

# Development Services Outreach Meeting

---

July 24, 2015



WEST PALM BEACH

# Agenda



WEST PALM BEACH

- I. Introduction and Welcome
- II. Departmental Update
- III. Financial Update
- IV. Code Updates
- V. Summary of Development Activity
- VI. Development Opportunities
  - \* *Sail Club*
  - \* *Downtown Sites*
  - \* *8111 South Dixie Highway*
  - \* *Housing and Community Development*

VI. Questions/Comments

# Outreach Meetings



WEST PALM BEACH

- **1) July 26, 2013**
- **2) November 1, 2013**
- **3) February 27, 2014**
- **4) June 26, 2014**
- **5) October 16, 2014**
- **6) March 26, 2015**
- **7) July 24, 2015**

# Departmental Update

---

July 24, 2015

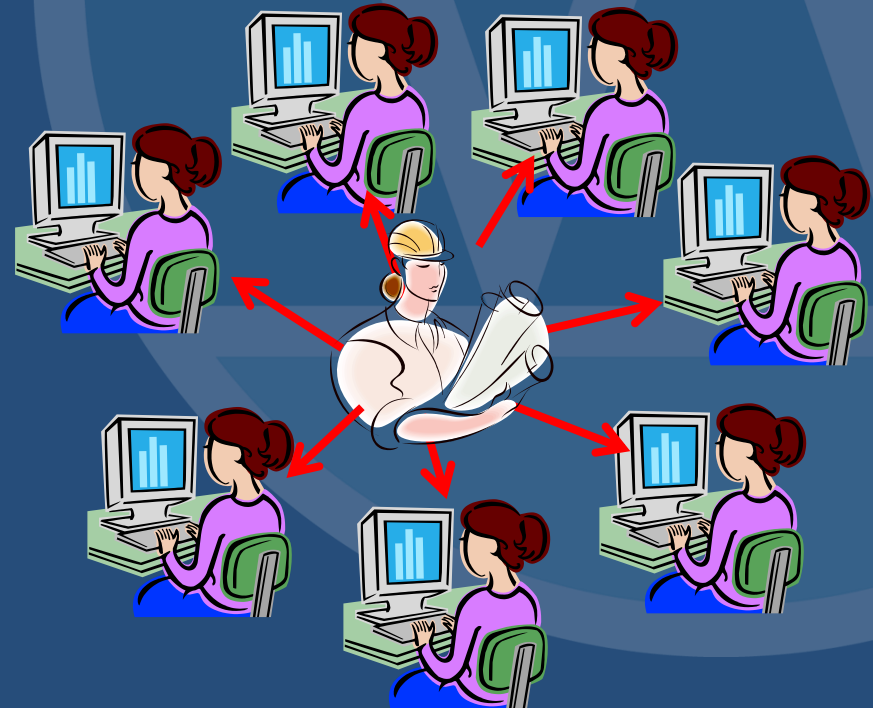
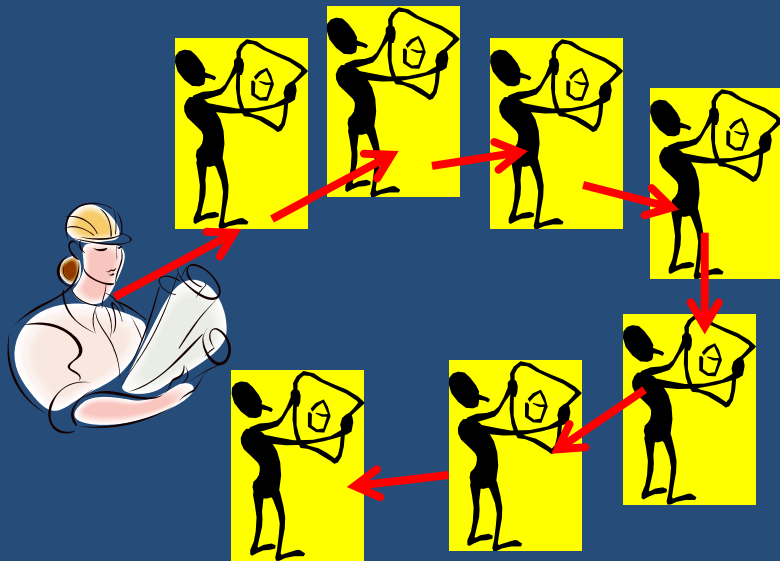


WEST PALM BEACH





# One Solution Update



# One Solution Update



WEST PALM BEACH

- City Vendor, Sunguard, working towards a newer version of electronic permitting
- Implementation pushed back to at least the Fall/Winter
- Project Dox/electronic plan submittal still an option

# Financial Update

---

July 24, 2015



WEST PALM BEACH



# 2015 Property Values



WEST PALM BEACH

Property values, 2015

Taxing Authority	2014 taxable value	2015 estimated taxable value*	Change**
Riviera Beach	\$3.4 billion	\$4.5 billion	32.3%
Palm Springs	\$679.2 million	\$815.9 million	20.1%
<b>West Palm Beach</b>	<b>\$8.9 billion</b>	<b>\$9.9 billion</b>	<b>11.5%</b>
Belle Glade	\$267.4 million	\$296.5 million	10.9%
Royal Palm Beach	\$2.1 billion	\$2.3 billion	10.7%
Delray Beach	\$7.2 billion	\$8.0 billion	10.1%
Lantana	\$726.0 million	\$799.3 million	10.1%
Juno Beach	\$1.0 billion	\$1.1 billion	10.0%
Pahokee	\$69.9 million	\$76.9 million	9.9%
Jupiter	\$8.1 billion	\$8.9 billion	9.8%
Wellington	\$6.3 billion	\$6.9 billion	9.7%
Lake Worth	\$1.2 billion	\$1.3 billion	9.5%
Loxahatchee Groves	\$198.5 million	\$217.1 million	9.4%
Boynton Beach	\$4.2 billion	\$4.6 billion	9.3%
Golf	\$129.4 million	\$141.4 million	9.3%
Briny Breezes	\$35.4 million	\$38.6 million	9.0%
Greenacres	\$1.3 billion	\$1.4 billion	8.9%
Cloud Lake	\$4.8 million	\$5.2 million	8.8%
Lake Park	\$480.0 million	\$522.3 million	8.8%
Atlantis	\$418.7 million	\$452.0 million	8.0%
Jupiter Inlet Colony	\$258.5 million	\$278.8 million	7.9%
Manalapan	\$975.7 million	\$1.1 billion	7.7%
Palm Beach	\$13.4 billion	\$14.4 billion	7.6%
Tequesta	\$864.4 million	\$928.3 million	7.4%
Palm Beach Gardens	\$8.8 billion	\$9.4 billion	7.3%
South Bay	\$52.8 million	\$56.6 million	7.3%
Haverhill	\$67.1 million	\$71.9 million	7.2%
Mangonia Park	\$145.3 million	\$155.5 million	7.0%
North Palm Beach	\$1.6 billion	\$1.7 billion	6.8%
Highland Beach	\$1.9 billion	\$2.1 billion	6.7%
Boca Raton	\$18.2 billion	\$19.4 billion	6.6%
Ocean Ridge	\$767.8 million	\$818.6 million	6.6%
Gulf Stream	\$878.5 million	\$934.4 million	6.4%
Lake Clark Shores	\$199.7 million	\$211.4 million	5.8%
Hypoluxo	\$273.3 million	\$288.6 million	5.6%
South Palm Beach	\$263.1 million	\$277.3 million	5.4%
Palm Beach Shores	\$524.2 million	\$531.0 million	1.3%
Glen Ridge	\$14.1 million	\$14.3 million	1.2%
<b>All cities</b>	<b>\$95.9 billion**</b>	<b>\$104.9 billion**</b>	<b>9.4%</b>
<b>Unincorporated county</b>	<b>\$43.5 billion**</b>	<b>\$46.7 billion**</b>	<b>7.2%</b>
<b>Palm Beach County</b>	<b>\$139.5 billion**</b>	<b>\$151.7 billion**</b>	<b>8.7%</b>

\* Without new construction.

\*\* May not be precise because of rounding.

# West Palm Beach Property Values



# Neighborhood Property Assessments



WEST PALM BEACH

## TOTAL ASSESSED VALUE

<b>•NEIGHBORHOOD</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>•Northwood Hills</b>	<b>\$ 33,842,581</b>	<b>\$ 42,877,138</b> <b>+26.7%</b>	<b>\$ 46,852,685</b> <b>+9.3% = 38.4%</b>
<b>•Old Northwood</b>	<b>\$ 49,428,076</b>	<b>\$ 52,397,113</b> <b>+10.6%</b>	<b>\$ 59,951,435</b> <b>+14.4% = 21.3%</b>
<b>•El Cid</b>	<b>\$114,014,783</b>	<b>\$124,454,266</b> <b>+9.1%</b>	<b>\$135,852,691</b> <b>+9.2% = 19.2%</b>
<b>•Flamingo Park</b>	<b>\$ 61,701,043</b>	<b>\$ 65,580,414</b> <b>+6.3%</b>	<b>\$ 73,192,118</b> <b>+11.6% = 18.6%</b>
<b>•Grandview Heights</b>	<b>\$ 31,948,407</b>	<b>\$ 33,417,341</b> <b>+4.6%</b>	<b>\$ 36,527,259</b> <b>+9.3% = 14.3%</b>
<b>•Riverwalk</b>	<b>\$267,594,483</b>	<b>\$268,973,893</b> <b>+0.5%</b>	<b>\$279,385,961</b> <b>+3.9% = 4.4%</b>

# Development Services Revenues



WEST PALM BEACH

	<u>Building Permits</u>	<u>Business Tax</u>	<u>Planning Fees</u>	<u>TOTAL*</u>
FY12-13	<b>\$5,793,215</b>	<b>\$2,883,545</b>	<b>\$ 418,392</b>	<b>\$ 9,405,851</b>
FY13-14	<b>\$9,680,347</b>	<b>\$3,266,603</b>	<b>\$ 374,455</b>	<b>\$13,723,759</b>
FY14-15 (projected)	<b>\$6,756,555</b>	<b>\$3,491,800</b>	<b>\$ 524,763</b>	<b>\$11,632,402</b>
% of budgeted	<b>109%</b>	<b>100%</b>	<b>156%</b>	<b>108%</b>

\* Includes Code Enforcement Division revenues

**AVERAGE:  
(3 years)**      **\$7,410,039**      **\$3,213,982**      **\$ 439,203**      **\$11,587,337**

**FY09-10:**      **\$3,642,742**      **\$2,925,848**      **\$ 245,249 = 62% of last 3 years**

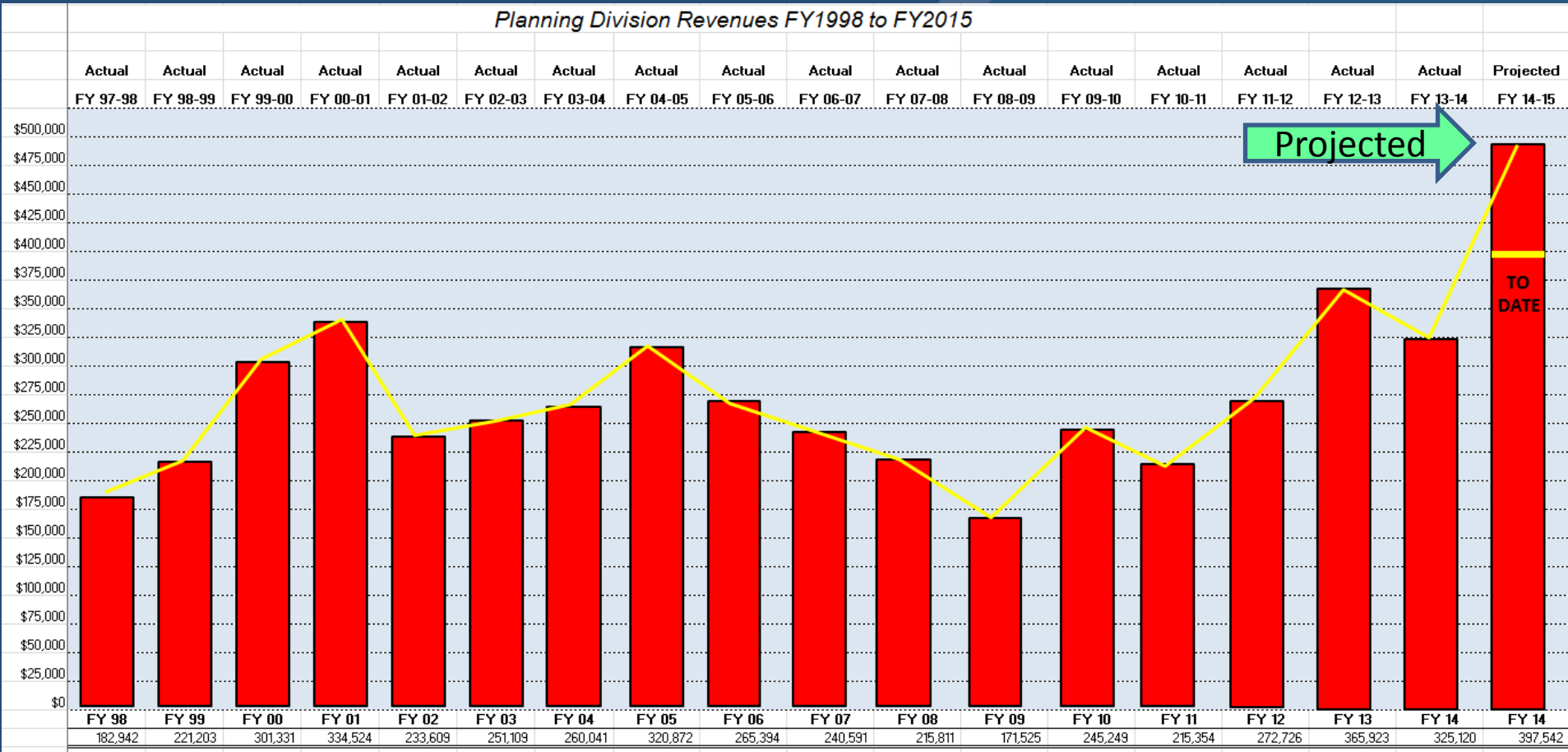


# Planning Revenues



WEST PALM BEACH

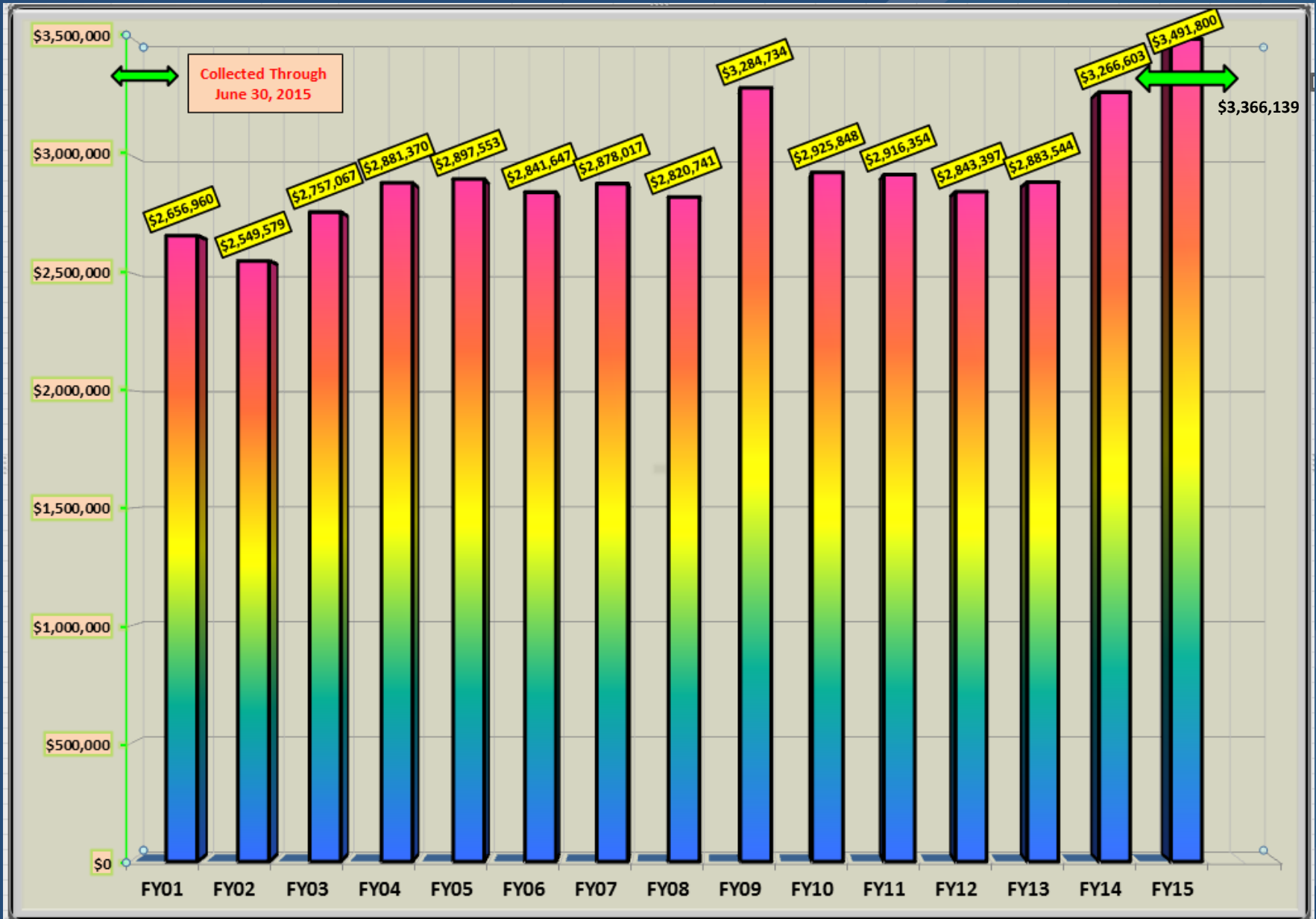
Planning Division Revenues FY1998 to FY2015



