

Developer Outreach Meeting

June 6, 2023

City Commission Chambers

401 Clematis Street



WEST PALM BEACH

- 1) Welcome**
- 2) Overview of Enterprise, Permitting & Licensing (EPL)**
- 3) Development Services Department Update**
- 4) Class A Office Developments**
- 5) Hotel Developments**
- 6) Downtown Residential Developments**
- 7) North End Development**
- 8) Mixed Use District Developments**
- 9) South End Developments**
- 10) Adjournment**



Developer Outreach Meetings

- Periodic meetings with developers, property owners, planners, architects, engineers, realtors to provide a state-of-the city to those interested.
- We discuss changes in the department, personnel additions, fiscal update, projects in the pipeline.
- Fosters a public-private partnership (not us against them).
- To be notified please go on the City's website and enter your information on e-notification.

2013:

July 26, 2013

November 1, 2013

2014:

February 27, 2014

June 26, 2014

October 16, 2014

2015:

March 26, 2015

July 24, 2015

October 22, 2015

2016:

February 18, 2016

June 23, 2016

October 27, 2016

2017:

March 9, 2017

July 20, 2017

November 9, 2017

2018:

March 22, 2018

November 1, 2018

2019:

April 11, 2019

October 24, 2019

2022:

October 20, 2022

2023:

June 6, 2023 (#20)

- PLANNING DIVISION
- Boards and Committees
- Comprehensive Planning
- Historic Preservation
- Maps
- Urban Design / Downtown
- Helpful Handouts
- eNotifications**
- Staff Directory

[Government](#) » [Development Services](#) » [Planning Division](#) »

Planning Division eNotifications

Font Size:   [Share & Bookmark](#)  [Feedback](#)  [Print](#)



Get the very latest updates from the Planning Division - including public hearing reminders and instant notifications when agendas are posted!

Please visit the City's [eNotification Sign-Up](#) page where you can submit your email address and select any (or all) of the following categories:

- Downtown Action Committee
- Historic Preservation Board
- Planning Board
- Plans and Plats Review Committee
- Zoning Board of Appeals

That's it! An email will be sent to you as soon as new information is posted, and you can change your email preferences at any time. There are many other news categories available for City of West Palm Beach eNotifications as well.

Your privacy is important, your email will not be used by the City for any other purpose than eNotifications.

- Adding

<https://www.wpb.org/government/development-services/planningdivision/enotifications>

Email Address *	<input type="text"/>	
Retype Email Address *	<input type="text"/>	
First Name *	<input type="text"/>	
Last Name *	<input type="text"/>	
Calendar		
<input type="checkbox"/> City Commission	<input type="checkbox"/> CRA Meetings	<input type="checkbox"/> Downtown Action Committee
<input type="checkbox"/> Grassy Waters Preserve	<input type="checkbox"/> Historic Preservation Board	<input type="checkbox"/> Library
<input type="checkbox"/> Mayor's Office	<input type="checkbox"/> Planning Board	<input type="checkbox"/> Plans and Plats Review Committee
<input type="checkbox"/> Sustainability	<input type="checkbox"/> Zoning Board of Appeals	
News		
<input type="checkbox"/> COVID-19 Information	<input type="checkbox"/> Emergency Alerts	<input type="checkbox"/> Hurricanes
<input type="checkbox"/> Press Releases - Mayor's Office	<input type="checkbox"/> Road and Traffic	<input type="checkbox"/> WPB Police
<input type="checkbox"/> Subscribe to All Emails		

Overview of Enterprise Permitting and Licensing

June 6, 2023



WEST PALM BEACH

What is EPL?

- Not the English Premier League



- Enterprise, Permitting Licensing (formerly EnerGov) created by Tyler Technologies



Company Overview

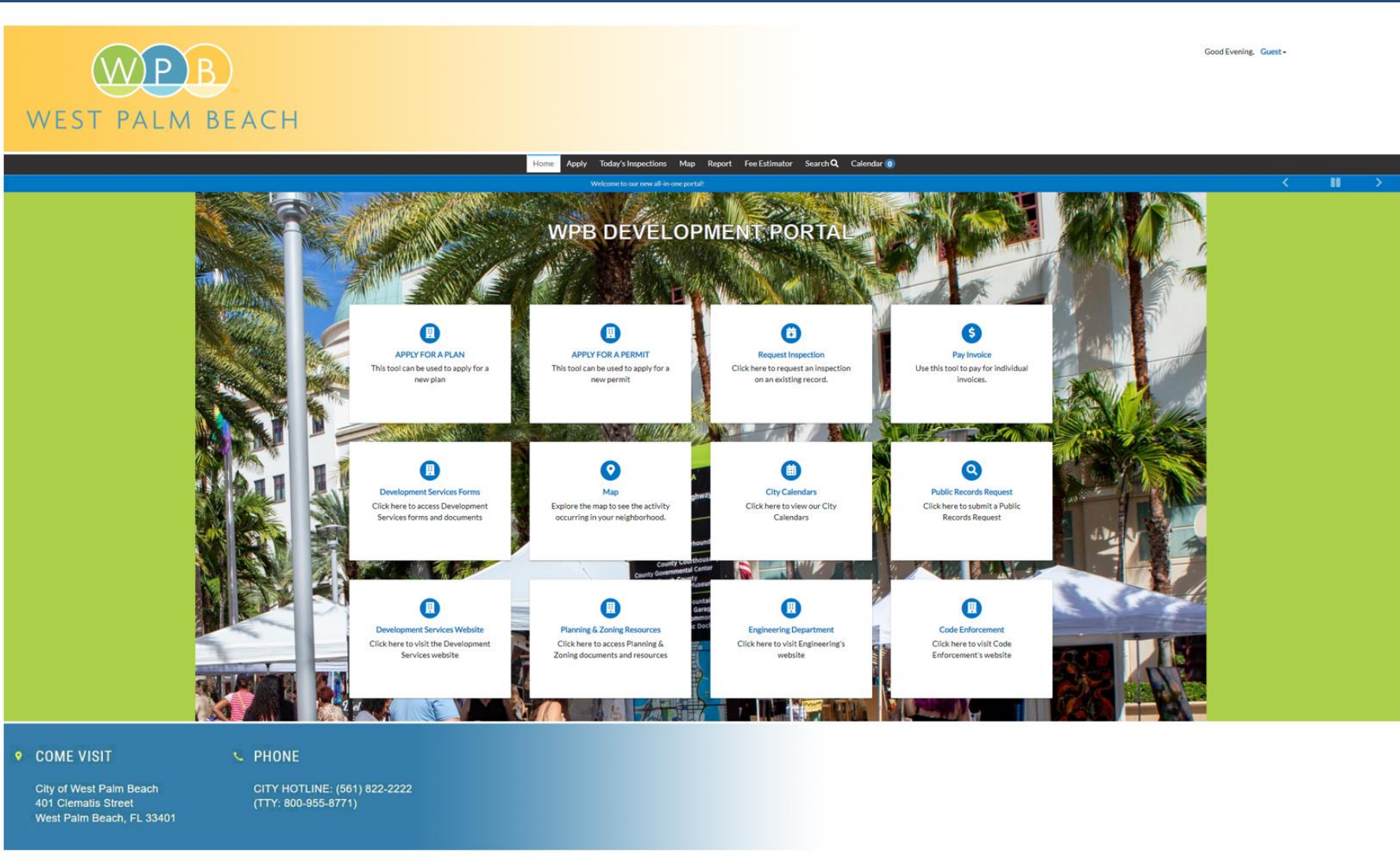
Tyler provides the broadest, most integrated portfolio of mission-critical software solutions and services exclusively for the public sector. Through our empowering Connected Communities vision, we are enabling smarter, safer, and stronger communities.

EPL (EnerGov) Implementation

- City has invested more than \$7 million to implement a new EPL system to replace the antiquated CommunityPlus system.
- EPL will be totally electronic. Plans and payments can be e-mailed to the City to applications for Permits, Plan Submittals, R-O-W permits etc.
- Approximately 30+ years of data is being converted from CommunityPlus to EPL.
- Concurrent review of plan submittals and owner notification of plan comments.
- City departments in this process include Public Utilities, Police, Public Works, Engineering, City Attorney, Fire, Finance and Development Services.
- Staff has reviewed and streamlined 271 workflow processes in the City.
- GO LIVE targeted for June 26, 2023.
- Business tax licensing will be added AFTER the GO LIVE date.
- Training will be made available to the private sector.

