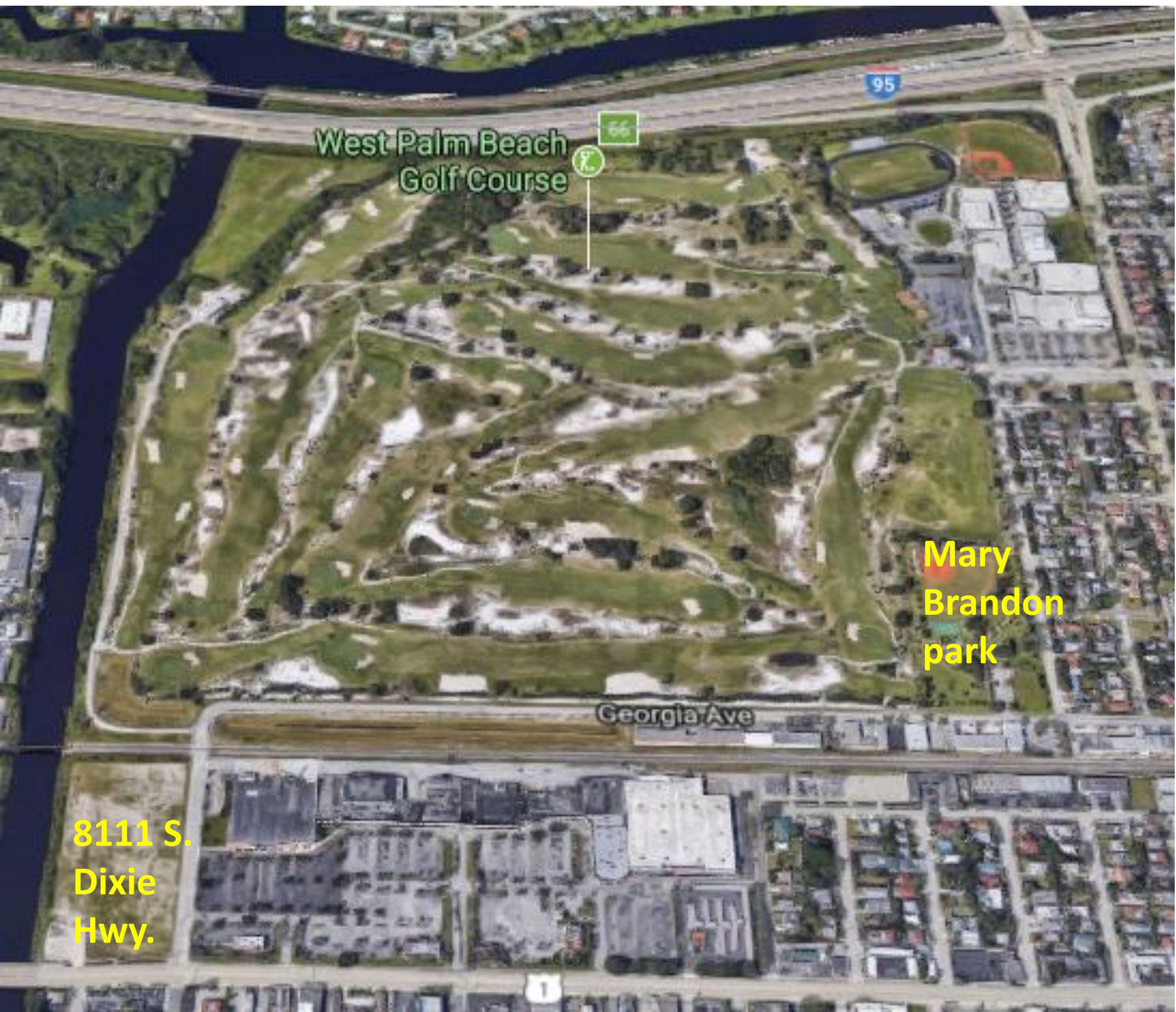
Flagler Financial District



West Palm Beach offers easy access and mobility, including international connections by air, port, rail and highway. The City actively fosters a positive, pro-business climate; fast-tracking development, permits, cutting red tape; and where possible, locating grants and financial assistance. And maybe best of all – Florida has no state income tax.



Golf Course Redevelopment



RFP16-17-209

- City of West Palm Beach issued RFP due 3/30/17 for the development and lease/operation of the WPB Municipal Golf Course and associated development.
- Interviews were conducted and two firms were shortlisted.

INTERMISSION



WEST PALM BEACH

Projects Under Construction



WEST PALM BEACH

4th District Court of Appeal

(Grand Opening January 5, 2018)



**40,495 s.f. of
government
office**

**144 S. Tamarind
Avenue**

The Alexander



**205 units; 2,200 sf of retail
NE corner Fern St. & S. Dixie Hwy.**

All Aboard Florida



Brightline Station and Rail Service to be operational near end of the year

All Aboard Florida Residential

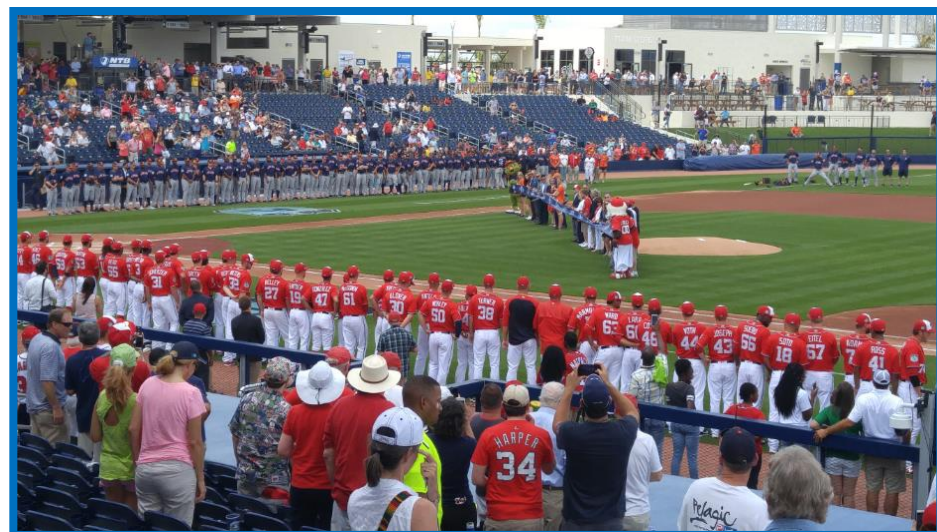


**290 units, 10,429 s.f. of commercial
West of Quadrille between Evernia
St. & Fern St.**

All Aboard Florida Residential



Ballpark at the Palm Beaches



South of 45th St. between Haverhill Road & Military Trail

Houston Astros Timeline

Oct. 17, 1960 - Houston awarded franchise in the National League.

April 10, 1962 - Houston Colt 45s play their first game.

1962-2016 - Houston fails to win a World Series

Feb. 2017

Tell Altuve to lay off the sliders.

City provides hitting tips to Houston Astros mascot Orbit & builds a new Spring Training Stadium

