

Development Services Outreach Meeting

October 22, 2015



WEST PALM BEACH

- I. Introduction and Welcome**
- II. Department Update**
- III. Financial Update**
- IV. Summary of Development Activity**
- V. Development Opportunities**
- VI. Questions**

Outreach Meetings



WEST PALM BEACH

1) July 26, 2013

3) February 27, 2013

5) October 16, 2014

6) March 26, 2015

8) October 22, 2015

2) November 1, 2013

4) June 26, 2014

7) July 24, 2015

Departmental Update

October 22, 2015



WEST PALM BEACH

- **1. Department Staff**
 1. Senior Planner (Urban Design/Historic Preservation)
 2. Code Officer – Business Tax
 3. Code Officers (2) – Downtown Noise Monitoring

Organizational Update 90%



WEST PALM BEACH



Director



Building Official



Administrative Assistant



Management Analyst



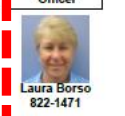
Planning & Zoning Administrator



Secretary



Chronic Nuisance Officer



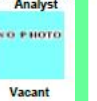
Community Improvement Manager



Assistant Building Official



Administrative and Research Analyst



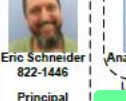
License & Permit Supervisor



Administrative Assistant



Principal Planner



City Urban Designer



Senior Planner



Clerical Specialist



Code Enforcement Supervisor



Administrative Assistant



Chief Inspector Building



Chief Inspector Electrical



Chief Inspector Mechanical



1 & 2 Family Inspector



Commercial Combination Inspector



Mechanical Inspector



Building Inspector



Electrical Inspector



Mechanical Inspector



Building Inspector



Chief Inspector Plumbing



Plumbing Inspector



Building Inspector



Plumbing Inspector



Plumbing Inspector



Plan Review Librarian



Chief Plans Examiner



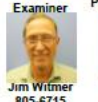
Plan Review Librarian



Commercial Combination Plans Examiner



Senior Commercial Plans Examiner



Commercial Combination Plans Examiner



Electrical Plans Examiner II



Mechanical Plans Examiner II



Commercial Plans Examiner II



Building Plans Examiner II



Land Development Engineer ***



Building Plans Examiner



Utilities Engineering Project Coordinator ***



License & Permit Specialist



License & Permit Specialist



License & Permit Specialist



License & Permit Specialist



License & Permit Specialist



License & Permit Specialist



CSD Customer Service Associate



Secretary



Records Retention Specialist



Records Retention Specialist



TEMP Records Retention Specialist



TEMP Clerical Specialist



Office Support Staff

Fiscal Services Coordinator

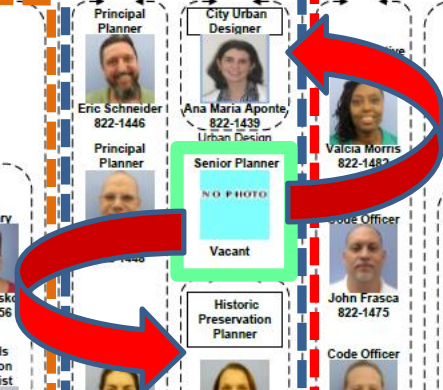


License & Permit Specialist



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

Thursday, October 08, 2015



Plan Review, Building/Business Tax

Planning

Code Enforcement

1. Department Staff

1. Senior Planner (Urban Design/Historic Preservation)
2. Code Officer – Business Tax
3. Code Officers (2) – Downtown Noise Monitoring

2. 2015-16 Fee Schedule

1. Lowered building fees in June 2014
2. Added miscellaneous fees for FY2015-16
(scanning fees, code reinspections, residential tree alteration permit)

3. One Solution update

1. Looking at alternative software – TrackIt

4. Art In Public Places ordinance changes

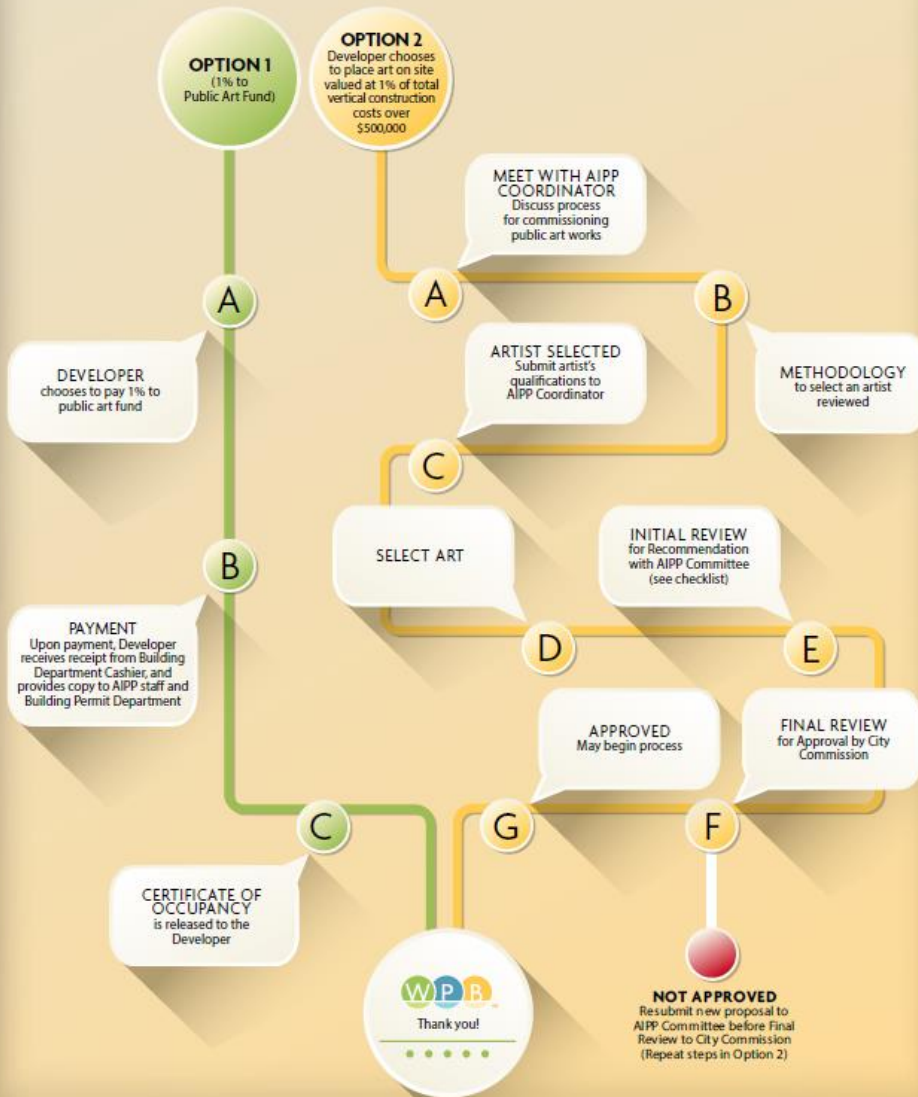
1. Discussing revisions to the ordinance

Art In Public Places



WEST PALM BEACH

Plan and Plats Review Introduction to Arts in Public Places Process



Art In Public Places



WEST PALM BEACH



Sybille Welter
A.i.P.P. Coordinator
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401
(561) 822-1521

Chapter 78, Article V of the City Code of Ordinances assessment on certain new development and construction. Specifically, this assessment applies to all new private renovation or remodeling, where total vertical construction costs equal to or greater than \$500,000.00.

This application must be filled out and submitted to the first floor of City Hall with (if applicable) the art attachments on the day of the issuance of the first building permit for any project.

PROJECT LOCATION _____
 DEVELOPER _____
 CONTACT PERSON _____
 TELEPHONE _____
 MAILING ADDRESS _____
 PERMIT NUMBER _____
 PERMIT ISSUANCE DATE _____

TOTAL VERTICAL CONSTRUCTION COSTS: \$ _____

Total vertical construction costs means the total engineering and design, demolition costs, real property costs.

AiPP Art Assessment Form 081315

(Note: Exempted developments include single-family residences not developed as a planned development; ordinary property maintenance; repairs and restoration resulting from fire, flood, windstorm or other natural disaster, as determined by the building official.)

ARE TOTAL VERTICAL CONSTRUCTION COSTS EQUAL TO OR GREATER THAN \$500,000.00?

NO _____ (No election of Option #1 or #2 required, skip to signature and affidavit completion shown below option boxes)

YES _____ (SELECT OPTION #1 or #2 below)

Option #1	Provide work(s) of art or element of historical or cultural significance. In compliance with Sections 78-121 through 78-131: A. Submit documentation evidencing the escrow of funds for a work of art or historic or cultural elements valued in an amount of one percent (1%) of the total vertical construction costs; ; AND B. Submit an application for approval of the work of art or historic or cultural elements to the AiPP Coordinator.
Option #2	Make deposit to Art in Public Places fund. Contribute an amount equal to one percent (1%) of the total vertical construction costs for deposit to the art in public places fund.

Developer understands that this AiPP application, building permit applications, petitions, attachments and fees become part of the official records of the Development Services Department and are not returnable. Developer also understands that completion of Affidavit below is required to process AiPP application.

SIGNATURE _____
 REPRESENTING _____
 DATE _____
 Application Accepted by:
 (Name of Cashier) _____

FOR CITY OF WEST PALM BEACH ACCOUNTING PURPOSES ONLY:
 #2650 /316.070100.000.363300

AiPP Art Assessment Form 081315

AFFIDAVIT

_____ (the Developer)
 of West Palm Beach, Florida, its election of options with respect to the City of West Palm Beach Public Places art assessment. Developer affirms and certifies that the matters contained herein and regulations of the City of West Palm Beach will be true and accurate to the best of the Developer's knowledge.

The undersigned hereby swears or affirms that the matters contained herein are true and accurate to the best of the Developer's knowledge. The undersigned hereby swears or affirms that the matters contained herein are true and accurate to the best of the Developer's knowledge.

The undersigned hereby swears or affirms that the matters contained herein are true and accurate to the best of the Developer's knowledge. The undersigned hereby swears or affirms that the matters contained herein are true and accurate to the best of the Developer's knowledge.

 Signature

 PRINT NAME

 Title

}

} SS:

before me, a Notary Public duly authorized in the State and to take acknowledgements, personally appeared _____ as _____ of _____ (Developer).

_____, in and who executed the foregoing instrument, and that s/he executed the foregoing Affidavit; and that the Developer organization. S/he did take an oath.

_____ day of _____ 20__.

[Seal]

Financial Update

October 22, 2015



WEST PALM BEACH

2015 Property Values



WEST PALM BEACH

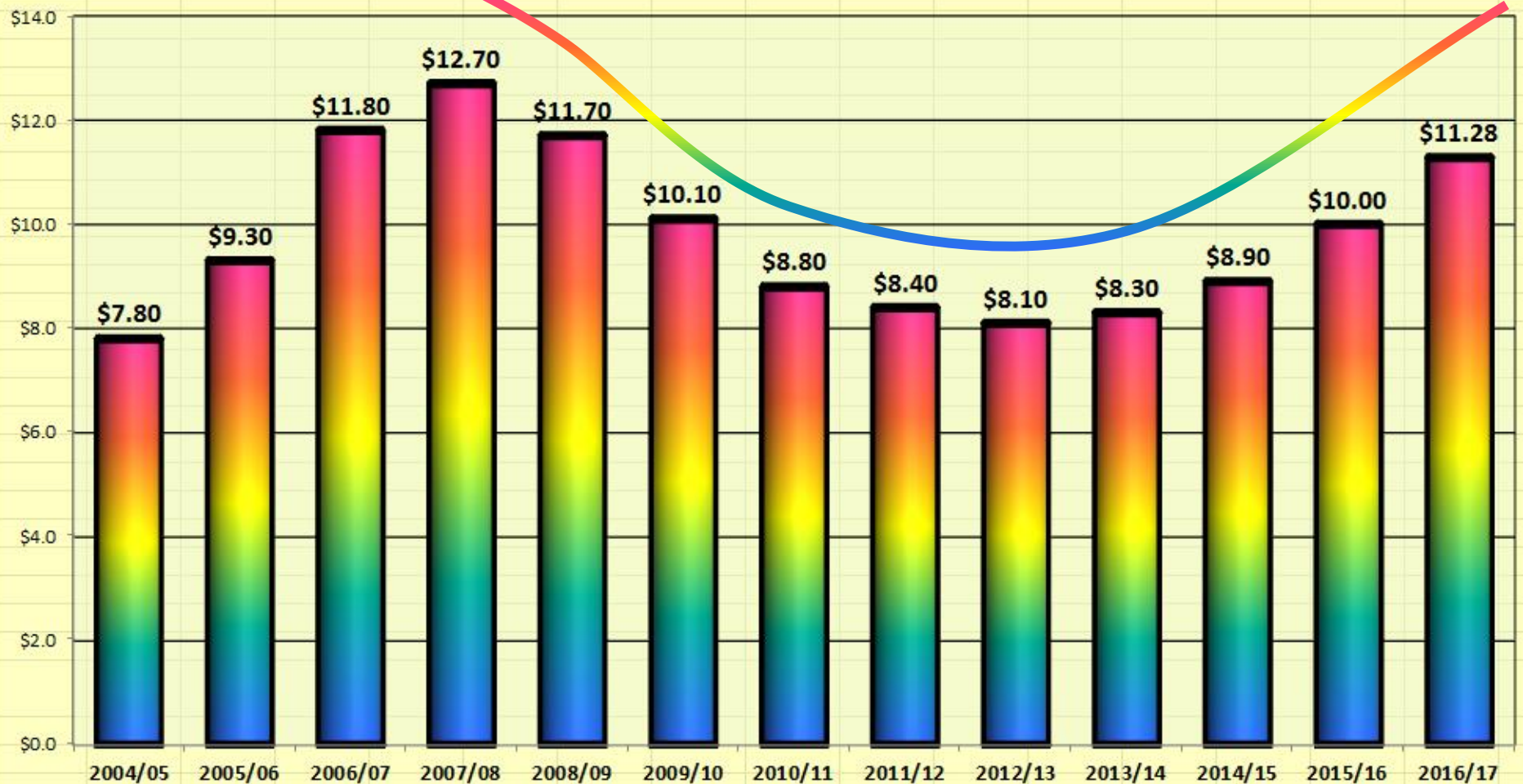
Palm Beach County PROPERTY APPRAISER
2015 Final Taxable Value
 10/09/15



Code	Taxing Authorities	2014 Final (Ext) Taxable Value	2015 Preliminary Taxable Value	Percent Change	2015 Final (Oct) Taxable Value	Percent Change
56	Riviera Beach	3,378,891,384	4,552,561,967	34.74	4,561,328,274	34.99
70	Palm Springs	678,049,106	821,304,783	21.13	820,789,873	21.05
74	West Palm Beach	8,864,643,257	9,999,188,141	12.80	9,971,939,207	12.49
74	West Palm Beach Debt	8,874,239,949	10,007,489,298	12.77	9,980,240,364	12.46
41	Loxahatchee Groves	197,689,417	222,866,840	12.74	221,320,047	11.95
48	Pahokee	69,632,765	77,919,780	11.90	77,732,233	11.63
72	Royal Palm Beach	2,046,984,635	2,284,598,181	11.61	2,282,070,445	11.48
04	Belle Glade	266,508,120	300,637,540	12.81	295,696,617	10.95
73	Wellington	6,273,246,369	6,943,284,683	10.68	6,945,516,766	10.72
40	Lantana	725,272,244	803,027,456	10.72	802,563,507	10.66
20	Gulf Stream	873,166,897	965,427,964	10.57	965,055,696	10.52
08	Boynton Beach	4,210,796,551	4,635,365,868	10.08	4,646,176,798	10.34
38	Lake Worth	1,194,171,369	1,319,250,938	10.47	1,317,158,773	10.30
12	Delray Beach Debt	7,241,365,108	7,983,883,436	10.25	7,984,439,599	10.26
30	Jupiter	8,078,558,089	8,914,087,820	10.34	8,907,223,485	10.26
12	Delray Beach	7,239,395,652	7,980,785,319	10.24	7,981,341,482	10.25
58	South Bay	52,670,005	58,069,375	10.25	58,044,292	10.20
18	Greenacres	1,274,273,513	1,401,140,341	9.96	1,400,850,119	9.93
66	Village of Golf	129,316,088	142,548,868	10.23	142,043,518	9.84
28	Juno Beach	1,036,715,052	1,137,596,270	9.73	1,137,735,447	9.74
50	Palm Beach	13,383,397,607	14,687,090,837	9.74	14,661,632,936	9.55
36	Lake Park	479,069,059	524,406,886	9.46	523,385,701	9.25
09	Briny Breezes	35,330,590	38,633,088	9.35	38,563,642	9.15
10	Cloud Lake	4,794,958	5,219,371	8.85	5,219,371	8.85
22	Haverhill	66,994,781	72,672,897	8.48	72,564,826	8.31
32	Jupiter Inlet Colony	258,419,438	279,158,731	8.03	279,108,731	8.01
42	Manalapan	970,320,741	1,048,002,699	8.01	1,046,474,418	7.85
60	Tequesta	863,937,071	932,372,909	7.92	931,628,702	7.84
52	Palm Beach Gardens	8,759,416,672	9,440,370,859	7.77	9,443,433,434	7.81
06	Boca Raton	18,195,999,305	19,582,072,809	7.62	19,581,516,068	7.61
46	Ocean Ridge	767,010,319	825,265,695	7.60	825,113,667	7.58
68	North Palm Beach	1,604,532,533	1,726,462,395	7.60	1,724,418,553	7.47
44	Mangonia Park	144,100,274	154,627,645	7.31	154,579,093	7.27
26	Hypoluxo	273,180,080	292,884,157	7.21	292,792,546	7.18
24	Highland Beach	1,937,064,009	2,076,387,102	7.19	2,075,380,658	7.14
34	Lake Clark Shores	198,466,870	214,385,062	8.02	212,609,571	7.13
02	Atlantis	418,376,741	447,039,876	6.85	446,972,211	6.83
62	South Palm Beach	263,054,835	279,002,222	6.06	278,981,222	6.05
54	Palm Beach Shores	523,982,364	532,216,807	1.57	532,159,958	1.56
14	Glenridge	14,080,820	14,264,473	1.30	14,263,237	1.30
	All Cities	111,586,525,697	123,408,669,375	10.59	123,330,105,233	10.52
	WPB DDA	1,354,104,804	1,523,335,830	12.50	1,516,013,663	11.96
	Delray Beach DDA	646,185,941	728,127,037	12.68	727,807,881	12.63
	Palm Beach County	139,218,878,252	152,661,150,295	9.66	152,562,817,106	9.58