Introduction of Paul Jones, West Palm Beach Chief Information Officer

Civic Access Customer Home Page



- Apply for a Plan
- Apply for a Permit
- Request Information
- Pay Invoice
- Development Services Forms
- Map
- City Calendars
- Public Records Request
- Development Services Website
- Planning & Zoning Resources
- Engineering Department
- Code Enforcement

The screenshot shows the 'Application Assistant' page. At the top is a navigation bar with links: Dashboard, Home, Apply (highlighted), My Work, Today's Inspections, Map, Report, Fee Estimator, Search, and Calendar (with a '2' notification). Below the navigation bar is the 'Application Assistant' title and a search bar with the placeholder text 'Search for application names and keywords'. Underneath are five filter buttons: 'All' (selected), 'Trending', 'My History', 'PERMITS', and 'PLANS'. There are also links for '> Show Categories' and 'Show My Templates'. The main content area displays three application categories, each with a title, category name, description, and an 'Apply' button:

- Abandonment | Right-of-Way**
Category Name: Abandonment
Description: Upon petition, the City Commission may vacate or close any public street, road, alley or highway, or any portion thereof, comprising a part of the City's street system and all real property dedicated or acquired for transportation or public travel. Abandonment of such right-of-way will renounce or disclaim all interests of the City and of the public in and to the right-of-way. Please refer to Chapter 78 of the City's Code of Ordinances.
- Annexation**
Category Name: Annexation
Description: Annexation is the means of adding real property to the boundaries of the City of West Palm Beach and thereby making the property subject to the City's Code of Ordinances, including the Zoning and Land Development Regulations. Annexations must meet the requirements established in Chapter 171, Florida Statutes.
- Appeal | Administrative**
Category Name: Appeal
Description: Any person affected or aggrieved by interpretation, administration or enforcement of the City's Zoning and Land Development Regulations (ZLDRs) by the Plans and Plats Review Committee (PPRC) or Planning and Zoning Administrator may appeal. All appeals shall be filed within 60 days after the disputed interpretation, administration, or enforcement; and all appeals are heard by the Zoning Board of Appeals (ZBA). Please refer to Section 94-37 of the City's ZLDRs.

- All application types are made available here.
- You can search by typing the application name or keywords associated with the application or simply select Show Categories and Search by each available category.
- Users are presented with several options on the Application Assistance page:
 - All
 - Trending
 - My History
 - Permits
 - Plans

My Permits

Attention	Pending	Active	Recent	Draft
26	99+	5	32	1
ENG SCP - Sidewa... 4	ENG SCP - Sidewa... 17	General Plumbing - ... 1	Lien Reduction 6	Wall - Commercial 1
New Building - Co... 3	Lien Reduction 14	Roofing - Commercial 1	Engineering Devel... 5	
Other 19	Other 177	Other 3	Other 21	

[View My Permits](#)

My Plans

Attention	Pending	Active	Recent	Draft
7	28	0	13	0
Planned Developme... 2	Tree Alteration Pe... 5		DMP Rezoning 2	
Tree Alteration Per... 1	Tree Alteration Pe... 4		DMP Text Change ... 2	
Other 4	Other 19		Other 9	

[View My Plans](#)

My Inspections

Requested	Scheduled	Closed
0	1	7
	Lien Property ... 1	Building Misc... 1
		Sewer Service... 1
		Other 5

[View My Inspections](#)

My Invoices

Current	4	\$6,025.09	Add To Cart
Past Due	21	\$26,213.66	Add To Cart
Total	25	\$32,238.75	Add To Cart

[View My Invoices](#)

- The Civic Access Dashboard provides the ability for users to see a visual representation of all their aggregated data such as the data related to permits and plans applications, inspections, and invoices.

My Work

MY INVOICES MY PERMITS MY PLANS MY EXISTING INSPECTIONS REQUEST INSPECTIONS

Search... Export to Excel

[Add To Cart](#) **Display** Unpaid for All Invoices

<input type="checkbox"/>	Invoice Number	Amount Due	Due	Status	Case Number	Address
<input type="checkbox"/>	INV-00000480	\$70.00	11/27/2022	Invoiced, Past Due	22102545-LIEN	1001 36th St Unit:112R We...
<input type="checkbox"/>	INV-00000489	\$434.00	12/02/2022	Partial Payment, Past Due	22112595-LANDSC	1022 10th Way West Palm ...
<input type="checkbox"/>	INV-00000594	\$100.00	02/18/2023	Partial Payment, Past Due	BTR-000323-2023	424 El Vedado West Palm B...
<input type="checkbox"/>	INV-00000596	\$115.76	02/18/2023	Partial Payment, Past Due	BTR-000325-2023	1234 Pine Sage Cir West Pa...
<input type="checkbox"/>	INV-00000609	\$15.00	03/04/2023	Invoiced, Past Due	23022798-LANDSC	101 N Clematis St Unit:500 ...
<input type="checkbox"/>	INV-00000610	\$15.00	03/04/2023	Invoiced, Past Due	23022799-LANDSC	105 S Narcissus Ave Unit:50...
<input type="checkbox"/>	INV-00000615	\$1,075.00	03/10/2023	Invoiced, Past Due	23022803-COM-BLDG	100 S Dixie Hwy Unit:300 ...
<input type="checkbox"/>	INV-00000623	\$150.00	03/18/2023	Invoiced, Past Due	23022824-ROW	100 Alhambra Pl West Palm ...
<input type="checkbox"/>	INV-00000624	\$4,280.00	03/18/2023	Due	PD-23020032	100 Alhambra Pl West Palm ...
<input type="checkbox"/>	INV-00000627	\$200.00	03/19/2023	Invoiced, Past Due	23020002-LIEN	1 Harvard Cir Unit:100 Wes...
<input type="checkbox"/>	INV-00000629	\$150.00	03/30/2023	Due	23020104-ROW	101 N Clematis St Unit:400 ...
<input type="checkbox"/>	INV-00000631	\$2,750.00	04/07/2023	Due	23030135-ROW	105 S Narcissus Ave Unit:50...
<input type="checkbox"/>	INV-00000659	\$100.00	04/09/2023	Partial Payment, Past Due	23030174-LIEN	101 N Clematis St Unit:500 ...

Showing 25 records.

- The My Work tab allows you to access the following information:
- Invoices
- Permits
- Plans
- Existing Inspections
- Request Inspections

Fee Estimator

Permit

Estimate Permit Fees

Plan

Estimate Plan Fees

Search

Users can access public information with or without logging in to their account

Public Information

Search for Exact Phrase

- All
- Permit
- Plan
- Inspection
- Code Case
- Request
- Project

- Citizens can use Civic Access to estimate Fees for Permits and Plans.
- The estimator displays fees based upon square feet, valuation, and any custom fields.

DEVELOPMENT SERVICES

- Business Tax
- Private Special Event Permits
- Rental Property Guidelines
- Building Division
- Forms
- Flood Information
- Contact Development Services
- Development Services Records Requests

PLANNING DIVISION

- Maps



Government » Development Services »

EPL

Font Size: + - Feedback

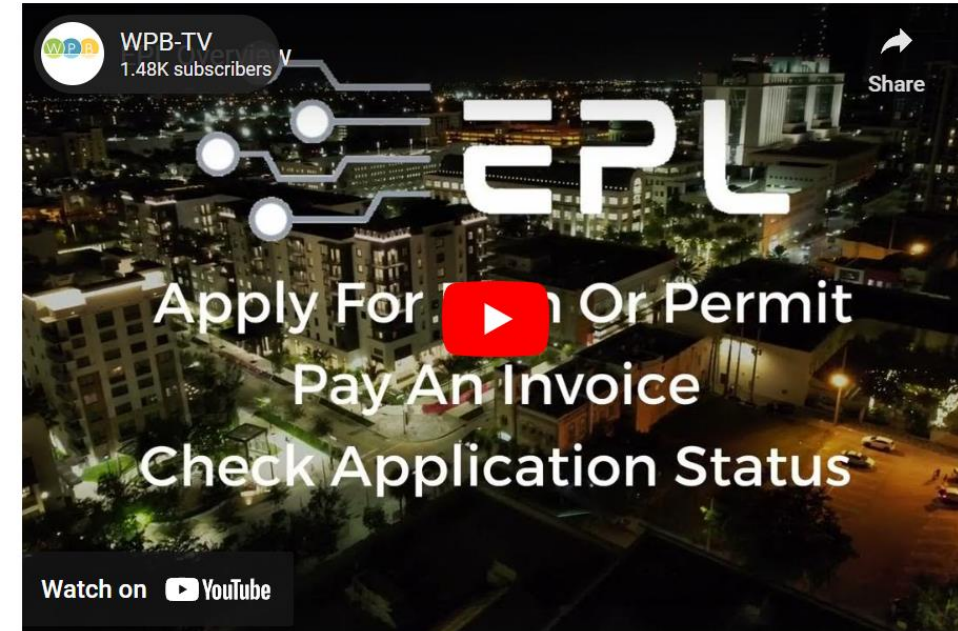
WPB is going DIGITAL with the Enterprise Permitting and Licensing (EPL) System

The hassle of applying in person for permits, paper plans and checking the status of your permit, or development application has just gotten easier in the City of West Palm Beach! Select City departments will be accepting **electronic submissions via EPL beginning June 26, 2023** with the new Enterprise Permitting and Licensing System (EPL).