# Business Tax Revenues



WEST PALM BEACH



# Code Updates

---

July 24, 2015



WEST PALM BEACH

# Building Code Update



WEST PALM BEACH

## Robert Brown, Building Official

- **Effective June 30, 2015.**
- **Florida Building Code - 5<sup>th</sup> edition.**
  - **Like the previous edition, it is made up of eight (8) Code volumes.**
- **Majority of the changes are related to the Florida Energy Code.**
- **Awaiting clarification via Florida Building Commission declaratory statement on energy compliance for window and door replacement.**
- **Code is available on line at [www.floridabuilding.org](http://www.floridabuilding.org)**

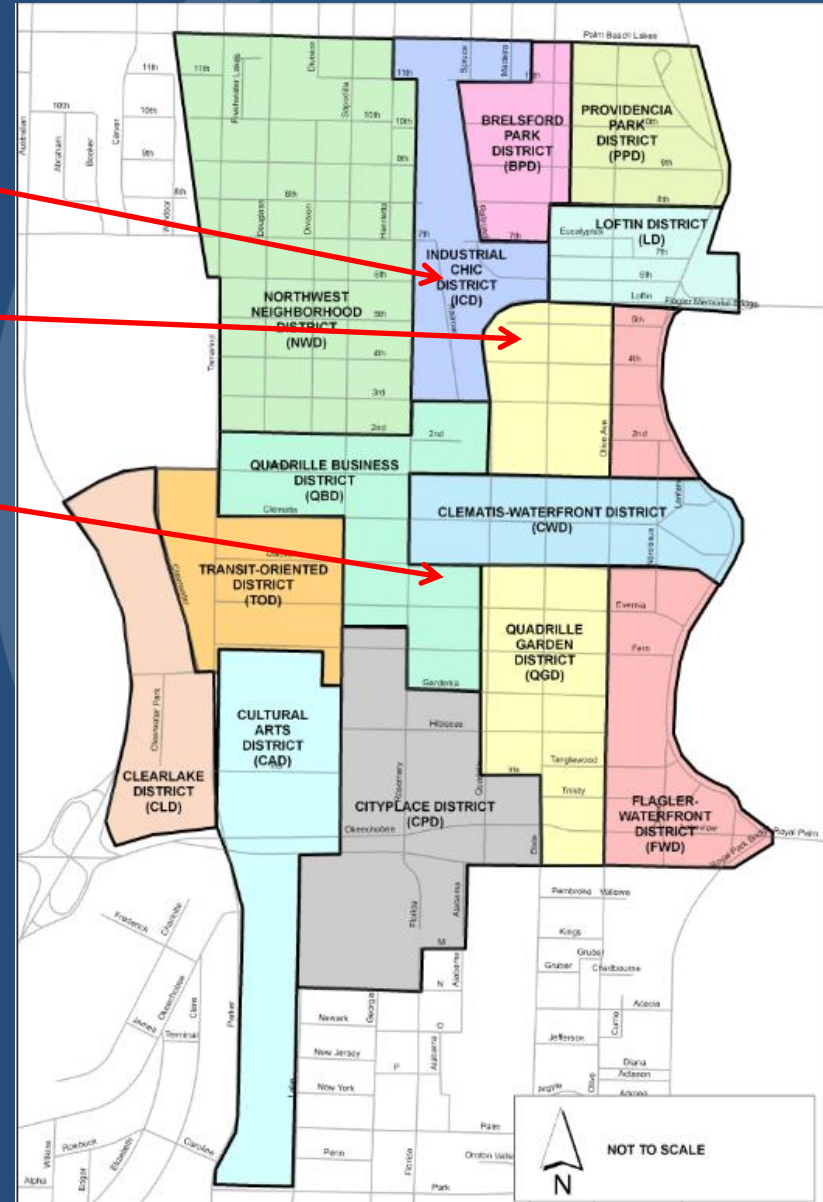
# Zoning Code Revisions



WEST PALM BEACH

## Downtown Master Plan

- Increase the max. height in the ICD from 5 to 8 stories
- Incentives in the QGD for Class A office/hotel uses up to 30 stories
- Incentives to allow residential uses in the QBD up to 25 floors
- Allow temporary surface parking lots within the downtown during construction



## • Planned Developments

(a) *Intent and districts established.*

(1) *Intent.* The intent of this section is to encourage through incentives, the use of innovative land planning and development techniques to create more desirable and attractive development in the city. Incentives include, but are not limited to:

- a. Relaxing or waiving of height, setback, lot dimensions and lot area requirements;
- b. Allowing an increase in density and/or floor area ratio as long as the limits do not exceed those allowed in the Comprehensive Plan, Future Land Use Element Policy 1.1.3; and
- c. Permitting uses or a mixture of uses not normally permitted in the underlying zoning district.

(2) *Planned development districts established.* Planned development districts can occur in all residential commercial and industrial districts.

- City can require the dedication of public facilities
- All utilities required to be installed underground
- Unified control of the property is required
- A Master Development Plan is required
- A detailed traffic impact analysis is required
- A detailed market analysis study may be required
- Parking waivers may be granted if criteria met
- Criteria established for major versus minor amendments

# June 29, 2015 Workshop



WEST PALM BEACH

**Policy 1.1.3:** The following Future Land Use Designations, and their associated densities and intensities shall be utilized to guide the future growth and development in the City:

FUTURE LAND USE DESIGNATION	DENSITY (Dwelling Unit/Gross Acre)	INTENSITY - FLOOR AREA RATIO (FAR)
Single Family Low Density (SFLD)	1 TO 3	-
Single Family Medium Density (SFMD)	3 TO 5	-
Single Family (SF)	7.26 TO 13.40	-
Multifamily Medium Density (MFMD)	7 TO 20	-
Multifamily (MF)	14.52 TO 32.27	**
Commercial (C)	-	0.75
Commercial East (CE) (East of I-95)	1 TO 32.27	1.50

**Objective 1.7:** Upon the adoption of this Plan, all future development and redevelopment in the City shall be directed in accordance with the Goals, Objectives and Policies outlined in this Element, consistent with the City's Future Land Use Map, and with the option of utilizing innovative planned development regulations and with incentives to encourage the use of such regulations.

**Policy 1.7.1:** The City shall continue to allow for innovative designs and the efficient use of land, such as the practice of permitting Planned Developments (PDs) and zero lot line developments. Incentives for PDs shall include:

- Relaxing of height, setback or other dimensional requirements.
- Allowing an increase in density and/or floor area ratio.
- Permitting uses or a mixture of uses not normally permitted in the underlying zoning district.

## • OPTIONS:

- 1. City establishes a "cap" on density of 32.27 units/acre outside of the DMP. No development can exceed that figure.**
- 2. City establishes a higher "cap" on density – (for example 40, 50, 60, 70 units/acre). No property would be rezoned to this new district and an applicant would be required to request a rezoning to MFHD (Multifamily high density @ # units/acre).**
- 3. City formulates an incentive-based density count with a maximum cap utilizing a MFHD category (for example a base of 32 units with an incentive to achieve up to 65, 70, 75 or some # units per acre).**
- 4. No change/cap but City clarifies language in the ZLDRs and Comprehensive Plan regarding an applicant's ability to exceed the 32.27 units/acre.**

# Task #1 – Create districts



WEST PALM BEACH

- Create a High Density Future Land Use Category (HDR)

Policy 1.1.3: The following Future Land Use Designations, and their associated densities and intensities shall be utilized to guide the future growth and development in the City:

FUTURE LAND USE DESIGNATION	DENSITY (Dwelling Unit/Gross Acre)	INTENSITY - FLOOR AREA RATIO (FAR)
Single Family Low Density (SFLD)	1 TO 3	-
Single Family Medium Density (SFMD)	3 TO 5	-
Single Family (SF)	7.26 TO 13.40	-
Multifamily Medium Density (MFMD)	7 TO 20	-
Multifamily (MF)	14.52 TO 32.27	**
<b>High Density Residential (HDR)</b>	<b>32.27 TO ##</b>	<b>TBD</b>
Commercial (C)	-	0.75
Commercial East (CE) (East of I-95)	1 TO 32.27	1.50
Commercial DRI (C-DRI) (within an approved Development of Regional Impact (DRI))	As regulated by the DRI Master Plan	As regulated by the DRI Master Plan

- Create a High Density Multifamily Zoning Category (HDMF)

- Identify which properties could be rezoned to HDR



# Task #2 – Identify Incentives



WEST PALM BEACH

## Option #3:

- **Alternative Transportation Facilities**
  - Transit shelters, shuttles, car sharing x units/acre
  - Charging stations, park and ride, van pool x units/acre
- **Open Space/Landscaping**
  - Dedication of park, open space or trail x units/acre
  - Additional landscaping beyond the required 15% x units/acre
- **Green Infrastructure**
  - Captured rainwater, water use reductions x units/acre
  - Roof and/or vehicle shading x units/acre
  - LEED Certifications (Silver) x units/acre
  - LEED Certifications (Platinum) x units/acre
- **Design Innovation**
  - Active streetfront x units/acre
  - Mixed-use development x units/acre
  - Shield parking from public view x units/acre
  - Public access to water x units/acre
- **Preservation of Historic Structures** x units/acre
- **Workforce Housing** x units/acre

# Task #3 - Establish Value/Incentive



WEST PALM BEACH

## Option #3:

**DRAFT**

32 units/acre

- Alternative Transportation Facilities (transit shelters, shuttles, charging stations, park and ride, van pool) + x units **+ 3**
  - LEED Certifications + x units **+ 5**
  - Dedication of park and open space + x units
  - Additional landscaping beyond the required 15% + x units **+ 2**
  - Mixed Use Development (combination of residential and commercial) + x units **+ 2**
  - Public Access to Water + x units
  - Preservation of Historic Structures + x units **+ 4**
- Cap = 32 **+16=48**

# Task #4 - Establish a Density Cap



WEST PALM BEACH

• One Watermark (622 N. Flagler)	16
• <b>Bristol (Chapel by the Lake – 1112 S. Flagler) *</b>	<b>18</b>
• <b>Bella Vita (8230 Okeechobee Blvd.) *</b>	<b>20</b>
• Magnolia Court	22
• Mizner Lakes (Hank Aaron Dr. & PBLakes)	26
• <b>Eighty Points West (5750 N. Flagler) *</b>	<b>31</b>
• <b>The Modern (1515 S. Flagler) *</b>	<b>34</b>
• Placido Mar (5200 N. Flagler)	36
• Portofino (2600 N. Flagler)	46
• <b>Sail Club (719 Executive Center) *</b>	<b>54</b>
• Palm Beach House (5600 N. Flagler)	55
• <b>Rybovich/Related (4200 N. Flagler) *</b>	<b>56</b>
• <b>Ponce Block (Ponce De Leon &amp; 23<sup>rd</sup>) *</b>	<b>81</b>
• CityPlace South Tower (550 Okeechobee)	95
• Montecito (616 Clearwater Park Rd.)	98
• 610 Clematis (610 Clematis)	116
• The Slade (1551 N. Flagler)	165
• The Whitney (410 Evernia)	154
• The Strand (255 Evernia)	229

\* Not built to date

# Tentative Schedule



WEST PALM BEACH

- **Planning Board Workshop –  
Aug. 18 or Sept. 15**
- **Planning Board Meeting –  
Sept. 15 or Oct. 20**
- **City Commission (1st reading) –  
Oct./Nov.**
- **City Commission (2<sup>nd</sup> reading) –  
Nov./Dec.**

# Summary of Development Activity

---

July 24, 2015



WEST PALM BEACH

# Major Developments in West Palm Beach

July 2015

## North End Projects

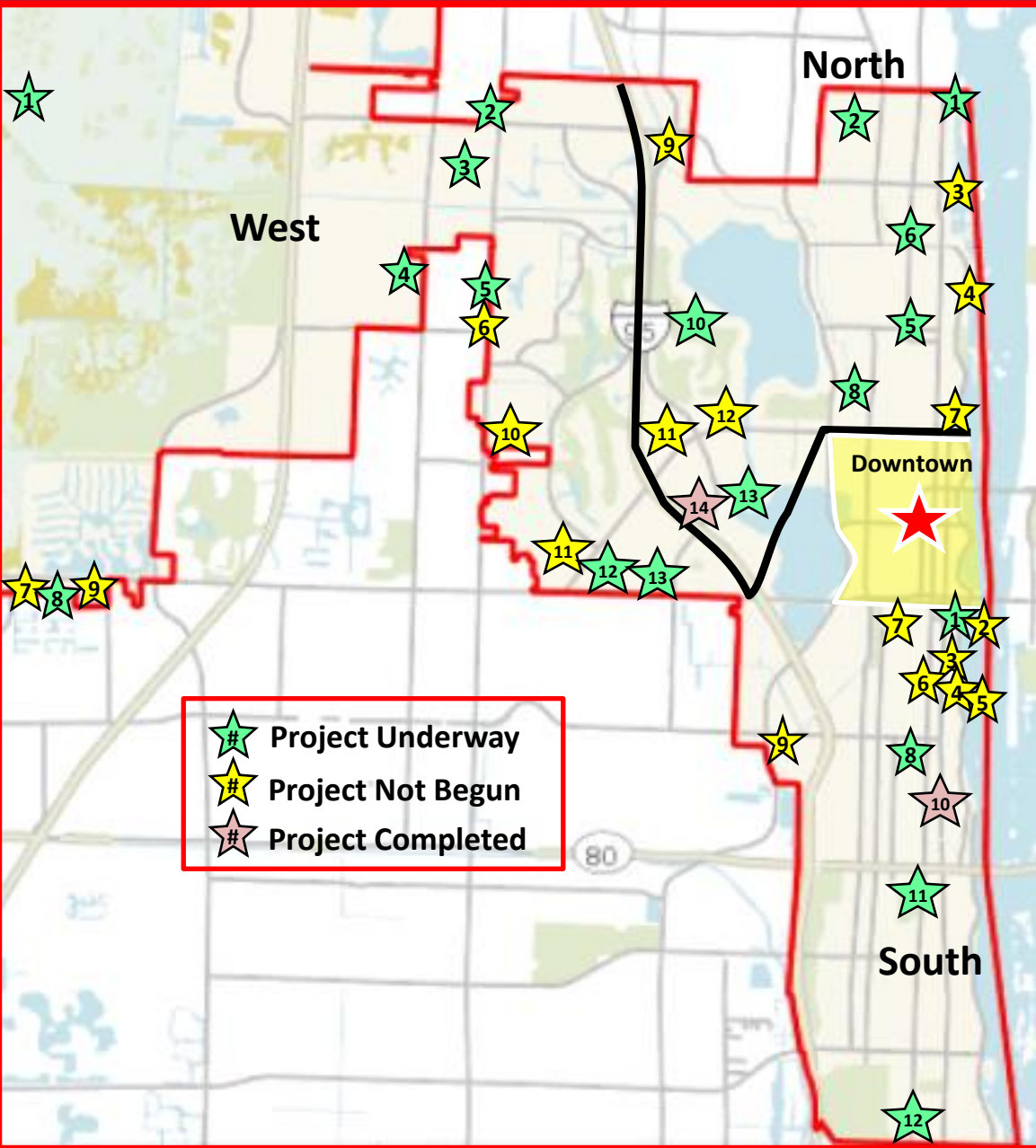
- 1.FPL Manatee Viewing Center
- 2.Quantum House @ St. Mary's
3. Rybovich/Related Dvlpmt.
4. Currie Park Code & Dvlpmt.
5. Northwood Code Changes
6. Broadway Code Changes
7. Good Samaritan Expansion
8. Dunbar Village
9. Park Plaza 7/11
10. Sea Palm Resort
11. P.B. Outlets Expansion
12. 4<sup>th</sup> District Court/Appeals

## West End Projects

- 1.Ibis Recreation
- 2.Auto Zone Store
3. Haverhill Baseball Stadium
4. Charleston Commons
5. Tara Cove
6. Oxbridge Acad. Renovations
7. Bella Vita
8. Golden Lakes Car Wash
9. Skees Road Development
10. Northwood/Keiser College
11. City Furniture Outparcel
12. Auto Dealerships/  
Okeechobee
13. Westward Ctr.