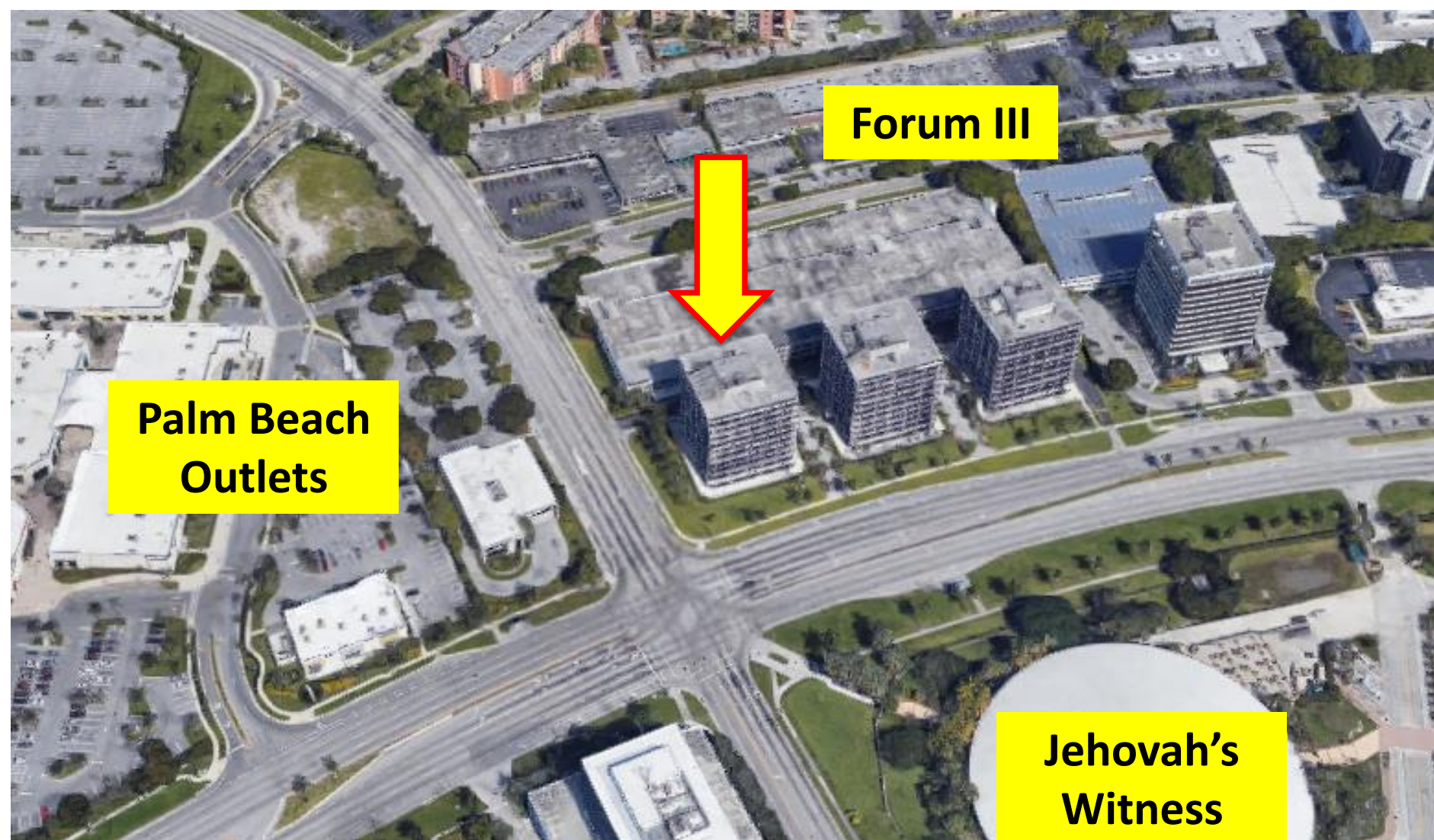


Nov. 2017 – Houston Astros win the World Series



Forum Hotel

The Houston Astros are redeveloping the westernmost former Forum office building located at the northeast corner of Palm Beach Lakes Blvd. and Congress Avenue into a 197 room hotel.



Banyan Cay



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



**East of
Congress
Avenue
north of
P.B.Lakes**

Braman CPD



177,336 s.f. of office
**Northeast corner of Okeechobee
Blvd. and Palm Beach Lakes Blvd.**

The Bristol



69 condo units

**1100 South
Flagler Drive**



Broadstone City Center



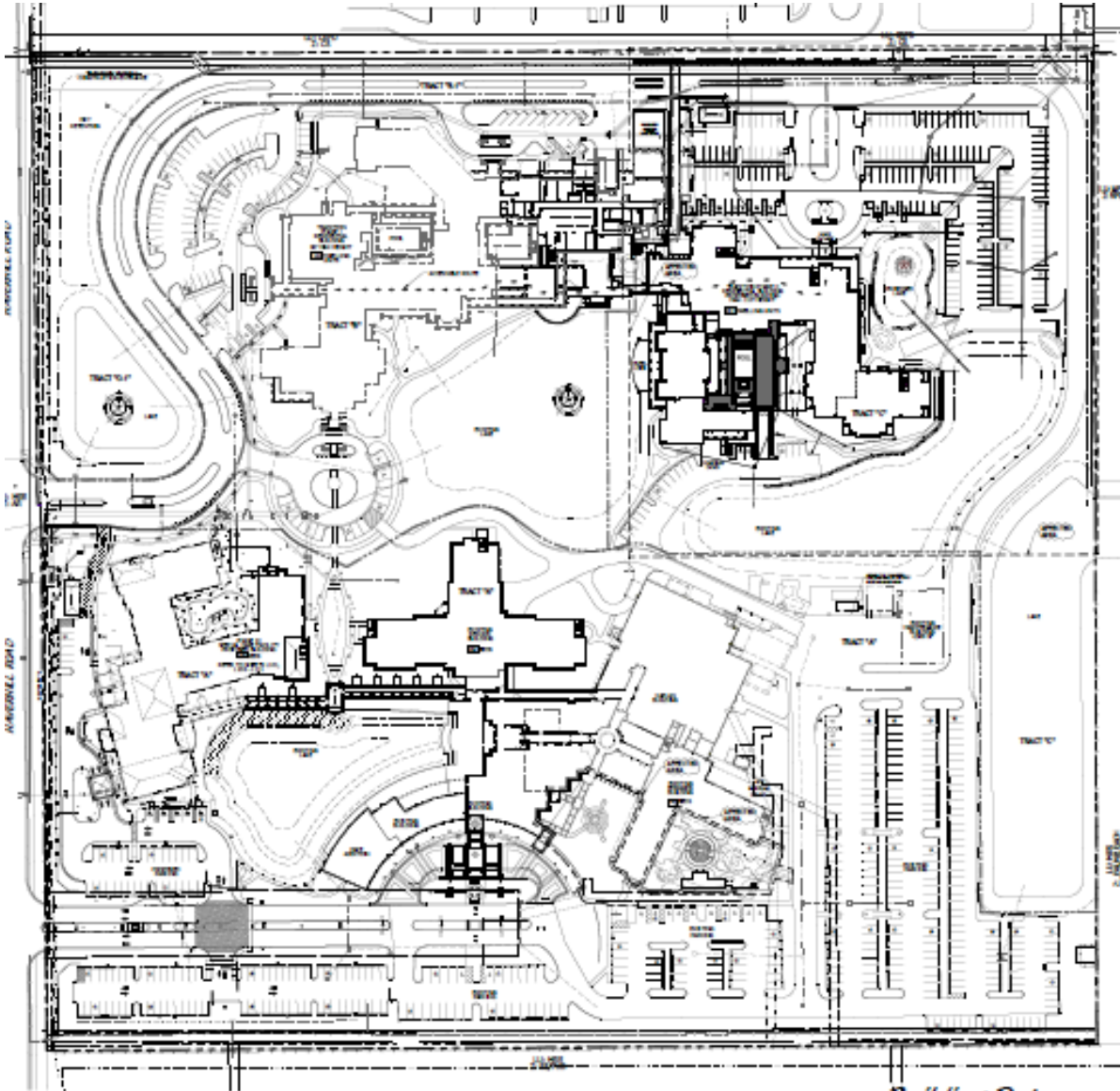
**315 units;
6,593 s.f. of
commercial
Northeast
corner of
Quadrille &
Fern**