With EPL you'll be able to do all the following online:

- Applications for Planning and Zoning
- Building permits
- Schedule an inspection
- Check the status of your permit
- Engineering – Right-of-Way Permits, Engineering Permits, and Abandonments
- Code Enforcement activities including applying for a lien reduction

EPL Overview



• [EPL | West Palm Beach, FL \(wpb.org\)](https://www.wpb.org/epl)

- [EPL | West Palm Beach, FL \(wpb.org\)](http://wpb.org)
-
-
- Create profile: <https://youtu.be/KzheyKhzpbw>
-
- File Prep: <https://youtu.be/rkSKXq2ncZo>
-
- Apply for permit: <https://youtu.be/4BBLOMfQJwQ>
-
- Schedule Inspection: <https://youtu.be/YAUICxwHIQQ>
-
- Pay Invoice: <https://youtu.be/VWGzY3ZRnWo>
-
- <https://youtu.be/4BBLOMfQJwQ>

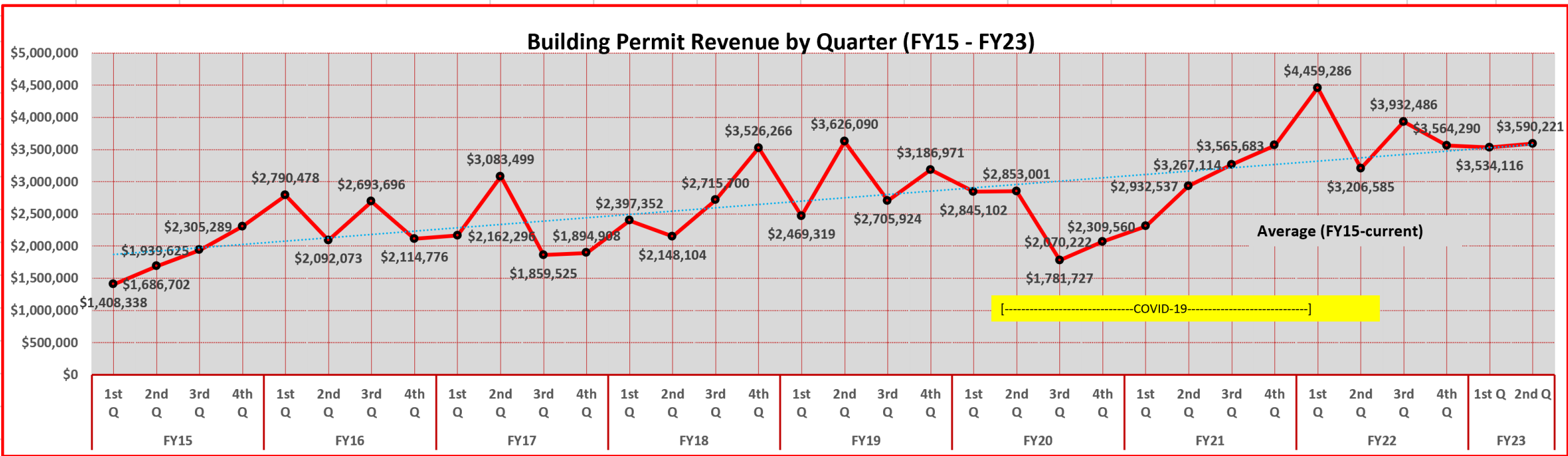
Development Services Department Update

June 6, 2023



WEST PALM BEACH

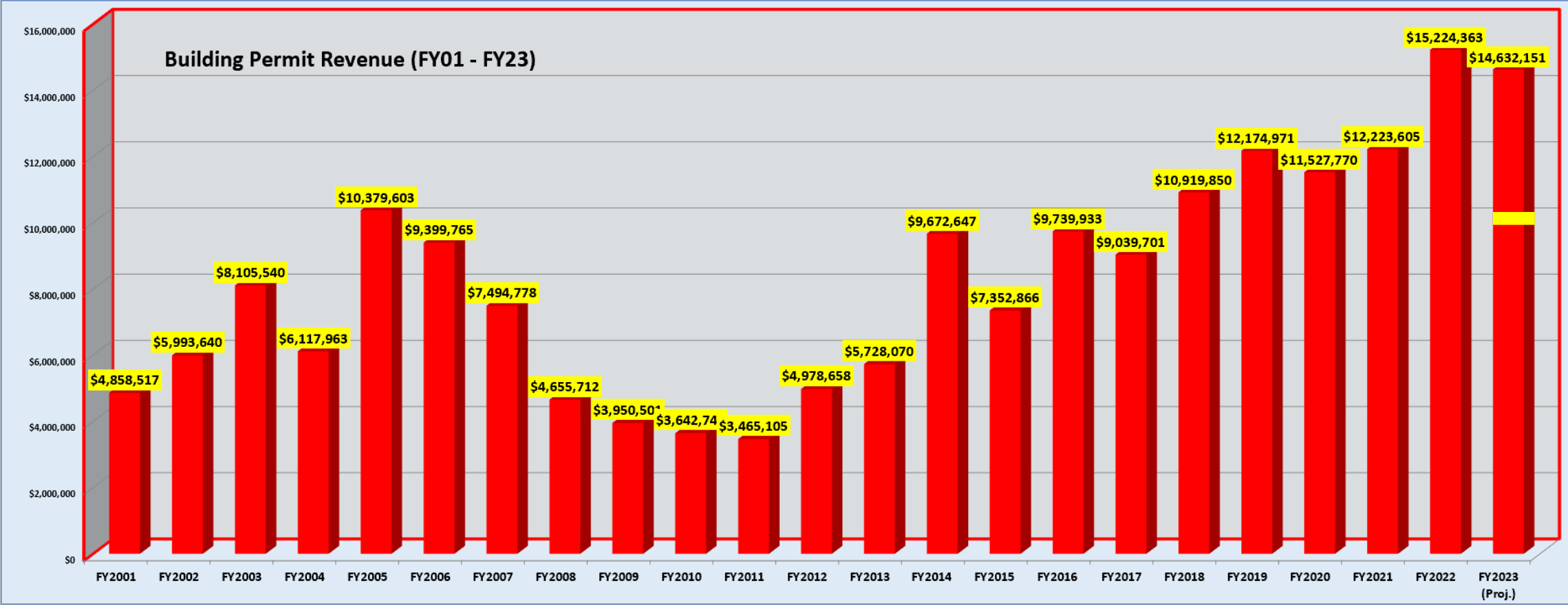
WPB Building Permit Revenues by Quarter (FY15 – FY22)



Months With Revenues In Excess of \$1 million

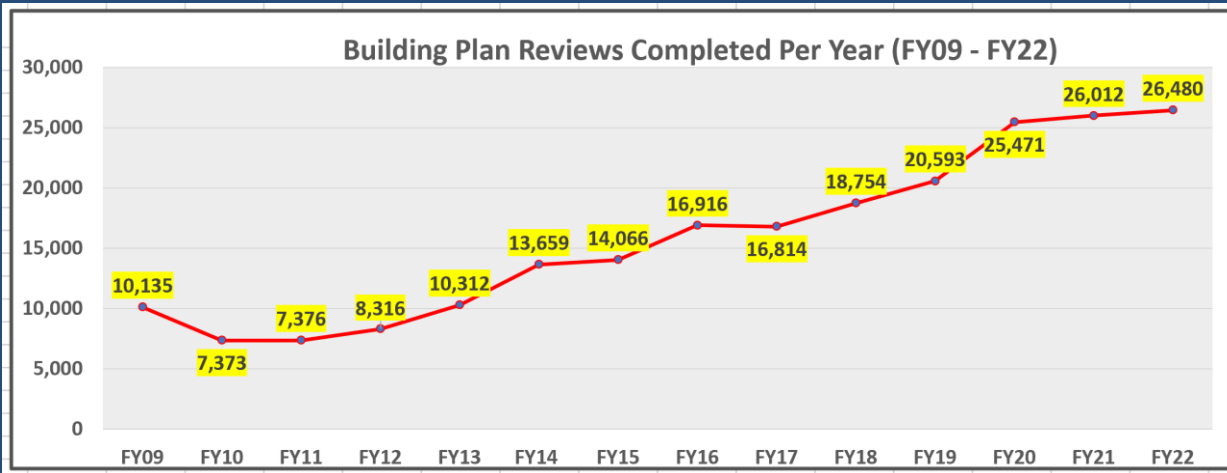
0 3 3 4 6 2 6 10 6/8

WPB Building Permit Revenues (FY01 – FY22)