## South End Projects

- 1.First Baptist Church
- 2.Bristol (Chapel/Lake)
3. Norton Art Expansion
4. Fifteen 15
5. P.B.Day Academy Exp.
6. Carefree Theater
- 7.Park Slope Townhomes
- 8.Publix/Belmont Center
9. Wawa Convenience Store
10. Villas on Antique Row
11. S.Dixie Redevelopment
12. 8111 S. Dixie Redev.



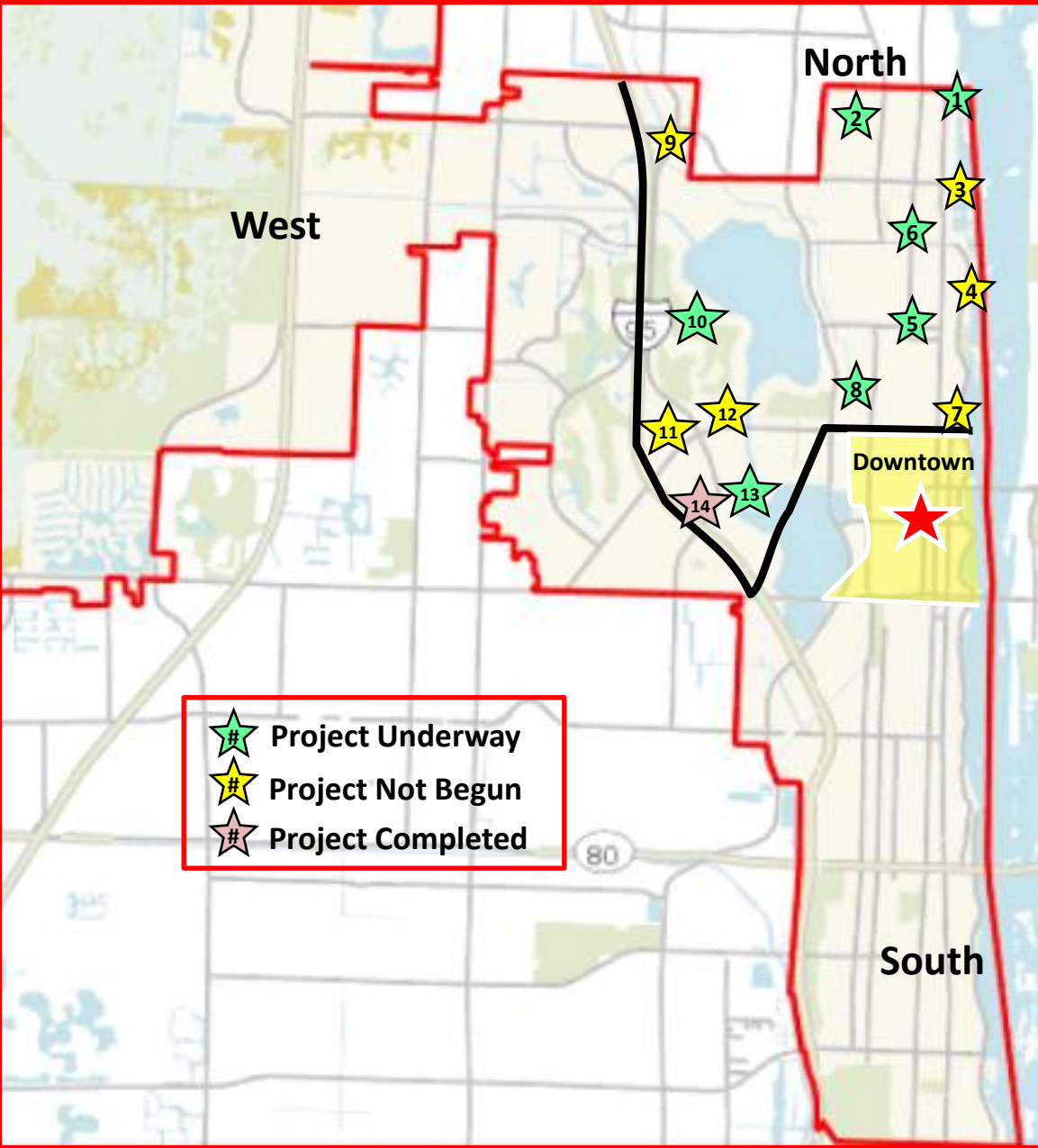
# Major Developments in West Palm Beach

## July 2015

### North End Projects

1. FPL Manatee Viewing Center
2. Quantum House @ St. Mary's
3. Rybovich/Related Dvlpmt.\*
4. Currie Park Code & Dvlpmt.
5. Northwood Code Changes
6. Broadway Code Changes
7. Good Samaritan Expansion
8. Dunbar Village
9. Park Plaza 7/11\*
10. Sea Palm Resort
11. P.B. Outlets Expansion\*
12. 4<sup>th</sup> District Court/Appeals
13. Mizner Lakes
14. Jefferson