Canopy Hotel

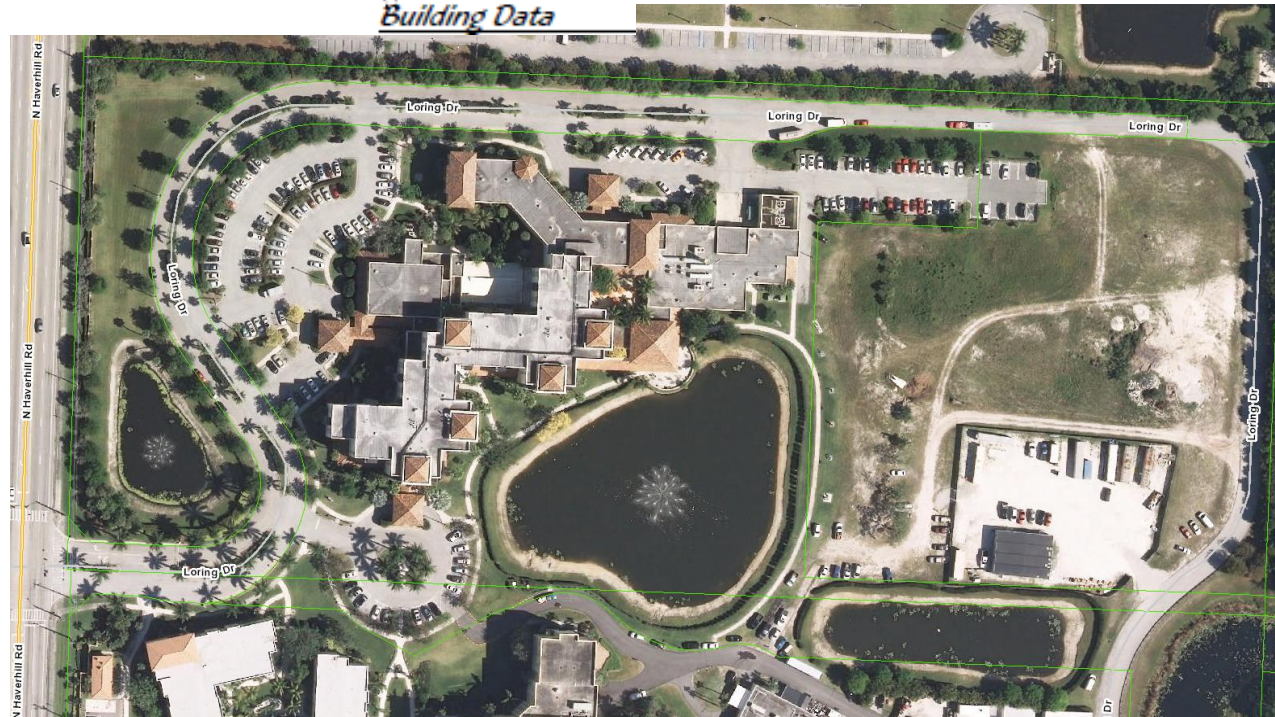


**150 hotel rooms; 14 stories, 2,313 sf
restaurant; 142 parking spaces
704/718 S. Dixie Highway**

Morse Life Traditions II



Building Data



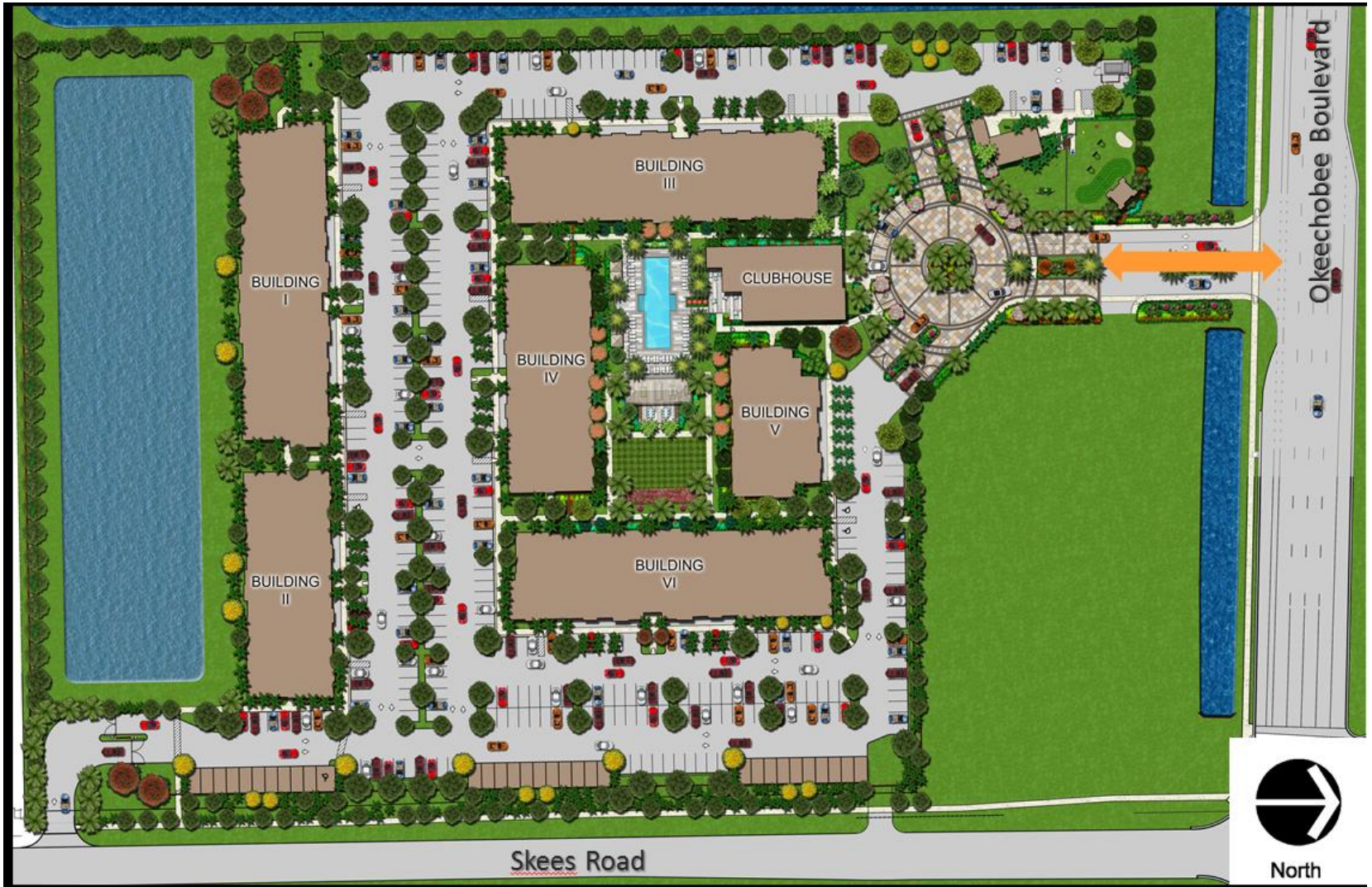
182 units (297,646 sf)
4847 Fred Gladstone Drive