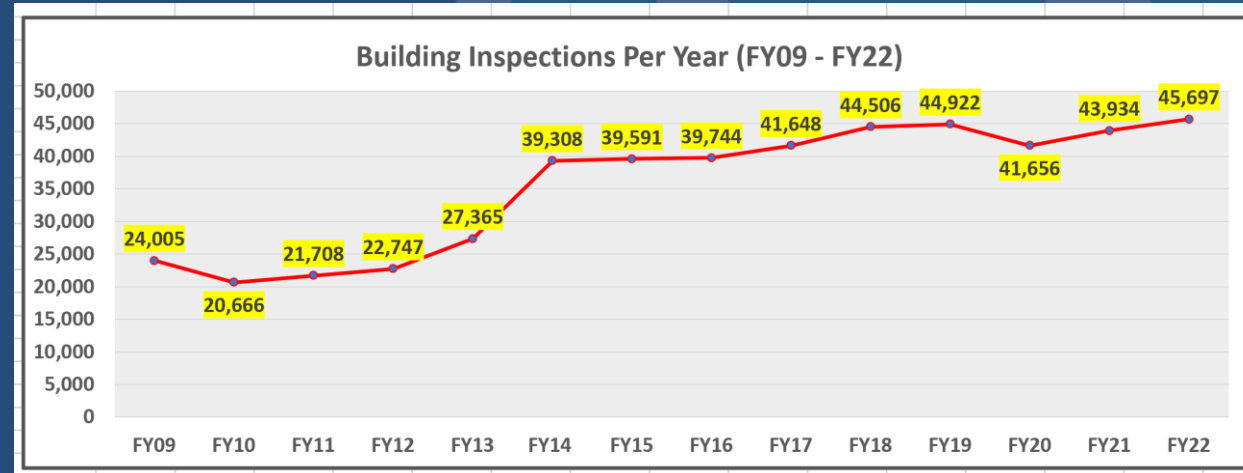


WPB Building Plan Reviews and Inspections (FY09 – FY22)

Building Plan Reviews Per Year (FY09- FY22)

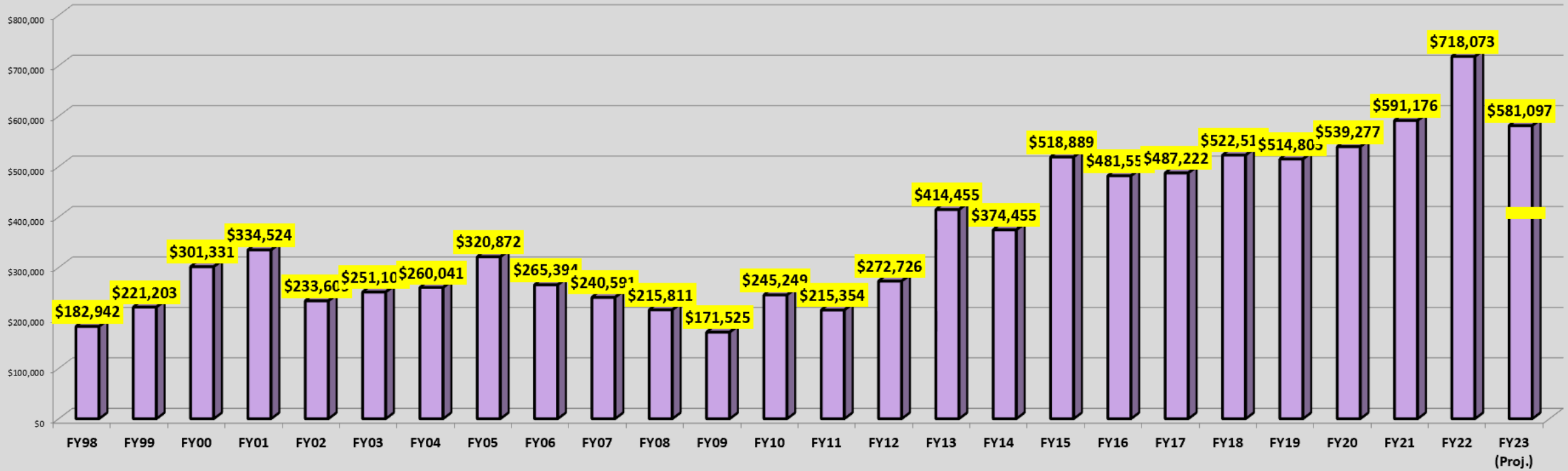


Building Inspections Per Year (FY09-FY22)



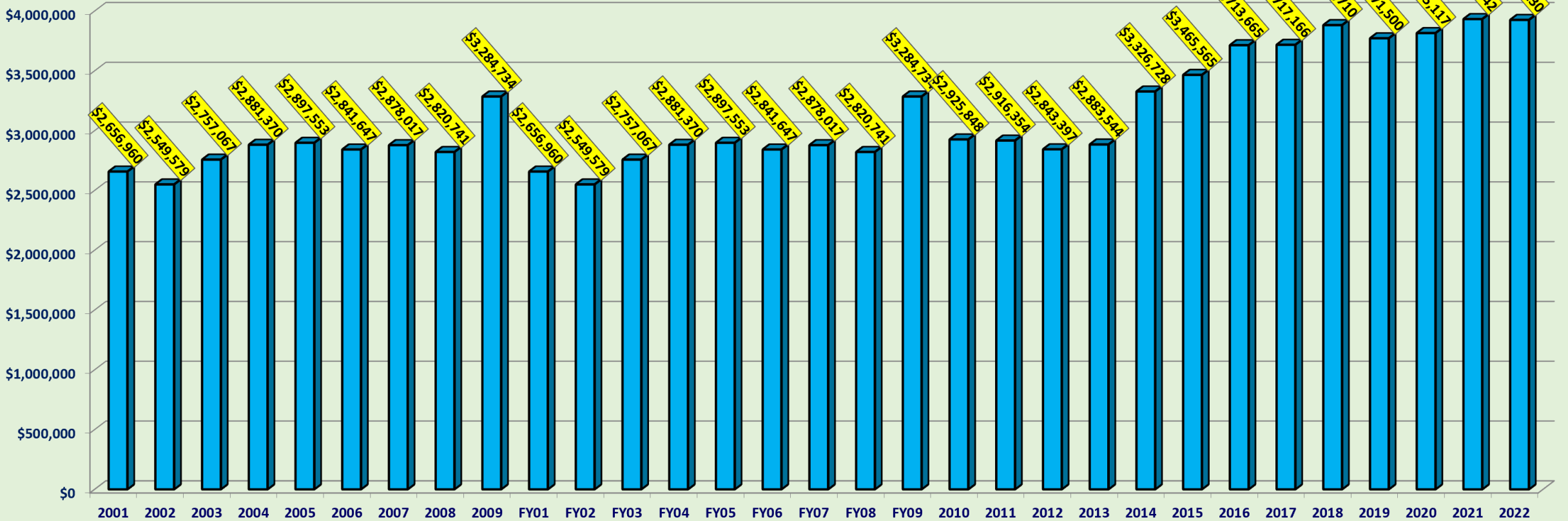
WPB Planning Revenues (FY98 – FY22)

