Currie Mixed Use District (CMUD) South

August 23, 2023



WEST PALM BEACH

CMUD South Schedule



- July 27, 2023 Public Meeting (no vote)
- August 23, 2023 2nd Public Meeting (no vote)
- Sept. 19/Oct. 17, 2023 Planning Board Meeting
- Nov. 13/Dec. 11, 2023 City Commission (1st reading)
- Nov. 27/Dec. 26, 2023*- City Commission (2nd reading)

City Workshop Notice



VEST PALM BEACH

NOTICE OF PUBLIC WORKSHOP

The City of West Palm Beach Development Services Department – Planning Division formally invites owners of property within CMUD, the proposed CMUD South expansion area and those adjacent to the affected area to a Cabine workshop on:

Wednesday, August 23, 2023 at 5:30 p.m.

*<u>In Person</u>: Flagler Gallery, 401 Clematis Street - City Center *<u>Virtual</u>: <u>https://us06web.zoom.us/j/84522657541</u>

The City will be soliciting input from property owners that will help make decisions on the proposal to expand the Currie Mixed Use District's southern boundary.

<u>Please Note</u>: Participants joining the meeting via Zoom will have the option to submit written comments and/or questions via chat. Verbal comments and/or questions cannot be taken as part of the Zoom meeting.

Notice of this Public Workshop is sent to owners within the current CMUD boundaries, the proposed CMUD south expansion area, and all property owners within 500 feet of the current CMUD boundaries and expansion area involved in this proposal. In accordance with the provisions of the Americans with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall, within three working days prior to any proceeding, contact the City Clerks' Office, 401 Clematis Street, West Palm Beach, Florida 33401, {(561) 822-1210).

For further information about the project, please contact:

Linda M. Louie, AICP, Senior Planner Phone: 561.822.1458 | TTY: 800.955.8771 E-mail: Ilouie@wpb.org City of West Palm Beach Development Services Dept. Planning Division P.O. 3147 West Palm Beach, FL 33402

Description of Public Workshop and Location Map

Proposed Currie Mixed Use District (CMUD) South Expansion

The Currie Mixed Use District (CMUD) is an existing ± 65 -acre mixed-use area, generally bounded by 27th Street and Pine Street to the north and south, and North Flagler Drive and North Dixie Highway to the east and west. A Public Workshop is being held to discuss the expansion of CMUD at its southern boundary.

The Public Workshop will include a presentation and discussion on potential revisions to the Future Land Use Map and rezoning of certain parcels within the proposed expansion area boundaries; however, there is no intention to change the zoning of any existing Planned Developments within the affected area.

Location: The proposed CMUD South expansion area is comprised of \pm 18.5 acres and is generally bounded by the parcels south of Pine Street to the north, 14th Street to the south, North Flagler Drive to the east and North Dixie Highway to the west, within Commission District No. 1 – Commissioner Cathleen Ward.



City Mixed-Use Districts





Broadway Mixed Use District

Northwood Mixed-Use District
Currie Mixed Use District

CMUD Location





Currie Park Historical Context

(Adopted Nov. 10, 2014)



- Height bonuses offered if conditions met.
- Maximum height of 15 stories established.

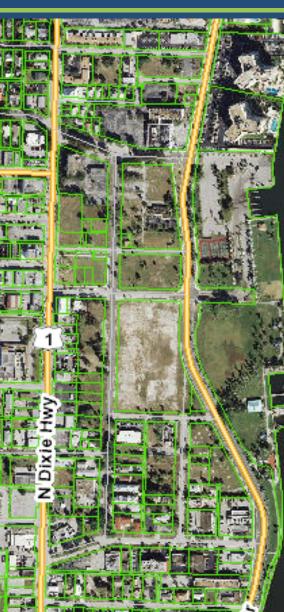
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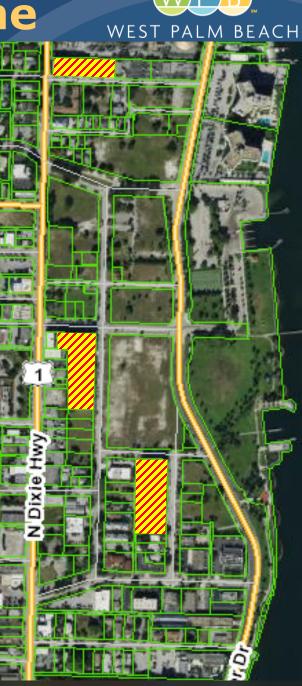
WEST PALM BEACH

 A maximum of 4,065 residential units and 2.3 million square feet of retail-commercial can be built.

CMUD CoreCMUD EdgeCMUD Transition

Currie Park Area Over Time





CMUD Zoning Districts (Nov. 15, 2021), WEST PALM BEACH



CMUD – ZONING OVERLAY AND MASSING STUDY WEST PALM BEACH, FL.