The New Norton Art Museum



**Renovation to add
53,847 s.f.
1518 South Dixie
Highway**

Okeechobee Commons



245 Apartments
Okeechobee Boulevard & Skees Road

Old City Hall

Approved July 12, 2017



<u>USE</u>	<u>PROPOSED</u>
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

200 2nd Street

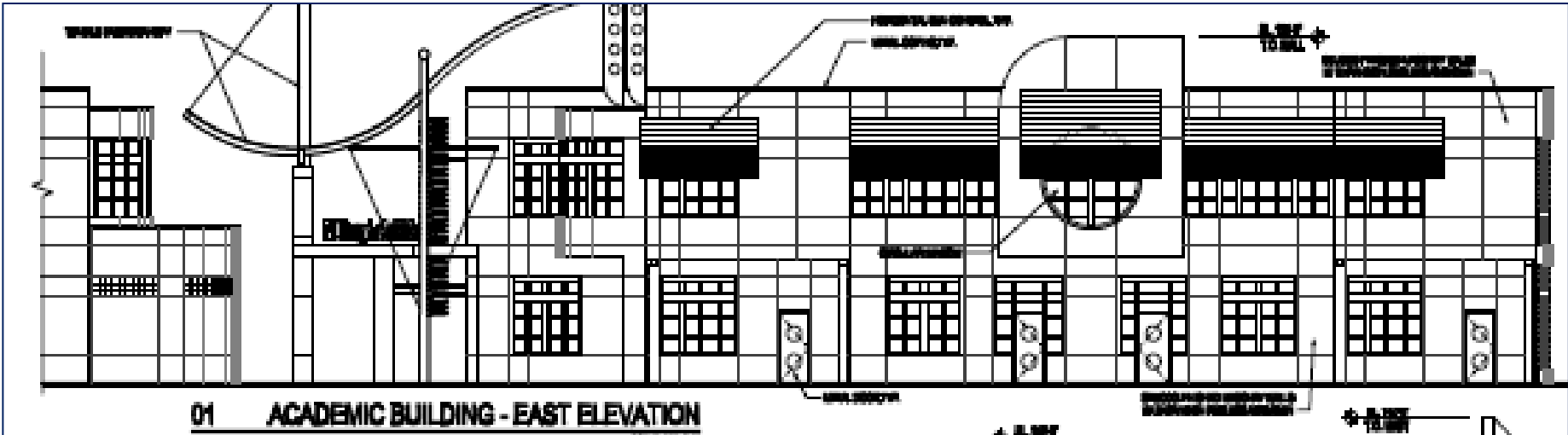
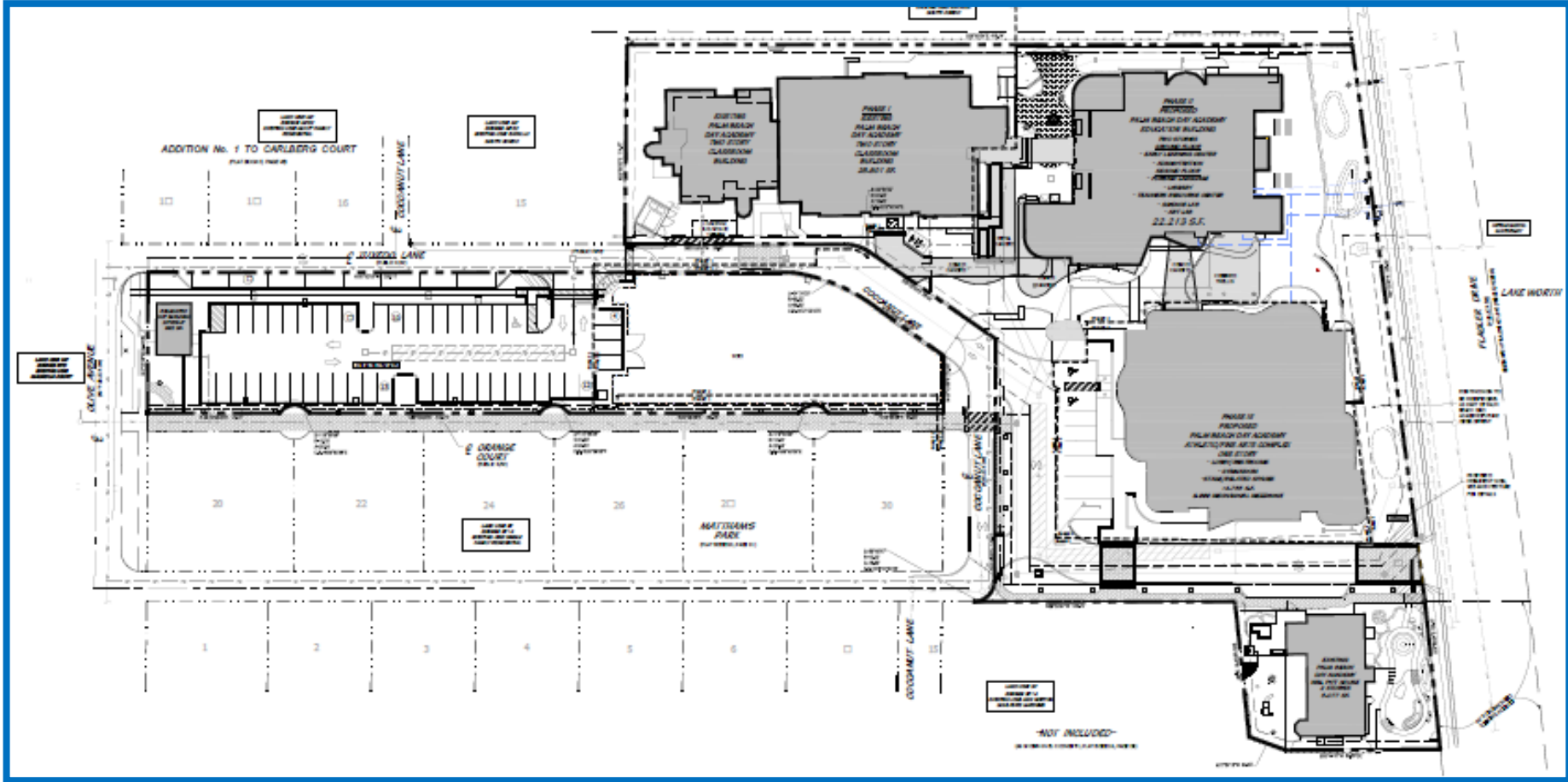
Old City Hall

Approved July 12, 2017



200 2nd Street

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

1901 South Flagler Drive

Park Slope



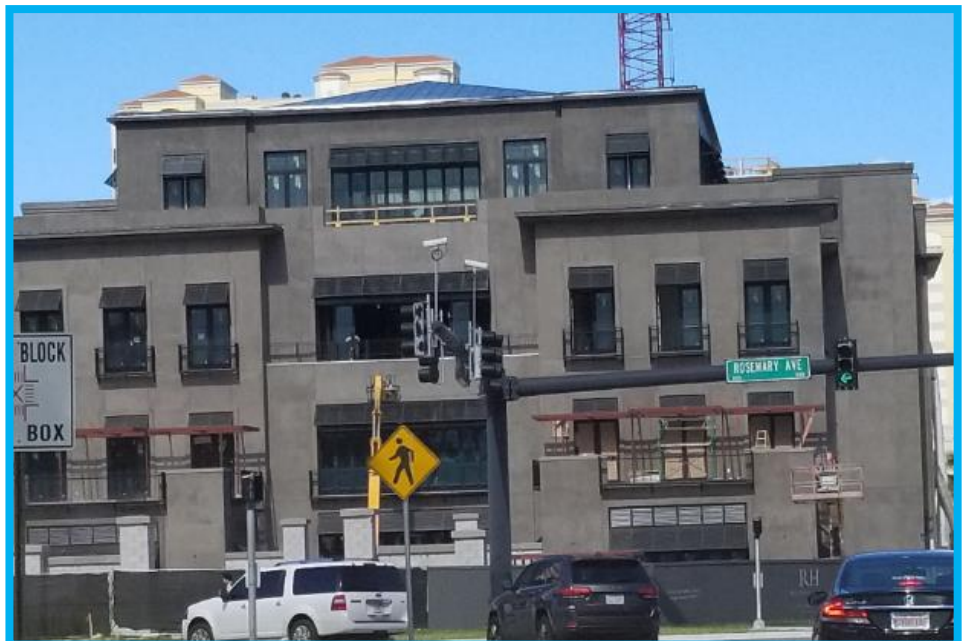
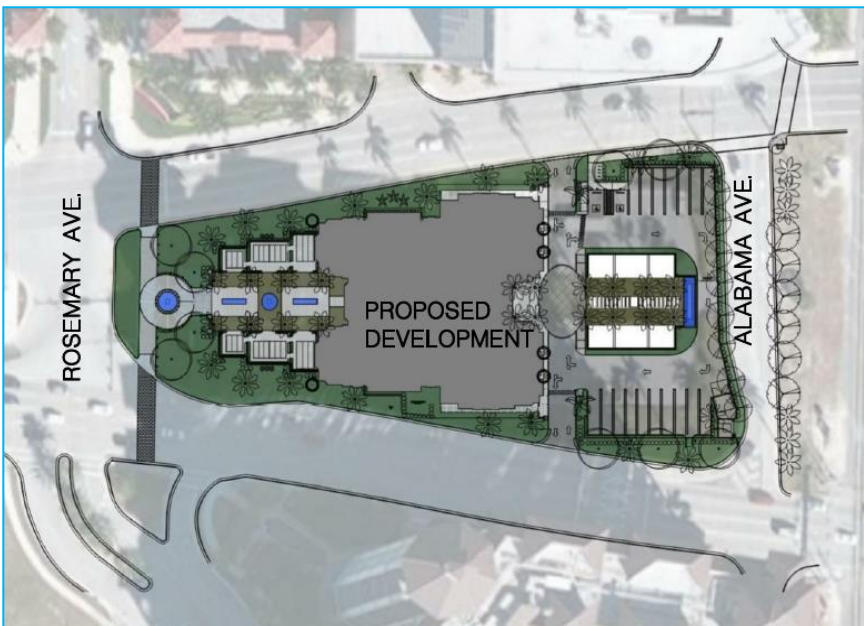
14 townhome units
SE corner of Lake Ave. and N St.

Presidential Self Storage



101,150 s.f. 3-story storage facility
1620 North Congress Avenue

Restoration Hardware



Opening mid-November 2017
57,626 s.f. of retail
Okeechobee Blvd. & Rosemary Avenue

Silver Palm Place at Dunbar Village



120 Units in 3 buildings; 3-5 stories in height

NW corner of Division Ave. & 17th St.