FPL Power Plant (\$800 million)
 Major annexation

West Palm Beach Property Values

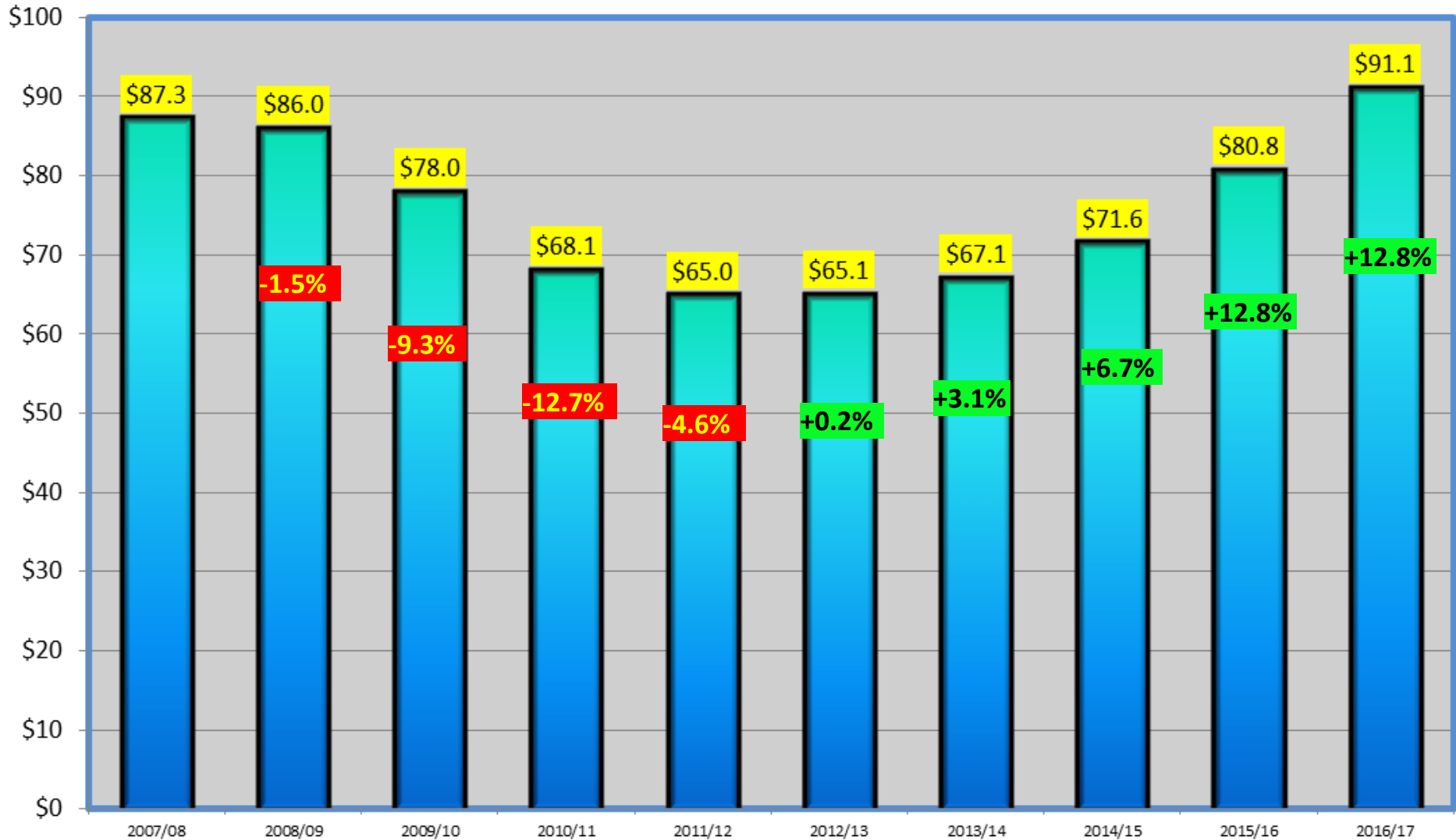


Property Tax Revenue



WEST PALM BEACH

Property Tax Revenue



ESTIMATED

Development Services Revenues



WEST PALM BEACH

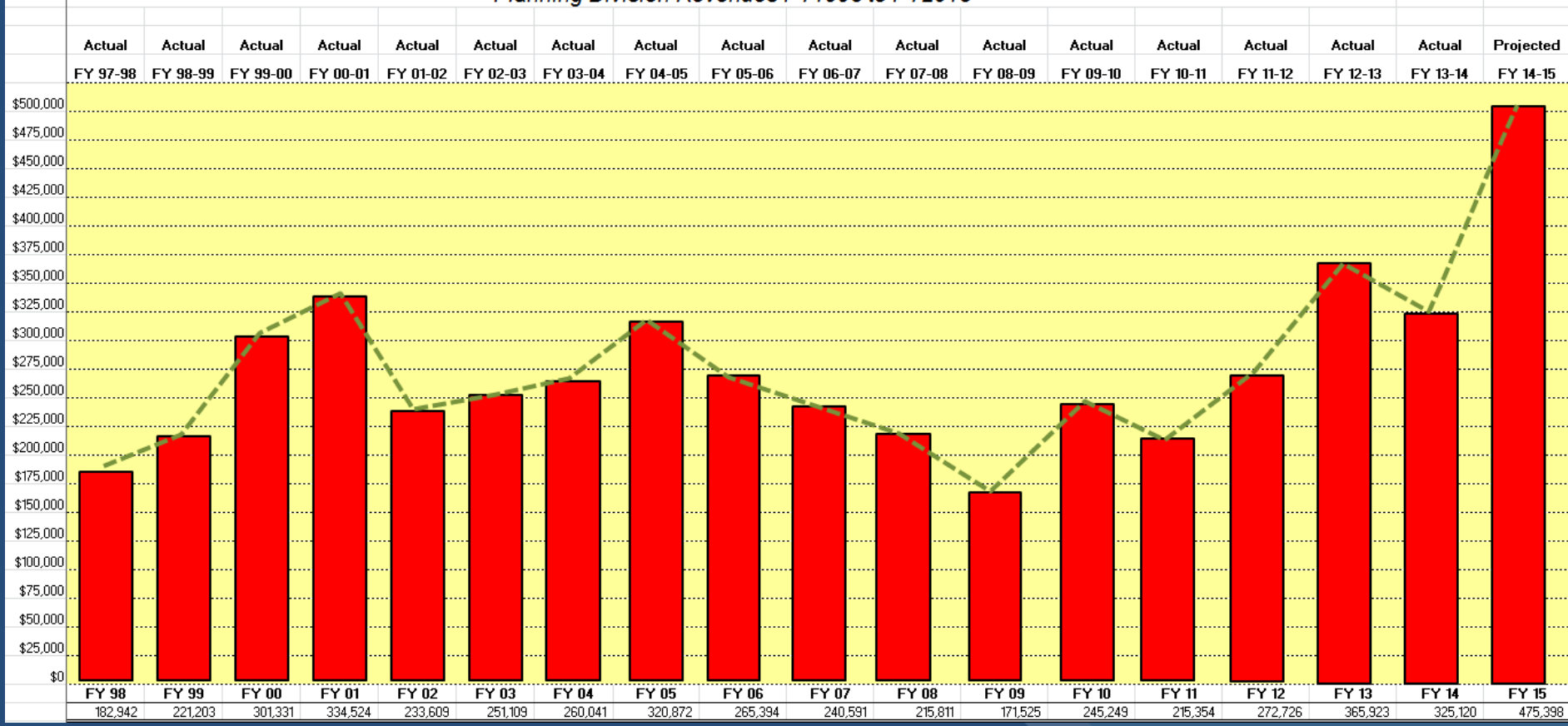
	<u>Building Permits</u>	<u>Business Tax</u>	<u>Planning Fees</u>	<u>Code Enf.</u>	<u>TOTAL</u>
FY12-13	\$5,793,215	\$2,883,545	\$ 418,392	\$310,159	\$ 9,405,851
FY13-14	\$9,680,347	\$3,266,603	\$ 374,455	\$402,354	\$13,723,759
FY14-15	\$7,868,899	\$3,615,910	\$ 526,148	\$1,173,903	\$13,184,859
% of budgeted	122%	104%	157%	156%	122%
FY15-16 Budgeted	\$6,000,000	\$3,655,000	\$ 400,000	\$1,016,000	\$11,345,400
FY09-10:	\$3,642,742	\$2,925,848	\$ 245,249		

Planning Revenues



WEST PALM BEACH

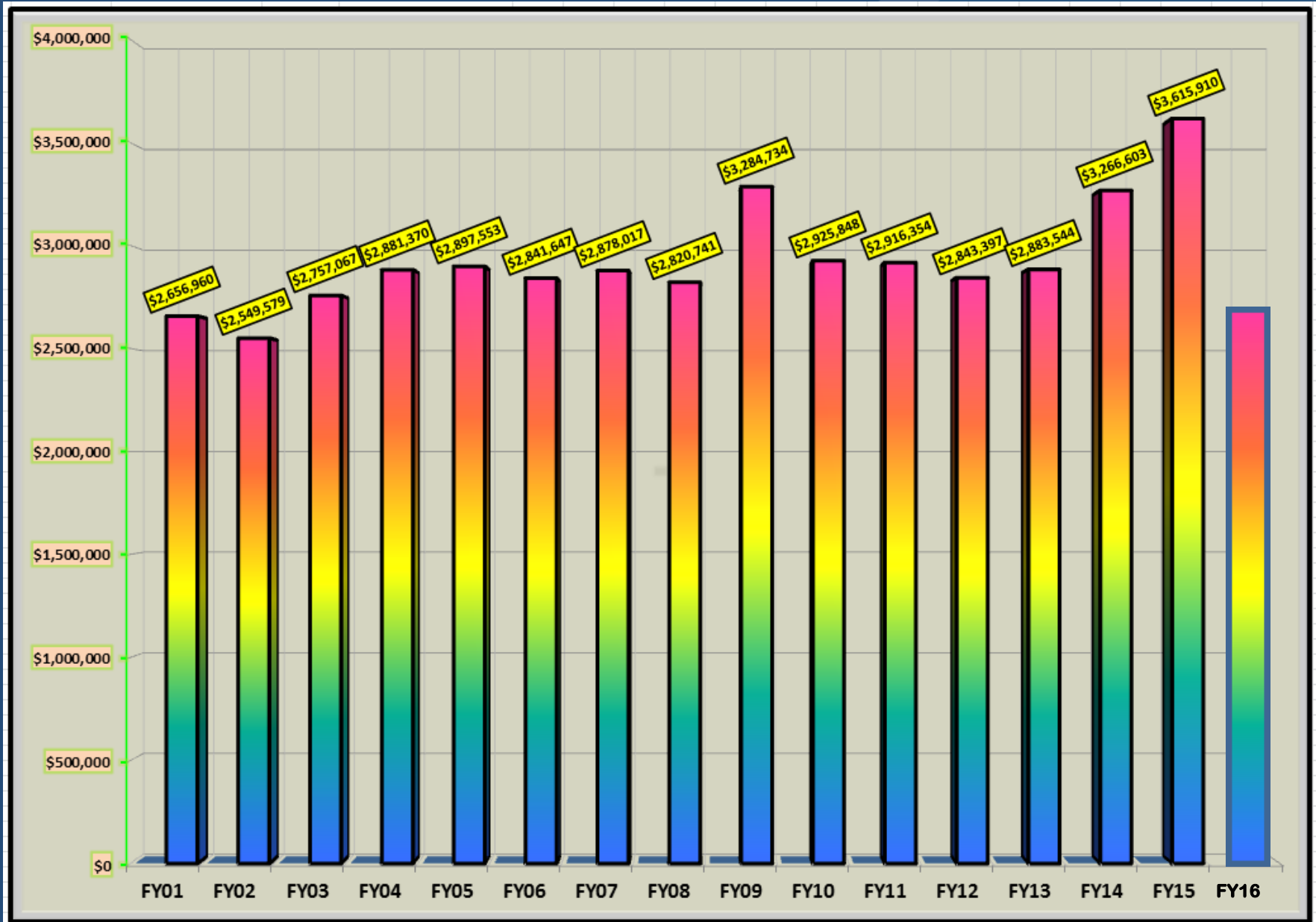
Planning Division Revenues FY1998 to FY2015



Business Tax Revenues (FY01-15)



WEST PALM BEACH



Summary of Development Activity

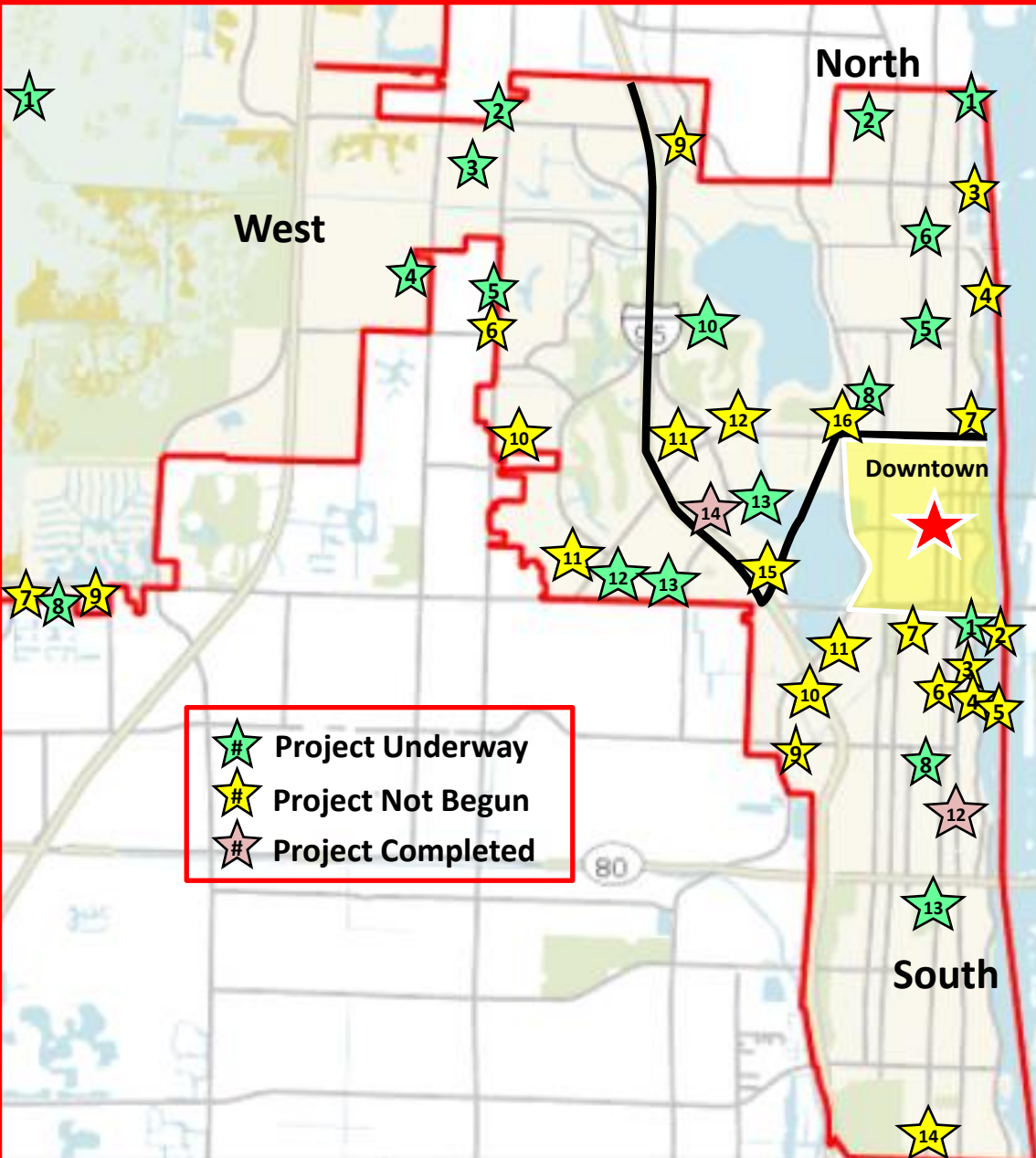
October 22, 2015



WEST PALM BEACH

Major Developments in West Palm Beach

October 2015



	Project Underway
	Project Not Begun
	Project Completed

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. Banyan Cay Resort
11. P.B. Outlets Exp.
12. 4th District Court/Appeals
13. Mizner Lakes
14. Jefferson
15. Sail Club
16. Cumberland Farms

West End Projects

- | | |
|---------------------------|---------------------------------|
| 1. Ibis Recreation | 2. Auto Zone Store |
| 3. Ballpark/P.Beaches | 4. Charleston Commons |
| 5. Tara Cove | 6. Oxbridge Acad. Ren. |
| 7. Bella Vita | 8. Golden Lakes Car Wash |
| 9. Skees Road Dvlpmt. | 10. N'wood/Keiser College |
| 11. City Furniture Parcel | 12. Auto Dealerships/Okeechobee |
| 13. Westward Center | |

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 Ctr. |
| 9. Wawa Convenience Store | 10. Brown Distributing |
| 11. Storall | 12. Villas/Antique Row |
| 13. S.Dixie Redevelop. | 14. 8111 S. Dixie Redev. |

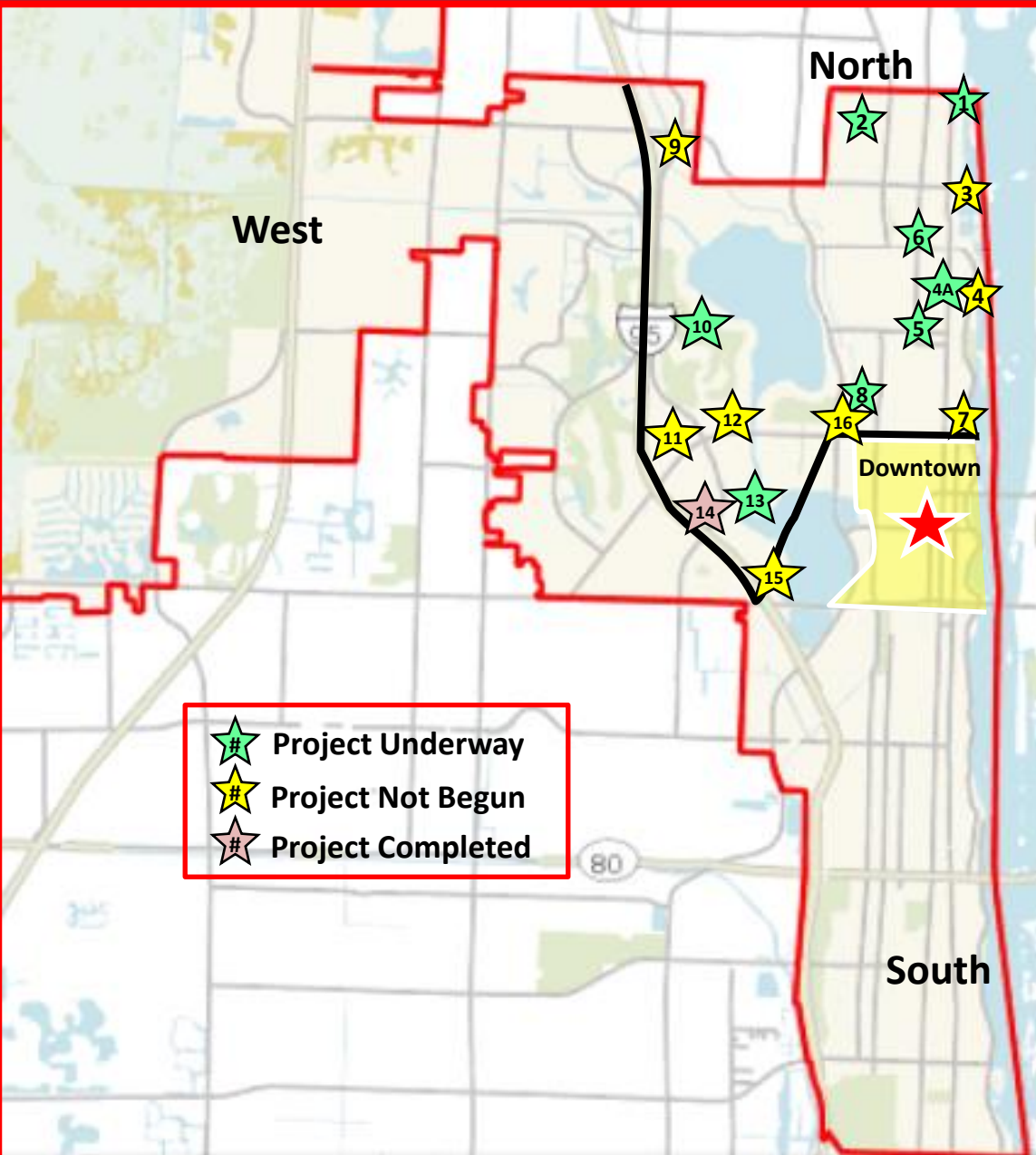
Major Developments in West Palm Beach

October 2015

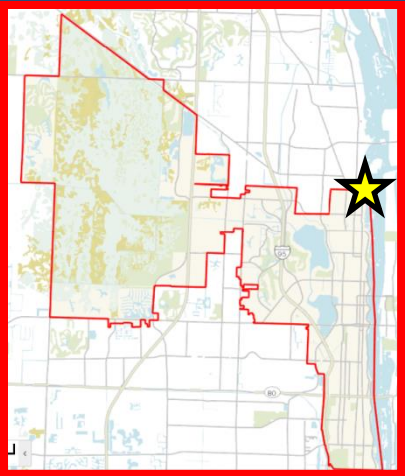
North End Projects

1. FPL Manatee Viewing Center
2. Quantum House @ St. Mary's
3. Rybovich/Related Dvlpmt.*
4. Currie Park Code & Dvlpmt.
- 4A. Ponce Development
5. Northwood Code Changes
6. Broadway Code Changes
7. Good Samaritan Expansion
8. Dunbar Village
9. Park Plaza 7/11*
10. Banyan Cay Resort
11. P.B. Outlets Expansion*
12. 4th District Court/Appeals
13. Mizner Lakes (Cameron Est.)
14. Jefferson
15. Sail Club
16. Cumberland Farms