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

Example – Core I





CURRIE MIXED USE DISTRICT SOUTH PARCEL ANALYSIS

	_									
Block						2023	2022 Value		UNITS	ZONING
Lette	#	PCN	2023 Owner	Site Address	Acres	Property Use	2022 Value	SQFT	UNITS	ZONING
A	1	74434309010000672			0.1515	SE	\$168,554	L	1	Edge
A	1	74434309010000672	409 27th WPB LLC Northwood OPCO LLC	409 27th St. 401 27th St.	0.1515	SF	\$168,554 \$277,405		1	Edge
	2	74434309010000871			0.6600	MF	\$5.072.382		36	
	э 4	74434310160000040	Sunview Medical 335 LLC	395 27th St.	0.6600		\$5,072,382 \$503.849	3528	36	Edge
	4		Moravian Church In America Southern Province	297 27th St.		Religious				Edge
	5	74434310160000010	2801 Flagler Investment LLC	2801 N. Flagler Dr.	0.5543	Medical Office	\$1,287,141	\$7,541		Edge
-		74434309050140010								
-	_		Raphael & Sandra Saldrigas	400 27th St.	0.1435	SF SF	\$318,420	L	1	Edge
_	2	74434309050140020	Raphael & Sandra Saldrigas	2721 Poinsettia Ave.	0.1435		\$177,832		1	Edge
_	3	74434309050140030	Maya Guruswami & Hunter F Bradley	2717 Poinsettia Ave.	0.1793	SF	\$253,835	L	1	Edge
	4	74434309050140041 74434309050140051	BSB 1 Inc.	2711 Poinsettia Ave.	0.1791	SF	\$255,950		1	Edge
_	5		Posvar Kristi	407 26th St.	0.2545	MF	\$410,959		2	Edge
_	6	74434310000060050	Jeffrey Greene & 8386 Blackburn Partner.	2722 Poinsettia Ave	0.5654		\$1,219,460			Edge
_	-	74434310000060060	Jeffrey Greene & 8386 Blackburn Partner.	310 27th St.	0.5275	Vacant	\$471,948	2 620	0	Transition
_	8	74434310000060070	Jeffrey Greene & 8386 Blackburn Partner.	300 27th St.	0.3122	Off./Res.	\$504,866	2,628	2	Transition
_	9	74434310170000010	Jeffrey Greene & 8386 Blackburn Partner.	215 Kent Terrace	0.8267	Vacant	\$739,625		0	Transition
_	10	74434310180000110	Flagler Management Services LLC	311 Golf Rd.	0.2030	Office	\$1,537,101	6,456		Edge
	11	74434310180000100	Michael T Grosse	329 Golf Rd.	0.0619	SF	\$107,599		1	Edge
		74434310180000090	Diederick Van Haaften & Tiana Surat	323 Golf Rd.	0.0619	SF	\$102,319		1	Transition
_	13	74434310180000081	Jeffrey Greene & 8386 Blackburn Partner.	Golf Road	0.0466	Vacant	\$53,748			Transition
_	-	74434310180000070	David Holmes	305 Golf Rd.	0.0775	SF	\$119,735	└── │	1	Transition
	15	74434310180000060	303 Golf Road LLC	303 Golf Rd.	0.0620	SF	\$158,915		1	Transition
_	16	74434310180000050	Melasurej LLC	301 Golf Rd.	0.0619	Vacant	\$72,974			Transition
_	17	74434310170000090	Tobias Partners LP	220 Kent Terrace	0.4423	Vacant	\$563,612			Transition
_	18	74434310170000070	Tobias Partners LP	2701 N. Flagler Drive	0.1878	Vacant	\$238,394			Transition
	19	74434310170000081	Tobias Partners LP	2625 N. Flagler Drive	0.0718	Vacant	\$91,179			Transition
	20	74434310180000200	Tobias Partners LP	2601 N. Flagler Drive	2.3289	Vacant	\$2,100,000			Transition
		74434310180000190	John L Aumente Trust & Elizabeth Aumente Tr.	312 Golf Rd.	0.0620	Vacant	\$71,523	\vdash		Transition
	22	74434310180000180	Nancy J. Williams	314 Golf Rd.	0.0620	SF	\$163,694	⊢	1	Edge
_	_	74434310180000170	Nancy J. Williams	316 Golf Rd.			\$111,721		1	Edge
_	24	74434310180000151	2706 Poinsettia Avenue LLC	2706 Poinsettia Ave.	0.0395	SF	\$106,011		1	Edge
	25	74434310180000161	2704 Poinsettia Ave	2704 Poinsettia Ave.	0.0395	SF	\$75,486		0	Edge
_	26	74434310190110016	Elizabeth A G Colome & Jose O Colome	315 26th St.	0.1541	MF	\$161,876		2	Edge
	27	74434310190110015	John L Aumente Trust & Elizabeth Aumente Tr.	305 26th St.	0.0732	SF	\$138,612		1	Transition
	28	74434310190110014	Christopher Aumente	303 26th St.	0.0840	SF	\$138,650		1	Transition
c	1	7443431027000000- 74434310270101015	LaFontana Apartments of Palm Beach Inc.	2800 N. Flagler Dr.	2.7755	MF			142	Transition
	2	74434310250003020-			2.7859	MF			124	Transition
	2	74434310270101015	Portofino Condominium	2600 N. Flagler Dr.	2.7859	MF			124	Iransition
D	_	74434310190100031	Tobias Partners LP	2608 Poinsettia Ave	1.6133	Vacant	\$2,047,814			Transition
		74434310190100021	1031 5. Wooster Limited	2500 N. Dixie Hwy	0.5411	Vacant	\$686,888			Core II
	3	74434310190100022	1031 S. Wooster Limited	2431 Ponce de Leon	0.0968	Vacant	\$105,341			Core II
	4	74434310190100023	1031 5. Wooster Limited	2423 Ponce de Leon	0.1190	Vacant	\$151,062			Core II
	5	74434310200000150	1031 5. Wooster Limited	N. Dixie Hwy	0.2166	Vacant	\$274,878			Core II
	6	74434310200000200	1031 S. Wooster Limited	309 Bethesda	0.0416	Vacant	\$52,860			Core II
	7	74434310200000210	1031 S. Wooster Limited	301 Bethesda Terrace	0.1764	Vacant	\$211,113			Core II
_	8	74434310190080000	Kenneth H Witt	225 Bethesda Terrace	0.0828	SF	\$105,050		1	Core IA
	9	74434310190080011	2104 Cahuenga Partners LP & Little Broad Beach Partners LP	2501 N. Flagler Drive	2.7095	Vacant	\$9,375,300			Core I & 1A
			ocutar randers tr							
F	1	74434310200000110	City of West Palm Beach	2410 N. Dixie Highway	0.2022	Park	\$256,694			Core II
-	2	74434310200000110	City of West Palm Beach City of West Palm Beach	2410 N. Dixie Highway 2400 N. Dixie Highway	0.2022	Park	\$256,694 \$256,694	├ ──┤		Core II
-		7443431020000010	City of West Palm Beach	321 23rd St.	0.0999	Park	\$256,694 \$126,759	├ ──┤		Core II
-	4	7443431020000030	City of West Palm Beach	321 23rd St. 309 23rd St.	0.2022	Vacant	\$126,759 \$256,694			Core II
-	5	74434310190090041	City of West Palm Beach	309 23rd St.	0.3644	Vacant	\$462,568			Core II
\neg	6	74434310190090043	City of West Palm Beach	Ponce De Leon	0.0592	Vacant	\$69,936			Core II
	7	74434310190070000	1031 S. Wooster Limited	2323 N. Flagler Drive	1.2621	Vacant	\$1,602,030			Core IA
F	1	74434310190030142	General Pershing LLC	2320 N. Dixie Hwy.	0.1027	MF	\$2,882,806		43	Core II
_		74434310190030132	General Pershing LLC	2308 N. Dixie Hwy.	0.1395	MF	\$772.200		11	Core II
	3	74434310190030122	General Pershing LLC	2304 N. Dixie Hwy.	0.1395	Vacant	\$195.094			Core II
	4	74434310190030112	Martinelli Real Estate Investments LLC	2300 N. Dixie Hwy.	0.1498	Retail	\$307,961	2,675		Core II
_	5	74434310190030102	Martinelli Real Estate Investments LLC	N. Dixie Hwy.	0.0623	Parking	\$59,580		1	Core II
	6	74434310190030101	Reactor Capital LLC	2222 N. Dixie Hwy.	0.0623	Retail	\$241,842	941		Transition
	7	74434310190030081	Reactor Capital LLC	2202 N. Dixie Hwy.	0.2727	Vacant	\$297.713			Transition
	8	74434310190030072	Rocreation Corp	2200 N. Dixie Hwy.	0.1361	Retail	\$265,648	3,016		Transition
	9	74434310190030061	2100 N. Dixie LLC	N. Dixie Hwy.	0.1497	Auto Sales	\$131,958		1	Transition
	10	74434310190030052	2100 N. Dixie LLC	N. Dixie Hwy.	0.1497	Auto Sales	\$129,602			Transition
_	11	74434310190030041	2100 N. Dixie LLC	N. Dixie Hwy.	0.1903	Auto Sales	\$181,232			Transition
_	12	74434310190030132	2100 N. Dixie LLC	2102 N. Dixie Hwy.	0.1902	Auto Sales	\$243,854	2.800		Transition
_	_	74434310190030132	2100 N. Dixie LLC	2102 N. Dixie Hwy.	0.2273	Auto Sales	\$642.046	9,450		Transition
	_	74434315460010000	Park PB LLC	312 23rd St.	1.3090	MF	\$19,294,033	,	99	Core II/DSI
				2215 Ponce de Leon	0.1498	Vacant	\$111.930			Transition
	15	74434310190030071								
	15 16	74434310190030071 74434310190030062	2211/2215 Ponce Partners LLC 2211/2215 Ponce Partners LLC		0.1499	Vacant	\$111.930			Transition
			2211/2215 Ponce Partners LLC	2211 Ponce de Leon 2207 Ponce de Leon	0.1499	Vacant Vacant	\$111,930 \$111.930			Transition Transition
	16 17	74434310190030062		2211 Ponce de Leon						