StorAll



110,900 sf, 5-story storage space
1301 Mercer Avenue

Village at Lake Mangonia

Approved March 27, 2017

Redemptive Life Fellowship, LLC



240 apartments in a gated community: 3 six-story buildings, 2 three-story bldgs.; Clubhouse, Pool
2210 North Australian Avenue

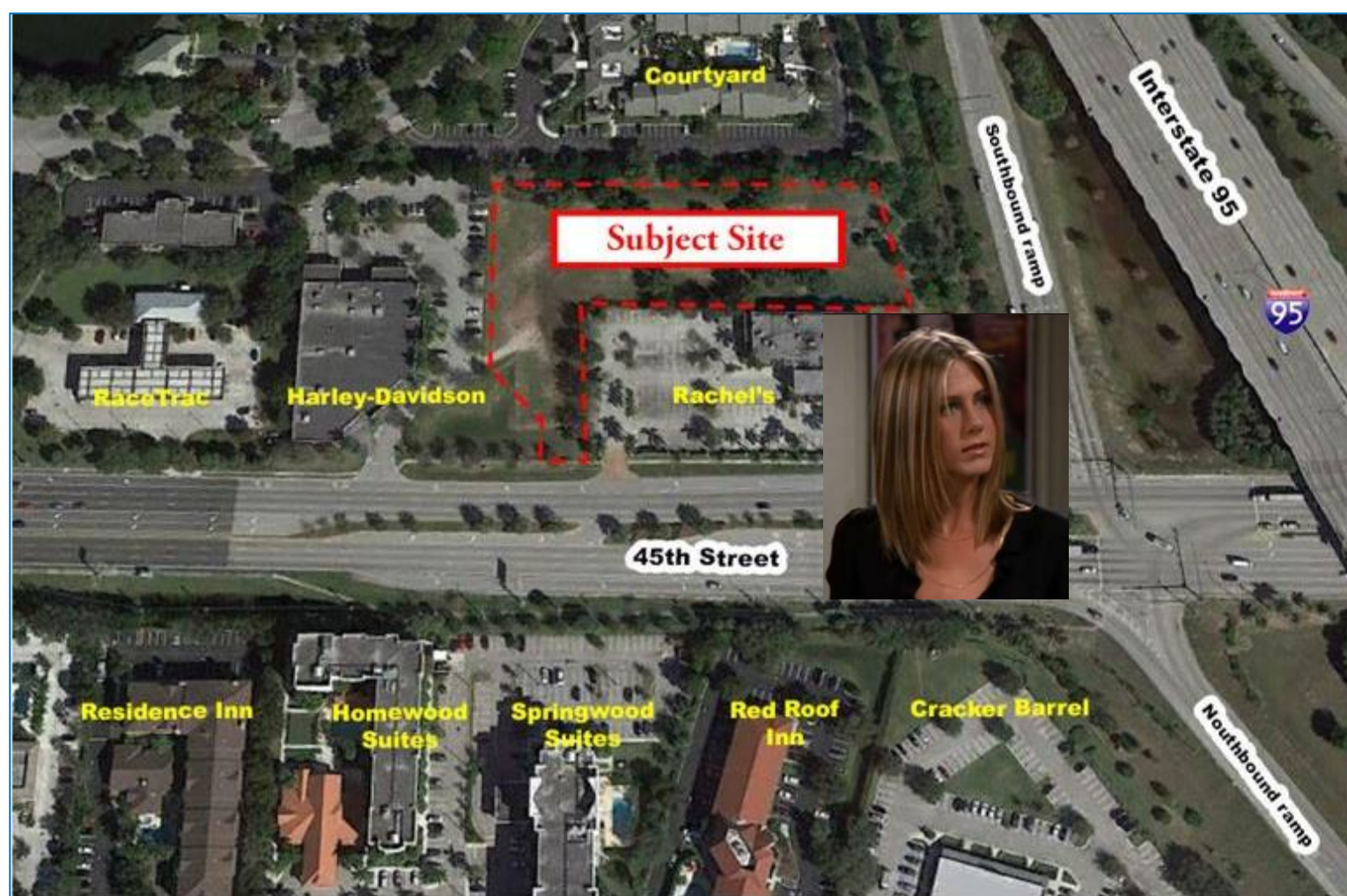
Projects Approved Not Under Construction



WEST PALM BEACH

45th St. Hotel

Approved March 27, 2017
Passive Income Partners, LLC



160 room, 5 story hotel w/65,705 s.f.

2921 45th St.

Azola

(formerly Bella Vita)

ZOM Florida, Inc.

***Approved on Nov. 12,
2013***



179 apartments

**8230 Okeechobee
Boulevard**

Banyan Place

Approved by DAC on June 14, 2017
Jeff Greene



348 units

340 sf to 560 sf; 2,670 sf office

12 stories; 1.259 acres

550 Banyan Boulevard

Banyan Place

Billionaire Jeff Greene pulls plug on plan for micro units in West Palm Beach

Greene had planned 348 apartments in a 12-story building at 550 Banyan Boulevard

By [Dan Weil](#) | November 02, 2017 12:45PM



Jeff Greene and rendering of the Banyan Boulevard apartment building

CRC17-03 Micro units

- **300 sf to 549 sf with full kitchen & bathroom;**
 - **Parking 0 to 0.5 spaces per unit**
 - **On-site car-share station per 13 units**
 - **0.5 bicycle spaces per unit**
- **Contribute a trolley fee per unit per month (\$10)**

Clematis Place

Approved by DAC on April 12, 2017
Jeff Greene



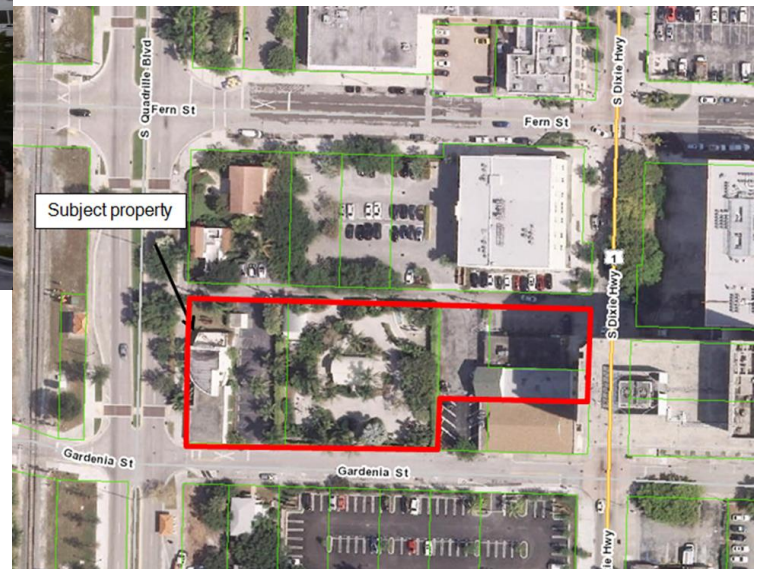
5-story and a 12 story residential tower on the south side.

11,490 s.f. of retail and 159 residential units (565 sf-1,285 sf)

SE corner of Rosemary & Clematis St.