Planning Revenues FY98 - FY22



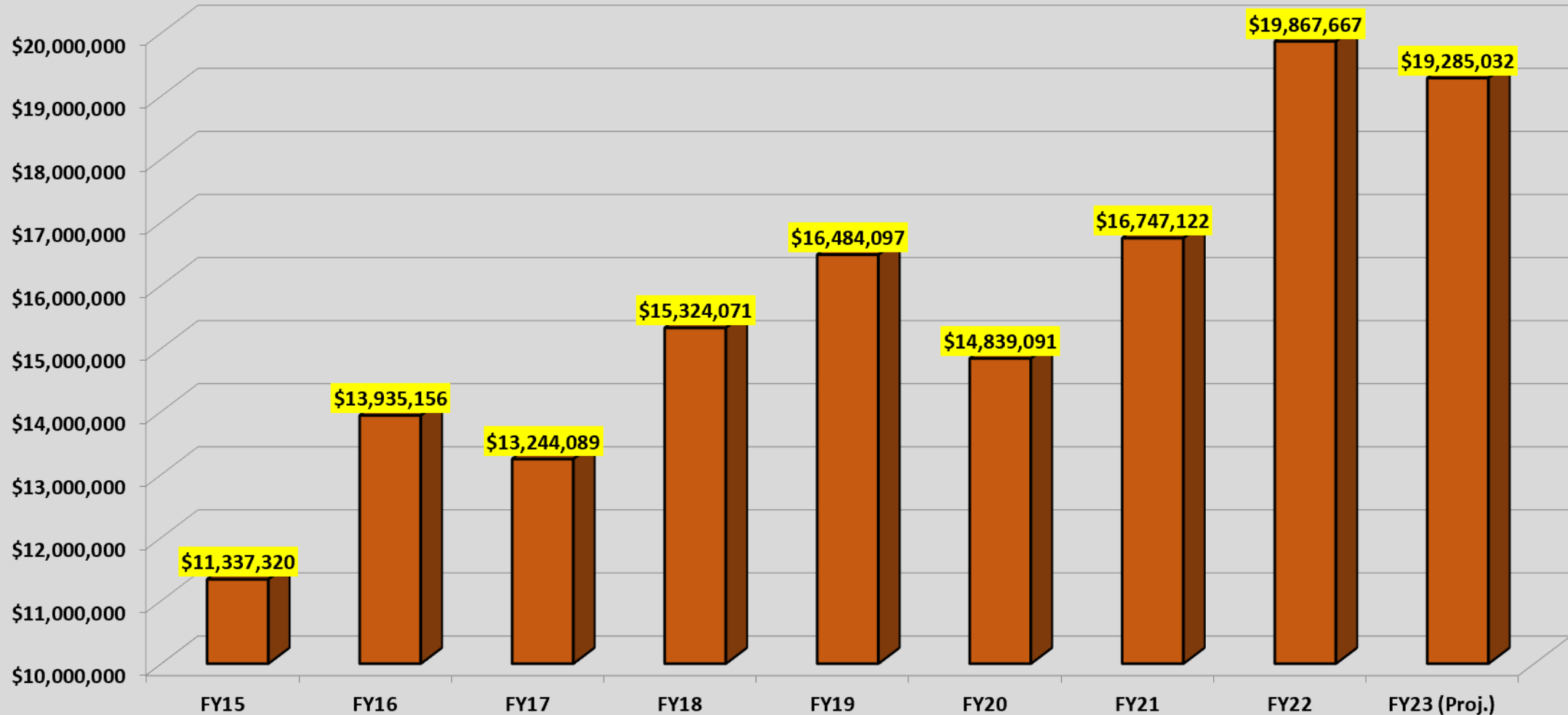
WPB Building Tax Revenues (FY01 – FY22)

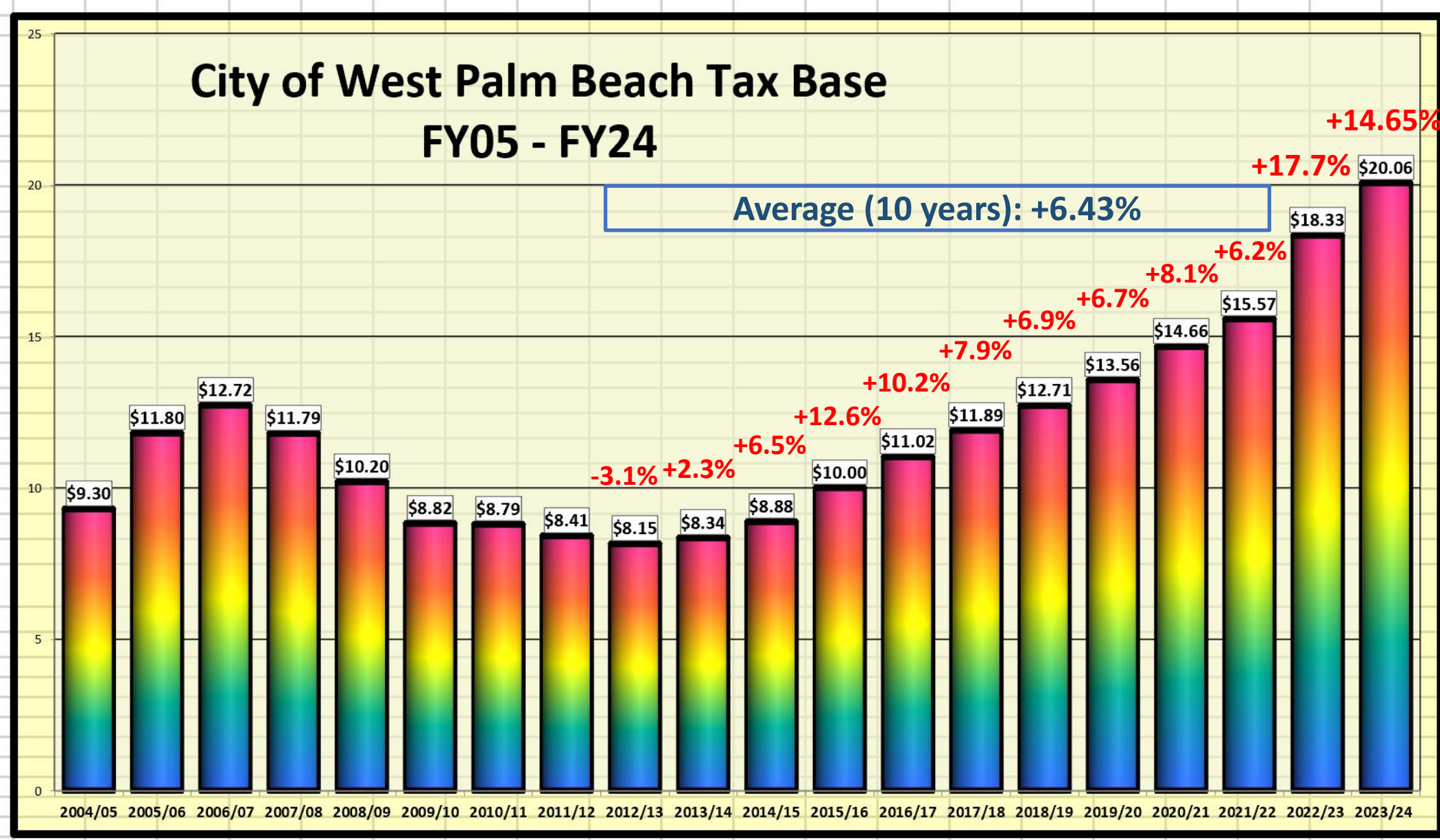
Business Tax Revenues (FY01 to FY22)