\* Approved

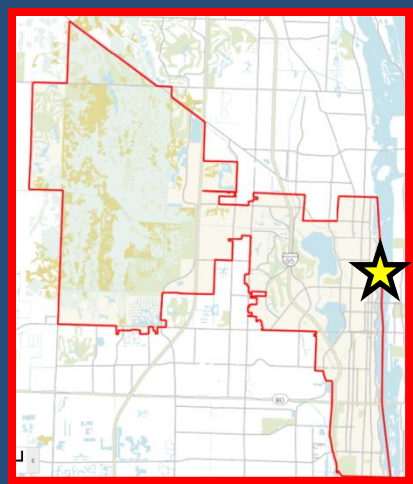


	Project Underway
	Project Not Begun
	Project Completed



# Currie Park Code Revisions

Adopted November 10, 2014

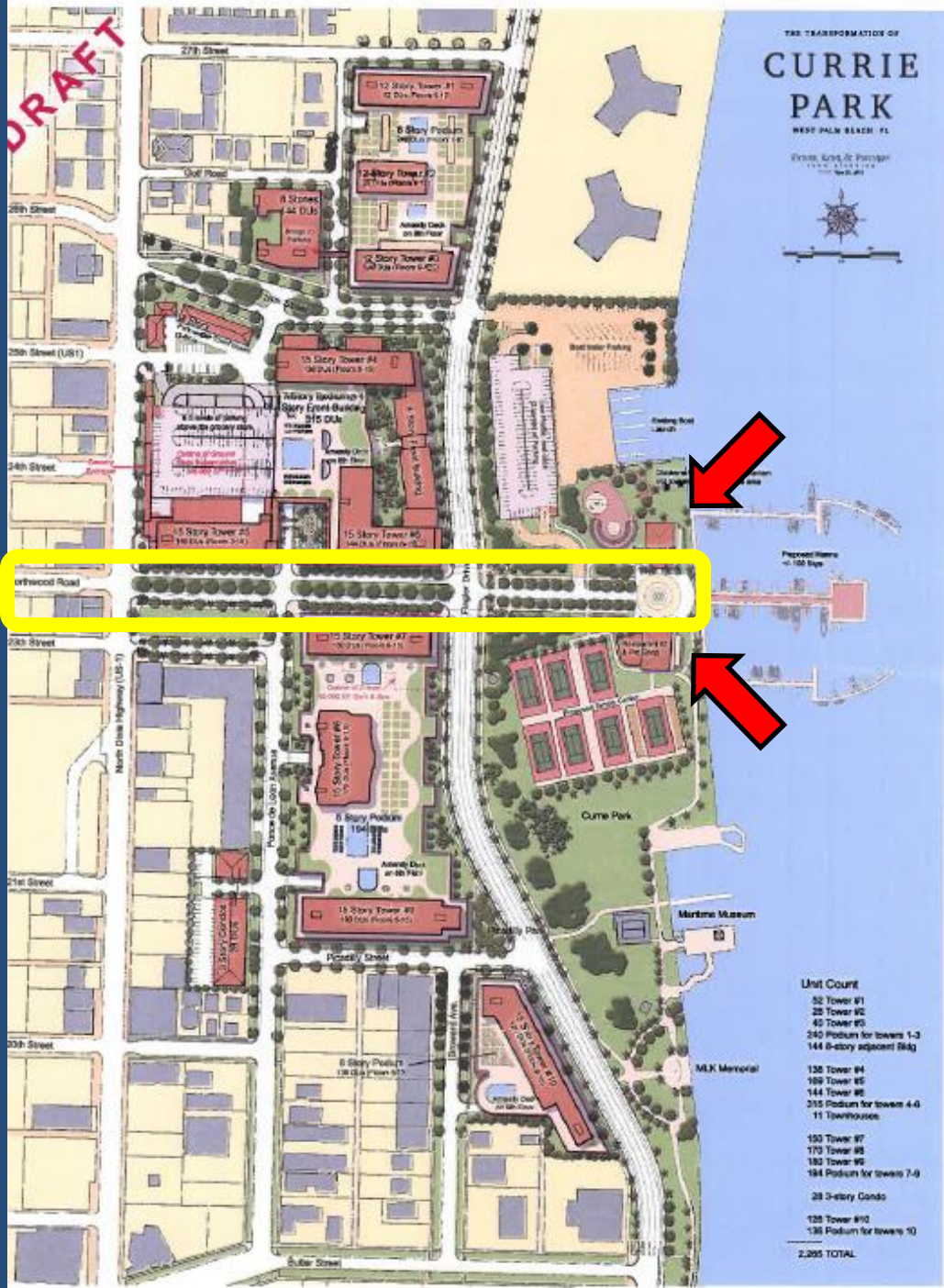


15

12

10





# Jeff Green Assemblage



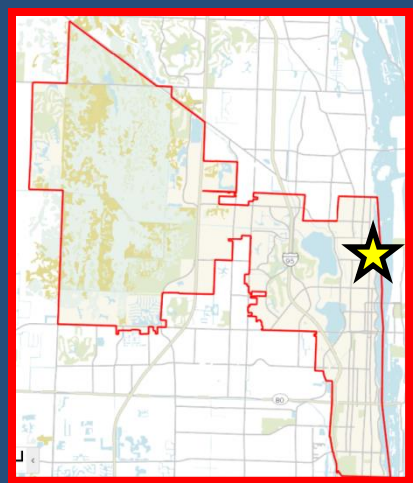


# Jeff Green Assemblage





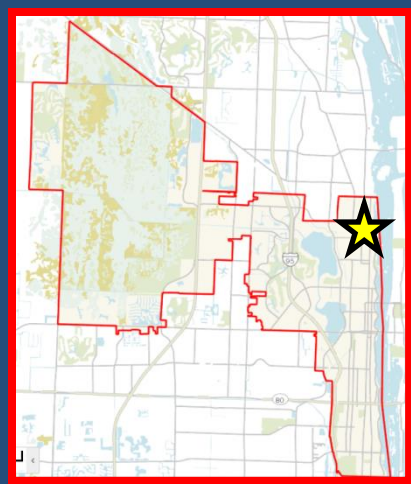
# Northwood Code Revisions



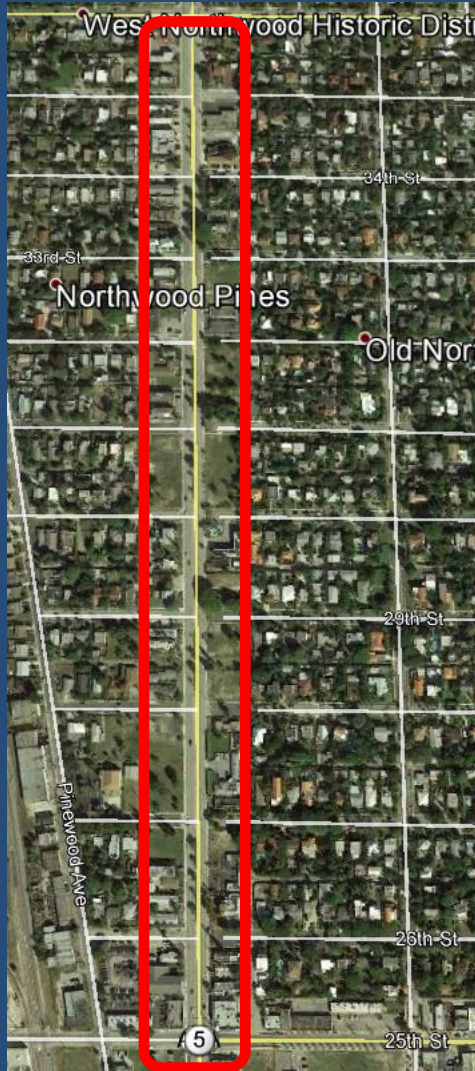


# Broadway Code Revisions

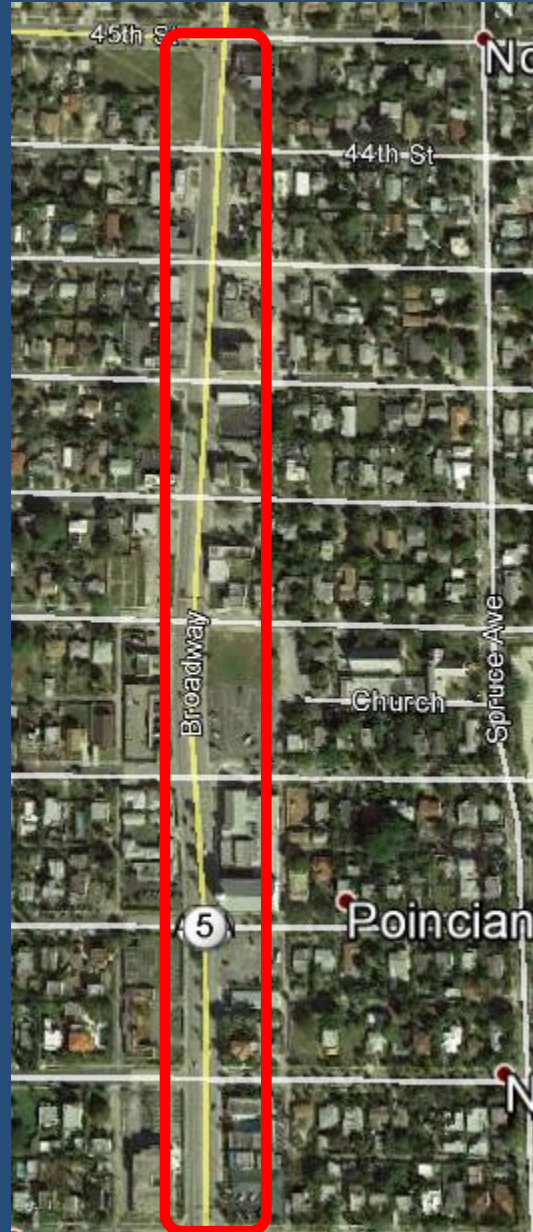
3



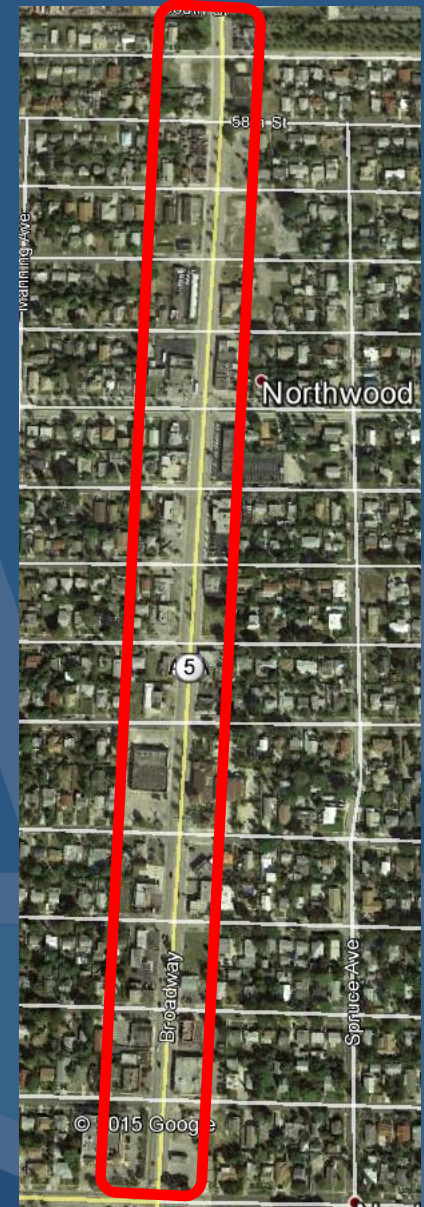
2



1



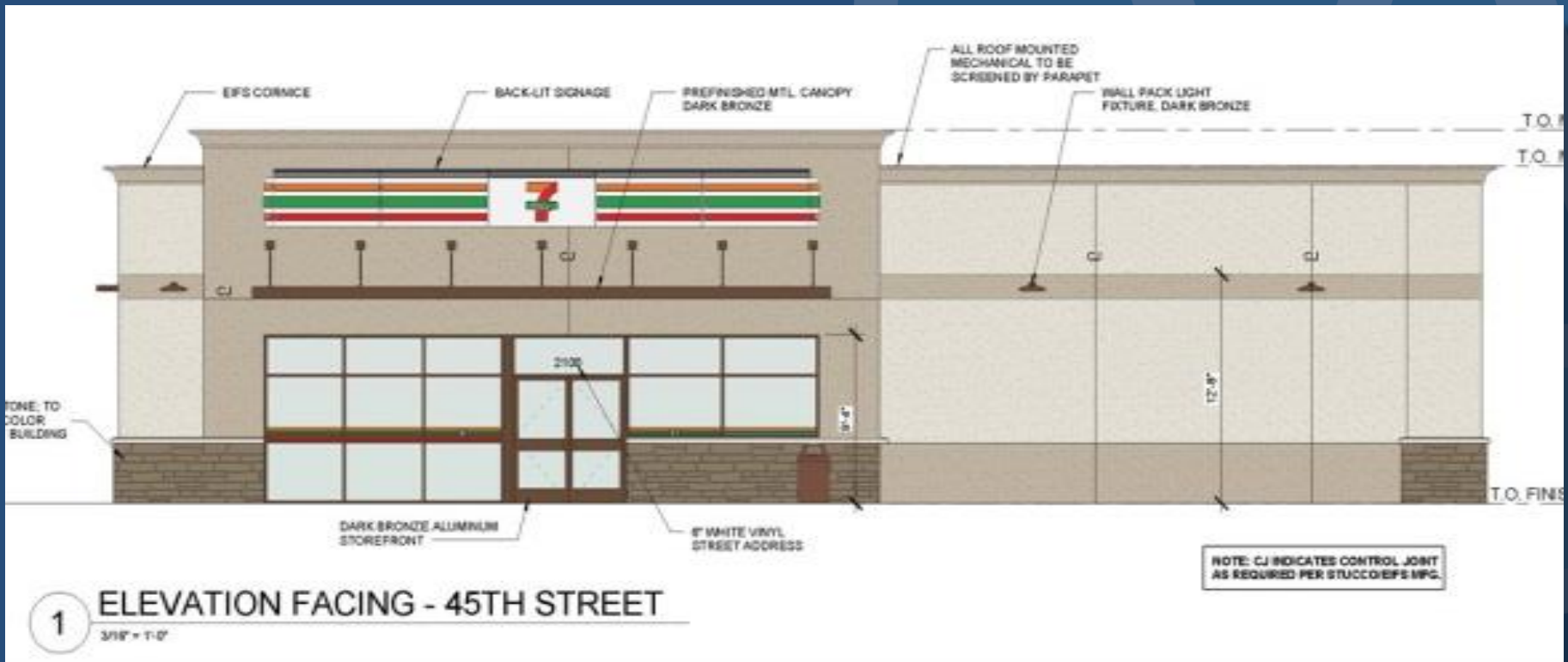
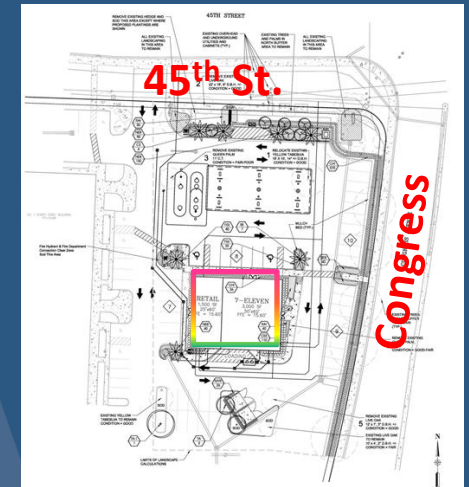
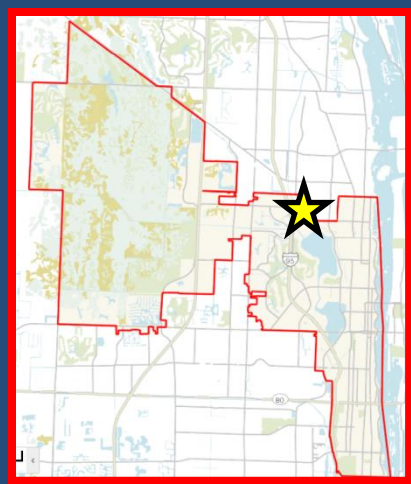
2



3

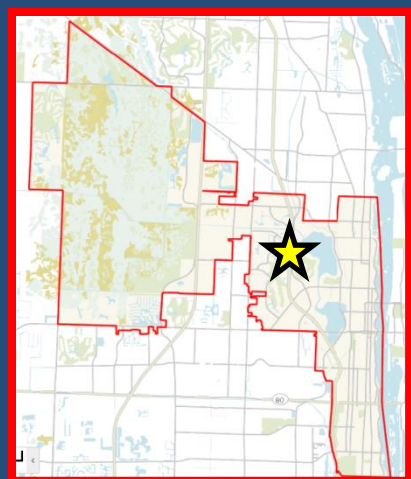


# Park Plaza Redevelopment (approved)



# Sea Palm Resort (under construction)

Potential New Developer to close on  
the Property Around August 17, 2015



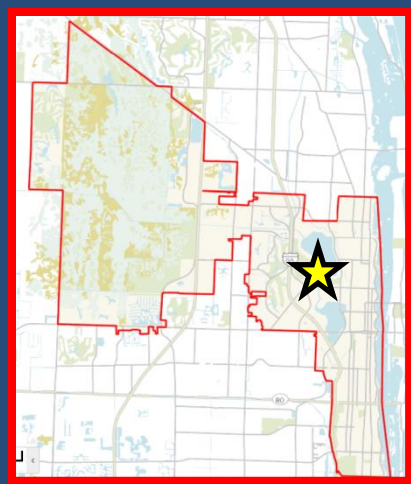
Sea Palm Resort  
SF – 100 to 94 units  
MF – 200 units  
Hotel–250 to 102 rooms  
Suites – 0 to 48  
Cottages – 23 to 51  
Spa – 15K to 5K  
Mtg. – 25K to 15.2K  
Restaurant–12,692 sf  
Clubhouse–20K to 15K  
Tennis – 4K

Sea Palm  
Resort



# 4<sup>th</sup> District Court of Appeal

(moving from Palm Beach Lakes)





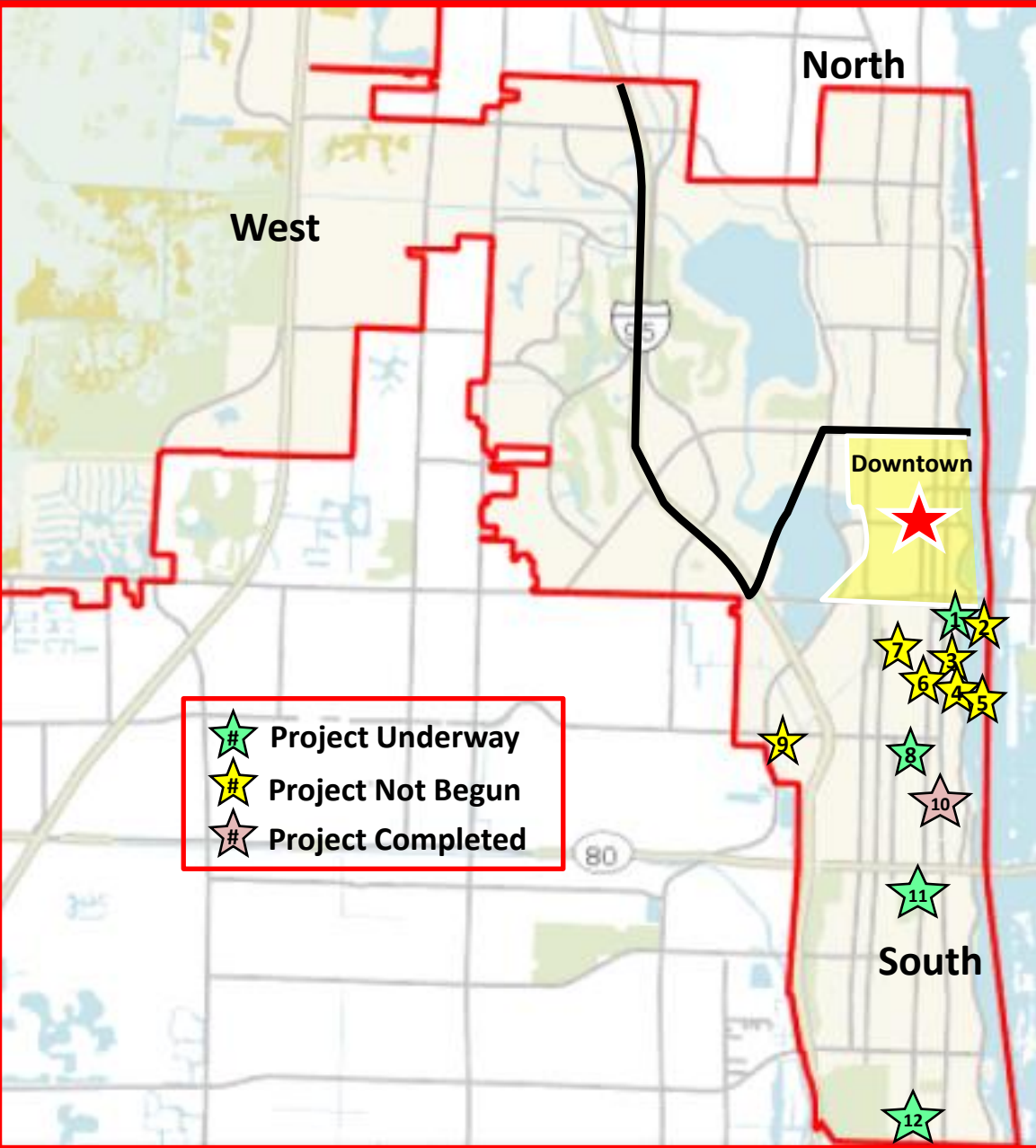
# Major Developments in West Palm Beach

## July 2015

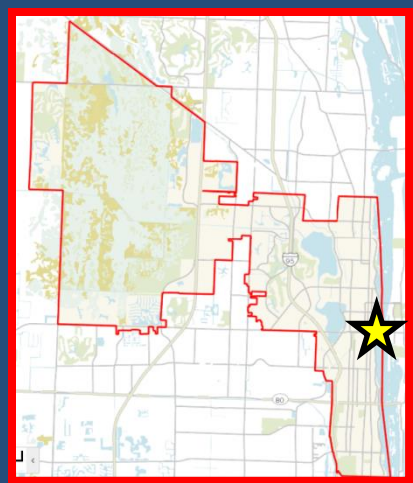
### South End Projects

1. First Baptist Church
2. Bristol (Chapel/Lake)\*
3. Norton Art Expansion
4. Fifteen 15\*
5. P.B. Day Academy Exp.\*
6. Carefree Theater
7. Park Slope Townhomes\*
8. Publix/Belmont Center
9. Wawa Convenience Store\*
10. Villas on Antique Row
11. S. Dixie Redevelopment
12. 8111 S. Dixie Redev.