* Approved

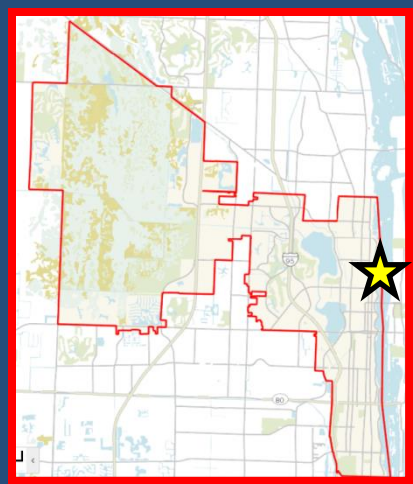


FPL Manatee Viewing Center



Currie Park Code Revisions

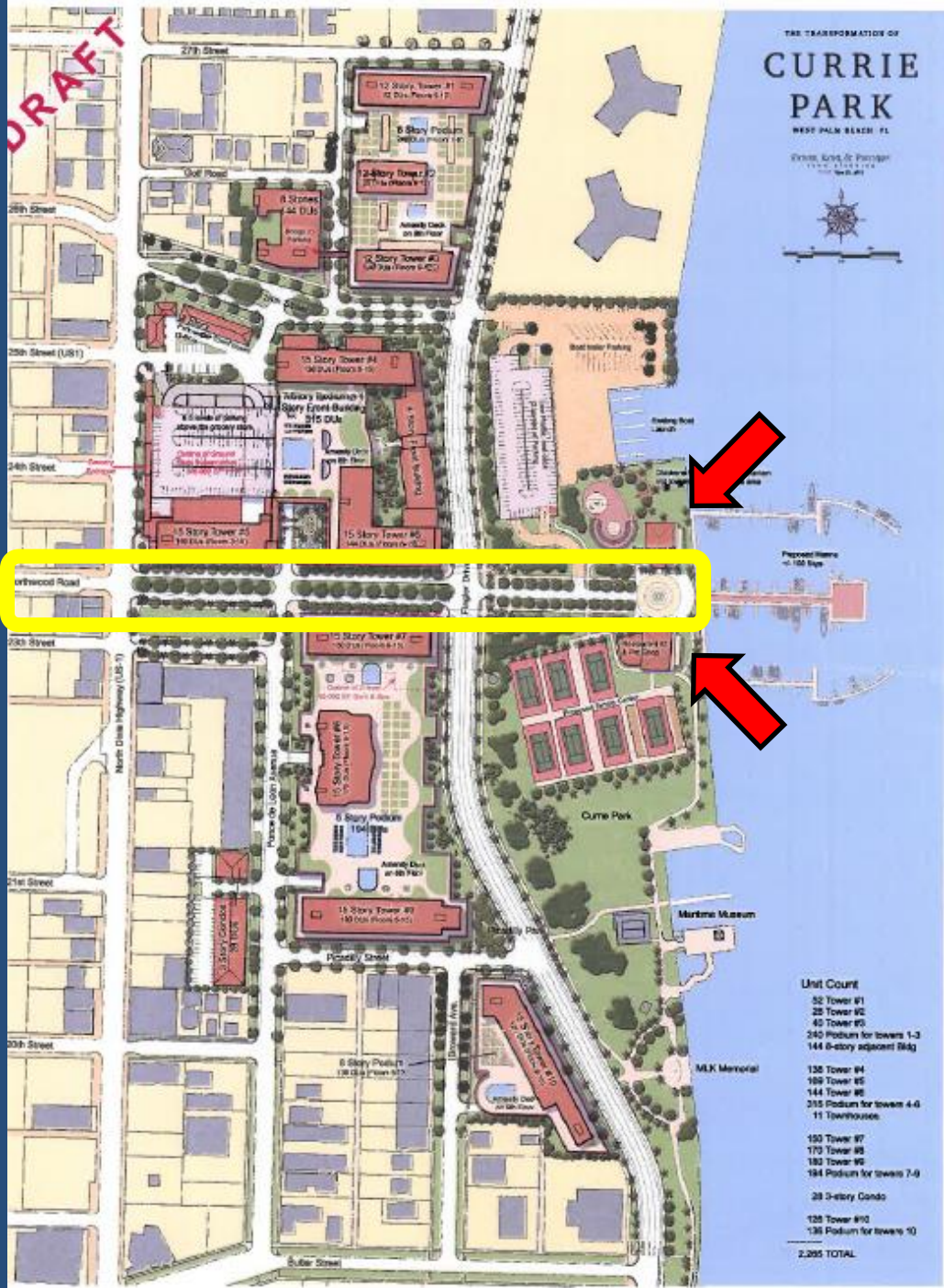
Adopted November 10, 2014



15

12

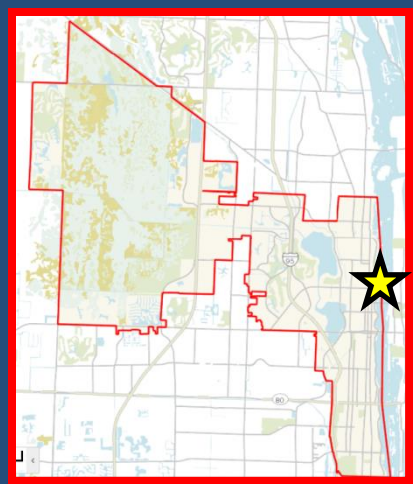
10



Jeff Green Assemblage



Good Samaritan Hospital Expansion



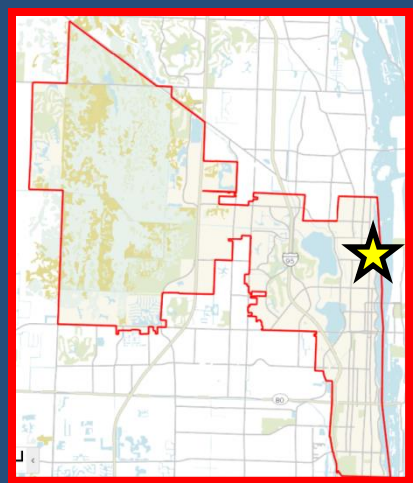
Good Samaritan Medical Center
West Palm Beach, Florida



Good Samaritan Medical Center
West Palm Beach, Florida

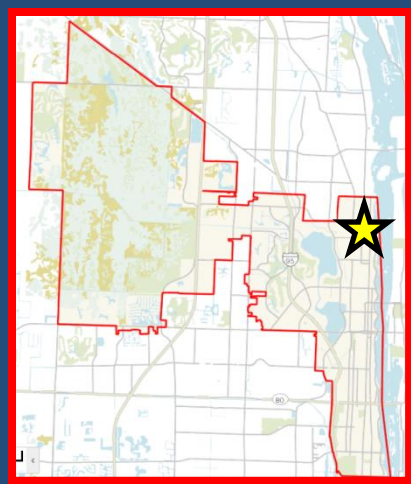
HARVARD JOLLY
ARCHITECTURAL

Northwood Code Revisions

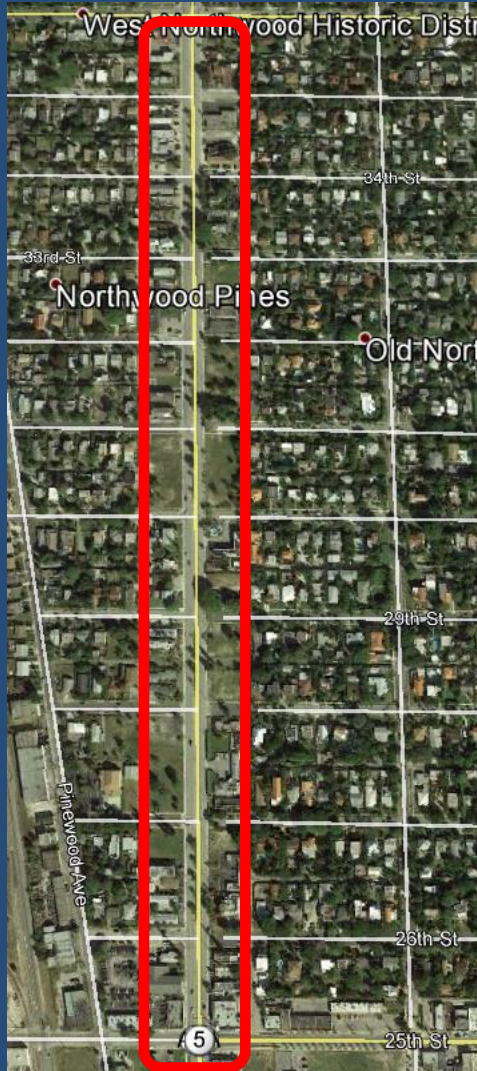


Broadway Code Revisions

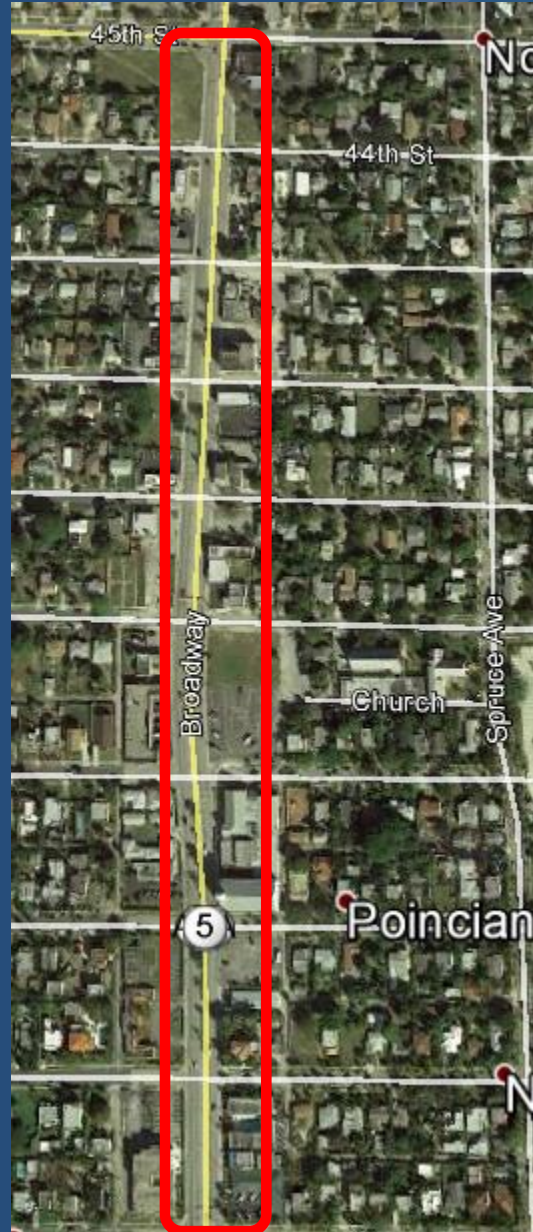
3



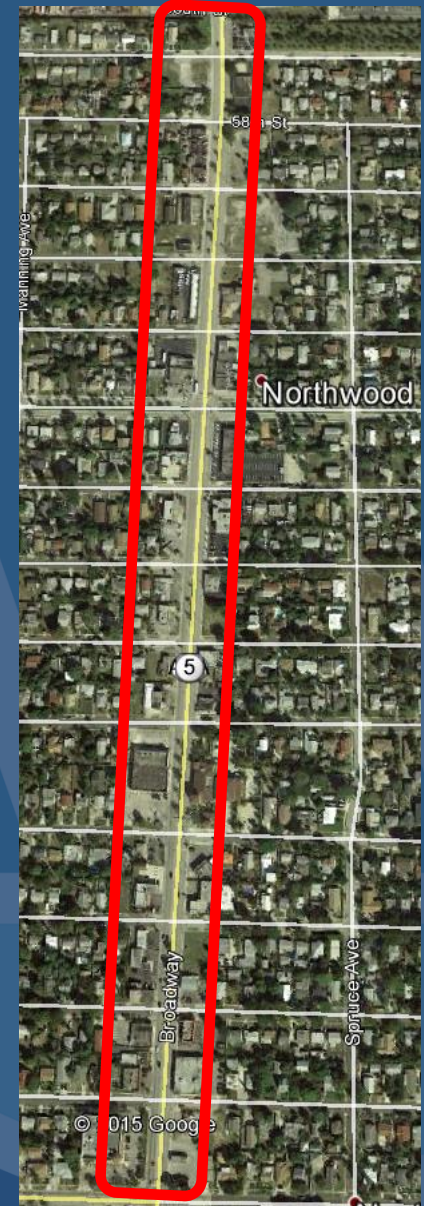
2



1



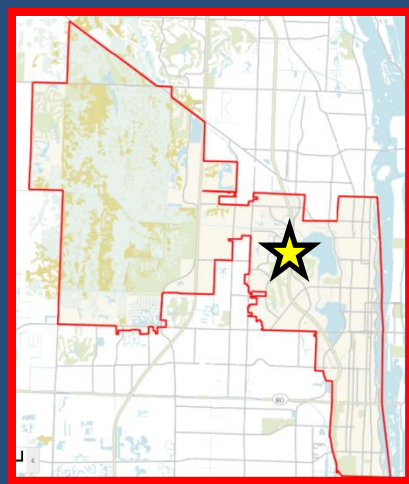
2



3

Banyan Cay Resort

Noble House Hotels to develop hotel



Kona Kai resort & Spa (San Diego)

Ocean Key Resort & Spa (Key West)

Portofino Hotel & Marina (Redondo Beach)

River Terrace Inn (Napa)

Mountain Lodge at Telluride (Telluride)

Argonaut Hotel (San Francisco)

Little Palm Island Resort & Spa (Keys)

LaPlaya Beach & Golf Resort (Naples)

The Inn at Key West (Key West)

Gateway Canyons Resort (Gateway, CO)

Pelican Grand Beach Resort (Ft. Laud.)

Hilton San Diego Resort/Spa (San Diego)



Proposed Mix

SF – 94 units

Cottages – 51

MF – 200 units

Hotel–150 rooms

Spa – 5,600 sf

Meeting Space – 15,200 sf

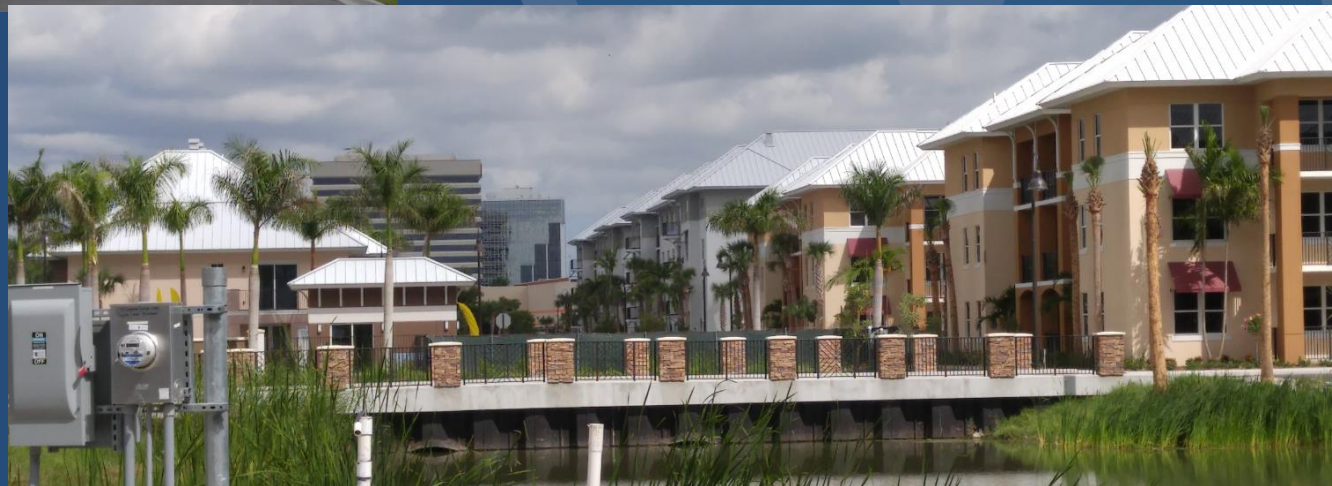
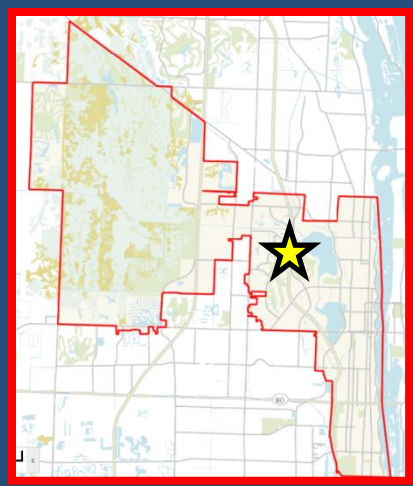
Restaurant–5,808 sf (hotel) 1,660 sf
(outdoor)

Clubhouse–6,000 sf

Tennis – 4,000 sf

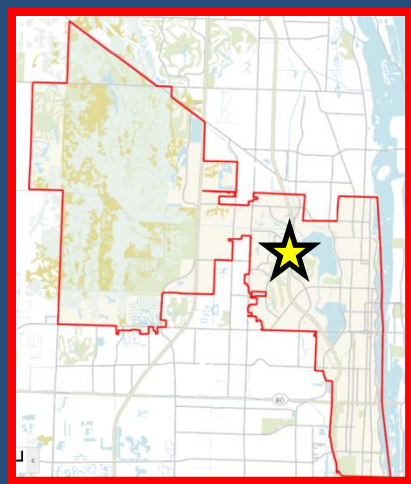
Driving Range

Mizner Lakes (Cameron Estates)

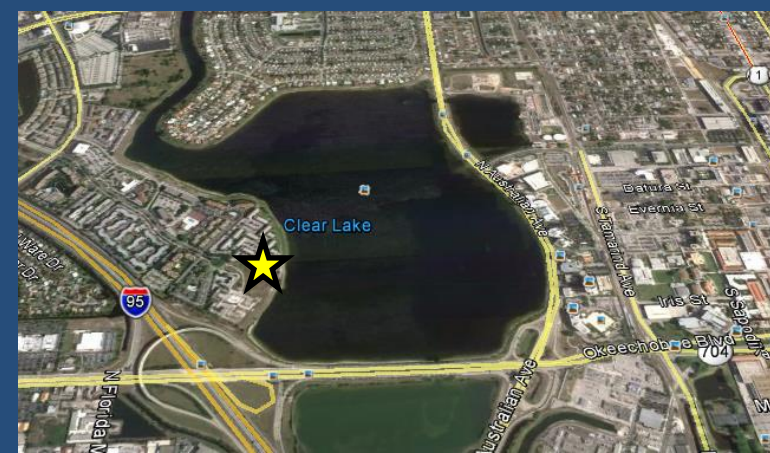


Cumberland Farms

Cumberland Farms has submitted an application to move into the site at the northeast corner of Palm Beach Lakes Boulevard and Australian Avenue on the site formerly occupied by Walgreens.