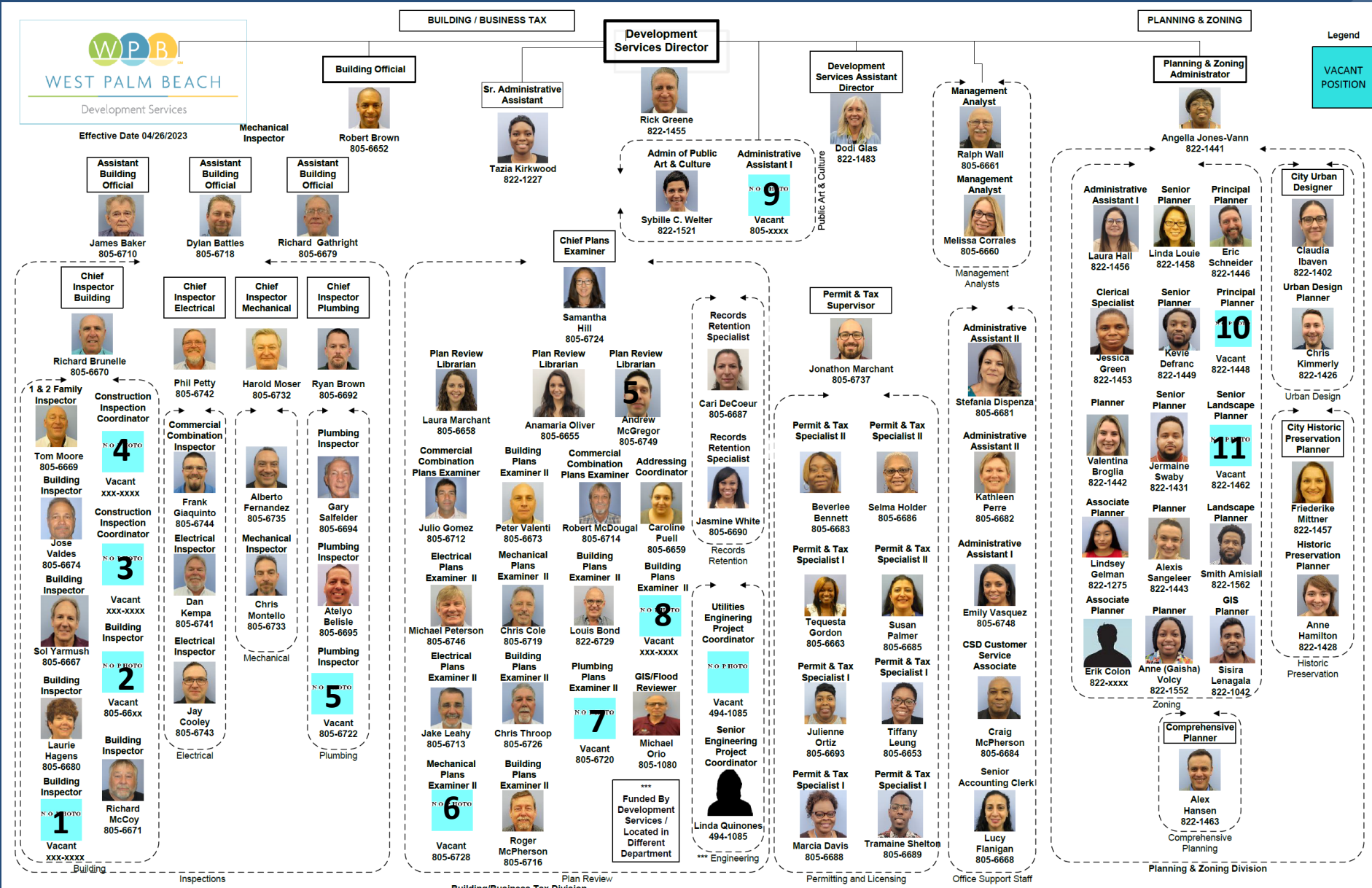
Development Services Department Revenues (FY15 – FY22)

Development Services Total Revenues FY15 - FY23





Current Development Services Organization Chart for FY23



VACANT POSITIONS

1. Building Inspector
2. Building Inspector
3. Construction Inspection Coord.
4. Construction Inspection Coordi.
5. Plumbing Inspector
6. Mechanical Plans Examiner II
7. Plumbing Plans Examiner II
8. Bldg. Plans Examiner II
9. Administrative Assistant
10. Principal Planner
11. Sr. Landscape Planner

12.6%
VACANCIES

Class A Office Developments

October 20, 2022



WEST PALM BEACH



CLASS A TOWERS (2008)

- PHILLIPS POINT: 443,498 SF
 - ESPERANTE: 256,151 SF
 - CITYPLACE TOWER: 295,933 SF
- TOTAL: 995,582 SF

CLASS A TOWERS (2008-2020)

0 SF

Adoption of the
Okeechobee Business
District
(2018)

NEW CLASS A TOWERS (2021-)

- 360 ROSEMARY: 273,509 SF
- 515 FERN: 425,798 SF
- ONE FLAGLER: 278,367 SF
- ONE WEST PALM: 204,167 SF
- 300 BANYAN: 116,157 SF
- WEST PALM POINT: 430,132 SF
- 1001 TOWER: 353,810 SF
- TRANSIT VILLAGE: 182,720 SF
- MUVICO BLOCK(est.): 800,000 SF
- THE CONTEMPORARY: 149,524 SF

TOTAL: 3,340,326 SF

West Palm Beach Class A Office Developments



**360 Rosemary
Completed**



**One Flagler
In Construction**



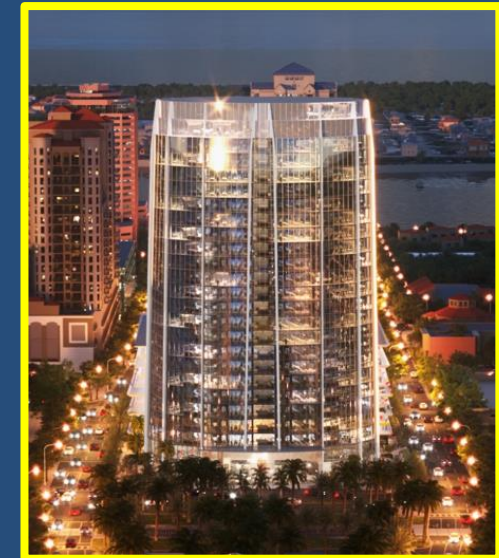
**One West Palm
In Construction**



**300 Banyan
In Construction**



**515 Fern
Approved**



**West Palm Point
Approved**



**1001 Tower
Approved**



**Transit Village
Approved**



**The Contemporary
1545 Centrepark Dr. N.
In Review**

The Square (fka CityPlace)



Publix

360
Rosemary

West

East

575 Rosemary
(Macy's)

Goldman Sachs

Hotel Developments

June 6, 2023



WEST PALM BEACH



EXISTING HOTELS (pre-2020)

- **Marriott Hotel (1981): 353 Rooms**
- **Hyatt Place (2009): 165 Rooms**
- **Marriott (2015): 152 Rooms**
- **Hilton Hotel (2016): 400 Rooms**

TOTAL: 1,070 Rooms

NEW HOTELS (2020 - present)

- **Canopy Hotel (2020): 150 Rooms**
- **The Ben (2020): 251 Rooms**
- **One West Palm (UC): 200 Rooms**
- **Marriott AC (Approved): 132 Rooms**
- **506-524 Datura (Approved): 132 Rooms**
- **Transit Village (Approved): 108 Rooms**
- **320 Lakeview (Approved): 110 Rooms**
- **Viana Hotel (In Review): 142 Rooms**

TOTAL: 1,225 Rooms

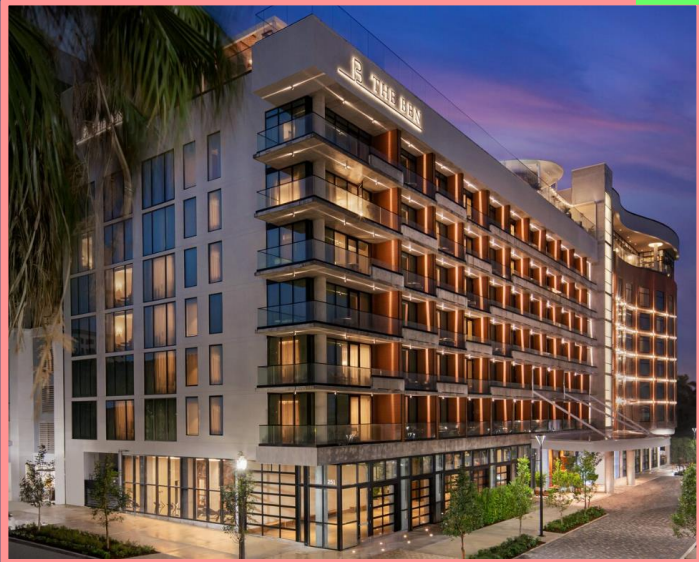


One West Palm
Construction underway
200 rooms



Transit Village
Approved
108 rooms

Canopy Hotel
Completed
150 rooms



The Ben
(Autograph)
Completed
251 rooms

695 South Olive
Completed
215 rooms





506-524 Datura
Approved
132 rooms



Viana Hotel (609 Evernia)
In Review
142 rooms



320 Lakeview
Approved
110 rooms



Marriott AC
Approved
132 rooms

Downtown Residential Developments

June 6, 2023



WEST PALM BEACH

Summary – Downtown Residential Developments

<u>PROJECT</u>	<u>UNITS</u>	<u>PROJECT</u>	<u>UNITS</u>
• 120 Dixie	153	• Hibiscus Tower	361 ★
• 303 Banyan	223	• NORA	TBD ★
• 320 Lakeview	210	• One West Palm*	218
• 350 Tower	456 ★	• Residences of Palm Beach West	372 ★
• 506 - 524 Datura*	180	• Solana	65 ★
• 512 Clematis	89 ★	• Soleste Palm Station(410 Rosemary)	321 ★
• Banyan Place	348 ★	• Transit Village*	986 ★
• Cielo	264	• <u>Watermark of WPB Senior Living</u>	154
• Clematis Place	159		2,079 (under con.)
• Flagler Station	94 ★	* Mixed Use Development	TOTAL: 4,962+ units
• The Grand	309 ★	★ Micro-unit/workforce housing component	