\* Approved

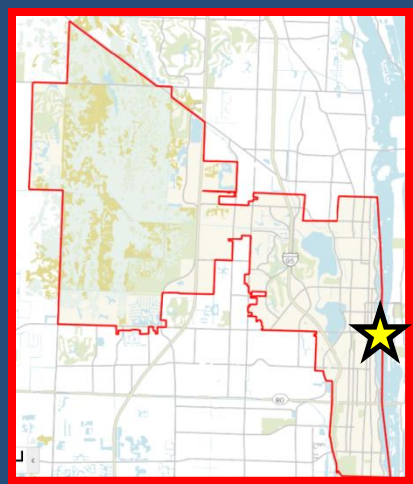


# First Baptist Church (under construction)





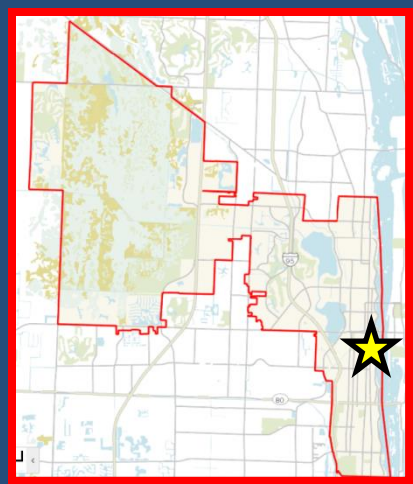
# Bristol (Chapel by the Lake) (approved)



*Proposal – 22 stories; 75 units*



# Norton Art Museum Renovations (City Commission August 3, 2015)



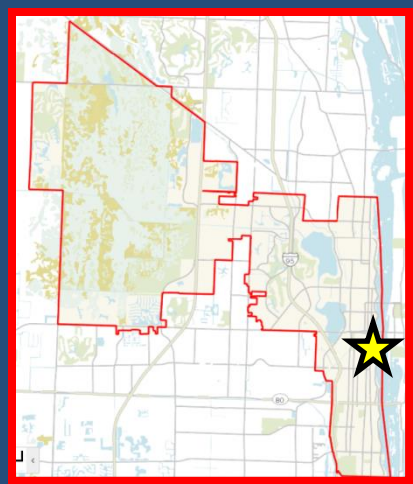


# Fifteen 15 (approved)

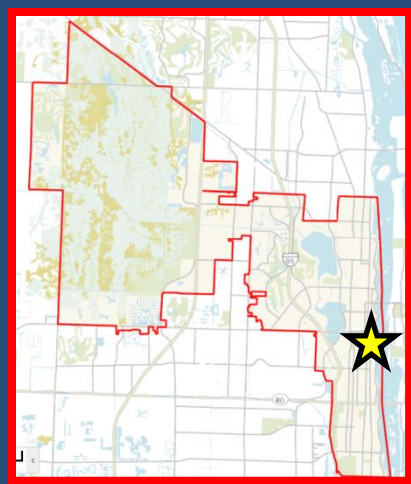


## **STATUS**

*Property is up for sale.  
Existing approval,  
vested through  
February 2017,  
contains 84 units.*



# Carefree Theater Site (under contract with private venture)



## **STATUS**

*Property is under contract and plans are being formulated.*





# Park Slope Townhomes (1200 Lake Avenue; approved)



## STATUS

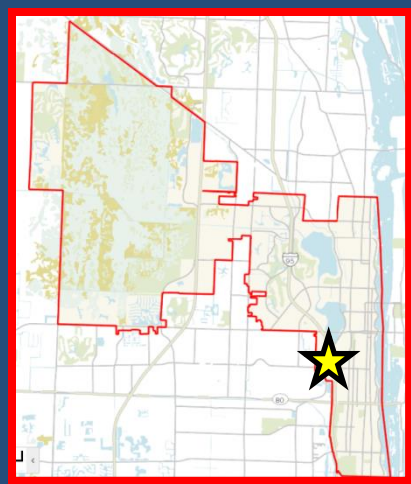
*Property is  
under contract  
and plans are  
being  
formulated.*







# Wawa Convenience Store

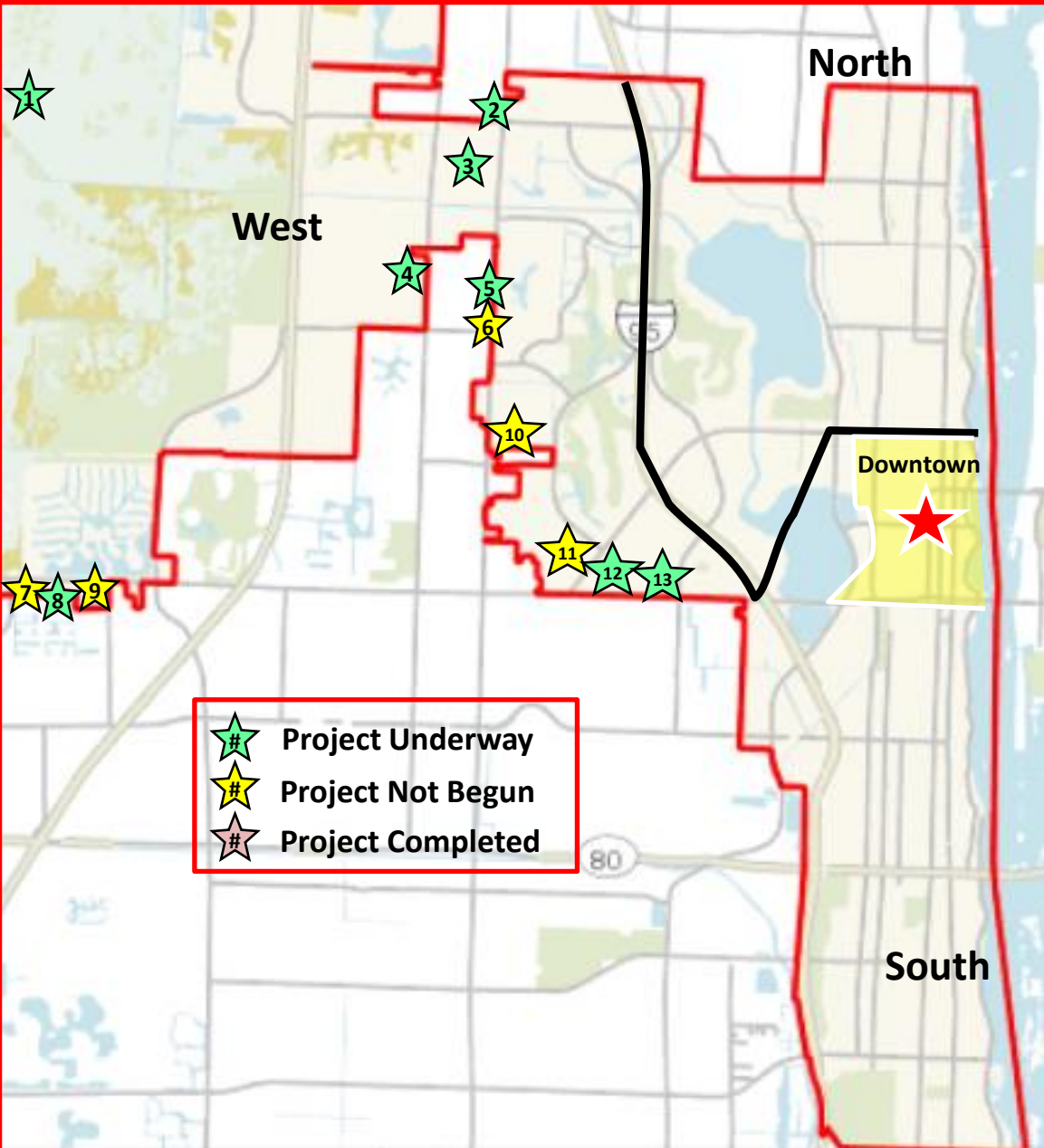


## Wawa Facts

- Privately held company with 23,000 employees which began in 1803
- A chain of over 680 convenience stores (400 offering gasoline) located in Pennsylvania, Delaware, Maryland, Virginia & Florida
- Stores serve more than 400 million customers annually
- Wawa brews their own coffee and builds more than 80 million built-to-order hoagies annually

# Major Developments in West Palm Beach

## July 2015

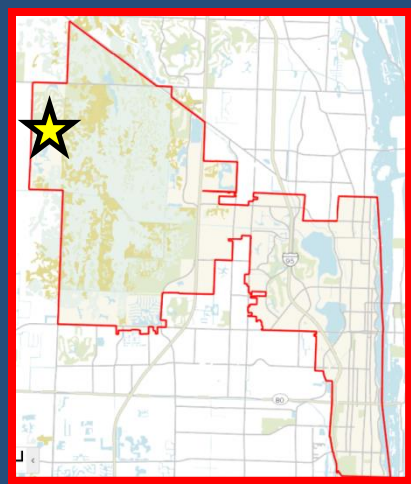


### West End Projects

1. Ibis Recreation
2. Auto Zone Store
3. Haverhill Baseball Stadium
4. Charleston Commons
5. Tara Cove
6. Oxbridge Acad. Renovations
7. Bella Vita\*
8. Golden Lakes Car Wash
9. Skees Road Development
10. Northwood/Keiser College
11. City Furniture Outparcel\*
12. Auto Dealerships/Okeechobee
13. Westward Ctr.

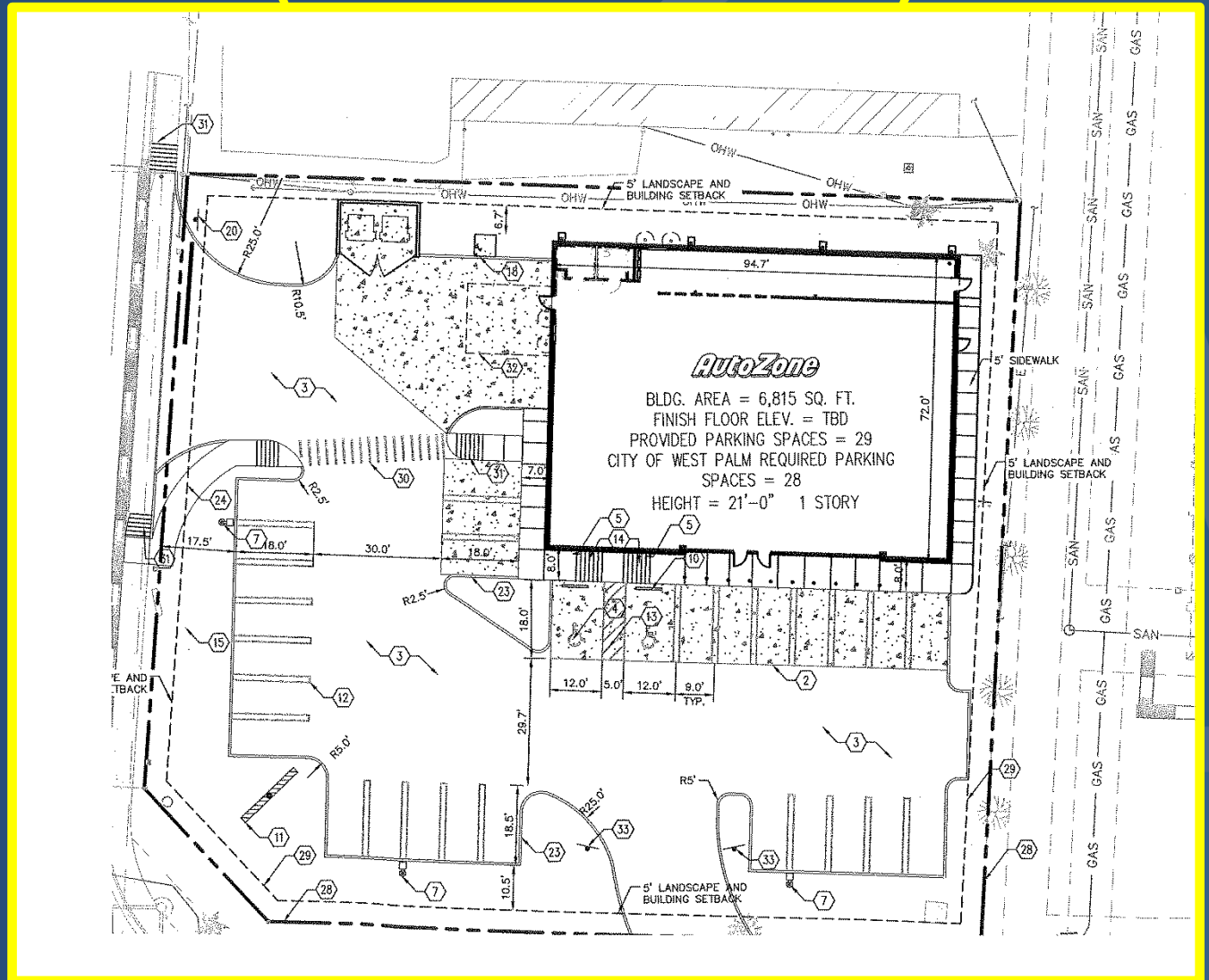
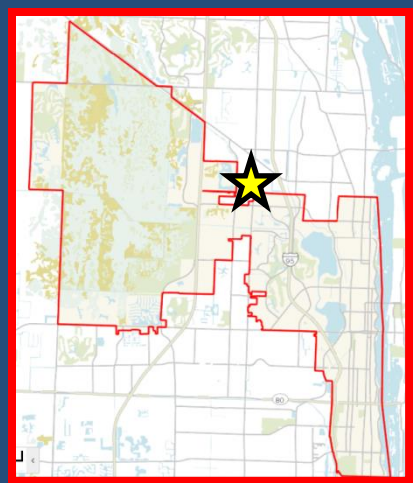
\* Approved