CMUD Area

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22 744431015 24 744341015 24 744341015 27 74443101 27	190030021	21	King Morris Lodges Inc.	2105 Ponce De Leon	0.1148	MF	\$134,398		3	Transiti
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2 2744310195 2 7444310195 4 74444310195 5 744451015 5 744451015 6 744431019 7 7444431019 9 7444431019 9 7444431019 9 7444431019 1 74444431019 1 74444431019 1 74444431019 1 74444431019	190110017	25	City of West Palm Beach	2175 N. Flagler Dr.	(Excluded)					
2 2744310195 2 7444310195 4 74444310195 5 744451015 5 744451015 6 744431019 7 7444431019 9 7444431019 9 7444431019 9 7444431019 1 74444431019 1 74444431019 1 74444431019 1 74444431019										
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4 74431039 4 744431039 5 744431514 6 744431514 7 7444431019 7 7444431019 9 7444431019 9 7444431019 9 7444431019 1 744431019 1	190020062	2	2022 North Dixie Highway LLC	2022 N. Dixie Highway	0.2996	Vacant	\$258,331			Transiti
4 74431039 4 744431039 5 744431514 6 744431514 7 7444431019 7 7444431019 9 7444431019 9 7444431019 9 7444431019 1 744431019 1		3	1920 North Dixie LLC	2010 N. Dixie Highway	0.1498	Vacant	\$110,000			Transiti
5 744431514 6 7444431514 7 7444431019 8 7444431019 9 7444431019 1 74444431019 1 7444431019 1 7444431019 1 7444431019 1 7444431019 1		-	1920 North Dixie LLC	N. Dixie Highway	0.2981	Vacant	\$190,000			Transiti
6 74443154 7 744441019 8 7444431019 9 7444431019 9 7444431019 9 7444431019 1 744443101 1 744443101 1 7444431019 1 744431019 1 7444431019 1 7444431019 1 7444431019 1 7444431019 1 74				1930 N. Dixie Highway	0.5051	Vacant	\$431,297			Transiti
7 7444310190 8 7444310190 9 7444310190 9 7444310190 9 74444310190 1 74444310190 2 74444310190 2 74444310190 2 74444310190 4 74444310190 6 74444310190 6 74444310190 7 7444310190 7 74444310190 1 74444310190 1 74444310190 1 74444310190 2 74444310190 1 74444310190 2 74444310190 1 74444310190 2 74444310190 7 74444310190 7 74444310190 7 74444310190 7 74444310190 7 74444310190 7 74444310190 7 74444310190 7 74444310190 7 <td< td=""><td></td><td>1</td><td>2013 Ponce De Leon Avenue LLC</td><td>303 Butler St.</td><td>0.1483</td><td>Vacant</td><td>\$115,874</td><td></td><td></td><td>Transiti</td></td<>		1	2013 Ponce De Leon Avenue LLC	303 Butler St.	0.1483	Vacant	\$115,874			Transiti
8 744431019 9 744431019 9 744431019 1 144431019 1 744431019 1 744431019 3 744431019 3 744431019 3 744431019 5 743431019 7 744431019 9 744431019 9 744431019 9 744431019 10 744431019 11 744431019 12 744431019 12 744431019 13 744431019 14 744431019 17 744431019 17 744431019 17 744431019 17 744431019 17 744431019 17 744431019 17 744431019 17 744431019 17 744431019 17 744431019 17 744431019		0								
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1 7448431019 1 7448431019 3 7444431019 3 7444431019 4 7444431019 5 7444431019 5 7444431019 5 7444431019 7 7444431019 9 7444431019 1 7444431019 12 7444431019 12 7444431019 12 7444431019 12 7444431019 14 744431019 17 744431019 18 744431019 19 744431019 10 744431019 11 744431019 12 744431019 12 744431019 11 744431019 12 744431019 12 744431019 12 744431019 12 744431019 12 744431019 12 744431019 12 744431019		8	2013 Ponce De Leon Avenue LLC	Aug.	0.4494	Office	\$943,398	5,979		Transiti
2 7449433013 3 7449431015 5 7449431015 5 7449431015 5 7449431015 5 7449431015 5 7449431015 7 74943431015 9 744431015 9 744431015 10 7449431015 11 7449431015 12 7449431015 1 7449431015 1 7449431015 2 7449431015 1 7449431015 7 7449431015 9 744431015 9 744431015 1 7449431015 1 7449431015 1 7449431015 1 7449431015 1 7449431015 1 7449431015 1 7449431015 1 7449431015 1 7449431015 1 7449431015 1 7449431015 <td>190020071</td> <td>9</td> <td>Rob King Enterprises & King Morris Lodges Inc.</td> <td>300 20th St.</td> <td>0.2996</td> <td>MF</td> <td>\$398,585</td> <td></td> <td>9</td> <td>Transiti</td>	190020071	9	Rob King Enterprises & King Morris Lodges Inc.	300 20th St.	0.2996	MF	\$398,585		9	Transiti
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3 7444310393 5 7444310395 5 7444310395 6 744431039 7 7444431039 7 7444431039 7 7444431039 7 7444431039 10 7444431039 10 7444431039 11 744431039 7 7444431039 7 7444431049 7 7444431049 7 7 74444431049 7 7 7444431049 7 7 74444431049 7 7 74444431049 7 7 74444431049 7 7 74444431049 7 7 7444	190050090	2	Gaieski Erin		0.1722	Vacant	\$129,150			Core I
5 744431019; 7 744431019; 8 744431019; 9 744431019; 9 744431019; 10 744431019; 10 744431019; 11 744431019; 12 744431019; 1 744431019; 2 744431019; 7 744431019; 7 744431019; 7 744431019; 7 744431019; 7 744431019; 7 744431019; 9 744431019; 1 744431019; 7 744431019; 9 744431019; 1 744431019;		3	Ahner Erin	2060 Ponce De Leon	0.1722	Vacant	\$129,150			Core
5 744431019; 7 744431019; 8 744431019; 9 744431019; 9 744431019; 10 744431019; 10 744431019; 11 744431019; 12 744431019; 1 744431019; 2 744431019; 7 744431019; 7 744431019; 7 744431019; 7 744431019; 7 744431019; 7 744431019; 9 744431019; 1 744431019; 7 744431019; 9 744431019; 1 744431019;		4	Regden LLC	2048 Ponce De Leon	0.1722	Office/Res.	\$326,438	1,638		Core
6 744431039 7 744431039 8 744431550 9 74443102 1 7444315 1 744431			Ambrosia of the Palm Beaches Real Estate LLC	2010 Ponce De Leon	0.5165	MF	\$1,779,523		8	Core
7 7444310195 7 7444310197 9 7444310197 10 7444310197 11 7444310197 12 7444310197 12 7444310197 13 7444310197 14 7444310197 14 7444310197 15 7444310197 17 7444310197 17 7444310197 17 7444310197 17 7444310197 17 74444310197 17 74444310197 10 7167.4 - Olar 10 7167.4 - Olar 10 7167.4 - Olar 10 7167.4 - Olar 11 7444313107 12 7444313107 17 7444431307 17 74444		6	Goldfinger Investment LLC	2008 Ponce De Leon	0.1722	ME	\$291.715		3	Core
8 744411500 9 744441500 10 7444431019 11 7444431019 12 7444431019 14 7444431019 14 7444431019 14 7444431019 14 7444431019 17 7444431019 10 Tract A Olar 17 74444310019 10 Tract A Olar 17 744444310019 10 Tra		7		217 Butler St.	0.3357	MF			9	Core
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10 7444331019 11 7444431014 12 744431019 13 744431019 14 744431019 17 744431019 17 744431019 18 744431019 19 744431019 10 744431019 10 744431019 10 744431019 10 744431019 11 744431019 12 744431019 13 744431019 14 744431019 14 744431019 14 744431019 14 744431019 17 744431019 10 Tract.A. Olar 10 Tract.A. Olar 11 74443150 12 74431510 13 74443150 14 744343150 15 74443150 16 74443150 17 744343150 17 744343150		8	POTP LLC	2121 Broward Ave.	1.2878		\$953,649		102	Core
11 744431039 12 744431039 12 744431039 13 7464431039 14 744431039 15 744431039 16 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 10 Tract Olar 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039 17 744431039		9	Tree of Life Center Inc.	2017 Broward Ave.	0.1722	SF	\$221,612		1	Core
12 74434310195 1 74434310195 2 7443431019 2 7443431019 2 7443431019 3 7443431019 4 743433109 8 744343109 8 744343109 8 744343109 8 744343109 8 744343109 8 744343109 8 744343109 8 744343109 9 744343109 1 744343109 9 744343109 1 744343109 9 744343109 1 7443431		10	Tree of Life Center Inc.	2015 Broward Ave.	0.1722	MF	\$255,847		3	Core
1 74434310190 2 74434310190 3 74644310190 4 74434310190 5 74444310190 5 74444310190 5 74444310190 7 74434310190 9 74444310190 9 74444310190 9 74444310190 9 74444310160 9 74444310160 9 74444310160 9 74444310160 9 74444310160 9 74444310160 9 74444310160 9 74444310160 10 74444310160 11 74444310160 12 7444310160 12 7444310160 12 7444310160 12 7444310160 13 74444310160 14 74444310160 15 74444310160 14 74444310160 15 74444310160 14 <td>190050211</td> <td>11</td> <td>Robert K. Morris Trust</td> <td>2005 Broward Ave.</td> <td>0.1148</td> <td>MF</td> <td>\$247,636</td> <td></td> <td>3</td> <td>Core I</td>	190050211	11	Robert K. Morris Trust	2005 Broward Ave.	0.1148	MF	\$247,636		3	Core I