Downtown Residential Developments Under Construction



Watermark of the Palm Beaches
445 Datura
154 units



Flagler Station
951 Banyan
94 units



The Grand
620 3rd St.
309 units



303 Banyan
223 units

Downtown Residential Developments Under Construction



Cielo
370/375 Eucalyptus
264 units

350 Tower
350 Australian
456 units



NORA Redevelopment



575 Rosemary
361 units



Downtown Residential Developments In Review/Approved



120 S. Dixie
153 units

512 Clematis
89 units



Soleste Palm Station
410 N. Rosemary
321 units

Transit Village
150 Clearwater
Res: 986 units
Office: 182,720 sf
Retail: 54,855 sf
Hotel: 108 rooms



Solana
992 – 996 Datura
88 units

320 Lakeview
210 units



North End Developments

June 6, 2023



WEST PALM BEACH



North End Developments



Alba Residences
(4708-4714 N. Flagler)
55 units



Icon Marina Village
(4400 N. Flagler)
399 units



Kirksey Commons
1501 N. Dixie
84,400 s.f. warehousing
9,400 s.f. retail



Palm Beach Riverstone
(SE corner of 45th /I-95)
374 units
Hotel (234 rooms)
Wawa store

Mixed Use District Developments

June 6, 2023



WEST PALM BEACH

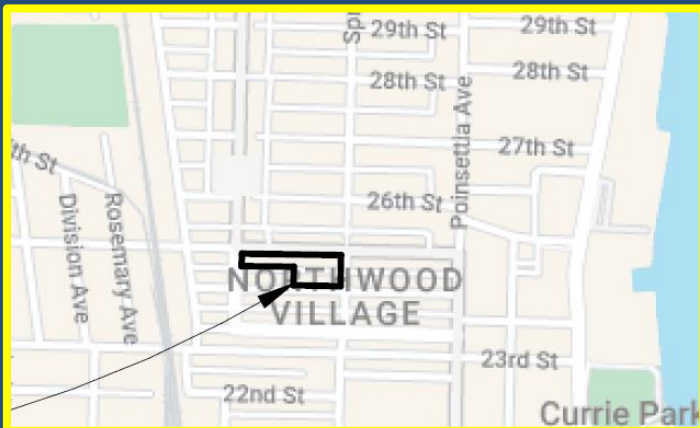




- Broadway Mixed Use District
(Dover Kohl working on Master Plan for BMUD = staff kickoff meeting 6/2/23)
- Northwood Mixed-Use District
- Currie Mixed Use District

The Spruce

- **STATUS:** In review
- **DEVELOPER:** Affiliated Development
- **LOCATION:** 2501 Spruce Avenue
- **RESIDENTIAL:** 270 units
- **RETAIL:** 2,330 s.f.
- **PARKING:** 285 spaces



SUB-DISTRICT LEGEND:

<p>CORE IA: HEIGHT W/ INCENTIVES: (111' – 350')</p>	<p>13' – 10' floor to ceiling 26-34 stories</p>
<p>CORE I: HEIGHT W/ INCENTIVES: (111' – 306')</p>	<p>23-29 stories</p>
<p>CORE II: HEIGHT W/ INCENTIVES: (111' – 202')</p>	<p>15-19 stories</p>
<p>TRANSITION: HEIGHT W/ INCENTIVES: (85' – 163')</p>	<p>12-15 stories</p>
<p>EDGE: HEIGHT W/ INCENTIVES: (36' – 60')</p>	<p>2-4 stories</p>



Incentives must be met to achieve increased height

- Northwood Rd. Extension
- Workforce Housing
- Currie Park Improvements
- Food Store
- Currie Park Parking
- Mobility Options
- LEED Certification
- Public Open Spaces



CONCEPT PLAN



- | | |
|------------------------------------|--|
| 1 MLK PARKING | 12 PLAY AREA + SPLASH PAD |
| 2 MLK MEMORIAL | 13 FLEXIBLE LAWN + PERFORMANCE AREA |
| 3 SEATING AREA | 14 KAYAK LAUNCH + STEPS |
| 4 FITNESS AREA + ACTIVE ZONE | 15 ELEVATED PEDESTRIAN DECK |
| 5 LOCAL ARTS PLAZA | 16 MANGROVE + SEAGRASS GARDENS |
| 6 PERCHED BEACH | 17 RESILIENCY HUB |
| 7 FISHING PIER | 18 PAVILION - CAFE, RESTROOM + STORAGE |
| 8 OUTDOOR GAME AREA | 19 PARKING |
| 9 ROYAL PALM GROVE | 20 BOAT LAUNCH |
| 10 MULTI-USE TRAIL + SEATING AREAS | 21 KAYAK + CANOE LAUNCH |
| 11 PICNIC GROVE | |

- \$30-\$35 million
- Completion: Oct. 2023
- Fishing Pier
- Kayak and Canoe Launch
- Elevated Pedestrian Deck
- Mangrove & Seagrass Gardens
- Café
- Boat Launch
- Fitness Area
- Perched Beach
- Elevated Pedestrian Deck

Northwood Square ("Anchor Site")

- **STATUS:** In Review
- **DEVELOPER:** Immorcorp Ventures, LLC
- **LOCATION:** 2551 Pinewood Ave.
- **RESIDENTIAL:** 381 units (studio-37; 1 BR-175; 2 BR-169)
- **RETAIL:** 64,200 s.f.
- **PARKING:** 584 spaces



NORTHWOOD SQUARE - WEST PALM BEACH, FLORIDA
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NORTHWOOD SQUARE - WEST PALM BEACH, FLORIDA
VIEW FROM BROADWAY AVE & NORTHWOOD RD
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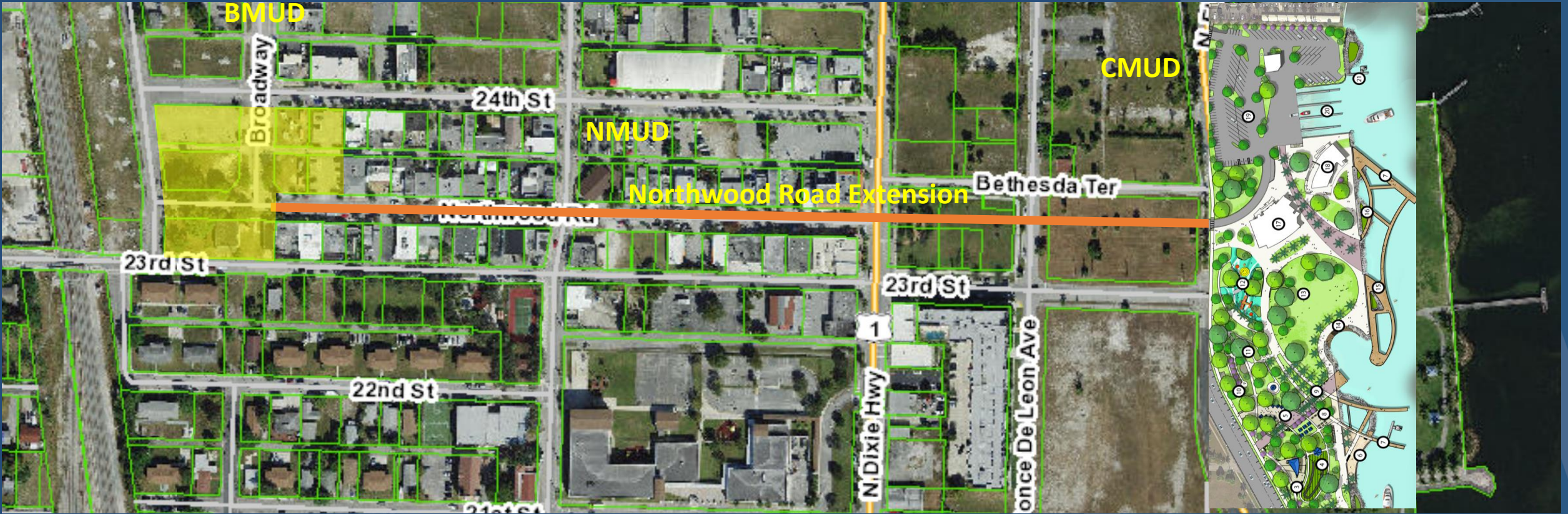