Sail Club Property



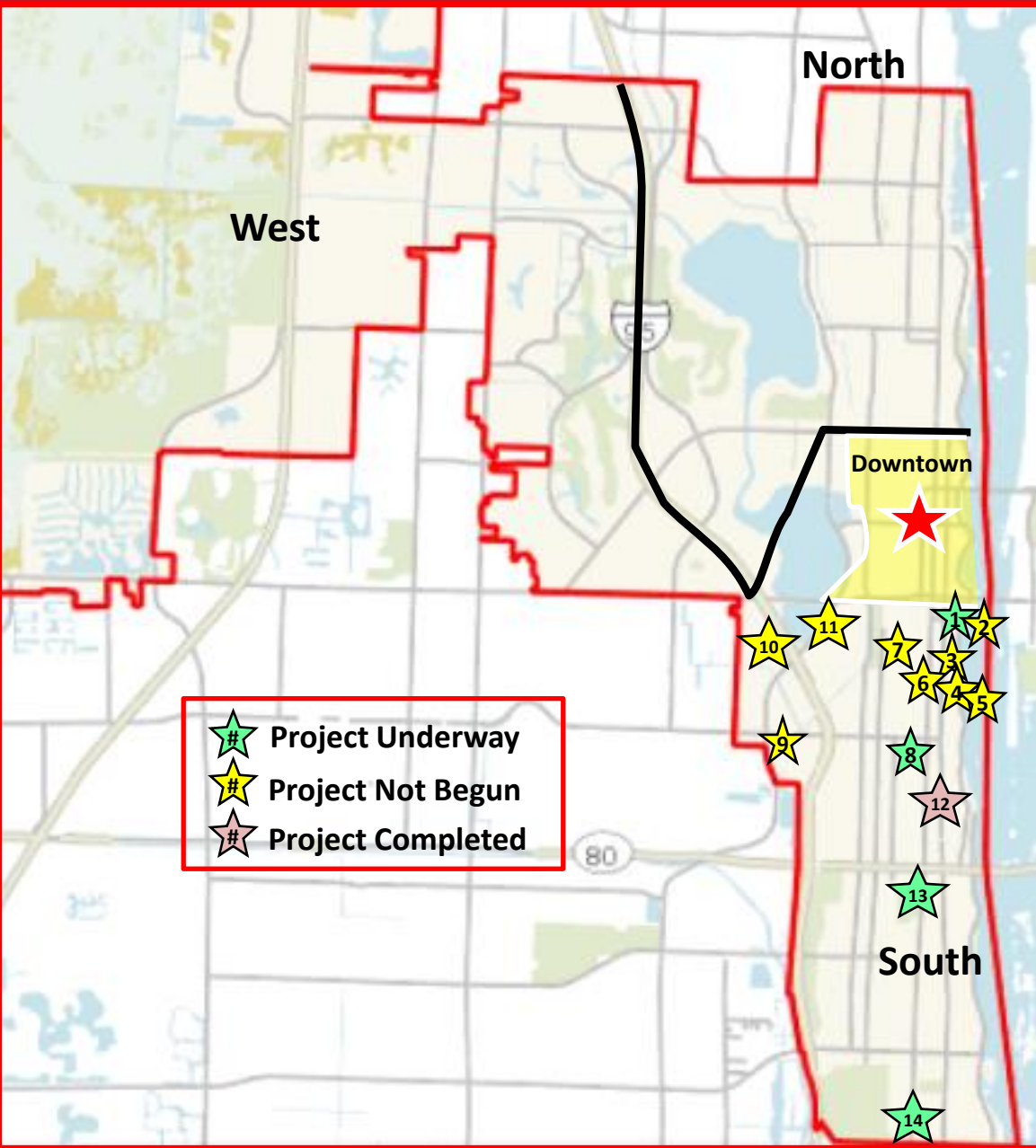
Major Developments in West Palm Beach

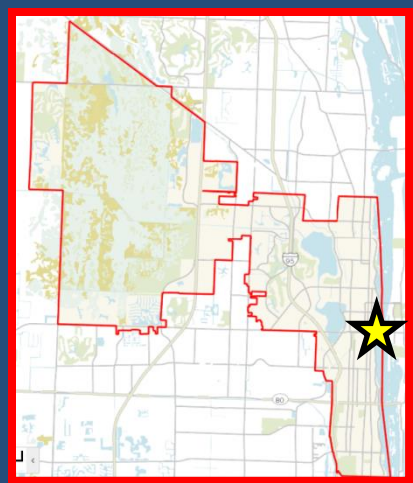
October 2015

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. Brown Distributing
11. Storall
12. Villas on Antique Row
13. S. Dixie Redevelopment
14. 8111 S. Dixie Redev.

* Approved



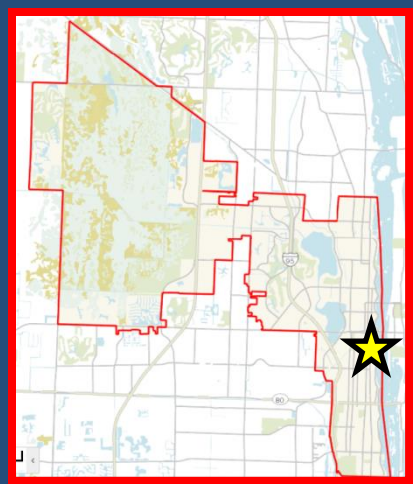


**First Baptist Church
(under construction)**

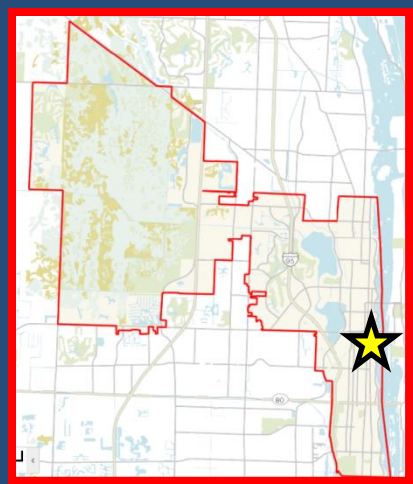
**Bristol (Chapel
by the Lake)**



Norton Art Museum Renovations (approved)



Carefree Theater Site (under contract with private venture)



STATUS

Property is under contract and plans are being formulated for a multiplex movie theater and residential development.



Park Slope Townhomes (1200 Lake Avenue; approved)

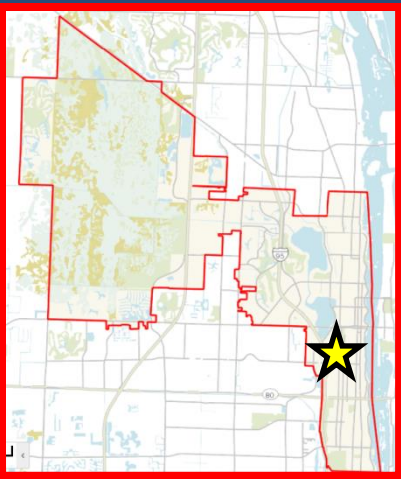


STATUS

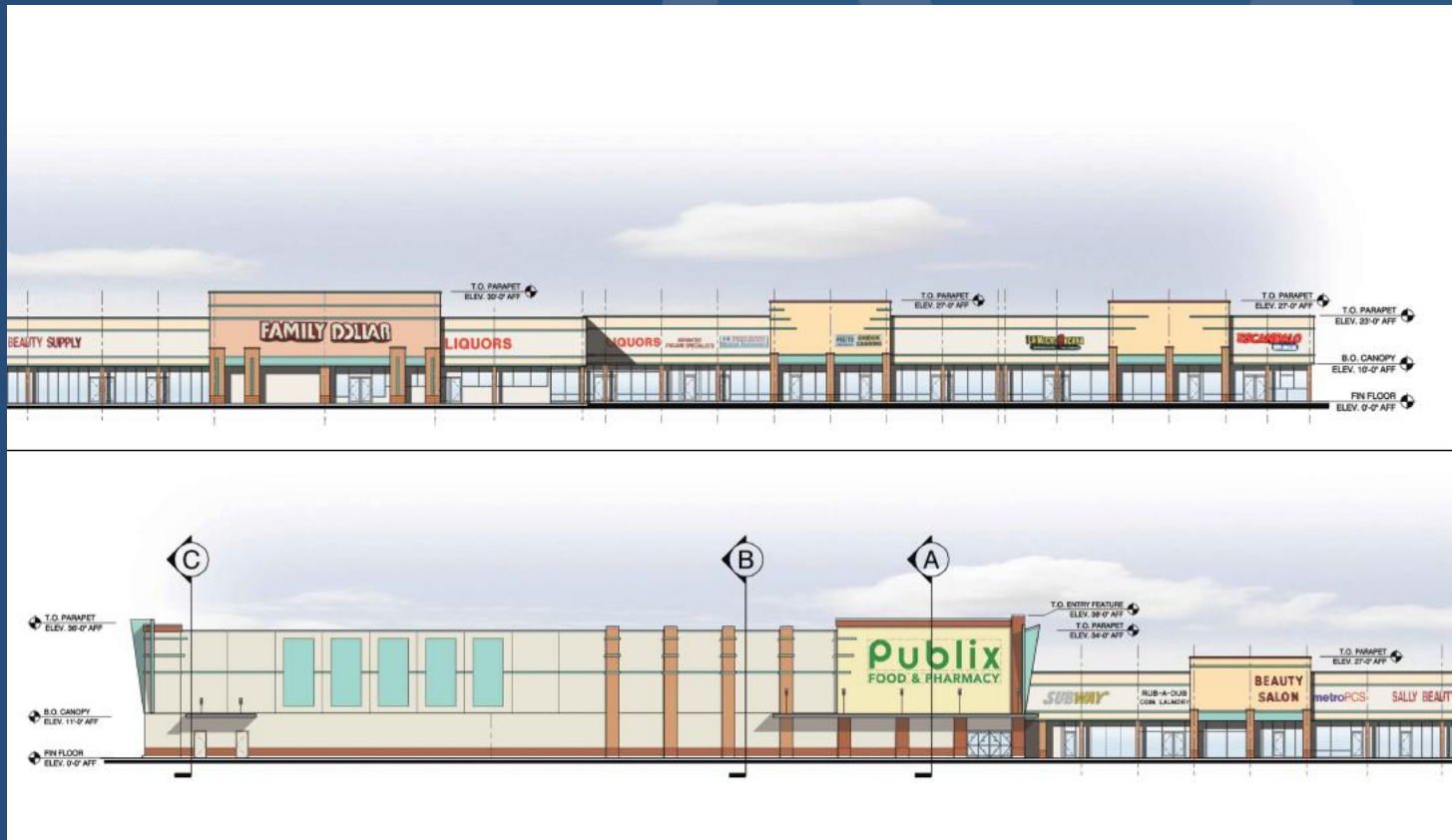
*Property is
under contract
and plans are
being
formulated.*



Publix at Belmart Plaza (500 Belvedere Road)

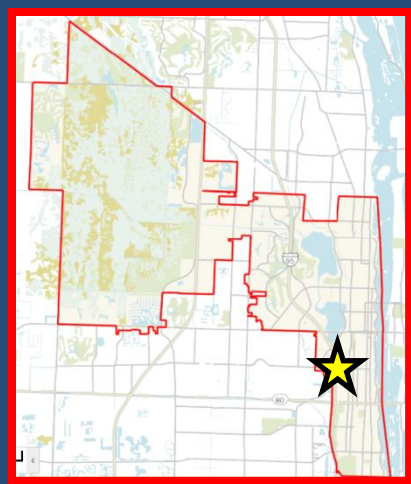


STATUS
*Reconstruction of
the Center is
underway.*



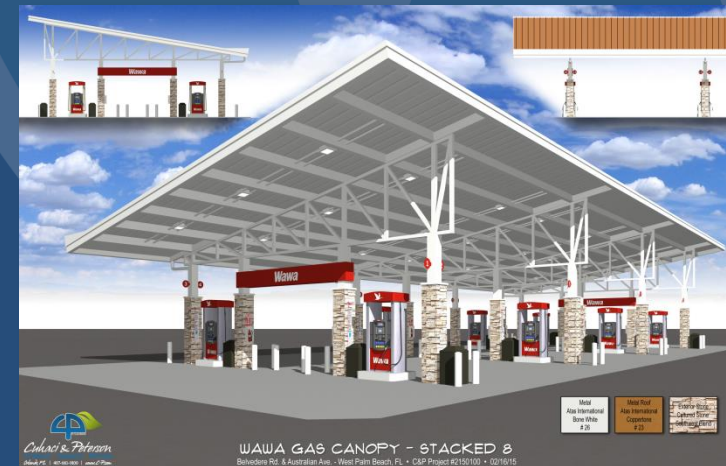
Wawa Convenience Store

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

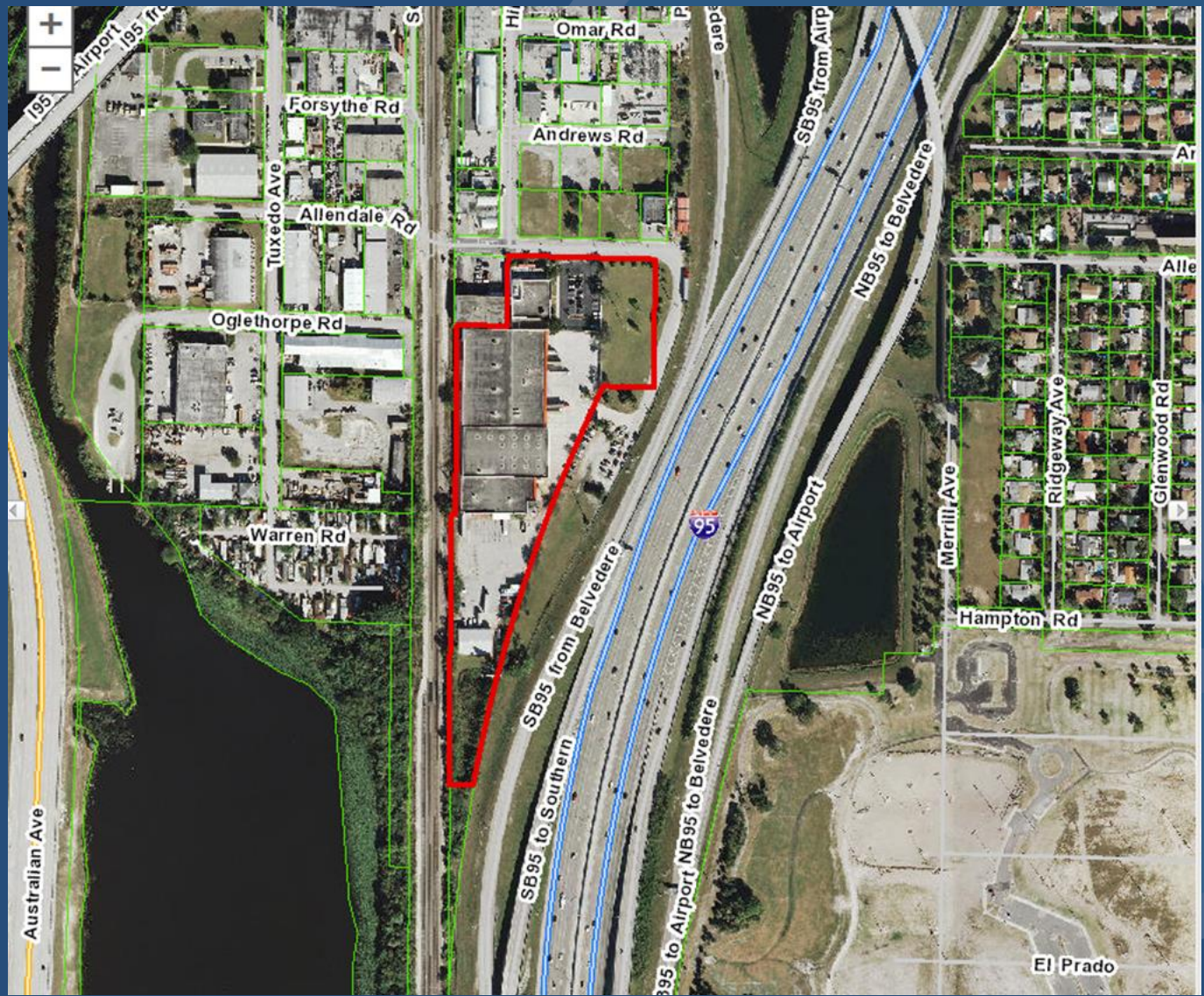
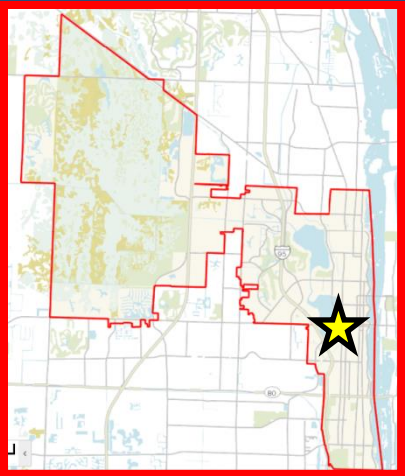


Wawa Facts

- Privately held company (1803) with 23,000 employees
- A chain of over 680 convenience stores (400 offering gasoline) located in PA, DE, MD, VA, FL
- Stores serve more than 400 million customers annually
- Wawa brews their own coffee and builds more than 80 million built-to-order hoagies annually

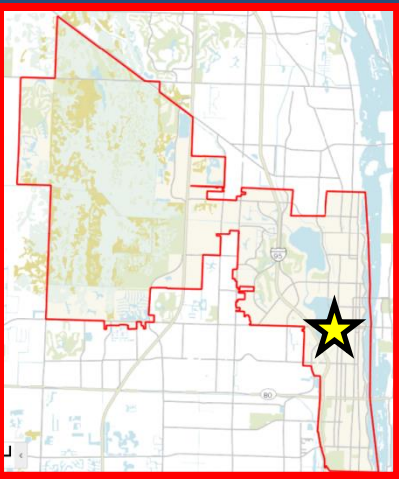


Brown Distributing (1300 Allendale Road)



STATUS
Plans have been submitted to construct a 28,775 s.f. expansion with parking and landscape improvements.