2 744431039 4 744443003 5 74443103 5 74443103 5 74443103 7 74444310 7 74444310 9 74444310 9 74444310 9 74444310 9 74444310 9 74444310 1 7444310 1 7444410 1 7444410 1 7444410 1 7444410 1	190050212	12	200 Butler Street Parking LLC	200 Butler St.	0.2296	Parking	\$0			Core
2 744431039 4 744443003 5 74443103 5 74443103 5 74443103 7 74444310 7 74444310 9 74444310 9 74444310 9 74444310 9 74444310 9 74444310 1 7444310 1 7444410 1 7444410 1 7444410 1 7444410 1										
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3 744431039 4 744431019 5 744431019 6 744431019 7 7 7 744431019 7 7 7 744431019 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		2	2111 Flagler LLC	Empty lot Broward	0.1144	Vacant	\$498,200			Core 1
4 4444433012% 5 744443102% 5 74443102% 6 74443102% 7 744443102% 9 744443102% 9 744443102% 9 744443102% 9 744443102% 9 744443126 2 744431316 6 746443156 6 746443156 7 744443156 10 744443156 11 744443156 12 744443156 10 744443156 11 74443156 12 74443156 12 74443156 13 74443156 14 74443156 17 74443156 18 744443156 19 74443156 10 74443156 11 74443156 12 74443156 13 74443156 14 74443156		-	2111 Flagler LLC	2030 Broward Ave	0.1095	Vacant	\$477,000			Core 1
5 7444310192 6 7444310192 7 7444310192 8 7444310192 9 7444310192 9 7444310192 9 7444310192 1 7444310192 2 7444310192 2 7444310192 8 7444310192 9 7444310192 9 7444310192 1 74444310192 1 74444310192 1 7444310192 1 7444310192 1 7444310192					0.2433	Vacant				Core 1
6 7443431019 7 744431019 8 744431019 9 744431019 9 744431019 9 744431019 1 744431019 3 7444431019 3 744443101 5 744443151 6 744443151 8 744443151 0 Tret A - Olar 1 744443151 0 Tret A - Olar 1 744443151 3 744443151 5 744443151 6 744443151 6 744443151 6 744443151 6 744443151 6 744443151 7 74443151 7 744443151 7 74443151 7 744577777777777777777777			2111 Flagler LLC	2020 Broward Ave			\$1,060,000			
7 7444310192 8 7444310192 9 7444310192 1 7444310192 1 7444310192 1 7444310192 2 7444310192 1 74444310192 1 7444310192 1 7444310192 1 74444310192		-		2016 Broward Ave.	0.2212	MF	\$287,299		4	Core
8 744433102 9 744431019 9 744431019 1 7445431019 1 7445431019 2 7443431019 3 7444431516 5 7444431516 5 7444431516 6 7444431516 7 744431516 9 7444431516 10 Tract A. Olar 11 7445431516 2 7443431516 3 744431516 3 744431516 4 744431516 3 744431516 3 744431516 4 744431516 3 744431516 3 744431516 3 744431516 4 744431516 5 744431516 6 744443156 6 744443156 6 744443156 7 74443156 6 744443156				2010 Broward Ave.	0.2273	MF	\$603,687		12	Core
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1 7444431019(2) 2 7448431019(2) 3 7448431516(2) 5 7448431516(2) 5 7448431516(2) 7 7444431516(2) 9 7448431516(2) 10 Tract A. Olar 11 7448431510(2) 10 Tract A. Olar 11 7448431510(2) 12 744443151(2) 13 744443151(2) 14 744843151(2) 14 744843151(2) 15 744843151(2) 16 744843151(2) 17				2023 N. Flagler Dr.	0.7298	Vacant	\$3,178,800			Core 1
2 74434310192 3 7443431516(4 743431556) 5 7443431556 6 7443431516 7 744343156 8 743431516 1 744343151 1 744343151 1 7443431516 2 7443431516 2 7443431516 5 7443431516 5 7443431516 5 7443431516 7 744343156 7 7 744343156 7 7 744343156 7 7 744343156 7 7 744343156 7 7 744343156 7 7 7 744343156 7 7 7 744343156 7 7 7 744343156 7 7 7 7 744343156 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	190060110	9	Waterside Building LTD	2001 N. Flagler Dr.	0.7832	Office	\$6,080,642	9,934		Core
2 74434310192 3 7443431516(4 743431556) 5 7443431556 6 7443431516 7 744343156 8 743431516 1 744343151 1 744343151 1 7443431516 2 7443431516 2 7443431516 5 7443431516 5 7443431516 5 7443431516 7 744343156 7 7 744343156 7 7 744343156 7 7 744343156 7 7 744343156 7 7 744343156 7 7 7 744343156 7 7 7 744343156 7 7 7 744343156 7 7 7 7 744343156 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7										
3 74484315166 4 74484315166 5 7448431516 6 7448431516 6 7448431516 7 7448431516 7 7448431516 9 7443431516 10 Trect A - Olar 11 7448431516 2 7448431516 5 7448431516 5 7448431516 6 7488431516 6 7488431516 7 748431516 7 74845557777777777777777777777777777777	190010010	1	WPB Butler Acquisitions LLC	300 Butler St.	0.7138	Office	\$1,264,640	7,096		Transiti
4 7443431516 5 7443431516 7 7443431516 7 7443431516 8 7443431019 10 Tract A - Olar 10 Tract A - Olar 11 7443431510 12 7443431516 2 7443431516 5 7443431516 6 7443431516 7 744331516 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	190010020	2		218 Butler St.	0.1496	MF	\$274,922		6	Transiti
4 7443431516 5 7443431516 7 7443431516 7 7443431516 8 7443431019 10 Tract A - Olar 10 Tract A - Olar 11 7443431510 12 7443431516 2 7443431516 5 7443431516 6 7443431516 7 744331516 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	160010010	3		1900 N. Dixie Hwy.	0.2869	Auto Sales	\$407,570	3.690		Transiti
5 74434315160 6 74434315160 7 74434315160 8 74434315160 9 74434315100 10 Tract A - Olar 11 74434315100 12 74434315100 1 74434315160 7 74434315160 5 74434315160 6 74434315160 7 74434315160				337 Pine St	0.1435	SF	\$151,701	0,050	1	Transiti
6 74434315166 7 74434315167 8 744343109 10 Tract A - Olari 11 74434315100 12 74434315100 12 74434315160 7 74434315166 5 74434315166 7 74434315166 7 74434315166 7 74434315166		_		331 Pine St	0.1435	MF	\$286,660		1	Transiti
7 74434315160 8 74434310190 9 74434310190 10 Trect A - Olar 11 74434315100 12 74434315160 7 74434315160 7 74434315160 5 74434315160 6 74434315160 7 74434315160 7 74434315160				331 Pine St. 325 Pine St.	0.1435	Vacant	\$286,660 \$322,806		1	Transiti
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9 74434310190 10 Tract A - Olar 11 74434315100 12 74434315100 1 74434315160 3 74434315160 4 74434315160 6 74434315160 7 74434315160 7 74434315160				319 Pine St.	0.1435		\$185,998		-	Transiti
10 Trect A - Olar 11 74434315100 12 74434315100 1 74434315160 2 74434315160 3 74434315160 4 74434315160 7 74434315160 7 74434315160				317 Pine St.	0.1435	SF	\$219,831		1	Transiti
11 74434315100 12 74434315100 1 74434315160 2 74434315160 3 74434315160 5 74434315160 6 74434315160 7 74434315160	190010100	9	Alam A Khan TR	309 Pine St.	0.1435	MF	\$173,965		2	Transiti
12 74434315100 1 74434315166 2 74434315166 3 74434315166 4 74434315166 5 74434315166 6 74434315166 7 74434315166	Diara Plat	10	120, 130, 200 Butler Street Associates LLC; 1911, 1919 N Hagler Drive Associates; 209, 301, 223, Pine Street Associates		3.1790	MF	\$12,624,686	33,465	479	Core
12 74434315100 1 74434315166 2 74434315166 3 74434315166 4 74434315166 5 74434315166 6 74434315166 7 74434315166	10000120	11	NineteenTwenty Five	1925 N Flagler Dr.	0.2832	Office	\$1,758,353	3,948		Core
1 74434315166 2 74434315166 3 74434315166 4 74434315166 5 74434315166 6 74434315166 7 74434315166			NineteenTwenty Five N Flagler Corp	1923 N Flagler Dr.	0.2928	Office	\$1,530,600	-,		Core
2 74434315160 3 74434315160 4 74434315160 5 74434315160 6 74434315160 7 74434315160 7 74434315160		14	remeted in wenty rive is riagier corp	ASA A FIAGICI DI .	0.2.720	UTING.	<i>41,330,000</i>			Core
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3 74434315160 4 74434315160 5 74434315160 6 74434315160 7 74434315160		1	1820 North Dixie LLC	1830 N. Dixie Hwy.	0.2869	Office	\$453,638	2,534		Transiti
4 74434315160 5 74434315160 6 74434315160 7 74434315160		2	John R Sewell	336 Pine St.	0.1434	MF	\$196,608		3	Transiti
5 74434315160 6 74434315160 7 74434315160		3	Thomas Gonzalez	332 Pine St.	0.1435	MF	\$235,832		3	Transiti
6 74434315160 7 74434315160	160020050	4	Greystone Lake LLC	330 Pine St	0.1435	Vacant	\$107,625			Transiti
7 74434315160	160020060	5	Greystone Lake LLC	324 Pine St	0.1434	Vacant	\$107,625			Transiti
7 74434315160	160020070	6	WPB Pine Acquisitions LLC	320 Pine St.	0.1435	Office	\$241,738	1,340		Transiti
		7	Karl H Kamella TR	316 Pine St.	0.1435	MF	\$185,998		3	Transiti
						MF			_	
				312 Pine St.	0.1435	ME	\$206,532		3	Transiti
				306 Pine St.	0.1435		\$454,253		7	Transiti
10 74434315160				304 Pine St.	0.2375	Religious	\$142,151			Core
11 74434315160	160020120	11	Temple Israel of West Palm Beach	1901 N. Flalger Dr.	1.4836	Religious	\$8,999,746	26,367		Core