NORTHWOOD SQUARE - WEST PALM BEACH, FLORIDA
PASEO ENTRANCE VIEW FROM BROADWAY AVE & 24TH ST
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NORTHWOOD SQUARE - WEST PALM BEACH, FLORIDA
VIEW FROM BROADWAY AVE & 25TH STREET
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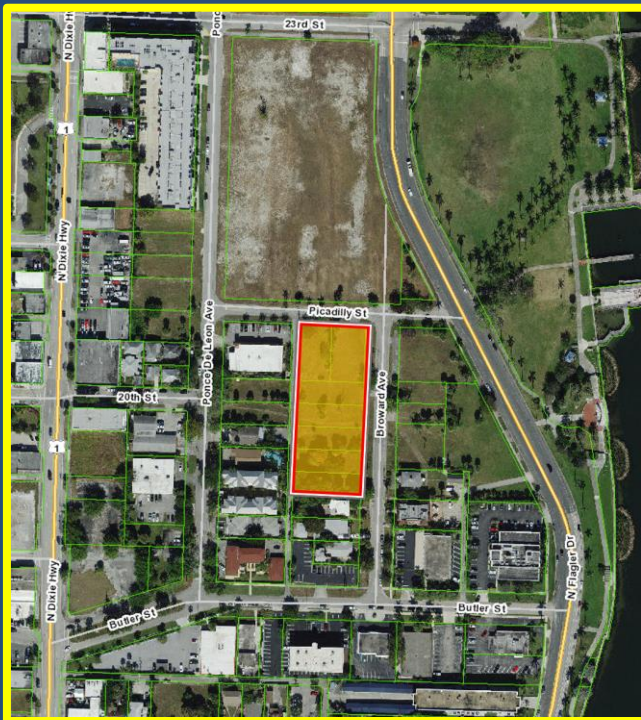
CMUD (Currie Mixed Use District)



Connect the Anchor Site (Northwood Square) to the Entrance of Currie Park

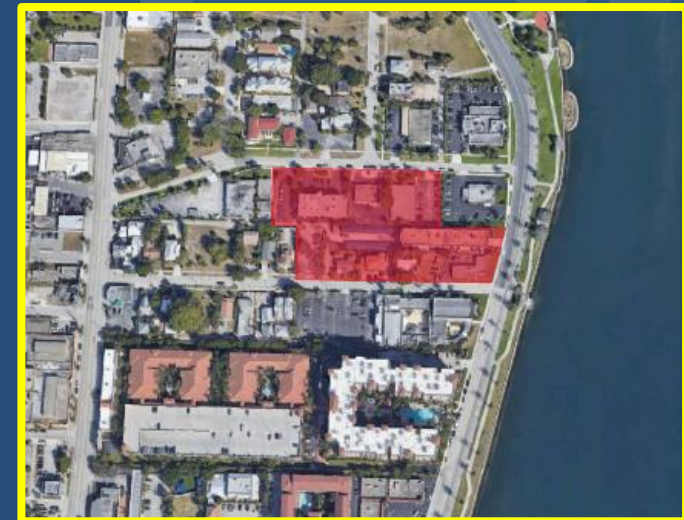


- **STATUS:** Approved (City Commission - June 25, 2012)
- **DEVELOPER:** Parkland on the Park, LLC (Neil Kozokoff)
- **LOCATION:** 2019-2045 Broward Avenue / 210 Picadilly Street
- **RESIDENTIAL:** 102 units
- **PARKING:** 125 spaces





- **STATUS:** Approved
- **DEVELOPER:** Flagler Assemblage, LLC (Savannah)
- **LOCATION:** 1919 North Flagler
- **RESIDENTIAL:** East Tower (26-stories)- 315 condos
West Tower (28 stories)-164 apts.
479 units
- **RETAIL:** 33,465 s.f.
- **PARKING:** 920 spaces





- **STATUS:** In Review
- **DEVELOPER:** Jeff Greene
- **LOCATION:** 2121 North Flagler
- **RESIDENTIAL:** 30-stories – 152 units
- **RETAIL:** 5,100 s.f.
- **OFFICE:** 1,500 s.f.
- **PARKING:** 325 spaces

- 40 - 2 BR (2,800 sf)
- 52 - 3 BR (3,250 sf)
- 10 - 2-story (6,100 sf)
- 28 - 4-BR (4,500 sf)
- 12 - 5-BR (6,100 sf)
- 10 - Penthouse (10,800 sf)





- **Flagler Pointe POR-PD**
- **Villa Del Lago RPD/ Majestic Towers RPD**
- **The Slade RPD**
- **Flagler Waterview POR-PD**
- **Good Samaritan - CSPD**

South End Developments

June 6, 2023



WEST PALM BEACH



South End Residential Developments



LaClara
84 units
1515 S. Flagler

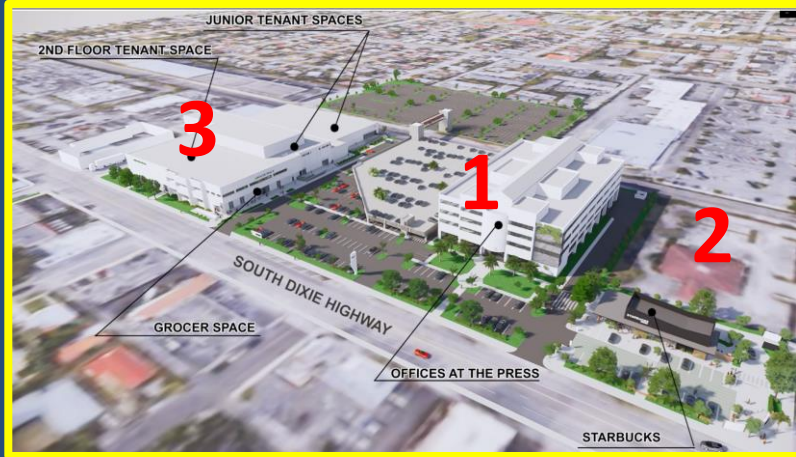


Forte
42 units
1309 S. Flagler



South Flagler House
109 units
1315 S. Flagler Dr.

South End Mixed Use Developments



Shops at the Press
 NW corner of S. Dixie & Monceaux
 Building 1: Office: 145,100 s.f.
 Building 2: Restaurant: 2,200 s.f.
 Building 3: Grocer: 15,252 s.f.
 Retail: 25,459 s.f.
 Office: 32,000 s.f.
 Restaurant: 4,107 s.f.
 Warehouse: 47,182 s.f.



Carefree 6
 2100 South Dixie Hwy.
 Residential: 33 units (Flamingo)
 Residential: 26 units (Cordova)
 Retail: 8,361 s.f.
 Restaurant: 7,246 s.f.
 Theater: 12,239 s.f.

8111 S. Dixie Highway
 Residential – 210-280 units
 Retail - TBD



Downtown

OFFICE

- 1001 Tower
- 301 Clematis/300 Banyan
- 515 Fern
- One Flagler
- The Square (East & West)
- West Palm Point

MIXED USE

- 320 Lakeview
- 506 – 524 Datura
- NORA
- One West Palm
- Transit Village

HOTEL

- Marriott AC Hotel
- Viana Hotel & Spa

RESIDENTIAL

- 120 South Dixie
- 303 Banyan
- 350 Tower
- 512 Clematis
- 575 Rosemary
- Banyan Place
- Cielo
- Clematis Place
- Flagler Station
- The Grand
- Residences of P.B. West
- Solana
- Soleste Palm Station
- Watermark of WPB Sr. Living

Non-Downtown

COMMERCIAL

- 5301 Broadway
- 7/11 (2701 Okeechobee)
- BJ's/Brandsmart
- The Contemporary
- Flamingo Car Wash
- Kirksey Commons
- Mint Eco Car Wash
- Shops at the Press
- Tropicana Self Storage

MIXED USE

- 8111 South Dixie
- CMUD
- Carefree 6 at Flamingo
- Northwood Square

PUBLIC

- Currie Park

RESIDENTIAL

- 3600 Lakeside
- 4906 North Flagler
- Alba Residences (Scuba Club)
- Banyan Cay
- Banyan View
- Broward Block
- Forte
- LaClara
- Marina Village
- Olara
- Palm Beach Riverstone
- Plot 4 (Jeff Greene)
- South Flagler House
- The Spruce (2501 Spruce)

THANK YOU!

Location of this presentation:

www.wpb.org/government/development-services/planning-and-zoning