StorAll (1301 Mercer Avenue)



STATUS

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



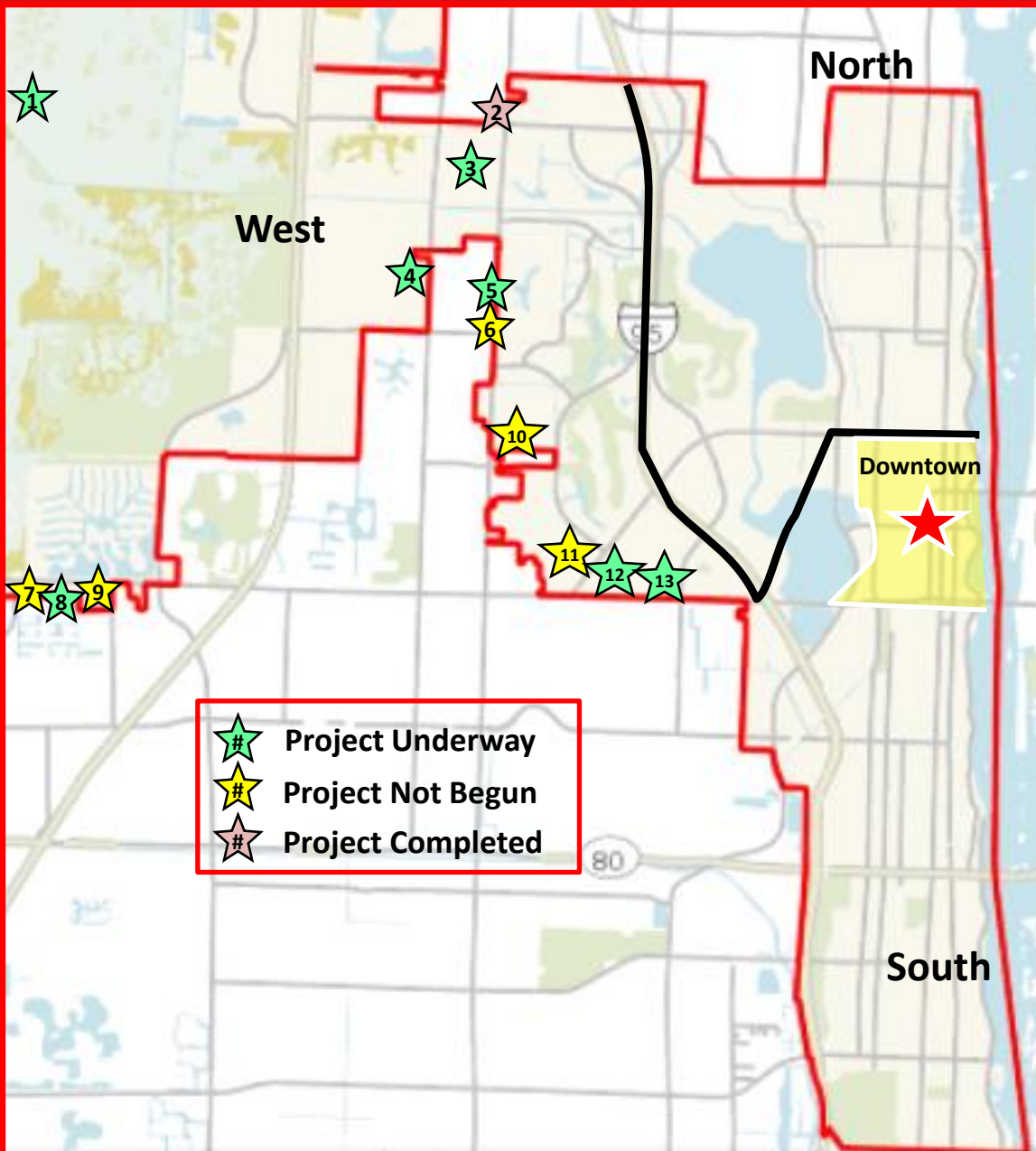
EXTERIOR ELEVATION - VIEW FROM AUSTRALIAN AVENUE



EXTERIOR ELEVATION - VIEW FROM MERCER AVENUE

Major Developments in West Palm Beach

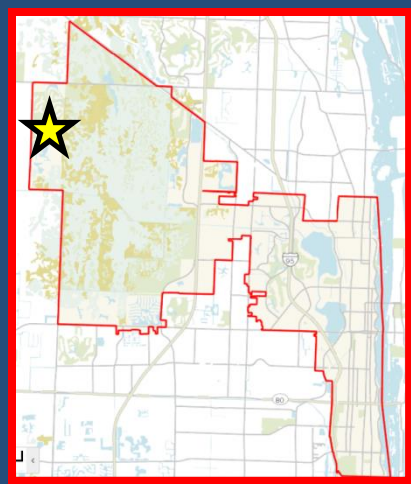
October 2015



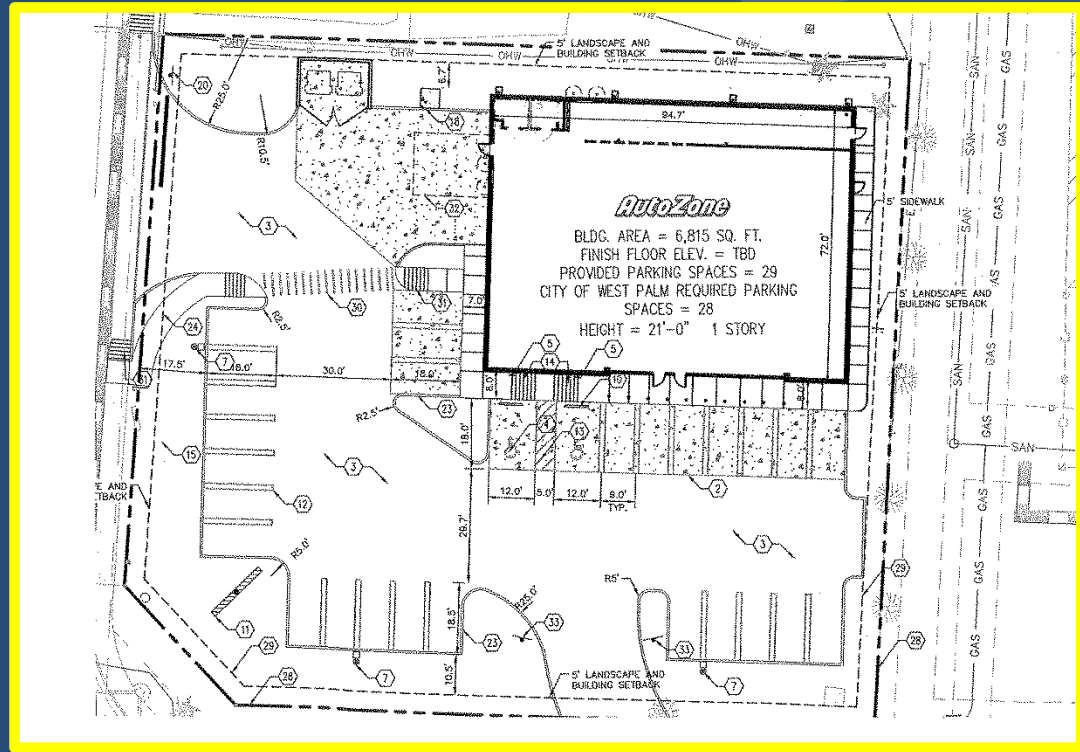
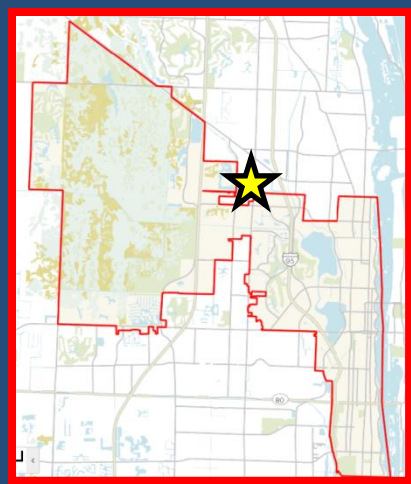
West End Projects

1. Ibis Recreation
 2. Auto Zone Store
 3. Ballpark/at Palm Beaches
 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 Center (Burlington)
- * Approved

Ibis Golf and Country Club Recreational Improvements (under construction)



Auto Zone Store



Ballpark at the Palm Beaches

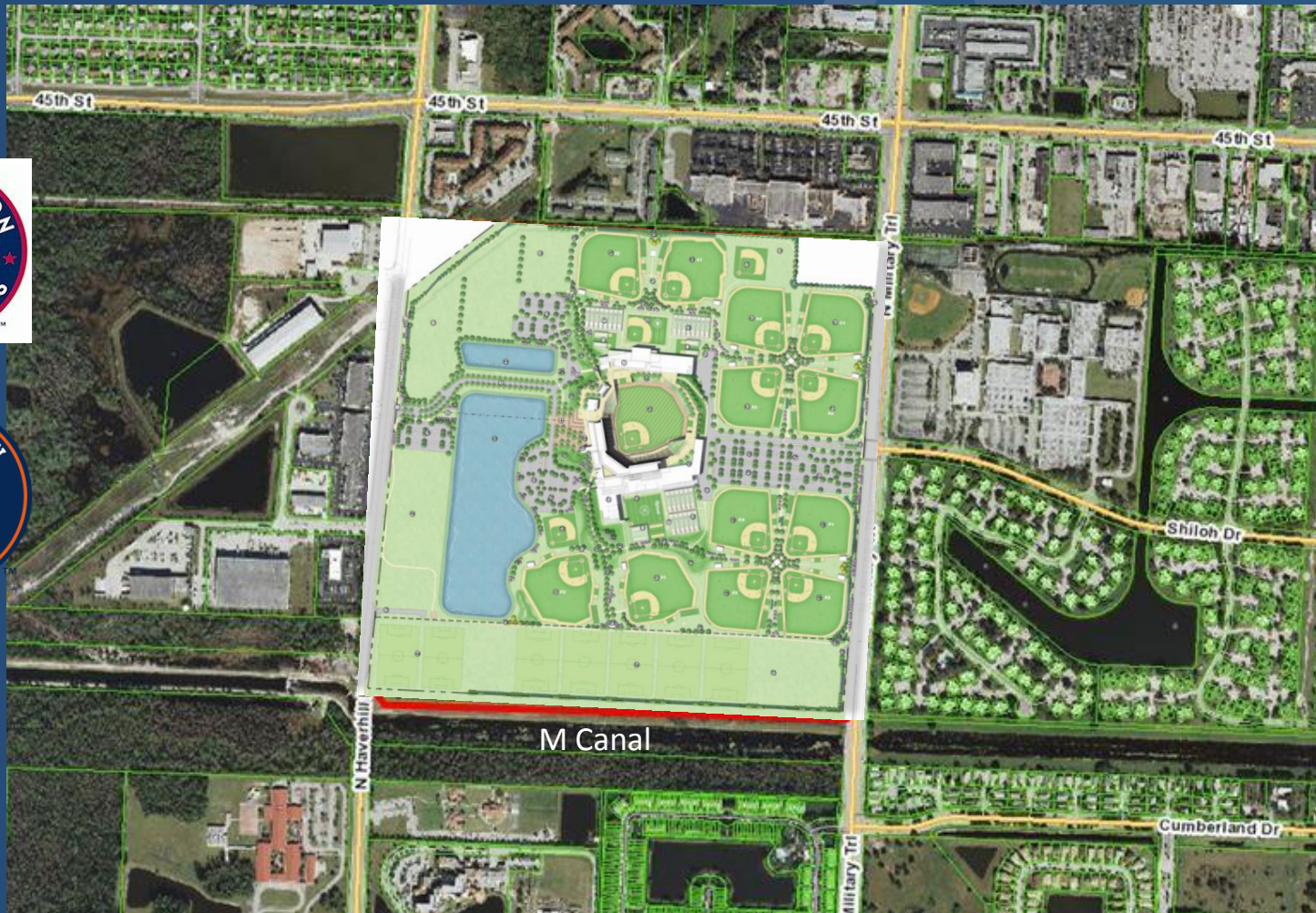


WEST PALM BEACH

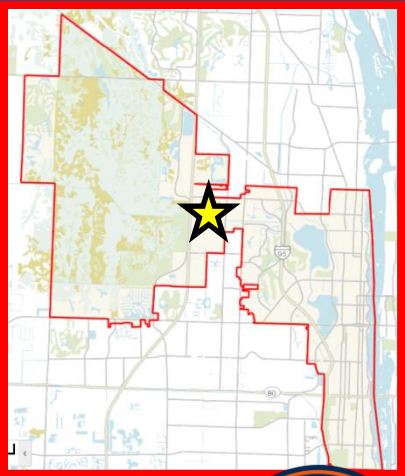
Approved by the City Commission

5001 N Military Trail

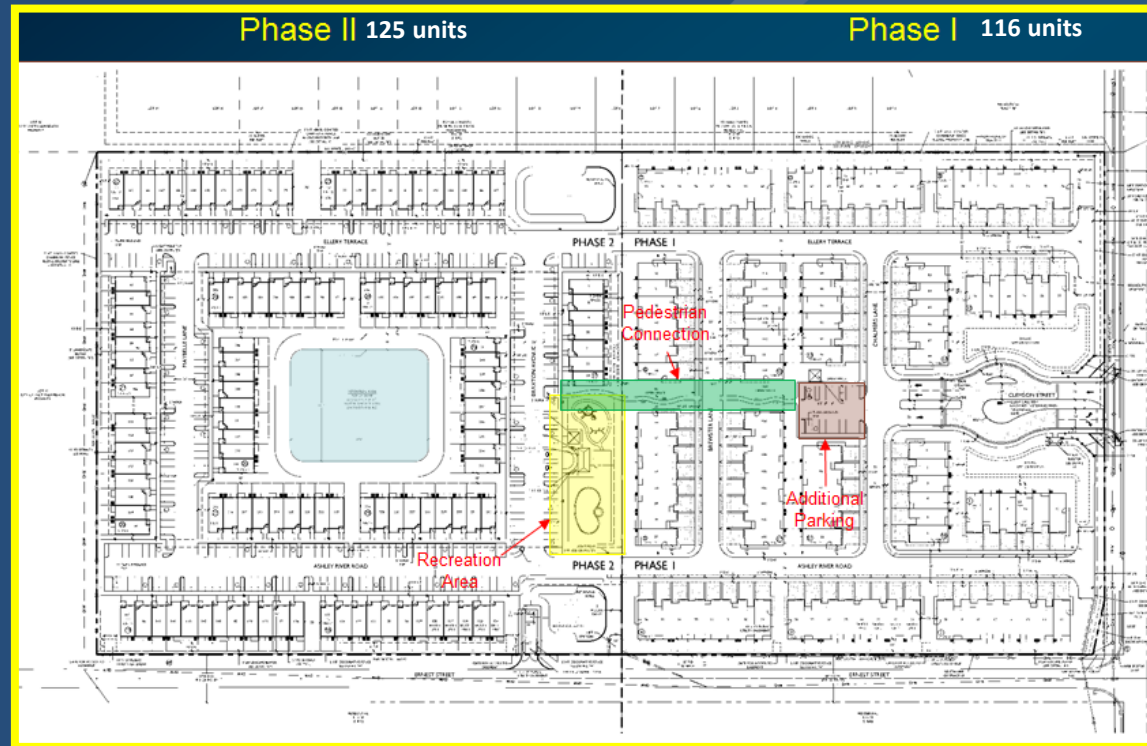
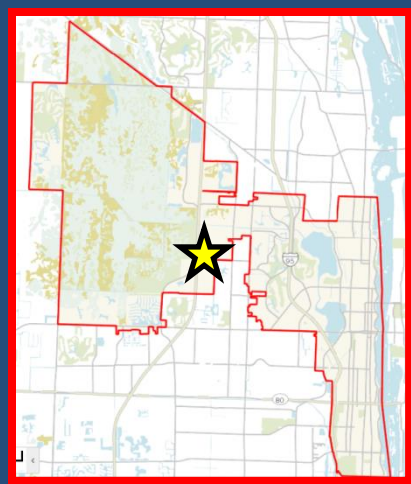
(500' south of 45th St. between Military Trail and Haverhill Rd.)



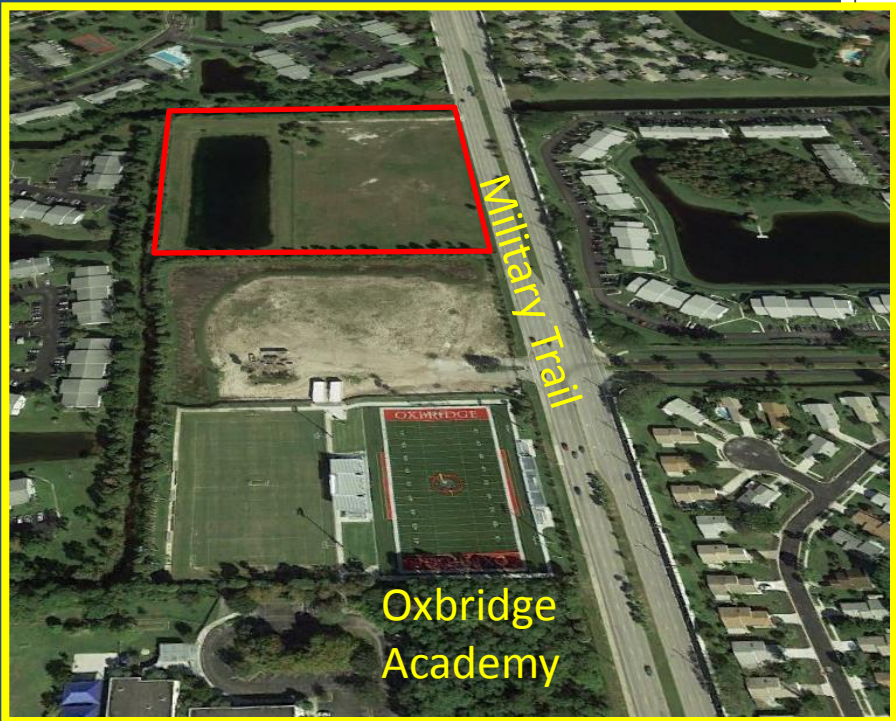
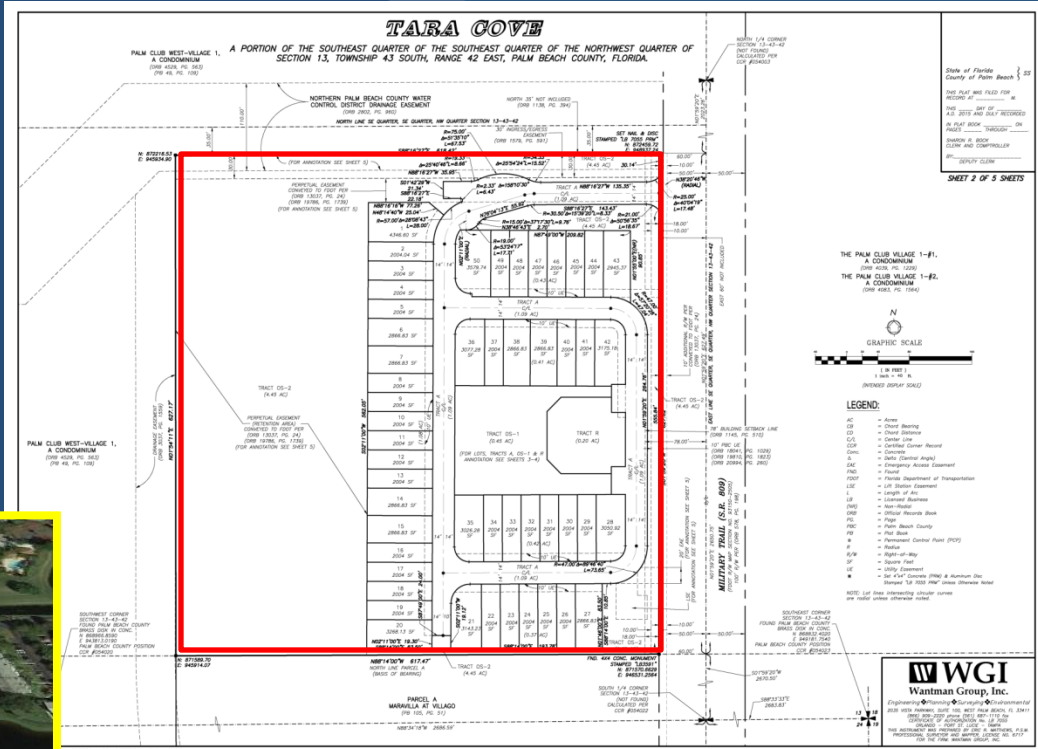
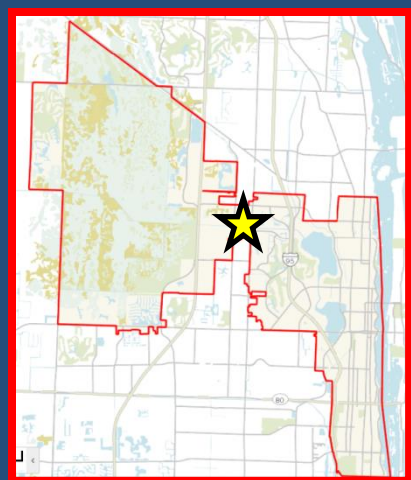
Ballpark at the Palm Beaches