(excludes r-o-w)

CMUD Development





• 50.7 acres

- 146,488 s.f. of nonresidential development
- 1,188 total units (includes Olara/Parkland)

Current Proposed Developments











DEVELOPER: Jeff Greene

LOCATION: 2175 N.Flagler/ 2251 N. Flagler

RESIDENTIAL: 152 units (30 stories)

RETAIL: 5,100 s.f. <u>OFFICE: 1,5</u>00 s.f.

PARKING: 325 spaces

DEVELOPER: Parkland On The Park LLC LOCATION: 2121 Broward Ave. RESIDENTIAL: 102 apts. PARKING: 125 spaces

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

CMUD Process (Questions 1-3,6)

The maximum of 4,065 residential units and 2.3 million square feet of retail-commercial permitted in CMUD would also include the area to the south.

#1. The CMUD South properties are largely undeveloped and the City is trying to incentivize good development.





 Revisions to CMUD area (Approved on Nov. 15, 2021 Ord. No. 4963-21).

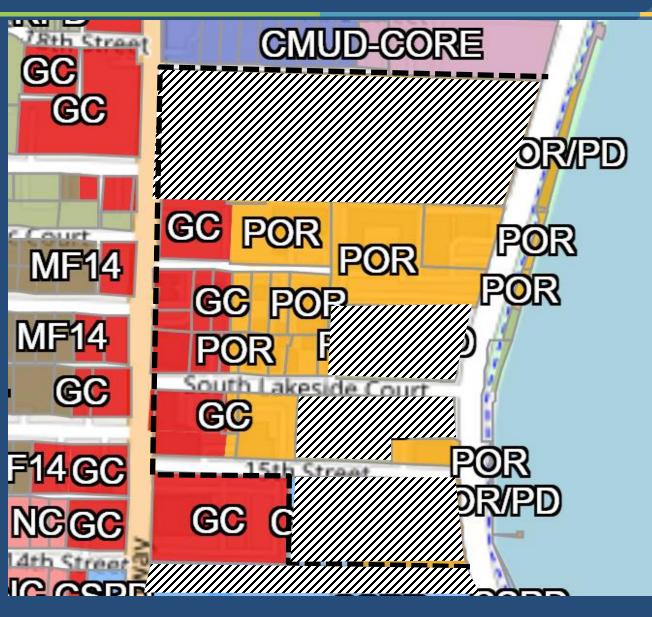
- 2. Temple Israel rezoning (City Commission).
- 3. Temple Israel site plan application – not submitted (Planning Board)
- 4. CMUD South expansion

 (City Commission) unrelated
 to #2 & #3 above

1701/1717 N. Flagler site plan application (Planning Board)

CMUD South Current Zoning





Professional Office Residential (POR)

General Commercial (GC)

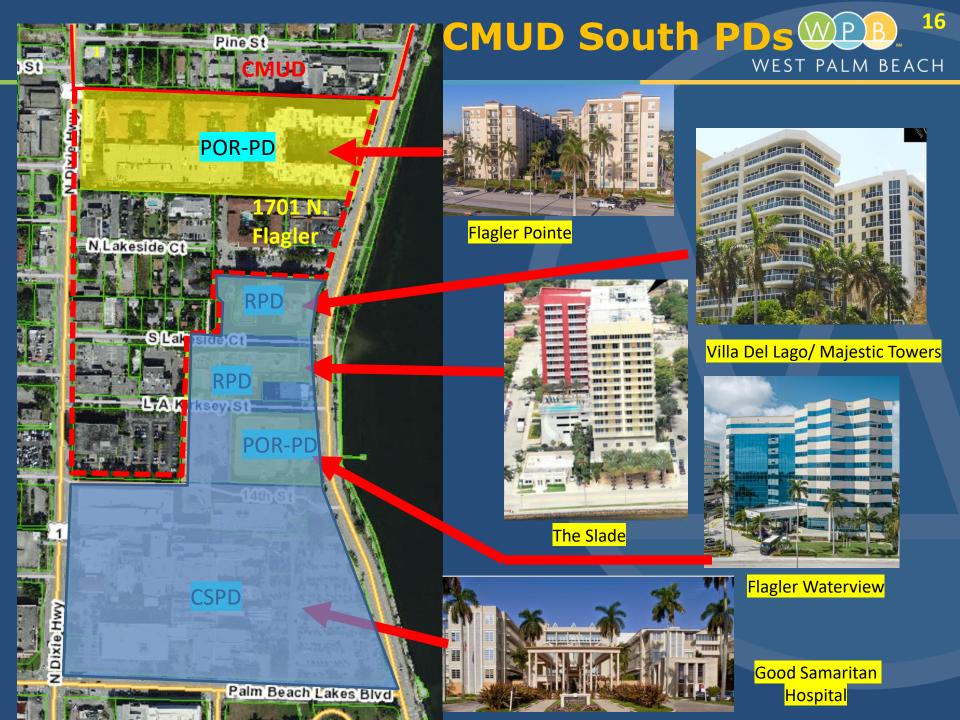


Planned Development (PD)

Existing Planned Developments

WPB 15 WEST PALM BEACH

•	DEVELOPMENT	ZONING	ORDINANCE	APPROVAL DATE
•	Flagler Pointe (fka The Jefferson	POR/PD)	Ord. 3163-98	09/08/98
•	Majestic Towers Amended:	RPD POR/PD	Ord. 2264-89 Ord. 3374-00 Ord. 3375-00	03/13/89 12/11/00 12/11/00
•	The Slade (fka Flagler Place)	RPD	Ord. 3496-01 Ord. 3497-01	12/11/01 12/11/01
•	Flagler Waterview Amended: Amended:	POR/PD	Ord. 2768-94 Ord. 3152-98 Ord. 3240-99	08/29/94 08/10/98 07/26/99
•	Good Samaritan Numerous amendr	PSP-PD ments	Ord. 1963-86	07/14/86