Cosmopolitan

Approved Feb. 10, 2016



**Office 107,756 sf; Commercial 10,044;
Hotel 201 rooms**

**North side of Gardenia between Quadrille
Blvd. & Dixie Hwy.**

Currie Park Redevelopment

Jeff Greene Property



**27th St. to Butler St. Between
N. Dixie Hwy. & N. Flagler Dr.**

Fifteen 15

**(Formerly the Modern)
Approved May 11, 2017
Great Gulf**



84 units

1515 South Flagler Drive

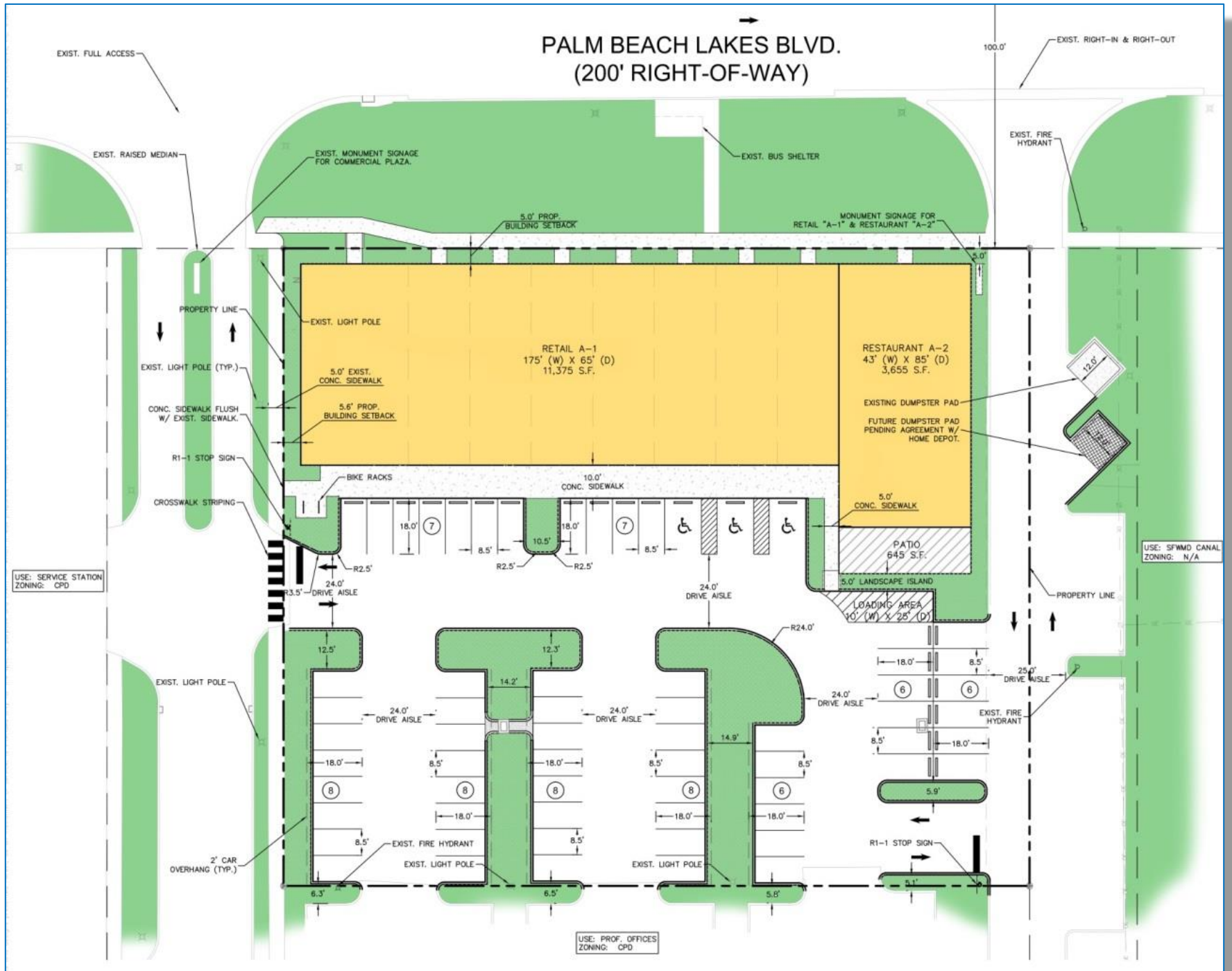
Good Samaritan Hospital Expansion



64,982 sf of office medical
1515 North Flagler Drive

Home Depot Commercial

Approved April 24, 2017

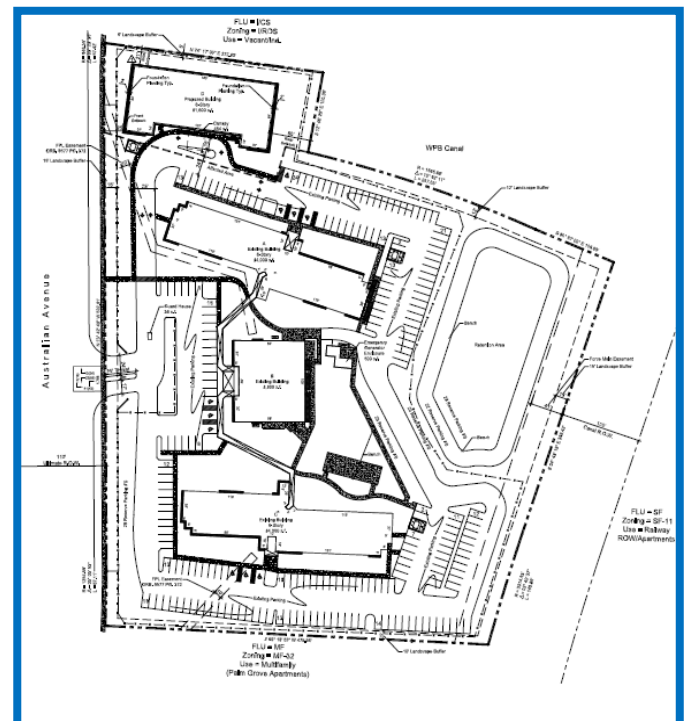
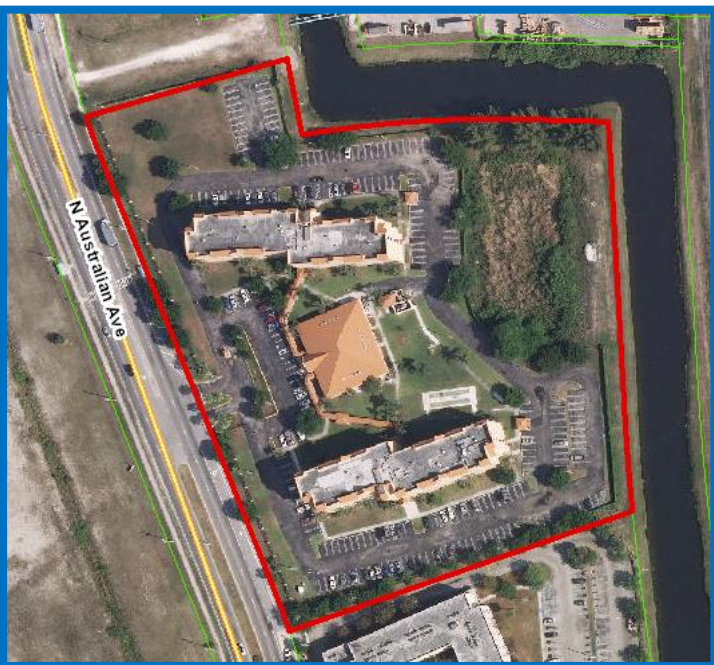
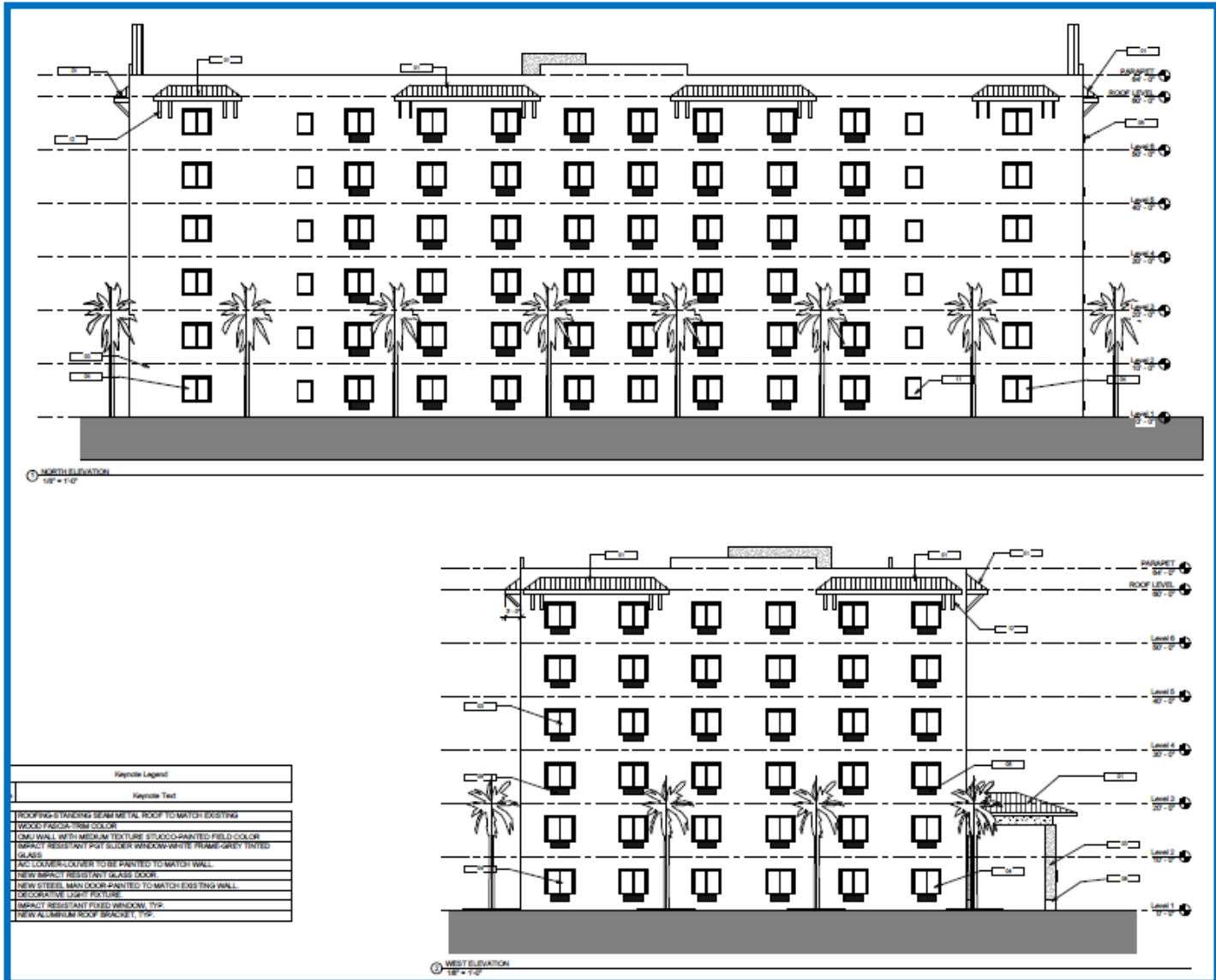


15,675 sf (restaurants and retail)

Palm Beach Lakes Boulevard

Joseph's Village

Approved August 14, 2017
2210 N. Australian Ave., LLC



138 Beds
2210 North Australian Avenue

The Marina

May 23, 2016

TRG North Flagler Venture, Ltd.