# Ibis Golf and Country Club Recreational Improvements (under construction)





# Auto Zone Store (under construction)



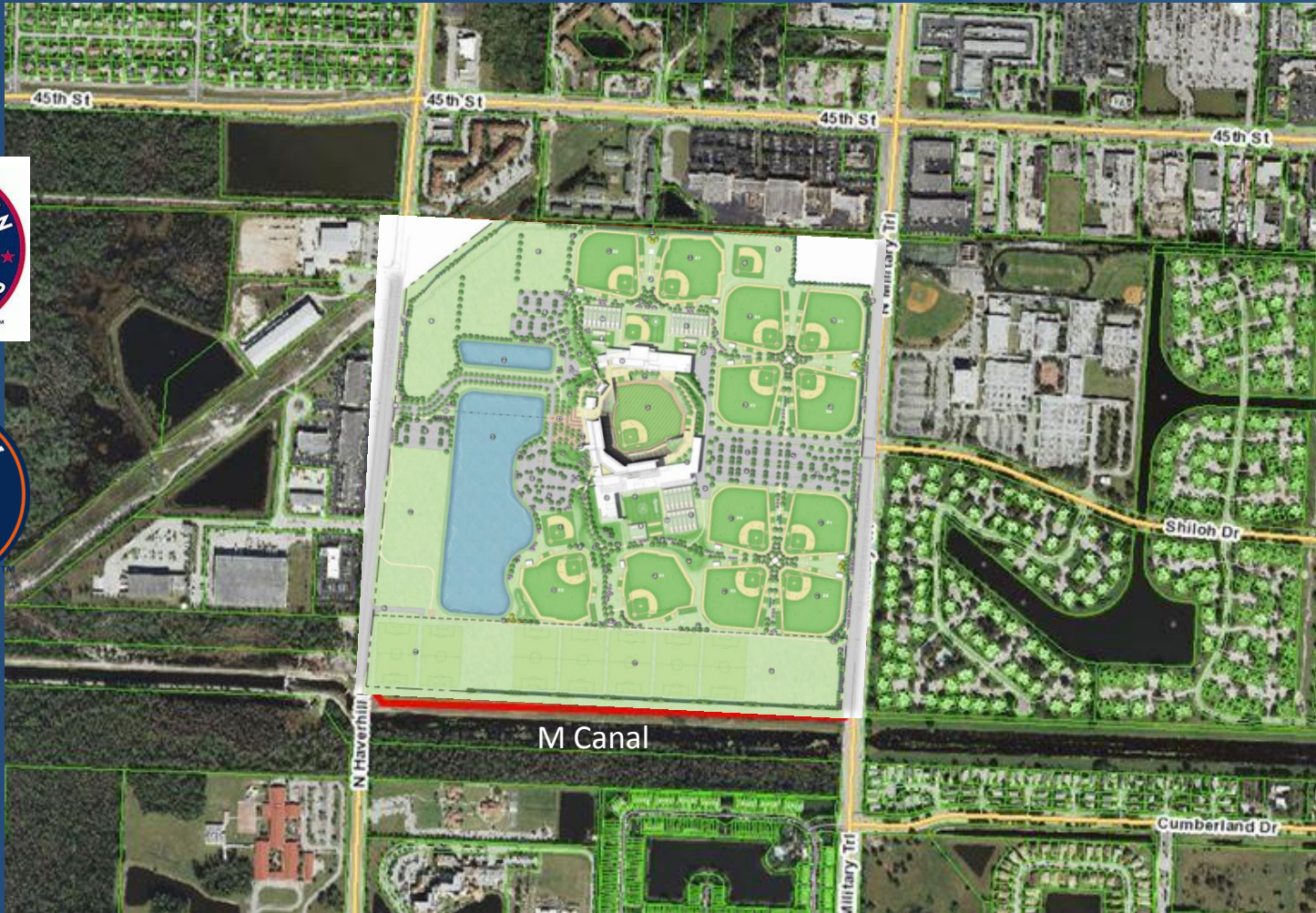


# Ballpark at the Palm Beaches

**City Commission August 31, 2015**

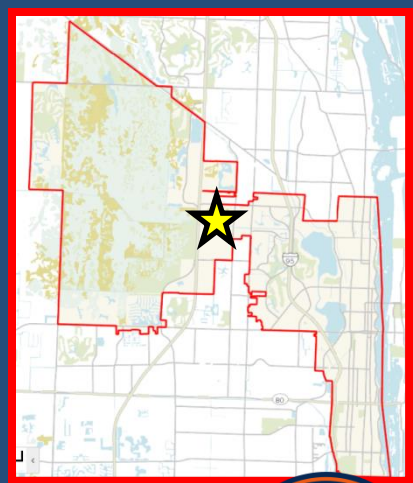
**5001 N Military Trail**

**(500' south of 45<sup>th</sup> St. between Military Trail and Haverhill Rd.)**





# Ballpark at the Palm Beaches





# Ballpark at the Palm Beaches



# Ballpark at the Palm Beaches





# Ballpark at the Palm Beaches



**World Series Champions 2004 – present**

**Boston Red Sox – 3**

**San Francisco Giants - 3**

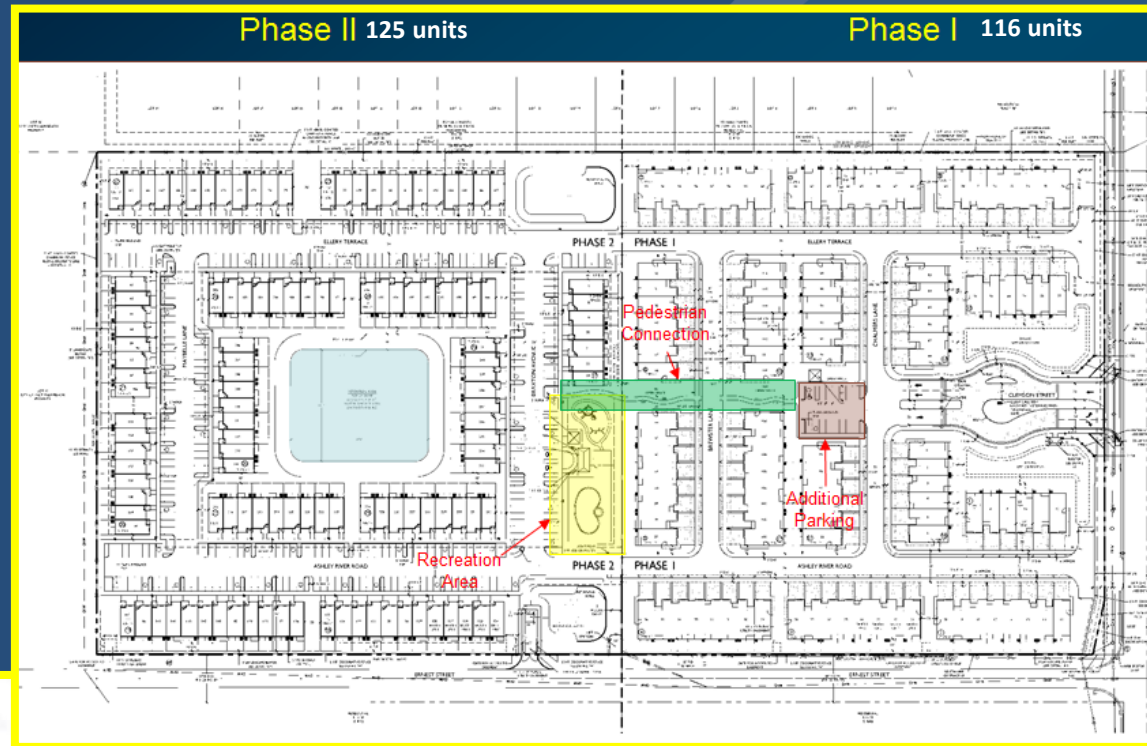
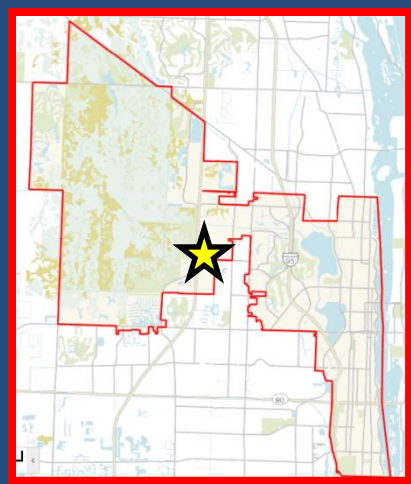
**St. Louis Cardinals – 2**

**Chicago White Sox – 1**

**Philadelphia Phillies – 1**

**New York Yankees - 1**

# Charleston Commons (under construction)

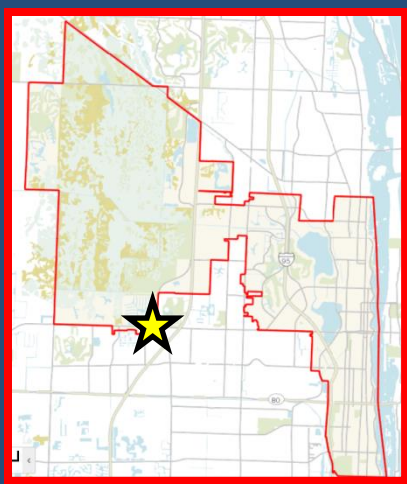








# Golden Lakes Car Wash (under construction)



**NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



**WEST ELEVATION**

SCALE: 1/16" = 1'-0"



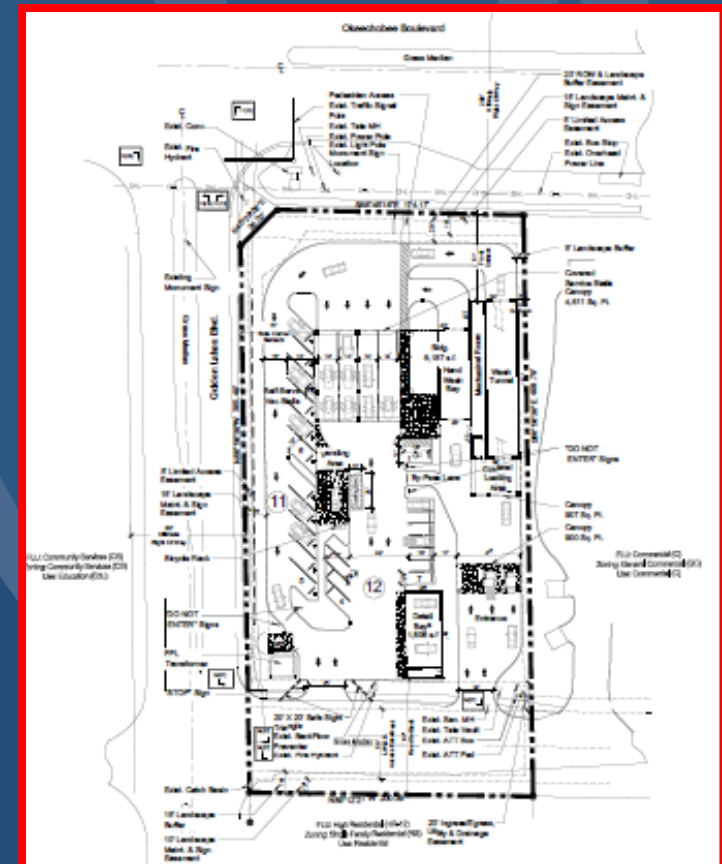
**SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"

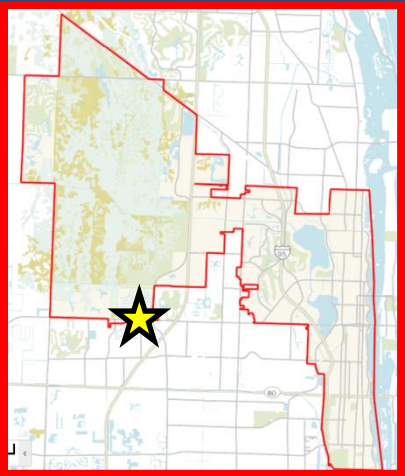


**EAST ELEVATION**

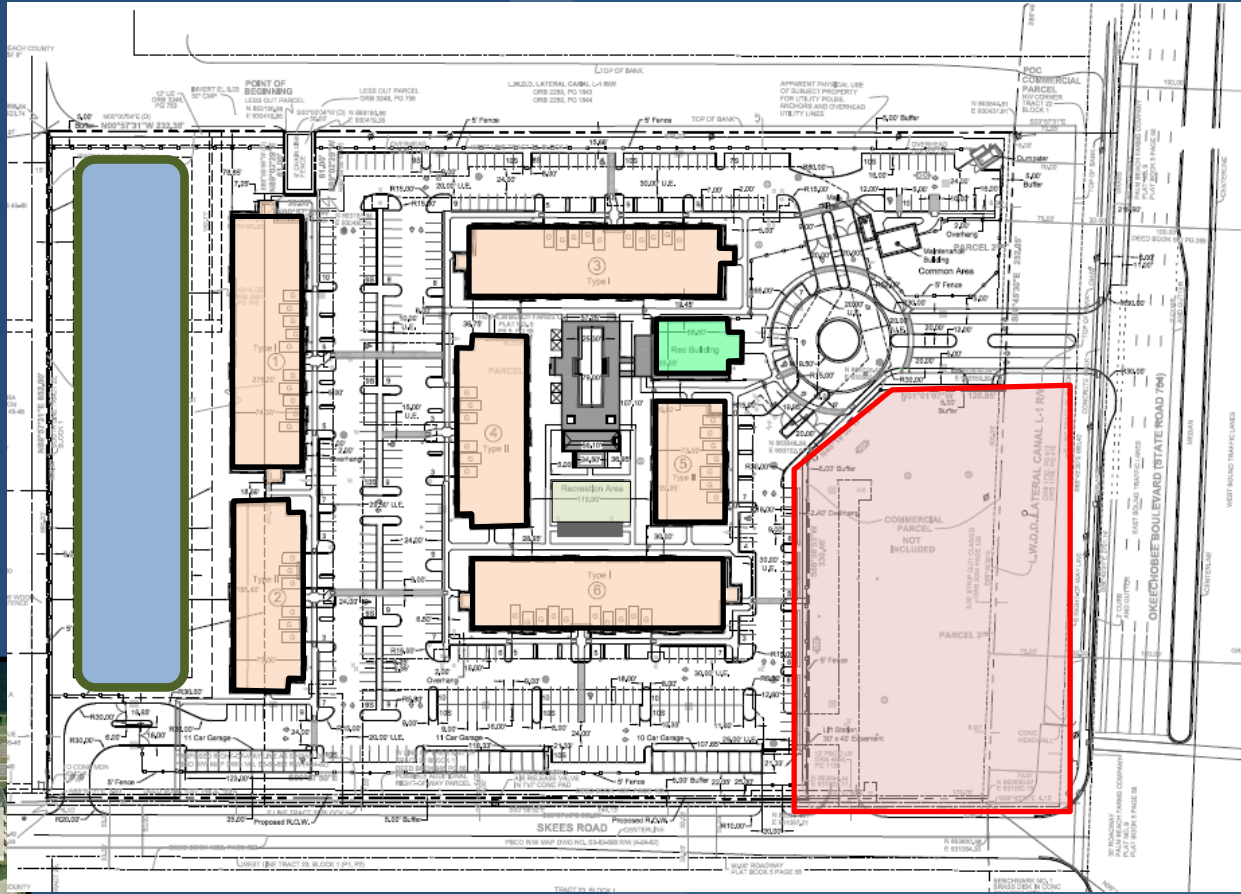
SCALE: 1/16" = 1'-0"