CMUD South



	CURRIE MIXED USE DISTRICT SOUTH PARCEL ANALYSIS													
Block Letter BLOCK A	#	PCN	2023 Owner	BUI LDI NG	Site Address	Acres	2023 Property Use	2021 Value	Block Acreage	SQFT	UNITS	ZONING	FLU	PROPOSED ZONING
A	1	74434315390000***	FLAGLER POINTE (NUMEROUS)	FLA	1804 N. DIXIE HWY.	7.2400	RESIDENTIAL		7.240	6,300	400	PORPD	MF	PORPD
BLOCK B		74434313390000	FLAGLER FOINTE (NOMEROUS)	FLA	1804 N. DIXIE HWT.	7.2400	RESIDENTIAL		4.141	36,737	93	PORPD	IVIF	PORPD
BLOCK B	1	74434315170000050	1700 DIXIE LLC		1700 N. DIXIE HWY.	1.6407	RESIDENTIAL/OFFICES		4.141	24,777	35 BEDS	GC, POR	C, MF	TRANSITION
В	2	74434315000050020	CITY OF WEST PALM BEACH	VA	N. DIXIE HWY.	0.0200	EASEMENT			24,777	33 8283	POR	MF	TRANSITION
	_			CA										
В	3	74434315170000013	1701 N. FLAGLER DRIVE OWNER LLC		1701 N. FLAGLER DR.	1.8000	RESIDENTIAL				58	POR	MF	CORE I
В	4	74434315170000011	1717 N. FLAGLER DRIVE VENTURE LLC		1717 N. FLAGLER DR.	0.6807	MEDICAL OFFICE			11,960		POR	MF	CORE I
BLOCK C									2.740	19,223	43		_	
C C	1	74434315170000231	1620 N DIXIE LLC		1620 N. DIXIE HWY.	0.2272	OFFICES	 		2,186		GC	C	TRANSITION
C C	3	74434315170000233	ROYAL PALM GROUP		1618 N. DIXIE HWY.	0.1208	OFFICES OFFICES	<u> </u>		884 1,856		GC	C	TRANSITION TRANSITION
C C	4	74434315170000270 74434315170000290	FAE HOLDINGS 501790R LLC FAE HOLDINGS 501790R LLC		328 LAKESIDE COURT 324 LAKESIDE COURT	0.1802	RESIDENTIAL	<u> </u>		1,850	1	GC POR	C C	TRANSITION
	5	74434315170000290	TERRY L MAUNEY		322 N.LAKESIDE COURT	0.1802	RESIDENTIAL	<u> </u>			1	POR	MF	TRANSITION
C C	6	74434315170000310	SANDRA J MARCHMAN			0.1802	RESIDENTIAL				3	POR	MF	TRANSITION
c	7	74434315170000350	SW WPB LLC		314 N.LAKESIDE COURT	0.1802	RESIDENTIAL				3	POR	MF	TRANSITION
	8	74434315170000350	SW WPB LLC		306 N.LAKESIDE COURT	0.3635	RESIDENTIAL				14	POR	MF	TRANSITION
c	9	7443431518000090	1701 N. FLAGLER DRIVE OWNER LLC		301 S. LAKESIDE COURT	0.0972	PARKING				0	POR	MF	TRANSITION
c	10	74434315180000100	JUGAL & EASTER ARORA		305 S. LAKESIDE CT.	0.1843	RESIDENTIAL				4	POR	MF	TRANSITION
c	11	74434315180000121	STEPHEN LEONARD		309 S. LAKESIDE CT.	0.1189	RESIDENTIAL				3	POR	MF	TRANSITION
c	12	74434315180000150	STEPHEN LEONARD		317 S. LAKESIDE CT.	0.1818	RESIDENTIAL				1	POR	MF	TRANSITION
c	13	74434315180000180	MELASUREJ LLC		323 S. LAKESIDE CT.	0.1212	RESIDENTIAL				1	POR	MF	TRANSITION
C	14	74434315180000200	BEACHWAY LOFTS LLC		325 S. LAKESIDE CT.	0.1818	RESIDENTIAL				12	GC	С	TRANSITION
C	15	74434315180000230	ROYAL PALM GROUP		1616 N. DIXIE HWY.	0.2424	WAREHOUSE			14,297		GC	C	TRANSITION
BLOCK D									1.407	19,521	1			
	H		_								(REST.)			
D	1	74434315180000270	1522 NORTH DIXIE LLC & 1600 NORTH DIXIE LLC		1522 N. DIXIE HWY.	0.7306	OFFICES		6.315	3,097	Pescatore	GC	С	TRANSITION
D										2,936	(OFF.) Pure Life Renal		с	TRANSITION
D	2	74434315180000340	ROYAL PALM GROUP LLC		322 S. LAKESIDE COURT	0.0909	RESIDENTIAL				1	POR	С	TRANSITION
	3 ′	74434315180000360	GOUSSE UROLOGY LLC		321 LA KIRKSEY ST.	0.5853	OFFICES			13,488		POR	MF	TRANSITION
ві 🗥									1.824	31,322	0			
E	1	74434315240000011	JCCMM HOLDINGS LLC		1500 N. DIXIE HWY	1.8239	OFFICES			990		GC		TRANSITION
	1	74434315240000012	NICE GUYS LLC		1500 N. DIXIE HWY		OFFICES			2,987		GC		TRANSITION
	1	74434315240000013	JKD REALTY INC		1500 N. DIXIE HWY		OFFICES			1,004		GC		TRANSITION
	1	74434315240000014	TZG LLC		1500 N. DIXIE HWY		OFFICES			1,000		GC		TRANSITION
	1	74434315240000015	ARTEMIS III LLC		1500 N. DIXIE HWY		OFFICES			2,571		GC		TRANSITION
	1	74434315240000016	TZG LLC		1500 N. DIXIE HWY		OFFICES			938		GC		TRANSITION
	1	74434315240000017	GOOD SAM OFFICE PARTNERS LLC	-	1500 N. DIXIE HWY		OFFICES			1,346		GC		TRANSITION
	$\frac{1}{1}$	74434315240000021 74434315240000022	JJA HOLDINGS LLC HNK LLC	-	1500 N. DIXIE HWY 1500 N. DIXIE HWY		OFFICES OFFICES			2,346		GC		TRANSITION
	1	74434315240000022 74434315240000023	HNK LLC JKD REALTY INC		1500 N. DIXIE HWY 1500 N. DIXIE HWY		OFFICES			573 1,215		GC GC		TRANSITION TRANSITION
	1	74434315240000023 74434315240000024	JKD REALTY INC JOHNSON N C JR.	-	1500 N. DIXIE HWY 1500 N. DIXIE HWY		OFFICES			1,215		GC		TRANSITION
		74434315240000024	JAMES GUILDFORD		1500 N. DIXIE HWY 1500 N. DIXIE HWY		OFFICES			2.025		GC		TRANSITION
		74434315240000028	UNIT 206 LLC		1500 N. DIXIE HWY		OFFICES			2,025		GC		TRANSITION
		74434315240000031	STEIN & SCHWARTZ PROPERTIES LLC		1500 N. DIXIE HWY		OFFICES			990	1	GC		TRANSITION
		74434315240000032	JKD REALTY INC		1500 N. DIXIE HWY		OFFICES			1.303	1	GC		TRANSITION
	1	74434315240000033	JKD REALTY INC		1500 N. DIXIE HWY		OFFICES			1,950		GC		TRANSITION
	1	74434315240000034	JKD REALTY INC		1500 N. DIXIE HWY		OFFICES			1,634		GC		TRANSITION
	1	74434315240000035	JKD REALTY INC		1500 N. DIXIE HWY		OFFICES			2,538		GC		TRANSITION
	1	74434315240000037	STEIN & SCHWARTZ PROPERTIES LLC		1500 N. DIXIE HWY		OFFICES			1,193		GC		TRANSITION
	1	74434315240000038	STEIN & SCHWARTZ PROPERTIES LLC		1500 N. DIXIE HWY		OFFICES			1,128		GC		TRANSITION
			EXISTING PLANNED DEVELOPMENT				CMUD SOUTH TOTAL:		17.352	113,103	537	ASSUMPTIONS:		
												* Planned Devel		
							CMUD SOUTH TOTAL:		10.112	106,803	137	* Properties w/"		
							(excluding PD's)				1	* Properties w/"	POR"	

CMUD South Development



- 17.35 acres
- 24 parcels
- 113,103 sf existing (non-residential)
- 537 existing residential units





CMUD Development Potential

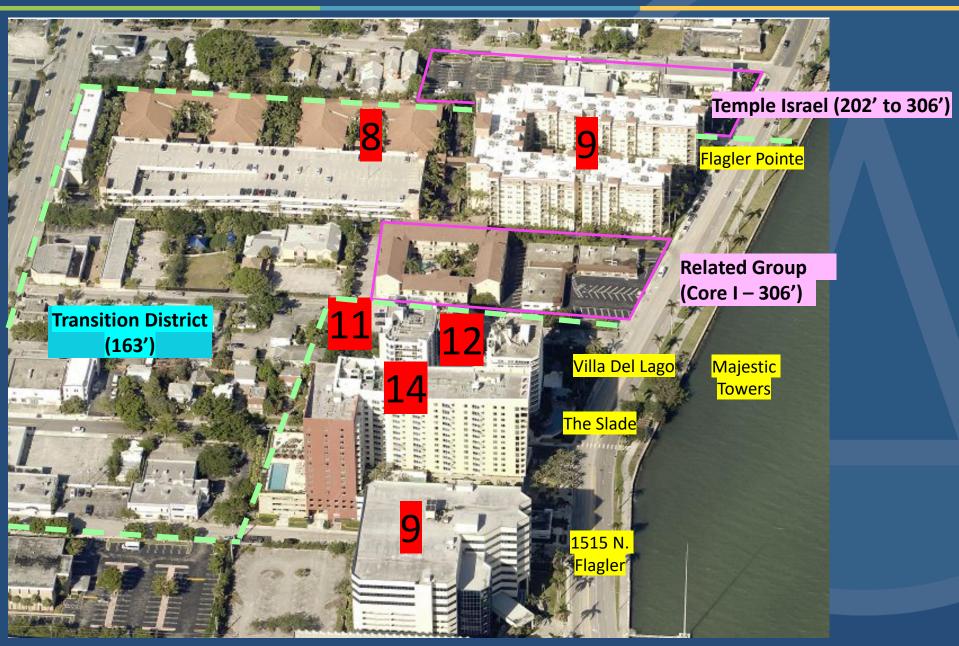
19 WEST PALM BEACH

	<u>Residential Units</u> 4,065 total units	<u>Non-Residential S.F.</u> 2,300,000 sf
CMUD :	1,188 units*	146,488 s.f
CMUD South:	537 units	113,103 s.f.
Remaining:	2,340 units (57.6%)	2,040,409 s.f. (88.7%)

* Includes Olara/Parkland on the Park

CMUD South Building Heights WEST PALM BEACH

20



CMUD South

Incentives must be met to achieve increased height

- Northwood Rd. Extension
- Workforce Housing
- 20% of total units = 150' of height 15% of total units = 100' of height 10% of total units = 75' of height 5% of total units = 40' of height
- <u>Currie Park Improvements</u>
 1' of height for \$25,000 in improve.
- Food Store
 Height based upon 15,000 sf to
 20,000 sf (ranges from 65' 150')
- Currie Park Parking
- <u>Mobility Options</u>
 Various TDM measures incl. trolley
- <u>LEED Certification</u>
 Platinum 40' in height
 Gold = 30' in height
 Silver = 20' in height
- Public Open Spaces 4,800 sf open space = 30' in height 9,600 sf open space = 60' in height





New Incentives to achieve desired height

Seawall/Stormwater Improvement

Seav	wall Repaired	Inc.Height
•	200 L.Ft.	31'
•	250 L.Ft.	39'
•	300 L.Ft.	46'
•	350 L.Ft.	54'
•	400 L.Ft.	62'
•	450 L.Ft.	69'
•	500 L.Ft.	77'
St.		