132 MF units and 3,025 sf Beach Club
4400 North Flagler Dr.

One West Palm

Approved by DAC on January 13, 2016
Jeff Greene



<u>USE</u>	<u>APPROVED</u>	<u>PROPOSED</u>
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Residential:	84	328
Office:	368,650	209,405
Retail:	4,060	7,117
Hotel:	205	201
(incl. 4,583 rest.)		(1,733 day care)
Non-Residential SF:	827,465 s.f.	

**550 Quadrille
Boulevard**

Palm Harbor Hotel

**Approved May 22, 2017
Palm Harbor Hotel, LLC**



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

NE corner of Banyan & N. Flagler

Royal Palm Place at Dunbar Village

Approved August 1, 2017



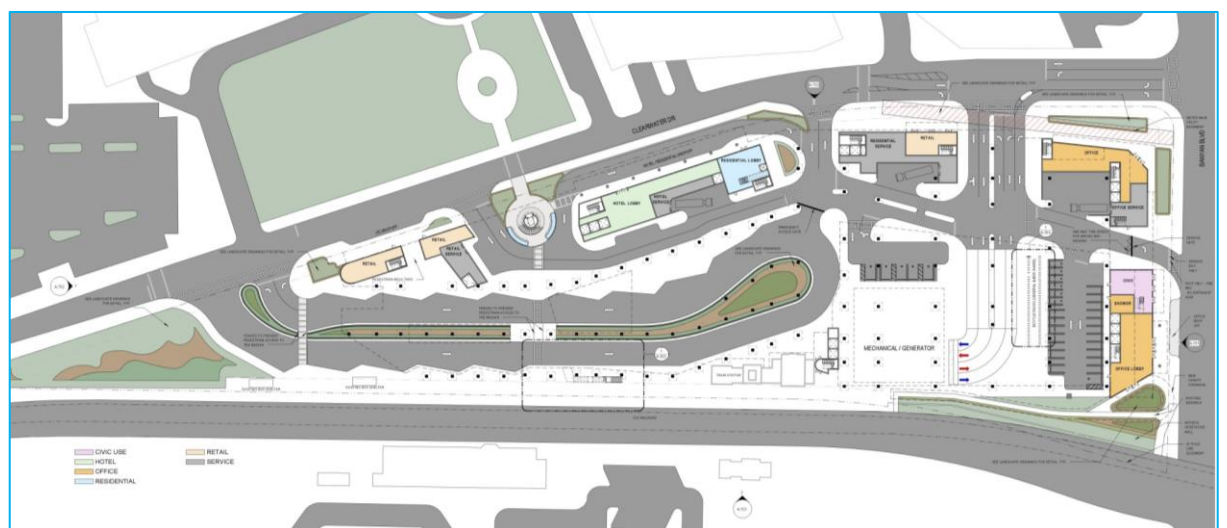
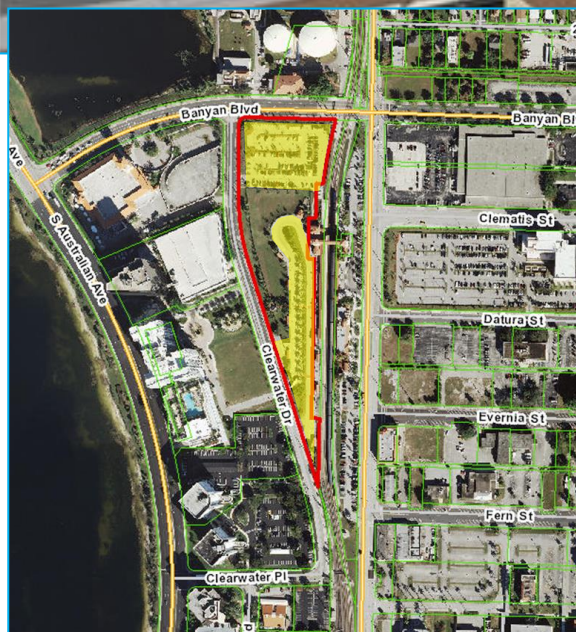
125 Units; 1 BR (75), 2 BR (50)
NW corner of Division Ave. & 15th St.



Transit Village

Approved August 12, 2015

Michael Masanov

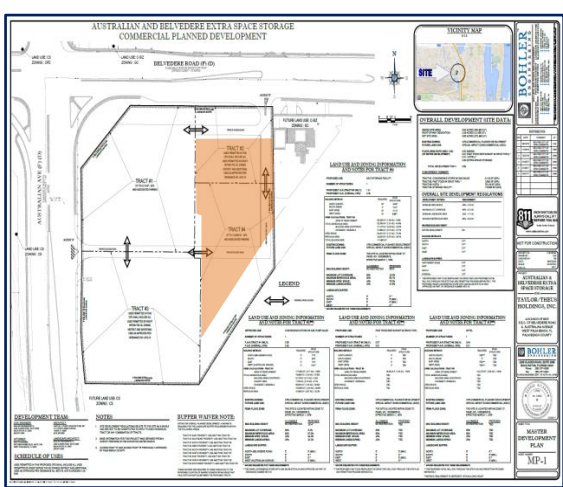


**300 Room Hotel; 420 Units;
335,862 s.f. of office; 34,927 sf retail,
3480 sf civic use; 2061 parking spaces
SW corner of Tamarind & Banyan**

Wawa Storage Facility

Approved April 24, 2017

BW Australian Belvedere, LLC



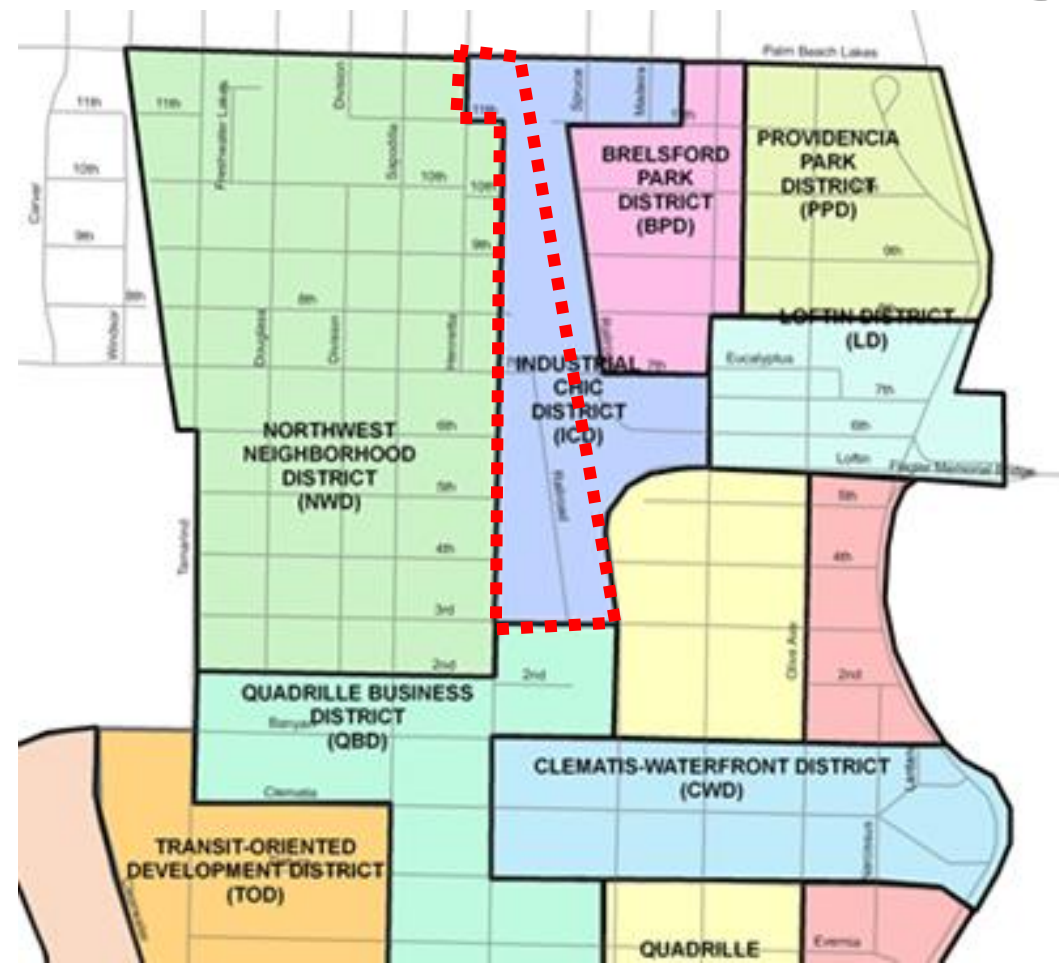
**5-story storage facility of 111,686 sf
SE corner of Australian Avenue and
Belvedere Road**