# Skees Road Development (Planning Board August 18, 2015)

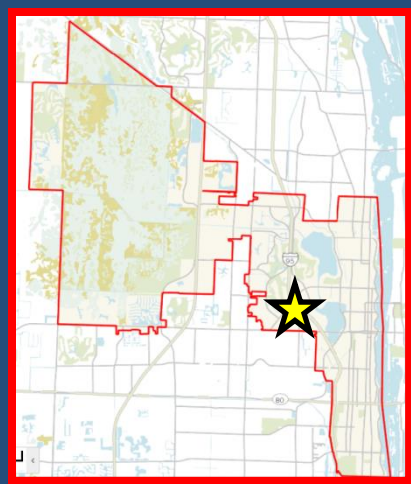


**Skees Road  
Development  
Proposal of 245  
apartments with a  
commercial  
outparcel**





# Auto Dealerships on Okeechobee Blvd.



Lamborghini Palm Beach



Drive Time



Napleton



Schumacher



Braman Audi

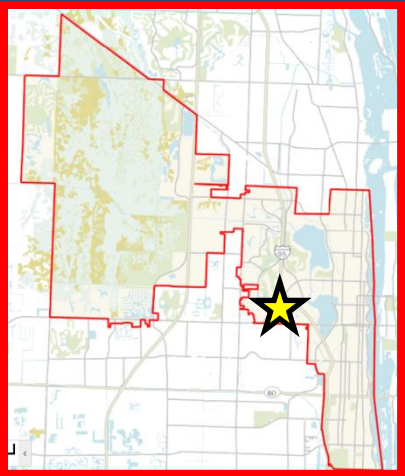


Roger Dean





# Braman Car Dealership (City Commission August 17, 2015)



CONCEPT SKETCH

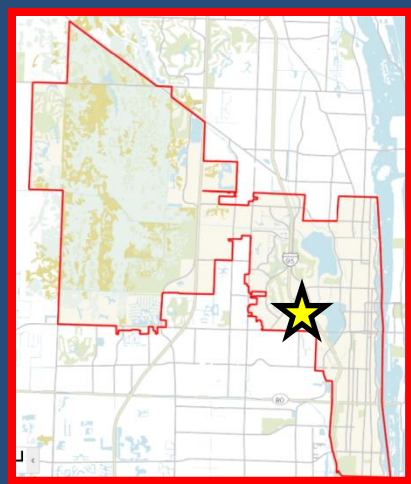
NEW BRAMAN CAR DEALERSHIP  
OKEECHOBEE BOULEVARD  
WEST PALM BEACH, FLORIDA



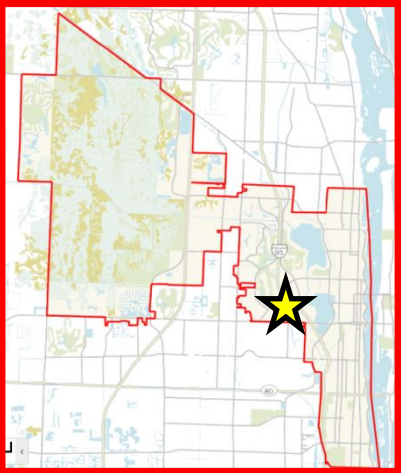
CONCEPT SKETCH

NEW BRAMAN CAR DEALERSHIP  
OKEECHOBEE BOULEVARD  
WEST PALM BEACH, FLORIDA

# Braman Audi Car Dealership (completed)

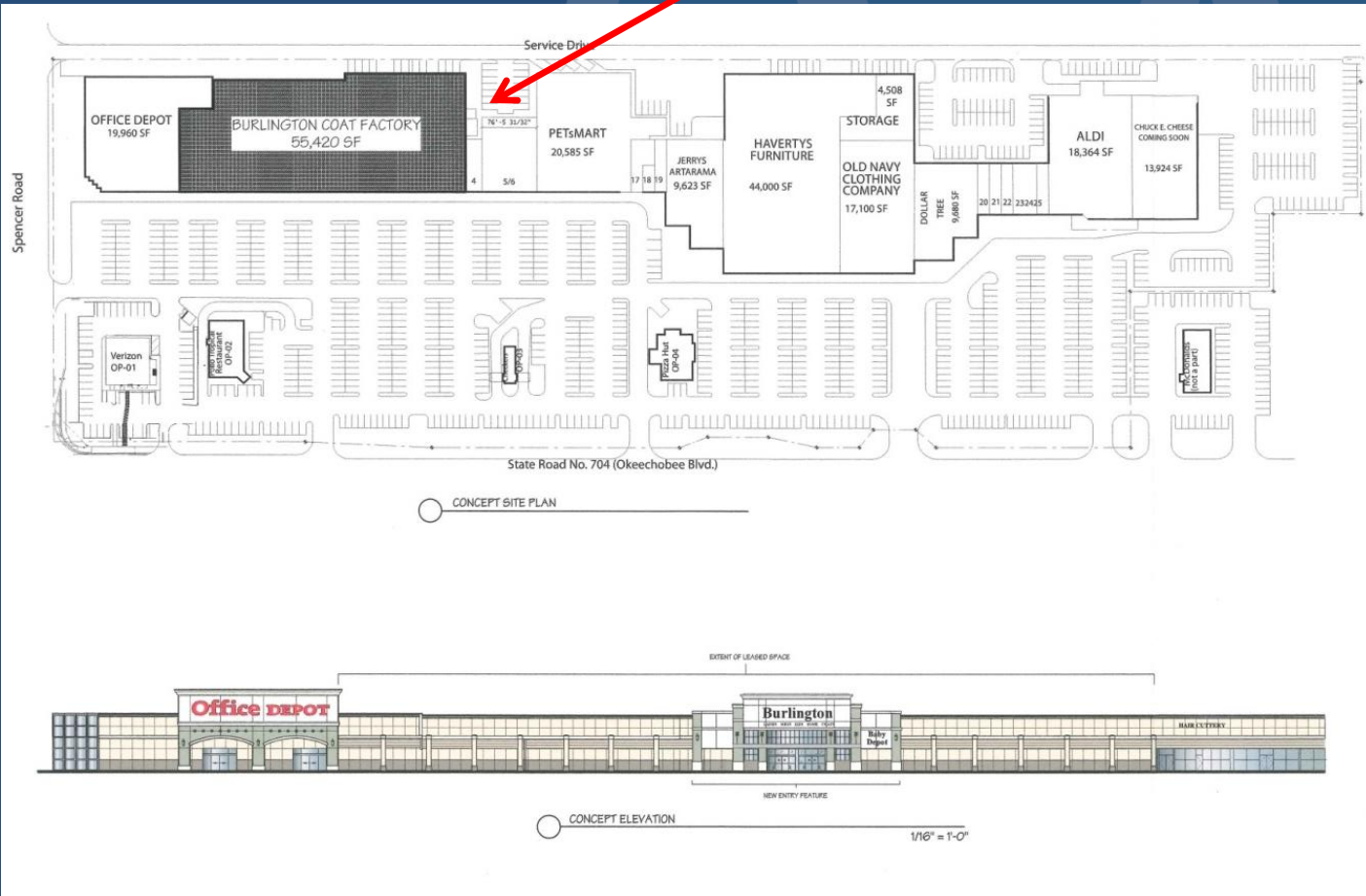


# Westward Shopping Center (under construction)



With some of the retail spaces occupied by Sports Authority, Petsmart and Old Navy leaving to the Palm Beach Outlets, other companies like the Burlington Coat Factory are moving into the enhanced centers.

Burlington Coat  
Factory





# Downtown Projects

1. Nurses Residence (300 PBL)
2. Loftin Place
3. 550 Quadrille
4. Palm Harbor Hotel
5. Old City Hall Site
6. Banyan Garage
7. Clematis Boutique Hotel
8. Broadstone Clematis
9. Datura Hotel
10. 3 Thirty Three
11. Marriott Residence Inn
12. Phillips Point Improvements
13. Esperante Improvements
14. Canopy Hotel
15. Opera Place
16. Tent Site
17. Restoration Hardware
18. Okeechobee Blvd. Crossing
19. Hilton Hotel (Convention Center)
20. PBC Convention Ctr. Garage
21. Fire Station #4
22. Kravis Center improvements
23. All Aboard Florida
24. All Aboard Residential Dvlpmt.
25. Tony Solo Development
26. Clematis Place
27. Publix development
28. 4<sup>th</sup> District Court of Appeal
29. Transit Village
30. AloftHotel
31. Valero Station





# Loftin Place (Phase 1 under construction)





# Old City Hall Site (in negotiation with developer)

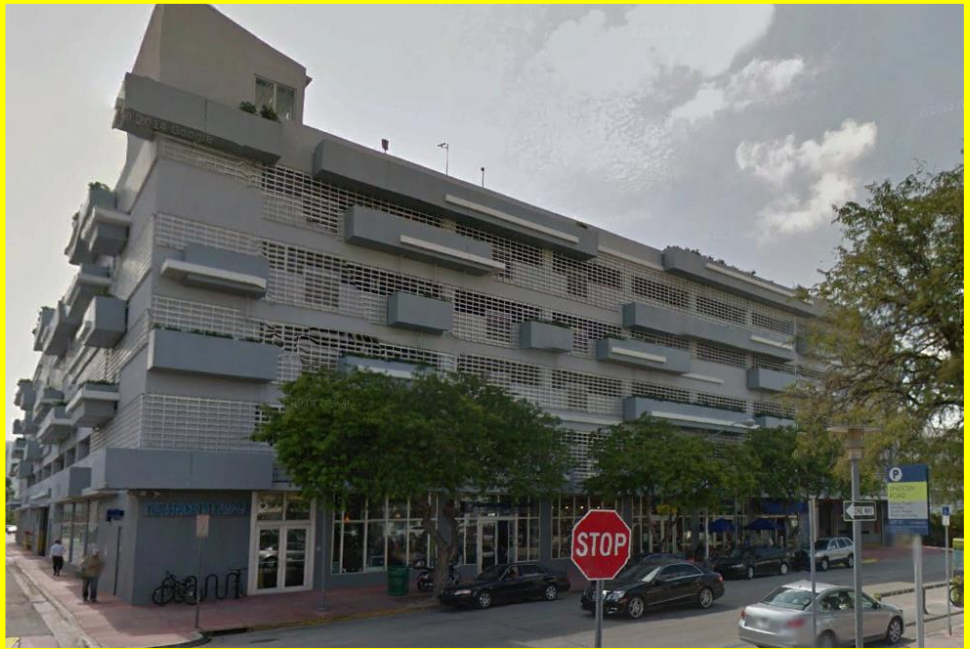
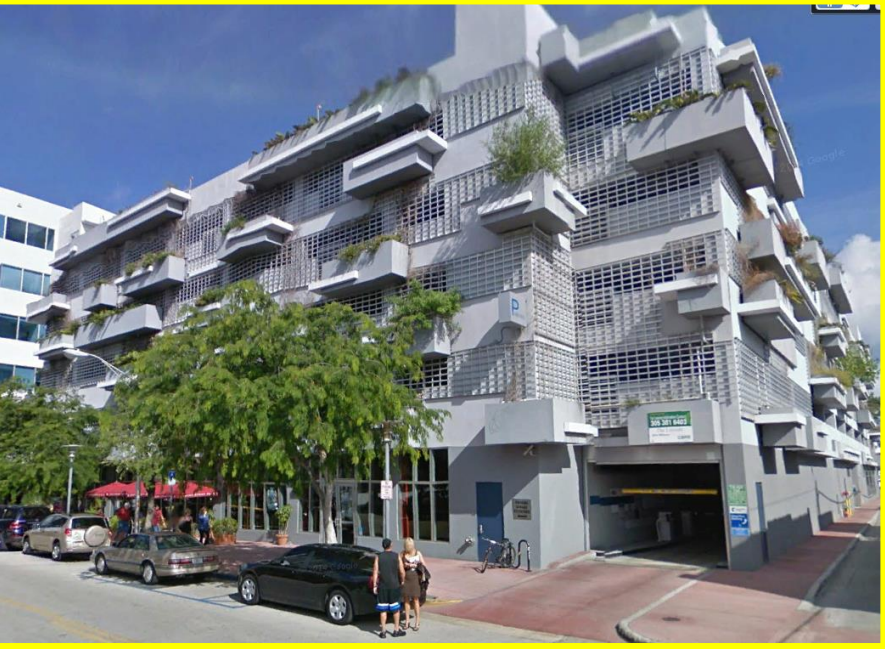


The WPB Community Redevelopment Agency is in negotiation to develop the 3+ acre site bounded by Flagler Drive, Olive Avenue, 2<sup>nd</sup> Street and Banyan Boulevard.





# Banyan Garage (planning phase for bidding)





# Broadstone Clematis

(DAC meeting August 12, 2015)

## 316 units (540-1,1133 s.f.)



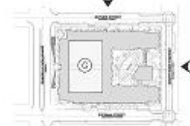
3 NORTH ELEVATION  
(DATURA STREET)



4 EAST ELEVATION  
(SOUTH DIXIE HIGHWAY)



ENTRY STOOPS DETAIL  
SCALE 1/8" = 1'-0"



KEY PLAN

ELEVATIONS  
SCALE 1/16" = 1'-0"

MSA ARCHITECTS  
ARCHITECTURE & PLANNING

DATE: 08/12/15  
SCALE: AS SHOWN  
JOB NO.: 150101  
SHEET: 01

MSA

08/13

# Marriott Renaissance Hotel (approved)



**162 rooms**  
**5,000 sf retail**  
**4,000 sf restaurant**





# 3 Thirty Three (approved)



*3 Thirty Three is approved for 213 multifamily units and 22,000 square feet of retail within a 16-story building at the northeast corner of South Dixie Highway and Fern Street.*

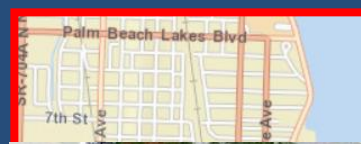


# Restoration Hardware (City Commission August 3, 2015)





# Hilton Hotel





# Hilton Hotel

July 8, 2015



Looking Northwest

Looking North

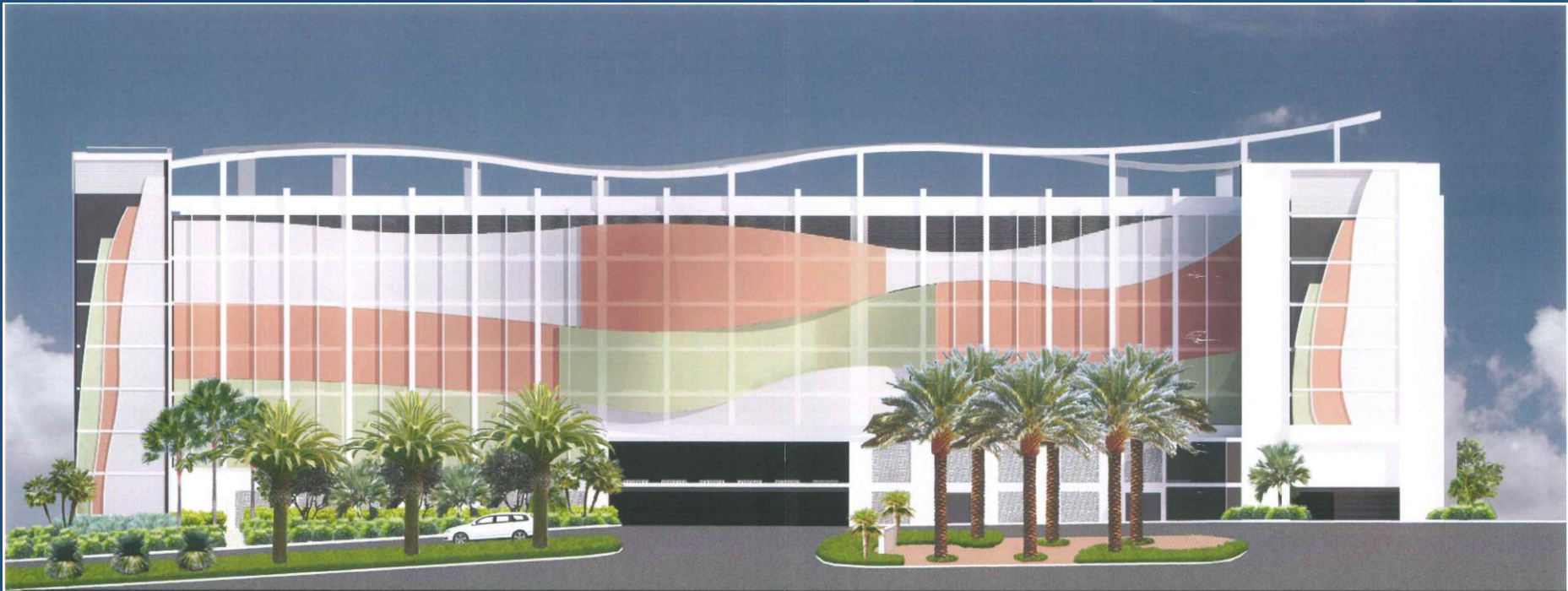


Looking Southeast





# Palm Beach County Convention Center Garage (approved)



PALM BEACH COUNTY CONVENTION CENTER  
PARKING GARAGE

NORTH ELEVATION

LEO A DALY  
PLANNING ARCHITECTURE ENGINEERING INTERIORS

pg.1

# All Aboard Florida (under construction)





# All Aboard Florida Residential (DAC meeting September 9, 2015)





# 4<sup>th</sup> District Court of Appeal (DAC meeting August 12, 2015)





# Transit Village (DAC meeting August 12, 2015)

\* Hotel - 300 rooms

\* Residential - 420 units

\* Office - 335,862 sf





# Transit Village



\* Hotel - 300 rooms

\* Residential - 420 units

\* Office – 335,862 sf





# Development Opportunities

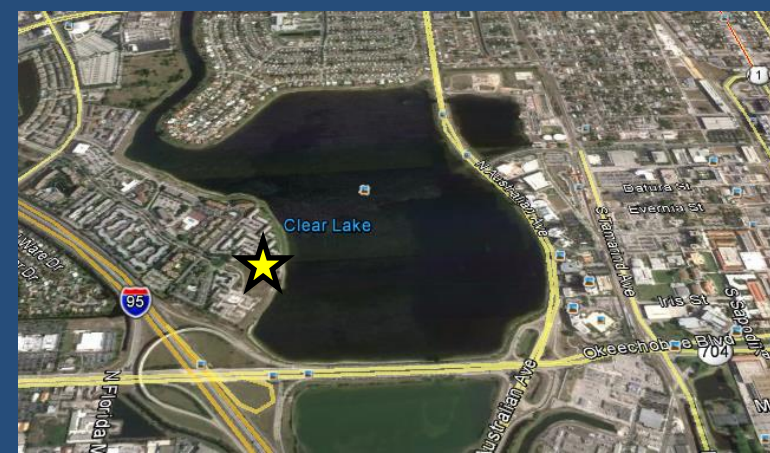
---

July 24, 2015



WEST PALM BEACH

# Sail Club Property

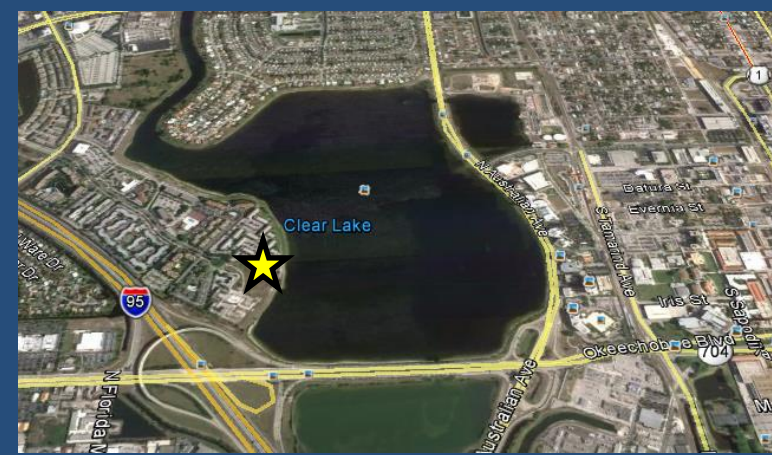


- \* Project approved on June 6, 2005 for 590 MF units.
- \* Multiple Buildout extensions granted.
- \* Construction began but never completed and the project has fallen into a major state of disrepair.
- \* Property now out of bankruptcy.