<u>Fla</u>	gler Drive improv	vements
Roa	adway Repaired	Inc.Height
•	5,867 L.Ft.	20'
•	8,800 L.Ft.	30'
•	11,733 L.Ft.	40'
•	14,667 L.Ft.	50'
•	17,600 L.Ft.	60 '
•	20,533 L.Ft.	70′
•	23.467 L.Ft.	80'

Additional Incentives from Public

- Based upon the comments received at the July 27, 2023 workshop meeting, staff is working with the Engineering Department to create two additional incentives:
 - 1. Enhancement of landscaping and the public realm along North Dixie Highway.
 - 2. Additonal stormwater improvements to eliminate some of the flooding areas particularly along North Flagler Drive.



Questions from the Public



Questions from the Public WPB 44

1.

Questions for CMUD South Workshop from Flagler Pointe

- With so much available property to develop in CMUD, why are we considering CMUD South while there are Core IA, I and Core II sites which have not even begun the development process?
- 2. How can we look at CMUD S. when there is no final decision on the 1901 Temple property? How does it make sense from a planning perspective? 1901 Temple has NOT shared any design/development plans with the community, for us to understand the impacts of: Engineering, Infrastructure, Environmental. We need Engineering and impact studies done in advance of any development to assure the structural integrity of Flagler Pointe.
- How can you decide how many feet 1717/1701 gets to have while 1901 property is NOT decided? Maybe 1901 is NOT granted 306 and stays at 202. Wouldn't that impact what 1717/1701 site gets?
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- 7. What is the current plan for relocating Section 8 housing from 1701? Shouldn't this be considered before any zoning decisions are made?

City woud like to see the properties developed in the CMUD South area. While lots of property available in CMUD, the majority is owned by Jeff Greene.

Jeff Greene Properties in CMUD



SOUARE FEET

24,629

22,978

13,599

36,011

1,986

\$29.2

\$0.0

23,570

4,217

5,184

23,570

1,812

7,684

54.977

\$21.9

118,026

\$93.2

197,501

\$101.3

6,499

6,499

\$40.0

6,499

9,100

9,100

\$40.1

16,993

4,983

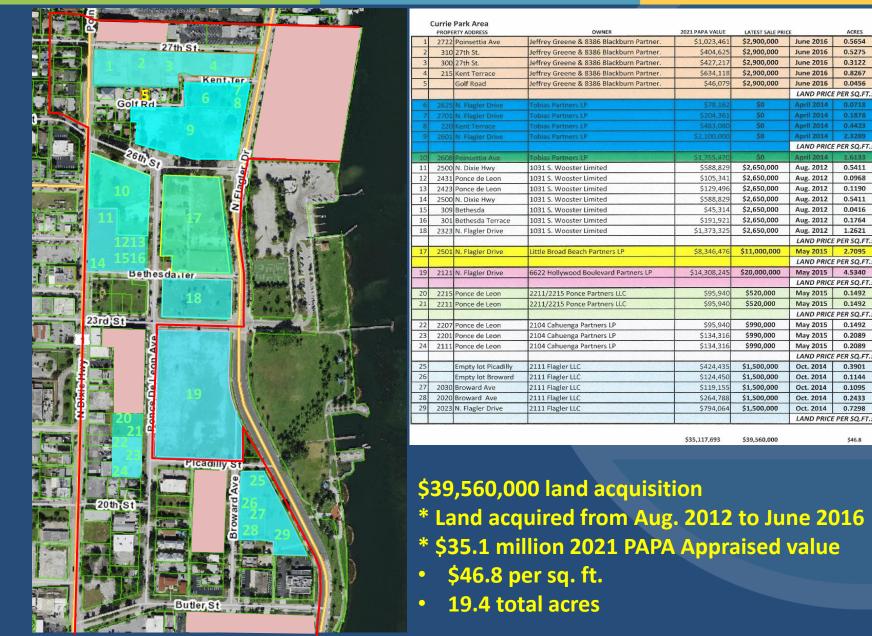
4,770

10,598

31,790

\$21.7

844.872





Questions from the Public WEB 26 WEST PALM BEACH

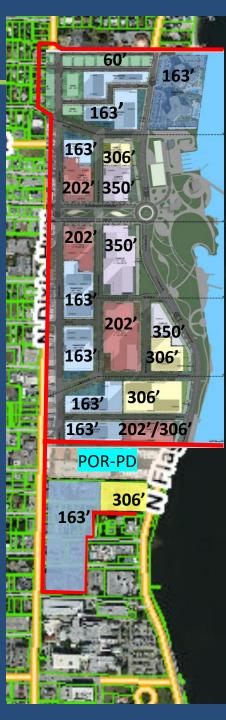
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 City woud like to see the properties developed in the CMUD South area.
 While lots of property available in CMUD, the majority is owned by Jeff Greene.
 The Temple Israel site is on a separate track and not tied to the

CMUD South

expansion.



Questions from the Public WEST PALM BEACH

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City woud like to see the properties developed in the **CMUD South area.** While lots of property available in CMUD, the majority is owned by Jeff Greene. 2. The Temple Israel site

- is on a separate track and not tied to the **CMUD** South expansion.
- Temple site will be 3. heard by the City Commission on 9/5 and CMUD South expansion in Dec. or Jan. 2024.



Questions from the Public WEB 28 WEST PALM BEACH

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Spot Zoning - The process of singling out a small parcel of land for a use classification totally different ⁴. from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners."

 City woud like to see the properties developed in the CMUD South area.
 While lots of property available in CMUD, the majority is owned by Jeff Greene.

- 2. The Temple Israel site is on a separate track and not tied to the CMUD South expansion.
- Temple site will be heard by the City Commission on 9/5.
 Spot zoning not applicable here. The whole district is MXD.



Questions from the Public WPB 29

Questions for CMUD South Workshop from Flagler Pointe

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5. Site plan not submitted to the City yet so not sure what incentives will be selected by the developer.

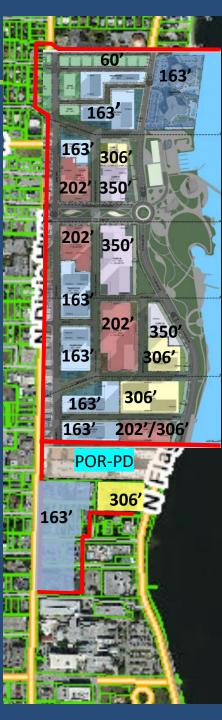


Questions from the Public WPB. 30

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- 6. The City Commission votes on rezonings & establishment of the District. The Planning Board votes on individual projects.

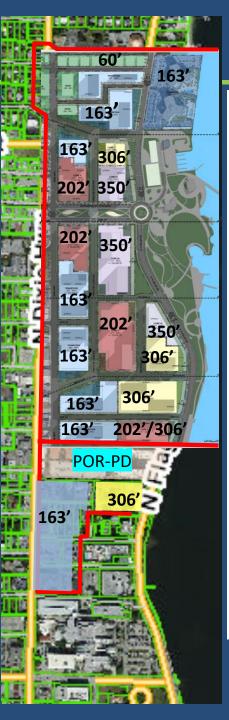


Questions from the Public WPB. 31

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- 6. The City Commission votes on rezonings & establishment of the District. The Planning Board votes on individual projects.
 7. Relocation of the Section 8 housing from 1701 must be identified at time of site plan application.



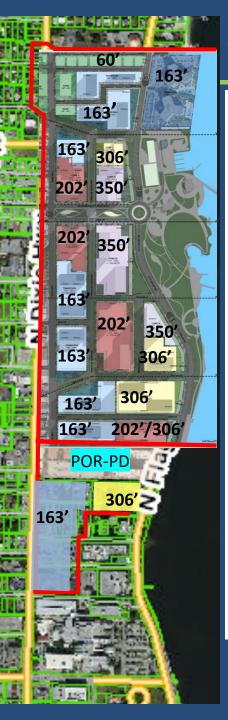
Questions from the Public WPB 32

- 8. Have there been any meetings between the Ritz Carlton /Related Group and the City of West Palm Beach, are there any meeting records or recordings of those meetings?
- If Temple gets 306 feet and the city SPOT ZONEs 1717 how does that fit into a Well-Planned City sandwiching Flagler Pointe a <u>9 story</u> building between two 306-feet (30 stories) buildings, without ANY discussion with Flagler Pointe. Meanwhile during the May 8th Mayors Planning meeting the Mayor recommended to Commissioners to go for the Core 1 - 306 feet
- 10.Announcing letters for opposition for or against, why do you NOT say how many people are FOR or Against. Also, what is the process for collecting the comment cards. Does anyone check the address of those people who are making comment cards. If you are NOT a resident or business owner, are you allowed to give an opinion?

Suggestions from Joanna Elm to add these questions:

- What is the point of this public workshop asking for comment and input from residents when the Mayor and City Commissioners directed the city planning department to start work on an option that would allow the zoning change for Temple Israel as well as the <u>306 foot</u> height requested by the developer of the 1717 N. Flagler Drive parcel which is in the middle of the CMUD South area.
- 2.Are you simply paying lip service to the idea of public input OR is there a chance that the Mayor's directive will get property owners so riled up at the arrogance and disregard of their views that the Mayor and Commissioners will have to withdraw their approval for two gigantic 306-feet hi-rises sandwiching 9-story Flagler Pointe— like they just had to do with the marina???