Projects In Review



WEST PALM BEACH

Northwest Neighborhood Changes

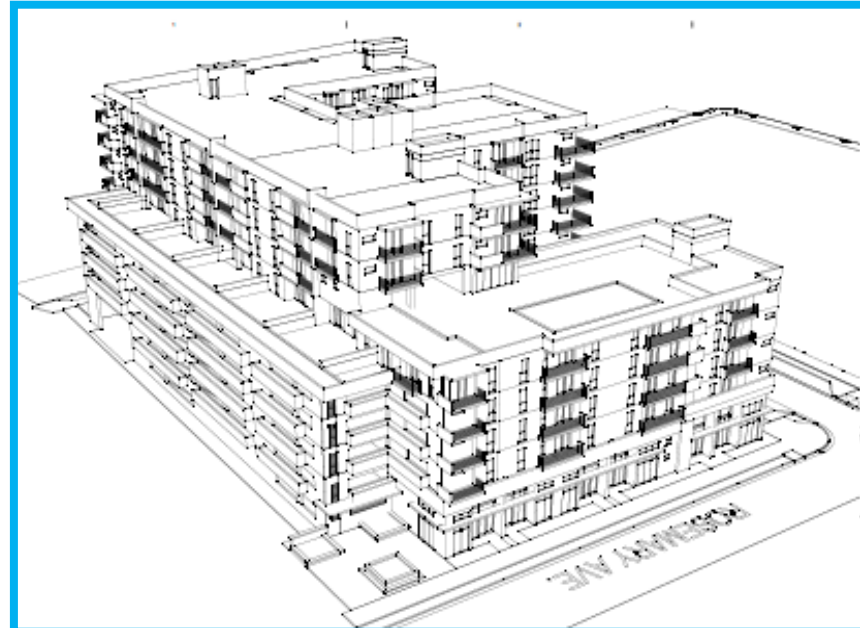


Zoning changed to allow an increase in height from 5 to 8 stories:

Proposed new development – 3.68 ac

- Aloft hotel – 218 rooms**
- Indigo Hotel – 224 rooms**
- Residential building – 138 units**

4th St. Residential



138 units on 1.36 acres
NE corner of 4th St. & Rosemary Ave.

Aloft Hotel



**136 hotel rooms (5-story); 82
extended suites, 2,917 sf restaurant
3,794 sf retail; 1,816 sf meeting
room
NE corner of 3rd St. & Rosemary Ave.**

Indigo Hotel



***224 hotel rooms (6 stories) &
extended suites***

3,545 sf restaurant

3,638 sf meeting room

**Northwest corner of 3rd St. & West
Railroad Avenue**

Anchor Site



23rd St. to 25th St. along Broadway

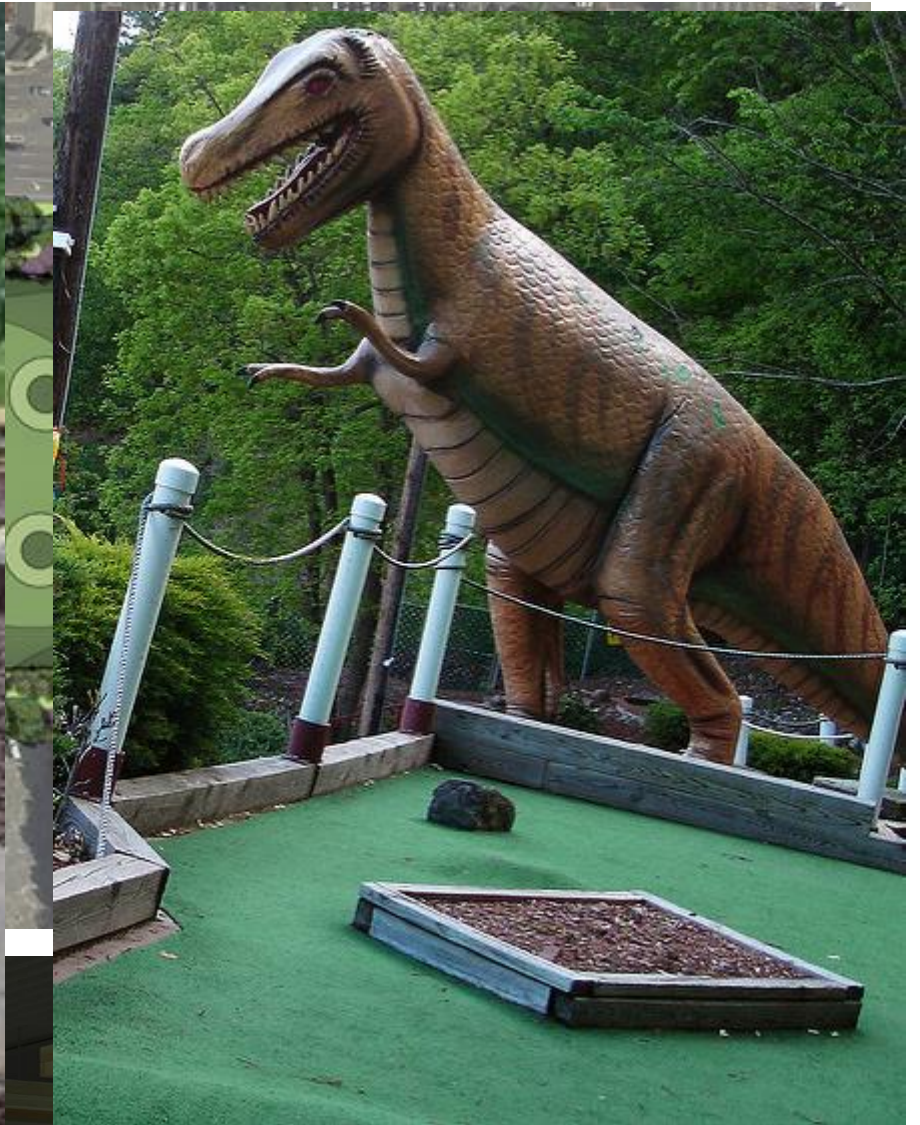
Drive Shack



**61,908 sf indoor
recreation/restaurant facility**

1600 Belvedere Road

Drive Shack



supporting up to 6
players per/bay.

Each venue will have
full-service food and
beverage areas as well
as event space.



Projects in the Pipeline



- **Projects Under Construction... \$1,172,024,000**
 - 4th District Court of Appeal, AAF Residential, The Alexander Ballpark at the Palm Beaches, Banyan Cay, Braman, Bristol, Broadstone City Center, Canopy Hotel, Morse Traditions, Norton Art Museum, Okeechobee Commons. Old City Hall, Palm Beach Day Academy, Park Slope, Presidential Self Storage, Restoration Hardware, Silver Palm Place, StorAll, Village at Lake Mangonia.
- **Projects Approved \$ 843,782,000**
 - 45th St. Hotel, Azola (Bella Vita), Banyan Place, Clematis Place, Cosmopolitan, Fifteen 15 South Flagler, Good Samaritan Expansion, Home Depot Commercial, The Marina (Related/Rybovich), One West Palm, Palm Beach Outlets Expansion, Palm Harbor Hotel, Royal Palm Place, Transit Village, Wawa Storage Facility.
- **Projects In Review \$ 171,983,000**
 - 4th Street residential, Aloft Hotel, Anchor Site, Carefree Theater, Drive Shack, Indigo Hotel,
- **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: \$2,187,788,000

Today's Presentation



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”

www.wpb.org



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



QUESTIONS?



WEST PALM BEACH