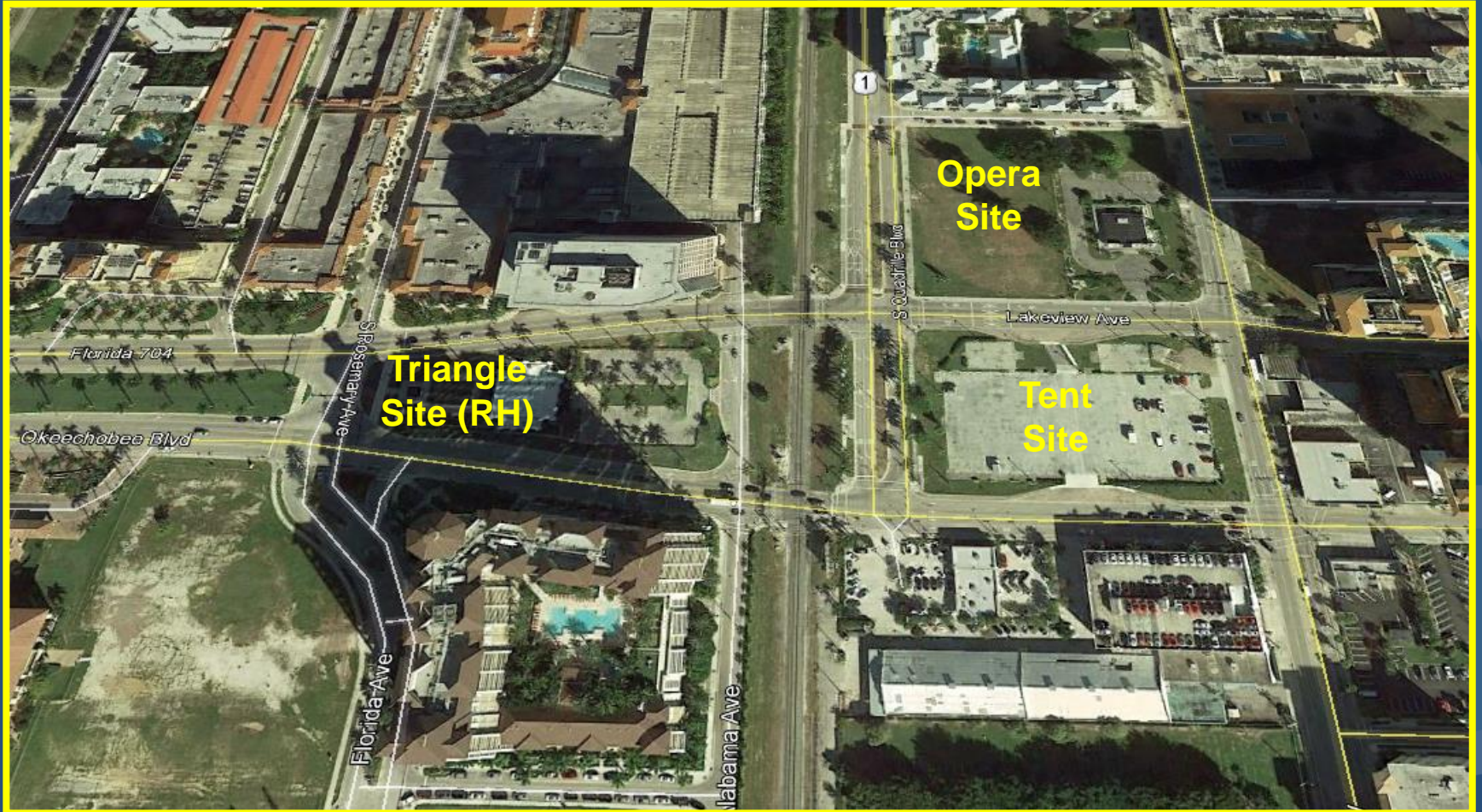
# Sail Club Property



Matt Rotolante – Sperry Van Ness

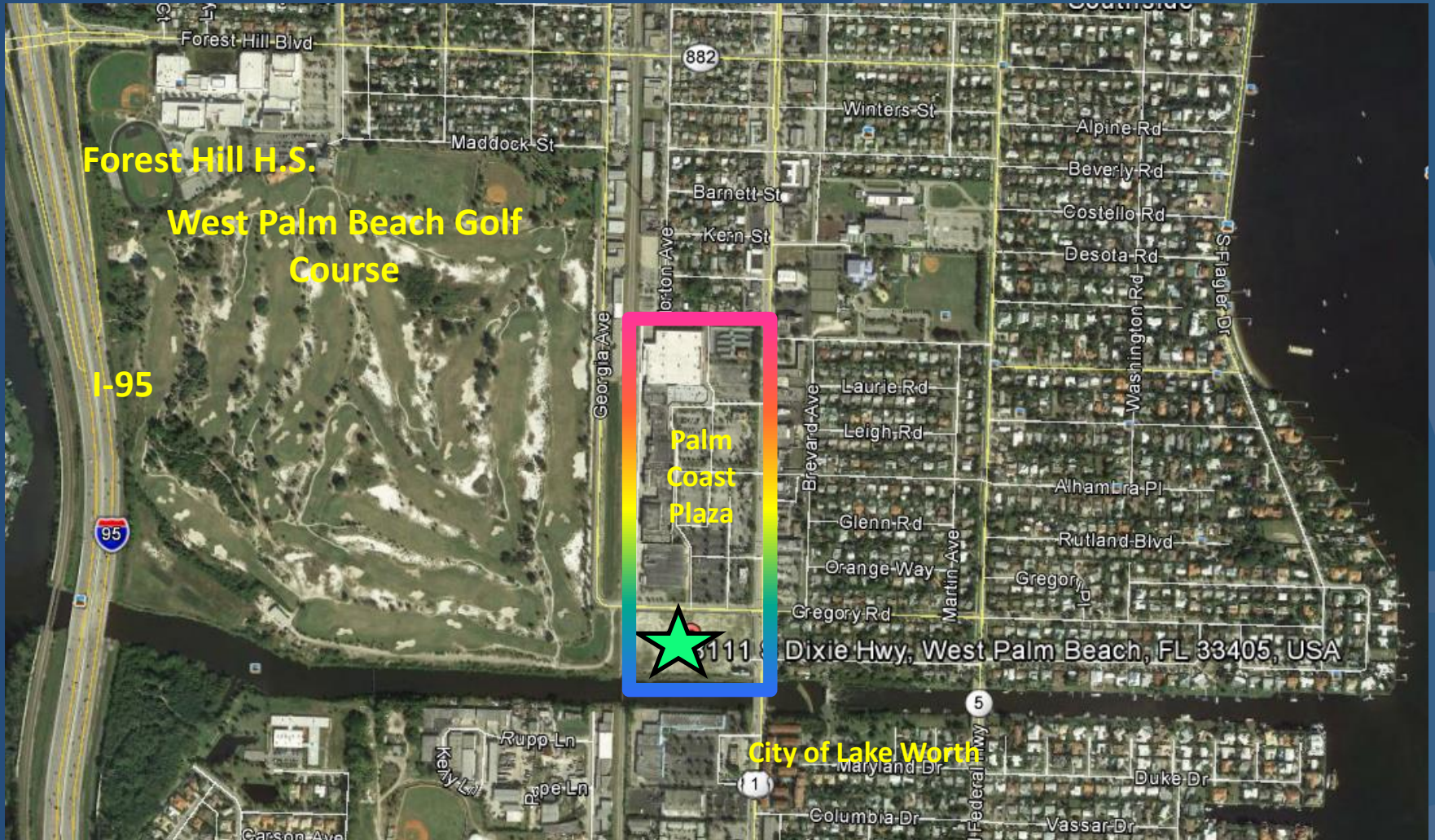


# Downtown Development Sites





# 8111 South Dixie Highway



# Housing and Community Development

- The City of West Palm Beach's Department of Housing and Community Development's mission is to assure quality of life for its residents through the development of housing, social, and economic opportunities.
- Current housing programs include; Residential Rehabilitation, Home Purchase Assistance, single family construction, affordable housing development grants.
- 2015/16 Action Plan: Funding set aside for affordable and workforce housing. Revolving loan fund for new construction or rehabilitation of multi-family rental properties that contain affordable or workforce housing.
- Affordable housing- Household income must be below 80% of the Area Median Income. Currently \$47,250 for a family of 3.
- Workforce housing- Household income must be below 140% of the Area Median Income. Currently \$82,740 for a family of 3.
- Economic Development Programs



# CITYWIDE DEVELOPMENT ACTIVITY

\$469 million recently completed or currently in construction

## ESTIMATED PROJECT CONSTRUCTION VALUE - MAJOR WEST PALM BEACH PROJECTS

Project	Moving Forward	Status	2014	2015	2016	2017	2018	Total
<b>ACTIVE CASES</b>								
Palm Beach Outlets (outlet portion)		Completed		\$64,020,000				\$64,020,000
Palm Beach Outlets (remainder of mall)		Completed			\$53,580,000			\$53,580,000
Villas on Antique Row		Completed	\$5,400,000	\$8,400,000				\$13,800,000
Walgreens		Completed		\$2,223,000				\$2,223,000
Valero Gas Station		Completed			\$300,000			\$300,000
Evernia Place - 85 MF units		Completed		\$13,820,682				\$13,820,682
Jefferson at WPB		Completed		\$20,000,000				\$20,000,000
Marriott residence Inn - 151 room		Completed			\$15,599,400			\$15,599,400
First Bank		Completed			\$776,250			\$776,250
Morse Life Major PD Amend. to add 7000 sf	✓	Under Construction			\$1,050,000			\$1,050,000
Meridian Building	✓	Under Construction			\$543,387			\$543,387
Ibis Country Club Expansion	✓	Under Construction			\$20,000,000	\$10,000,000		\$30,000,000
Mizner Lakes	✓	Under Construction			\$25,000,000	\$25,000,000		\$50,000,000
Dunbar Village RPD	✓	Under Construction			\$7,425,000			\$7,425,000
First Baptist Redevelopment	✓	Under Construction				\$0		\$0
Village Commons Publix Rebuild	✓	Under Construction			\$5,422,125			\$5,422,125
Golden Lakes Car Wash	✓	Under Construction			\$2,408,748			\$2,408,748
Loftin Place	✓	Under Construction			\$39,000,000	\$30,000,000		\$69,000,000
Convention Center Hotel	✓	Under Construction				\$41,600,000		\$41,600,000
Charleston Commons	✓	Under Construction			\$18,000,000			\$18,000,000
Tara Cove	✓	Under Construction				\$13,750,000		\$13,750,000
Auto Zone (45th St.)	✓	Under Construction			\$512,700			\$512,700
Westward Shopping center (Burlington Coat)	✓	Under Construction			\$1,156,500			\$1,156,500
PCC Resorts (Single Family residential)	✓	Under Construction			\$45,000,000			\$45,000,000

# CITYWIDE DEVELOPMENT ACTIVITY

\$952 million approved by the City

1515 South Flagler		Approved					\$55,000,000	\$55,000,000
300 Palm Beach Lakes Blvd. (Nurses residence)		Approved				\$3,500,000		\$3,500,000
80 Points West		Approved					\$32,000,000	\$32,000,000
Artists Square		Approved					\$30,000,000	\$30,000,000
Bella Vita		Approved				\$26,850,000		\$26,850,000
Central Park Plaza (3 Thirty Three)		Approved				\$32,690,000		\$32,690,000
Chapel by the Lake (1112 South Flagler)	✓	Approved					\$283,000,000	\$283,000,000
Charleston Commons II		Approved				\$18,000,000		\$18,000,000
City Furniture Outparcel		Approved				\$900,000		\$900,000
Clematis Place		Approved				\$22,875,000	\$22,675,000	\$45,550,000
Clematis Street Hotel		Approved					\$11,100,000	\$11,100,000
Hanley Center	✓	Approved				\$3,397,600	\$5,200,000	\$8,597,600
Hillcrest Manor	✓	Approved				\$11,945,600	\$3,200,000	\$15,145,600
Marriott Renaissance (Datura Hotel)		Approved				\$15,770,000		\$15,770,000
Palm Beach Motorcars Abandonment		Approved					\$1,500,000	\$1,500,000
Palm Beach Outlets Expansion		Approved				\$28,250,000		\$28,250,000
Palm Harbor Marina Resort		Approved				\$9,000,000		\$9,000,000
Park Plaza 7/11	✓	Approved				\$1,125,000		\$1,125,000
Park Slope Townhomes		Approved				\$3,500,000		\$3,500,000
PCC Resorts (Hotel)		Approved					\$201,000,000	\$201,000,000
Phillips Point Major Amendment		Approved				\$750,000		\$750,000
Ponce Block DSI	✓	Approved				\$8,500,000		\$8,500,000
TRG/Related & Rybovich Major Amendment		Approved				\$59,625,000	\$59,625,000	\$119,250,000
Wawa Convenience Store (Belvedere/Australian)	✓	Approved				\$1,125,000		\$1,125,000



# CITYWIDE DEVELOPMENT ACTIVITY

\$408 million in projects currently under review

A total of \$2.27 BILLION in the pipeline

4th District Court of Appeal		In Review				\$0		\$0
All Aboard Florida Residential		In Review					\$71,319,800	\$71,319,800
Broadstone Clematis		In Review					\$51,422,400	\$51,422,400
Good Samaritan Hospital Expansion		In Review				\$10,800,000		\$10,800,000
Haverhill Baseball Stadium		In Review					\$0	\$0
Norton Museum Master Plan		In Review				\$50,000,000		\$50,000,000
Restoration Hardware - Triangle Site (Okeechobee Blvd.)		In Review				\$12,750,000		\$12,750,000
Skees Road Development		In Review				\$27,562,500	\$1,125,000	\$28,687,500
Transit Village (TOD)		In Review					\$183,950,900	\$183,950,900
Dunbar Village RPD (Ph. III)		Not Submitted					\$7,500,000	\$7,500,000
Old City Hall site		Not Submitted					\$32,670,000	\$32,670,000
Palm Beach Opera Site		Not Submitted					TBD	\$0
Tent Site (Okeechobee Boulevard)		Not Submitted					TBD	\$0
550 Quadrille Boulevard		Not Submitted				\$200,000,000	\$200,000,000	\$400,000,000
Currie Park development		Not Submitted					TBD	\$0
Subtotal:			\$0	\$0	\$0	\$301,112,500	\$547,988,100	\$849,100,600
Total:			\$5,400,000	\$108,463,682	\$235,774,110	\$669,265,700	\$1,252,288,100	\$2,271,191,592

# CITYWIDE DEVELOPMENT ACTIVITY SUMMARY

- **Projects Completed..... \$184,100,000**
  - P.B. Outlets, Villas on Antique Row, Walgreens (Southern Blvd.), Evernia Place, Jefferson, Marriott Residence Inn, First Bank
- **Projects Under Construction..... \$285,900,000**
  - Convention Center Hotel (Hilton), Ibis Country Club, Mizner Lakes, Loftin Place, Charleston Commons, Tara Cove, Sea Palm Resorts
- **Projects Approved ..... \$952,100,000**
  - Bristol (Chapel/Lake), TRG/Related & Rybovich, P.B. Outlets Expansion, 1515 S. Flagler, Marriott Renaissance, Clematis Place, 3 Thirty Three
- **Projects In Review ..... \$408,900,000**
  - Haverhill Baseball Stadium, Transit Village, Norton Museum, Restoration Hardware, AAF Residential, Broadstone Clematis, Skees Road Development
- **Projects Not Submitted ..... \$440,200,000**
  - Tent Site (TBD), Opera Site (TBD), Old City Hall Site, 550 Quadrille, Currie Park Development, Dunbar Village Ph. III

**TOTAL: \$2,271,000**



# Questions?

---

July 24, 2015



WEST PALM BEACH