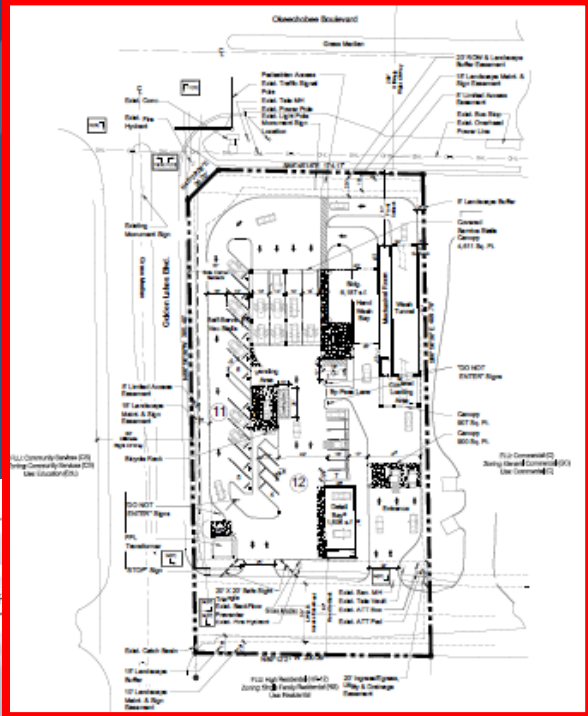
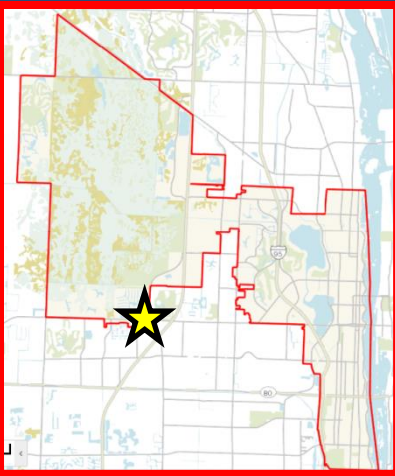
Charleston Commons (under construction)



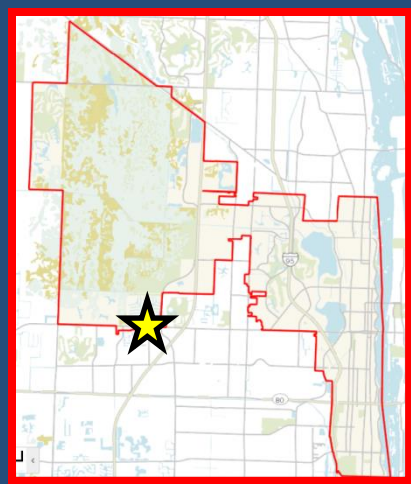
Tara Cove (under construction)



Golden Lakes Car Wash (under construction)



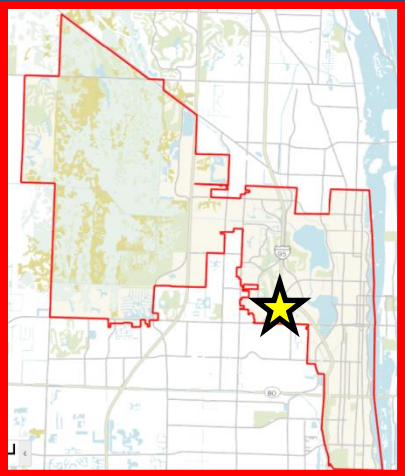
Okeechobee Commons (Skees Road Development)



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



Braman Car Dealership (City Commission August 17, 2015)



CONCEPT SKETCH

NEW BRAMAN CAR DEALERSHIP
OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA

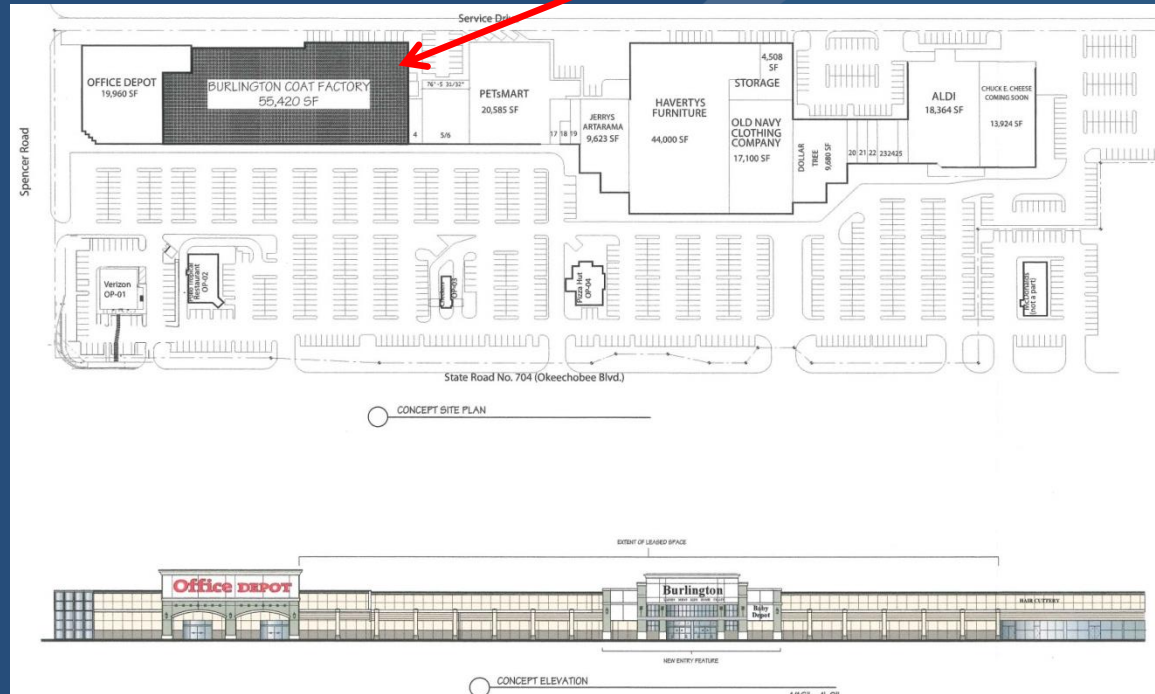
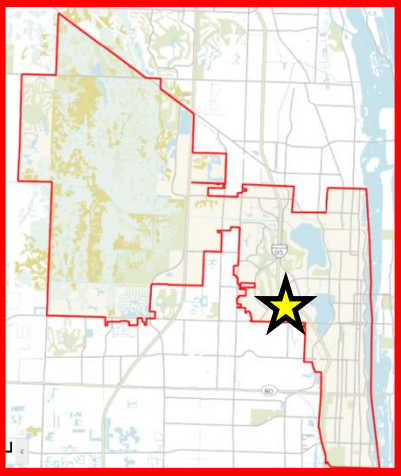


CONCEPT SKETCH

NEW BRAMAN CAR DEALERSHIP
OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA

Westward Shopping Center




Burlington Coat Factory



Construction for the Burlington Coat Factory along with enhancements to the façade, landscaping and parking are almost completed.



Downtown Projects

 **Project Underway**
 **Project Not Begun**
 **Project Completed**



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. **Marriott Renaissance 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. **4th District Court of Appeal**
29. **Transit Village**
30. **AloftHotel**
31. **Valero Station**
32. **Wawa Convenience Store**
33. **Burger King**
34. **Cosmopolitan**

Loftin Place (Phase 1 under construction)



550 Quadrille



Jeff Greene is proposing two 30-story towers consisting of Class A office, hotel and residential condominiums at 5th Street and Quadrille Boulevard.



Old City Hall Site (in negotiation with developer)

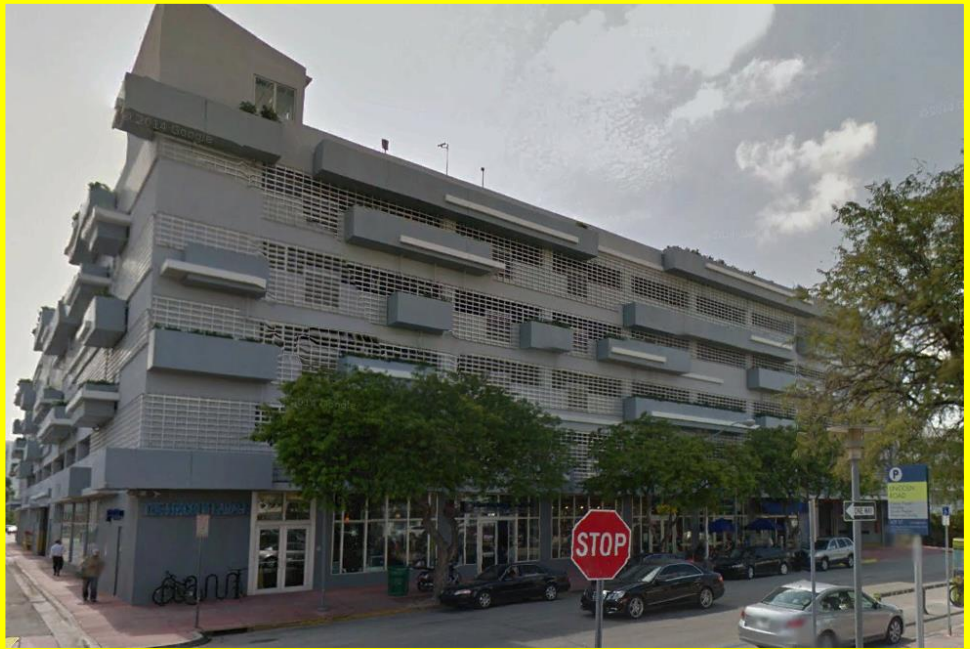
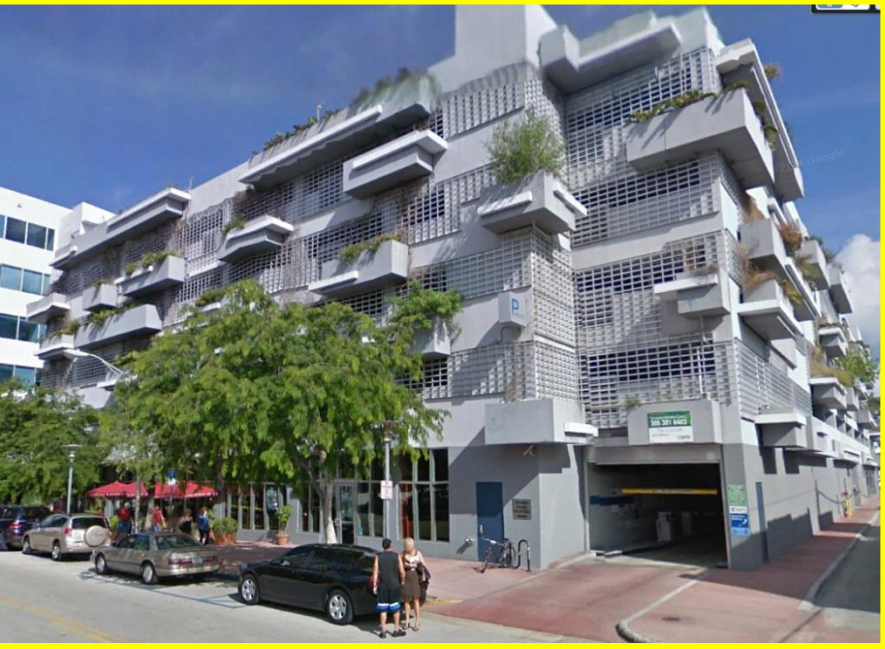


The WPB Community Redevelopment Agency is in negotiation to develop the 3+ acre site bounded by Flagler Drive, Olive Avenue, 2nd Street and Banyan Boulevard.



- ★ Old City Hall Site
- ★ Banyan garage
- ★ Palm Harbor Hotel

Banyan Garage (planning phase for bidding)



Broadstone Clematis (approved)

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



Marriott Renaissance Hotel (approved)



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

3 Thirty Three (approved)



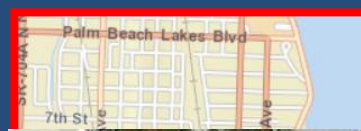
3 Thirty Three is approved for 213 multifamily units and 22,000 square feet of retail within a 16-story building at the northeast corner of South Dixie Highway and Fern Street.



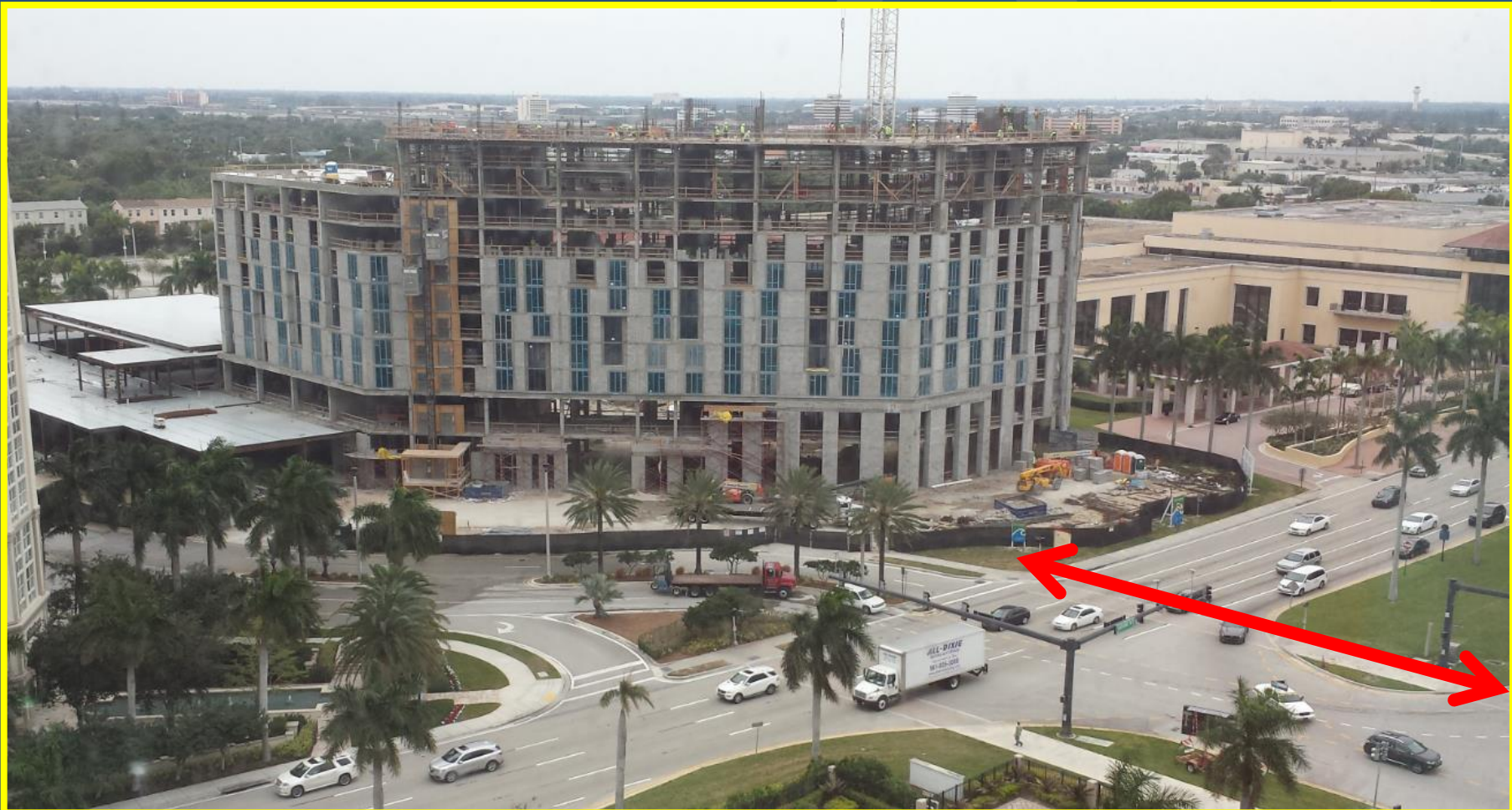
Restoration Hardware (City Commission August 3, 2015)



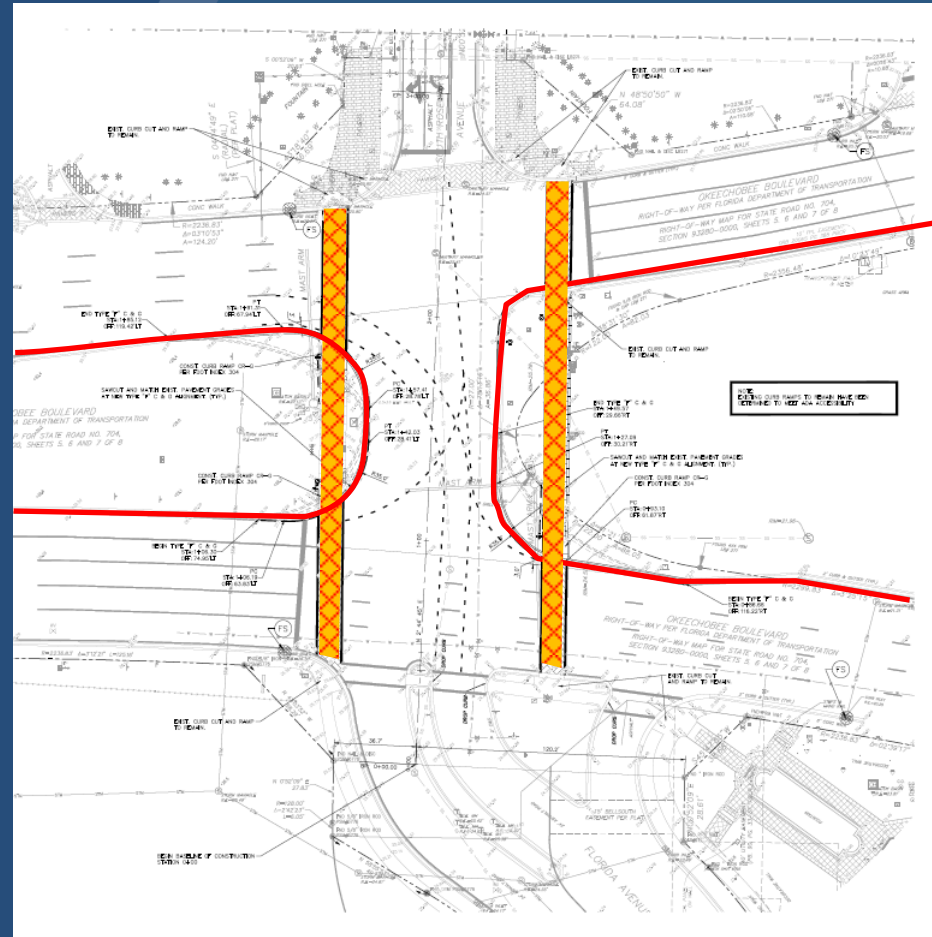
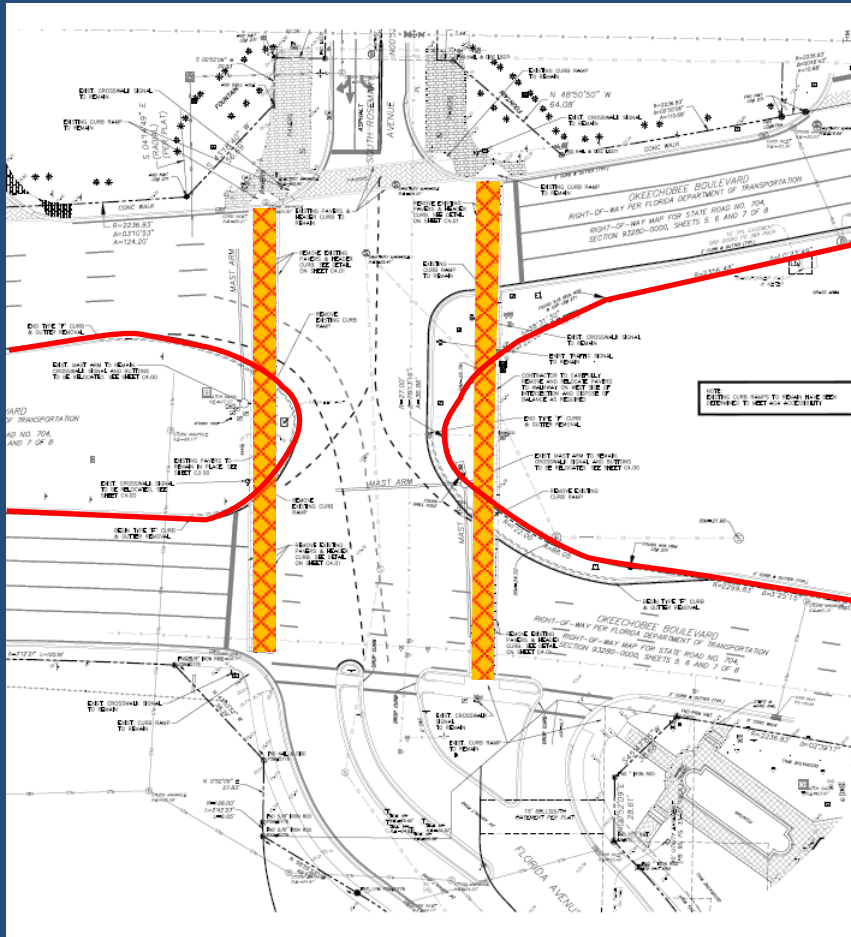
Hilton Hotel



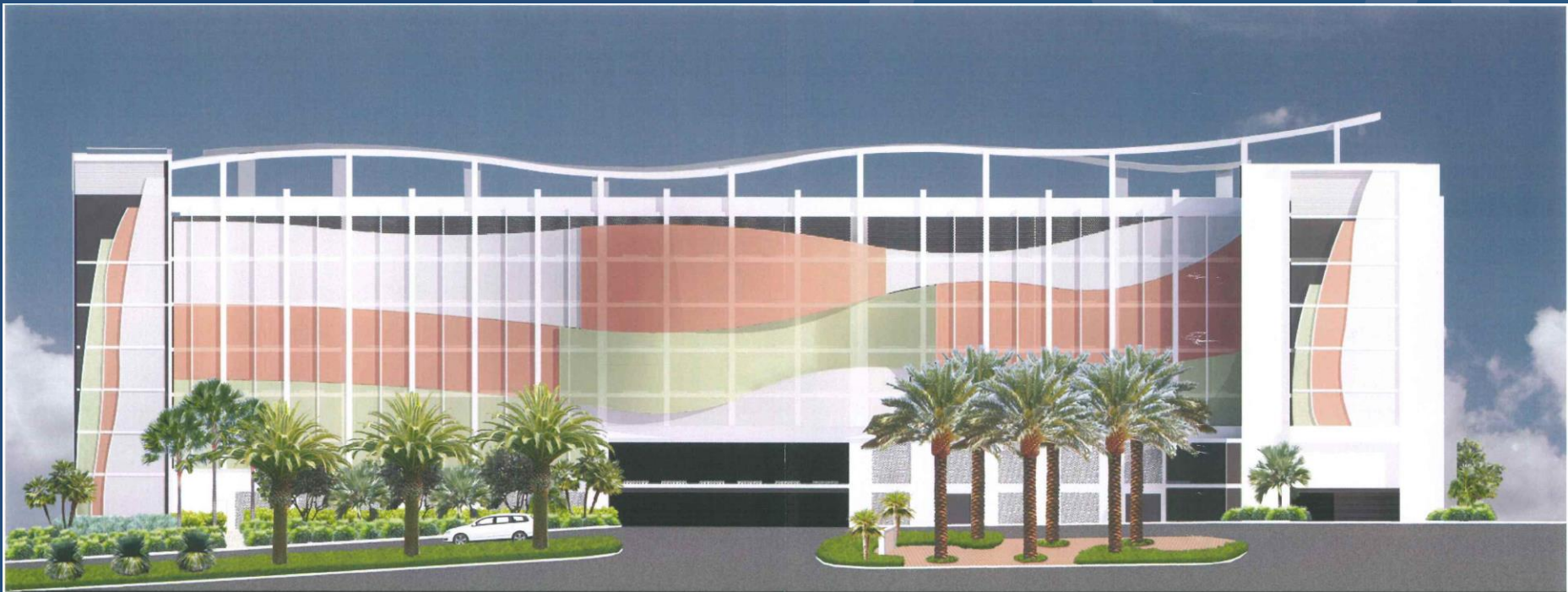
Okeechobee Boulevard Crossing



Okeechobee Boulevard Crossing



Palm Beach County Convention Center Garage (approved)



PALM BEACH COUNTY CONVENTION CENTER
PARKING GARAGE

NORTH ELEVATION

LEO A DALY
PLANNING ARCHITECTURE ENGINEERING INTERIOR

All Aboard Florida (under construction)



All Aboard Florida Residential (Approved)



4th District Court of Appeal (Approved)



Transit Village (Approved)

* Hotel - 300 rooms

* Residential - 420 units

* Office – 335,862 sf



Burger King (Southeast corner of P.B.L. & N. Dixie Hwy.)



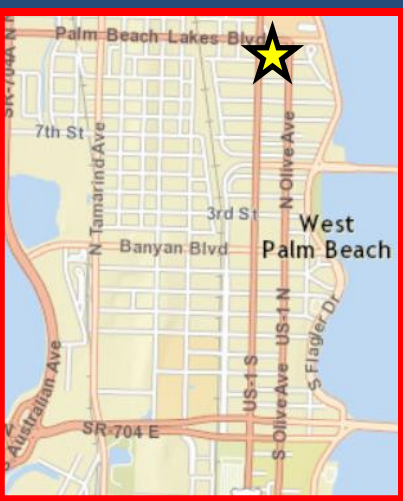
Existing



Proposed



Proposed Wawa Convenience Store (Southwest corner of P.B.L. & N. Dixie Hwy.)



Cosmopolitan (North of Gardenia between Dixie & Quadrille)



The Cosmopolitan consists of the following:
Hotel - 206 rooms
Office - 116,273 sf
Bank - 4,846 sf
Total: 267,514 sf

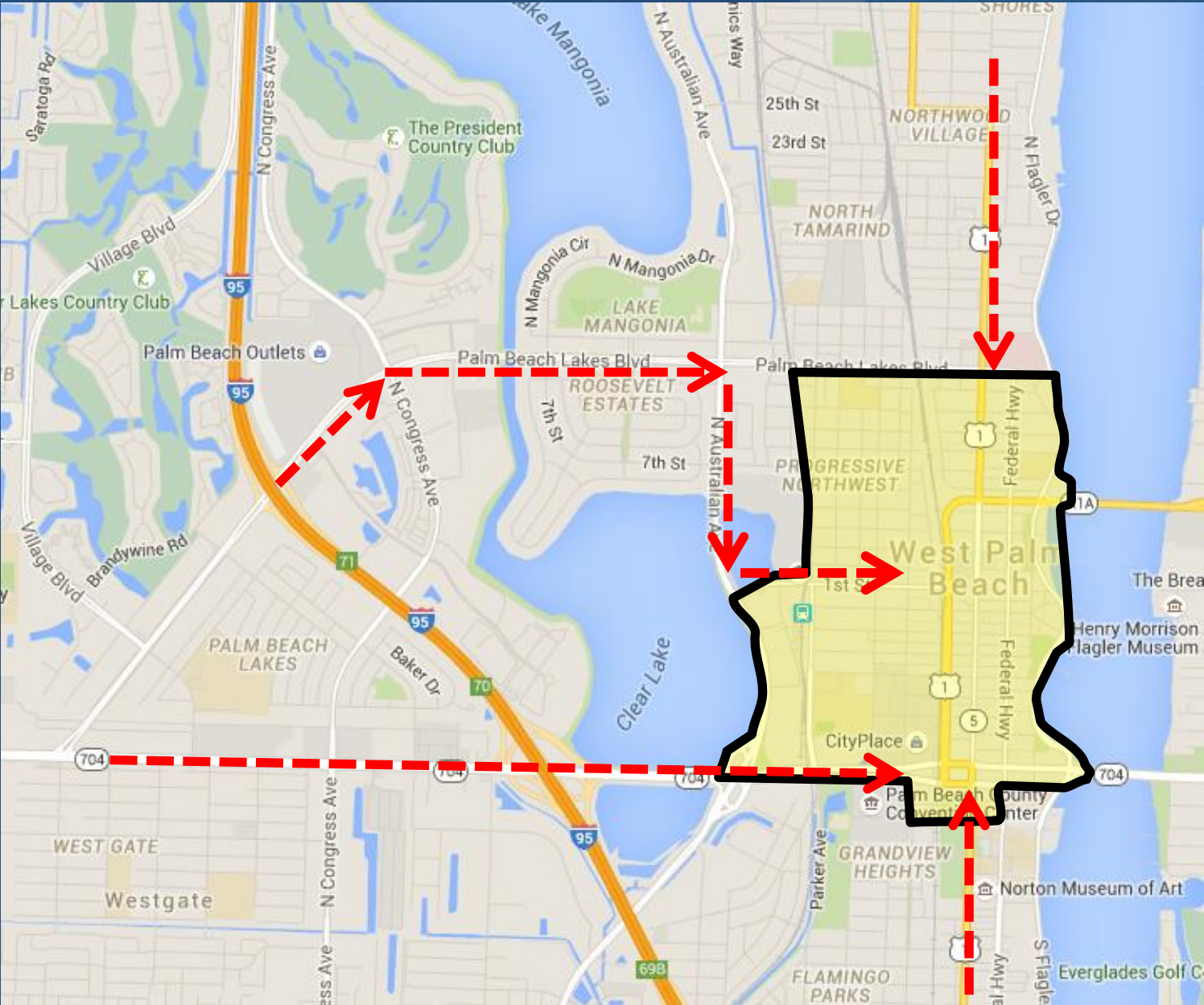


BUILDING 1
VIEW FROM S. QUADRILLE BLVD.
1/17/2015



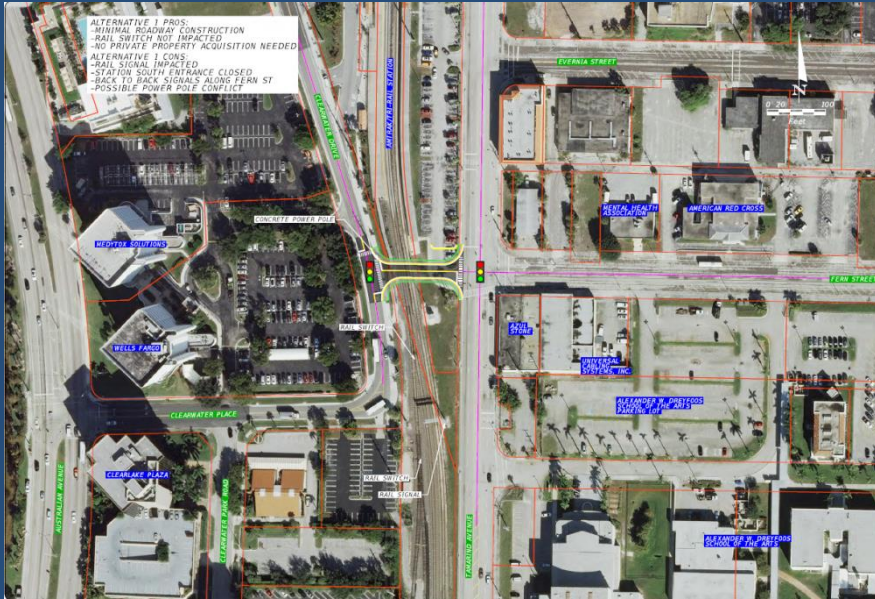
BUILDING 2
VIEW FROM S. DIXIE HIGHWAY
1/17/2015

Fern Street Crossing

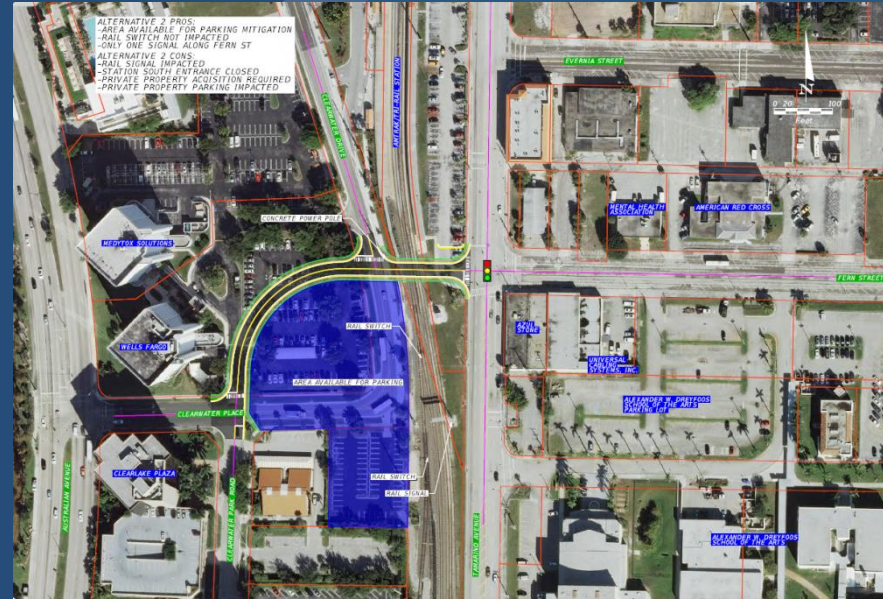


Fern Street Crossing

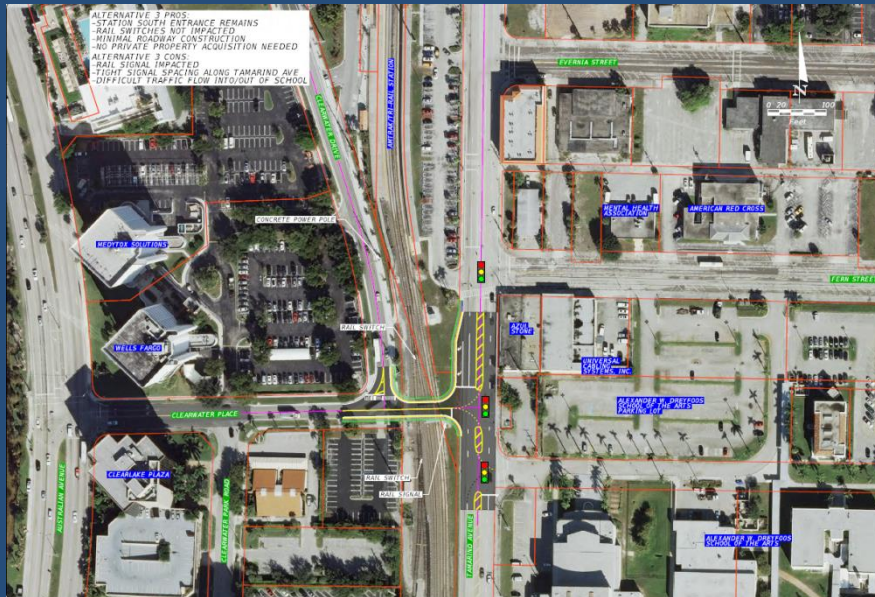
1



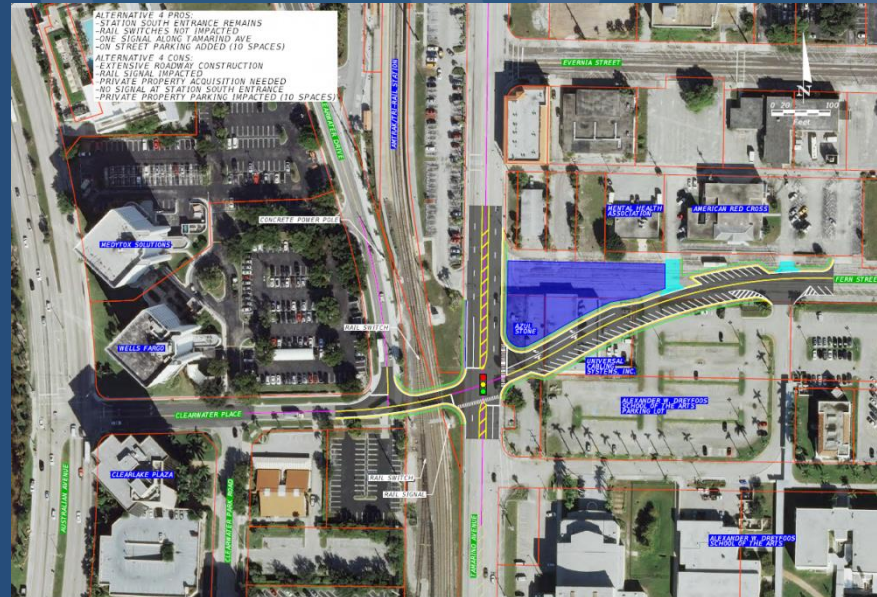
2



3



4



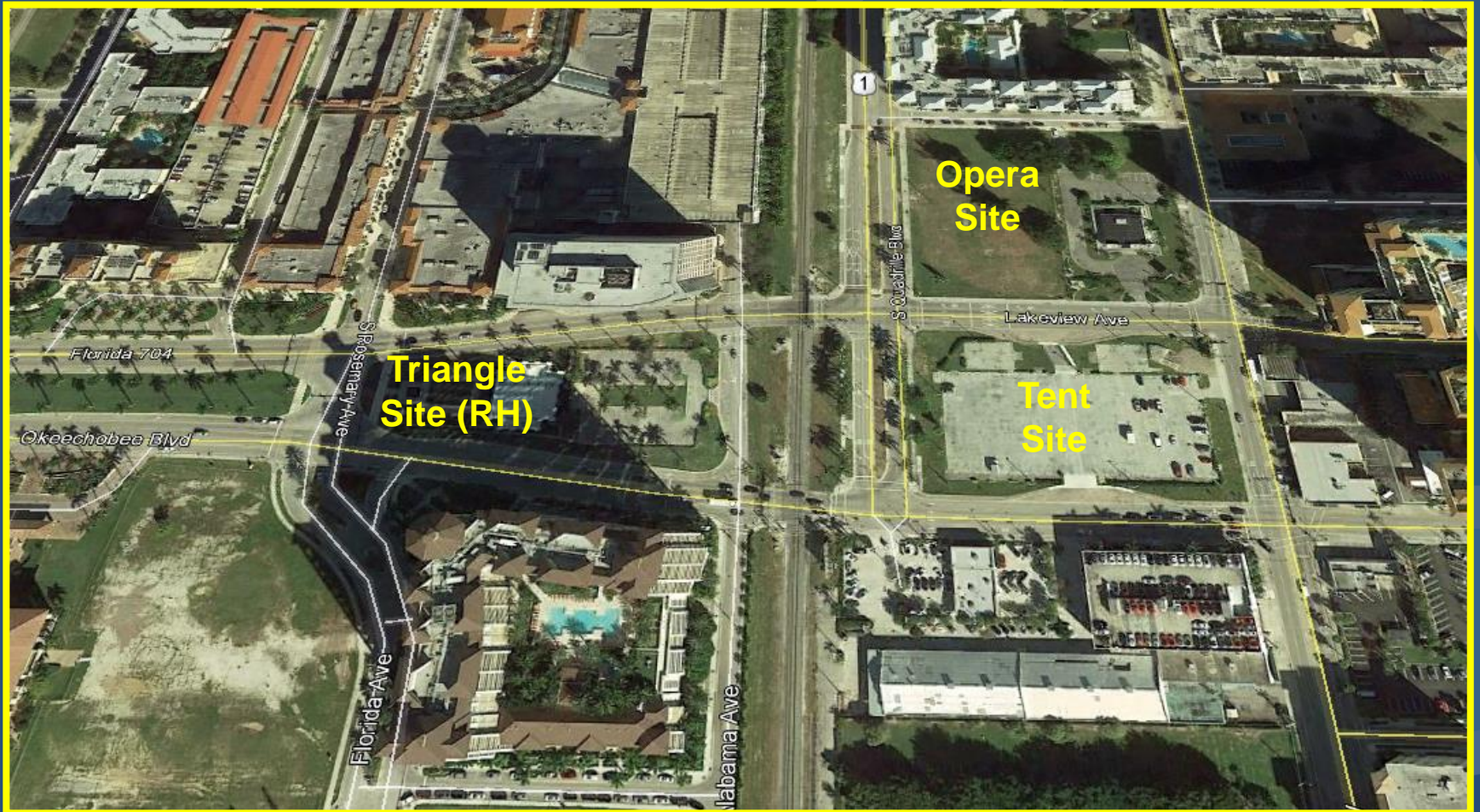
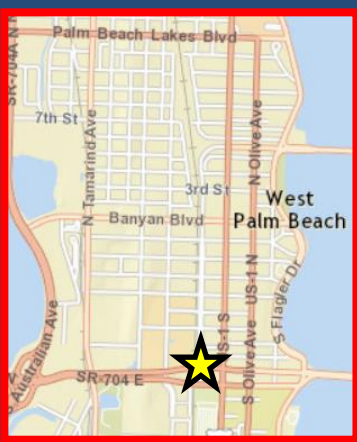
Development Opportunities

October 22, 2015



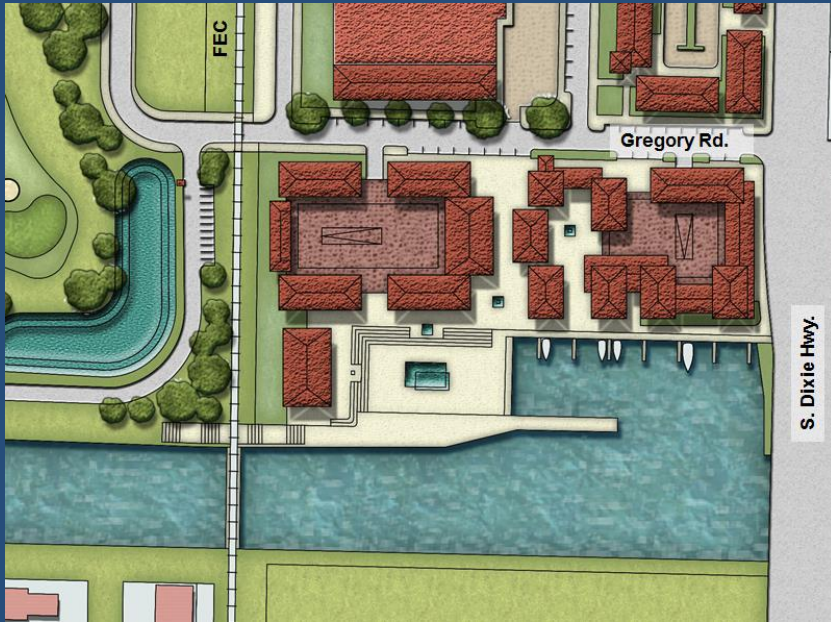
WEST PALM BEACH

Downtown Development Sites



8111 South Dixie Highway

Potential Marina Development



High Density Development on Water (Option #2)



High Density Development (Option #2)



COURSE	PAR	TYPE	YARDAGE
Scenario 1 (existing)	Par 72	Regulation/ Championship	7000 Yards
Scenario 2	Par 62	Executive	4775 Yards
Scenario 3	Par 63	Executive	5170 Yards
Scenario 4	Par 70	Regulation	6700 Yards

Scenario I

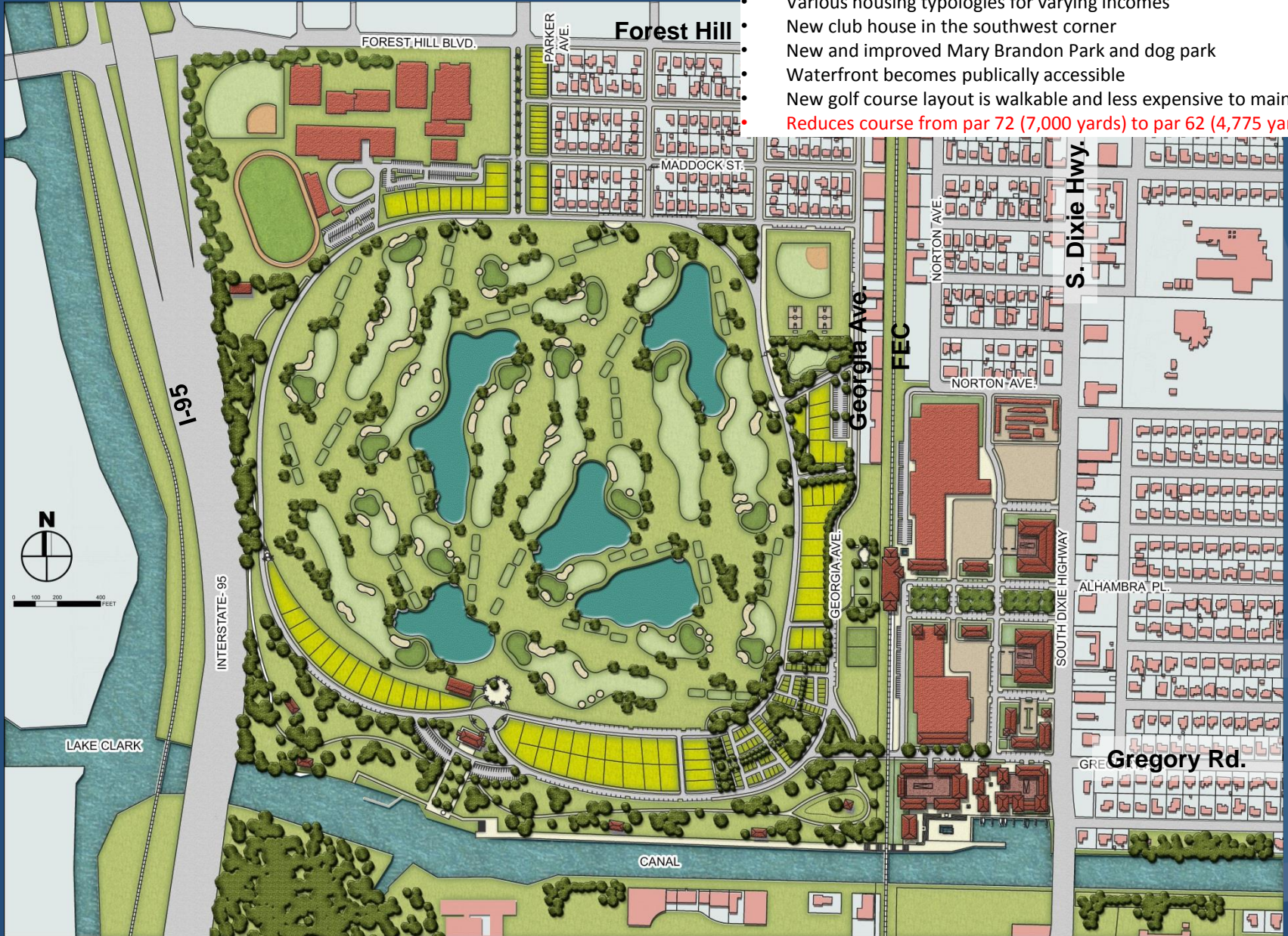


B **PROPOSED NEW**

- Commercial and Mixed Use Buildings (1-6 stories)
- 94,694sf Commercial
- 176 residential units
- 572 commercial and residential parking spaces (two garages)
- 255 additional on street residential and commercial parking spaces provided

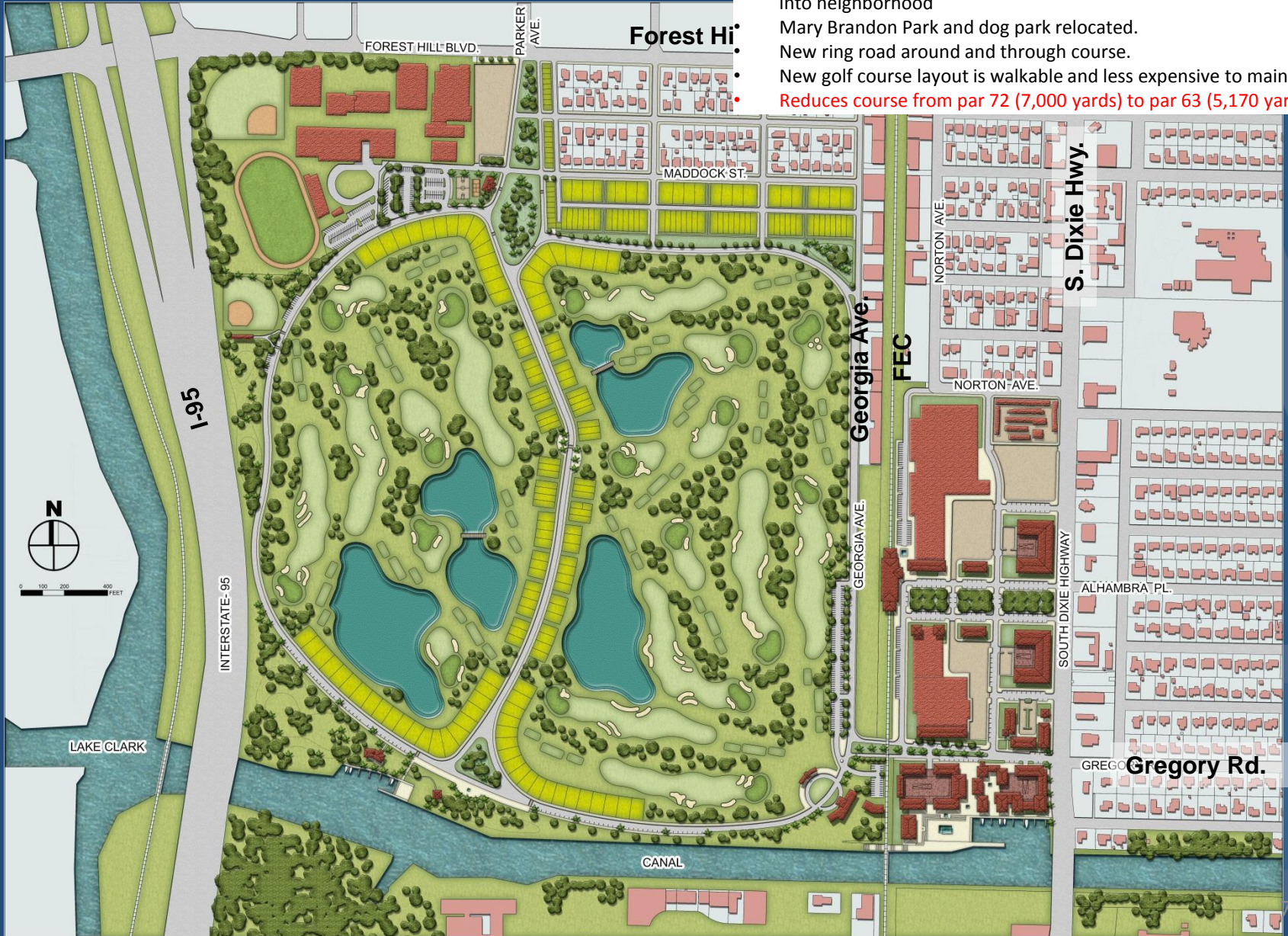
Scenario II

- Provides a road around the course
- Increased parking for school (existing golf course parking lot)
- New entry boulevard (north) calms traffic, reduces cut-through traffic into neighborhood
- New entries/housing integrate golf course as part of neighborhood
- Various housing typologies for varying incomes
- New club house in the southwest corner
- New and improved Mary Brandon Park and dog park
- Waterfront becomes publically accessible
- New golf course layout is walkable and less expensive to maintain
- **Reduces course from par 72 (7,000 yards) to par 62 (4,775 yards)**



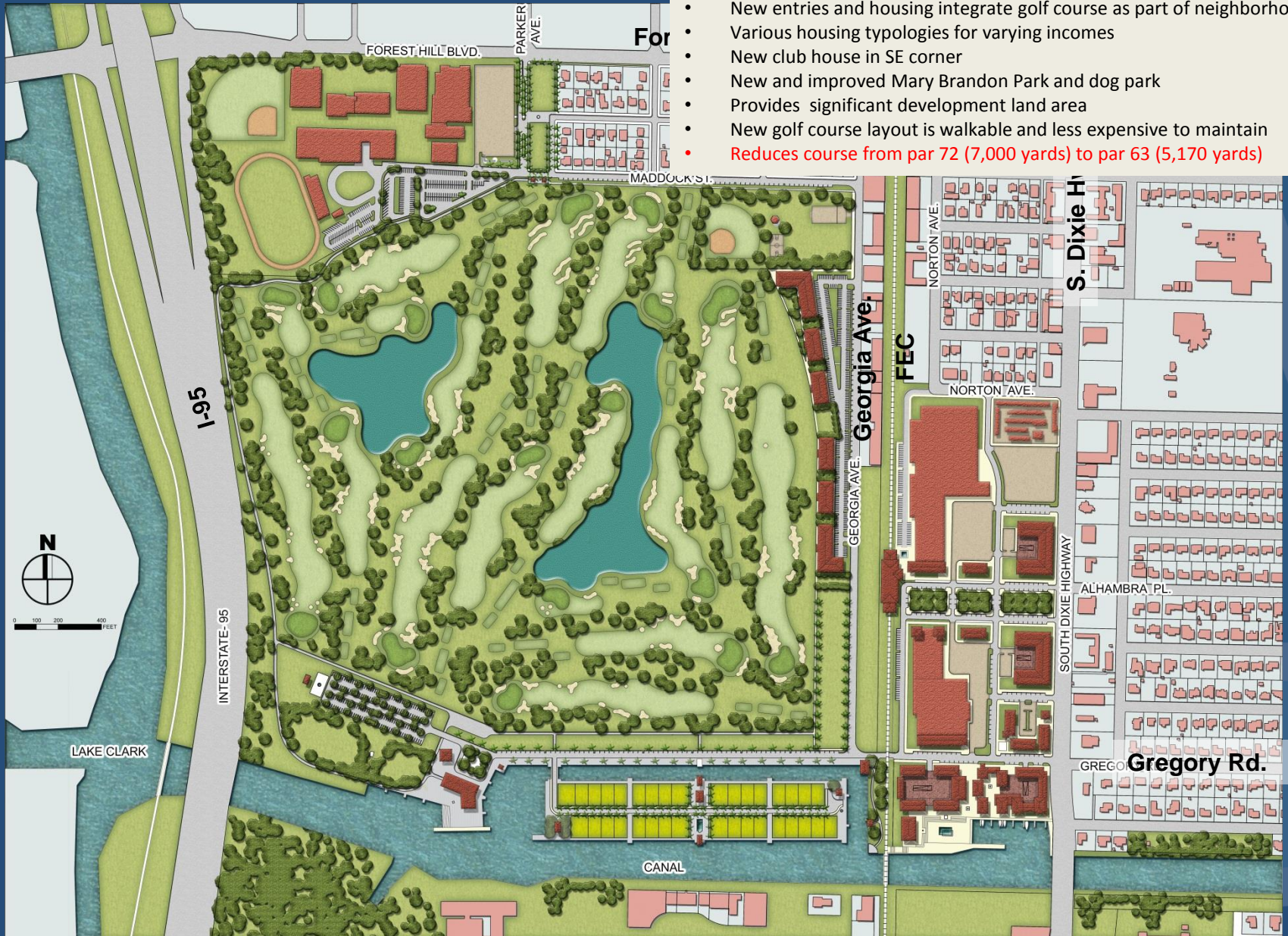
Scenario III

- Provides 18 rowhouse units
- Provides 225 new residential lots
- Increased parking for school (existing golf course parking lot)
- Waterfront park, kayak launch, fishing pier, dock, small restaurant
- New entry boulevard (north) calms traffic, reduces cut-through traffic into neighborhood
- Mary Brandon Park and dog park relocated.
- New ring road around and through course.
- New golf course layout is walkable and less expensive to maintain
- **Reduces course from par 72 (7,000 yards) to par 63 (5,170 yards)**



Scenario IV

- Bisects the site to provide direct public waterfront access
- Increased parking for school (existing golf course parking lot) and added active program
- New entry boulevard (north) calms traffic, reduces cut-through traffic into neighborhood
- New entries and housing integrate golf course as part of neighborhood
- Various housing typologies for varying incomes
- New club house in SE corner
- New and improved Mary Brandon Park and dog park
- Provides significant development land area
- New golf course layout is walkable and less expensive to maintain
- Reduces course from par 72 (7,000 yards) to par 63 (5,170 yards)



Code Updates

October 22, 2015



WEST PALM BEACH

Tasks #1-4



1. Create a Multifamily High Density Residential 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	**
<u>Multifamily High Density Residential (HDR)</u>	<u>32.27 TO 70</u>	<u>?</u>
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
Industrial (I)	-	0.75
Conservation (CON)	-	.01
Utility (UT)	-	(with 70% lot coverage)
Community Service (CS)	-	1.00
Office Residential (OR)***	1 to 14	.75
Planned Community (PC) Residential Non-Residential (5% of PC project land area)	1 to 10	0.50
Mixed Use District* (MU)	See Policies 1.7.2 through 1.7.2.4.	See Policies 1.7.2 through 1.7.2.4.
Urban Central Business District	See Downtown Master	

2. Create a Multifamily High Density Residential Zoning Category (HDMF)

3. Establish density and FAR cap (Today there is no cap on development)

4. 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**



Area #1 – North Flagler Area

Area #2 – North-Central Flagler Area

Area #3 – South-Central Flagler Area

Area #4 – South Flagler Area

Area #5 – Australian Avenue Corridor

Area #6 – Lands of the President Property

Area #7 – Executive Center Drive Property

Area #8- 8111 South Dixie Property

Area #9 – Miscellaneous Parcels

Professional Office Residential
 Professional Office Residential P.D.
 Residential Planned Development
 Multifamily High Density (32 units/acre)

Summary of Vacant Sites (≥ 1 acre)



WEST PALM BEACH

Zone	Address	Current Use	Acres
1	5810 N. Flagler Dr.	Approved RPD (Flagler Beach Club)	1.98
1	5802 N. Flagler Dr.	Vacant	1.00
1	5750 N. Flagler Dr. *	Approved DSI (80 Points West)	5.43
1	5000 N. Flagler Dr.	Vacant	1.19
1	4850 N. Flagler Dr.	Flotilla Club	2.40
1	4708 N. Flagler Dr.	Scuba Club	1.23
1	4600 N. Flagler Dr.	P.B. Sailing Club (POR-PD)	1.95
3	1515 S. Flagler **	Approved RPD (The Modern)	2.44
3	1201-1311 S. Flagler	Various (5 properties-if assembled)	1.82
6	1605 N. Congress ***	RPD-expired (President Walk II)	1.00
6	2101 Presidential Way	RPD-expired (8 tennis courts)	4.14
7	719 Executive Center	RPD-expired (Sail Club) ****	10.92
8	8111 S. Dixie Hwy.	RPD-expired (Aquaterra) *****	6.97

Four (4) existing vested projects

Nine (9) potentially eligible properties

* Approval for 171 units valid through 4/1/16

** Approval for 84 units valid through 2/8/17

*** Approval for 55 unit mid-rise building expired

**** Approval for 590 units expired

***** Approval for 110 units expired

Development Summary

October 22, 2015



WEST PALM BEACH

CITYWIDE DEVELOPMENT ACTIVITY SUMMARY

- **Projects Completed..... \$328,400,000**
 - P.B. Outlets, Villas on Antique Row, Walgreens (Southern Blvd.), Evernia Place, Jefferson, Marriott Residence Inn, First Bank
- **Projects Under Construction..... \$614,700,000**
 - Convention Center Hotel (Hilton), Bristol (Chapel/Lake), Ibis Country Club, Mizner Lakes, Loftin Place, Charleston Commons, Tara Cove, Banyan Cay Resorts, 3 Thirty Three, Ponce Block DSI, Meridian, Restoration Hardware, Ballpark at the Palm Beaches
- **Projects Approved \$1,004,400,000**
 - TRG/Related & Rybovich, Transit Village, P.B. Outlets Expansion, AAF Residential, Broadstone Clematis, 1515 S. Flagler, Clematis Place, Marriott Renaissance, Norton Museum
- **Projects In Review \$263,900,000**
 - 550 Quadrille, Skees Road Development, Good Sam. Expansion
- **Projects Not Submitted \$130,200,000**
 - Tent Site (TBD), Opera Site (TBD), Old City Hall Site, Currie Park Development, Sail Club, Dunbar Village Ph. III

TOTAL: \$2,341,600

Questions?

October 22, 2015



WEST PALM BEACH