8. There have been no meetings to discuss plans for the Ritz Carlton with the City.



Questions from the Public WPB 33

8.

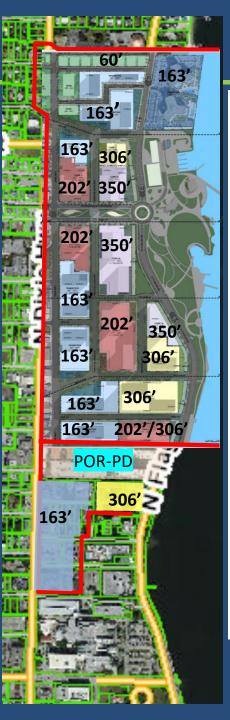
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There have been no meetings to discuss plans for the Ritz **Carlton with the City.** The CMUD in its entirety is a mixed use district and not deemed to be spot zoning. The City has encouraged both sites to meet with the residents of Flagler Pointe.



Questions from the Public WPB ³⁴

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- There have been no meetings to discuss plans for the Ritz **Carlton with the City.** The CMUD in its entirety is a mixed use district and not deemed to be spot zoning. The City has encouraged both sites to meet with the residents of Flagler Pointe.
- 10. Anyone is allowed to comment through the public hearing process but the total in favor or opposition is not a standard of approval.



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Workshops are not binding and they are intended to provide direction on a **Commissioner's** opinion on a topic. The City still has to go through a public hearing process with input from all parties and a formal vote is taken.



Questions from the Public WPB 36 WEST PALM BEACH

Nancy Sarris: While we are all concerned with structural impact, noise, chronic construction traffic, safety factors and overall construction risk, we need to consider the health impact for all of us for a period of what appears be the next decade. We are taking our lives in our hands every time we cross the street. Now we will incur dust, dirt, rodents and severe breathing issues. How will these concerns be addressed? Response: When an individual site plan application is made to the City, a site specific traffic study will be required along with a Maintenance of Traffic report and a Construction Management Plan. The traffic and infrastructure plan for CMUD had Mark Barbian: the center of density and population, right behind the park. With CMUD south and the increase in height for the 1901 Temple property you are moving the locus of density and population south. Your traffic and infrastructure plan is no longer relavent and puts more pressure on an already stressed Flagler drive. Don't we need to redo the plan for these important infrastructure issues.

Response: There is an overall established maximum capacity for CMUD that will not include the development potential that will include CMUD South. Individual traffic studies will also be required for each individual site plan application.



Questions from the Public WPB 37

Nadia: According to law, how close to the south side of Flagler Pointe Related Group can build?

Response: The Core I district requires a 35' front setback off of Flagler Drive and a 5' minimum side setback. Flagler Pointe appears to be approximately 36' off the side property line.

Mark Barbian: The mayor told the planning department at the May 8th mtg to approve 306 ft. This was wrong without community input. Why are we even talking about it..

Response: There was a Mayor-Commission workshop held on May 8, 2023 to discuss the issues surrounding the extension of CMUD South. The City is in the process of soliciting public input and going through a public hearing process. No change is made effective until two public hearings are held before the City Commission with input from the City's Planning Board.

Questions and comments can be emailed to communityengagement@wpb.org

City Expectations



- CMUD South Expansion
 - Continued public input through Planning Board and City Commission
 - Related Group and the Flagler Pointe residents should have a community meeting
- Temple Israel Rezoning
 - Temple and the Flagler Pointe residents have a community meeting (Aug. 24)

COMMENTS

Currie Mixed Use District (CMUD) South

July 27, 2023





City Mixed-Use Districts





Broadway Mixed Use District

Northwood Mixed-Use District
Currie Mixed Use District

CMUD Location





Currie Park Historical Context

(Adopted Nov. 10, 2014)



- Height bonuses offered if conditions met.
- Maximum height of 15 stories established.

WEST PALM BEACH

 A maximum of 4,065 residential units and 2.3 million square feet of retail-commercial can be built.

CMUD CoreCMUD EdgeCMUD Transition

CMUD Zoning Districts (Nov. 15, 2021), WPB 5

SUB-DISTRICT LEGEND:



<u>13' – 10' floor to ceiling</u> 26-34 stories



23-29 stories

CORE II: HEIGHT W/ INCENTIVES: (111' – 202')

15-19 stories

TRANSITION: HEIGHT W/ INCENTIVES: (85' – 163')

12-15 stories

EDGE: HEIGHT W/ INCENTIVES: (36' - 60')

P

2-4 stories

CMUD – ZONING OVERLAY AND MASSING STUDY WEST PALM BEACH, FL.



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

CURRIE MIXED USE DISTRICT SOUTH PARCEL ANALYSIS

L	_									
Block		PCN	2023 Owner	Site Address		2023	2022 Value	SOFT	UNITS	ZONING
Lette	#	PCN	2023 Owner	Site Address	Acres	Property Use	2022 Value	SQFT	UNITS	ZONING
A		74434309010000672			0.1515	SF	\$168,554		1	Edge
A	2	74434309010000672	409 27th WPB LLC	409 27th St.	0.1515	SF	\$168,554		1	Edge
	2	74434309010000871	Northwood OPCO LLC Sunview Medical 335 LLC	401 27th St. 395 27th St.	0.6600	MF	\$5.072.382		36	Edge
	4	74434310160000040	Moravian Church In America Southern Province	297 27th St.	0.4133	Religious	\$503.849	3528	30	Edge
	5	74434310160000010	2801 Flagler Investment LLC	2801 N. Flagler Dr.	0.5543	Medical Office	\$1,287,141	\$7,541		Edge
	-	11010101000010	2801 Plagter Investment LLC	2001 N. Plagter Dr.	0.3343	We didar office	\$1,207,141	\$7,541		Luge
в	1	74434309050140010	Raphael & Sandra Saldrigas	400 27th St.	0.1435	SE	\$318.420		1	Edge
-	2	74434309050140020	Raphael & Sandra Saldrigas	2721 Poinsettia Ave.	0.1435	SF	\$177,832		1	Edge
-	3	74434309050140030	Maya Guruswami & Hunter F Bradley	2717 Poinsettia Ave.	0.1793	SF	\$253,835		1	Edge
	4	74434309050140041			0.1791	SF	\$255,950		1	Edge
	5	74434309050140051	Posvar Kristi	407 26th St.	0.2545	MF	\$410,959		2	Edge
	6	74434310000060050	Jeffrey Greene & 8386 Blackburn Partner.	2722 Poinsettia Ave	0.5654	MF	\$1,219,460		16	Edge
	7	74434310000060060	Jeffrey Greene & 8386 Blackburn Partner.	310 27th St.	0.5275	Vacant	\$471.948		0	Transition
	8	74434310000060070	Jeffrey Greene & 8386 Blackburn Partner.	300 27th St.	0.3122	Off./Res.	\$504,866	2,628	2	Transition
	9	74434310170000010	Jeffrey Greene & 8386 Blackburn Partner.	215 Kent Terrace	0.8267	Vacant	\$739,625		0	Transition
	10	74434310180000110	Flagler Management Services LLC	311 Golf Rd.	0.2030	Office	\$1,537,101	6,456		Edge
	11	74434310180000100	Michael T Grosse	329 Golf Rd.	0.0619	SF	\$107,599		1	Edge
	12	74434310180000090	Diederick Van Haaften & Tiana Surat	323 Golf Rd.	0.0619	SF	\$102,319		1	Transition
	13	74434310180000081	Jeffrey Greene & 8386 Blackburn Partner.	Golf Road	0.0466	Vacant	\$53,748			Transition
	14	74434310180000070	David Holmes	305 Golf Rd.	0.0775	SF	\$119,735		1	Transition
	15	74434310180000060	303 Golf Road LLC	303 Golf Rd.	0.0620	SF	\$158,915		1	Transition
	16	74434310180000050	Melasurej LLC	301 Golf Rd.	0.0619	Vacant	\$72,974			Transition
	17	74434310170000090	Tobias Partners LP	220 Kent Terrace	0.4423	Vacant	\$563,612			Transition
	18	74434310170000070	Tobias Partners LP	2701 N. Flagler Drive	0.1878	Vacant	\$238,394			Transition
	19	7443431017000081	Tobias Partners LP	2625 N. Flagler Drive	0.0718	Vacant	\$91,179			Transition
_	-		To bias Partners LP	2601 N. Flagler Drive	2.3289	Vacant	\$2,100,000			Transition
	21	74434310180000190	John L Aumente Trust & Elizabeth Aumente Tr.	312 Golf Rd.	0.0620	Vacant	\$71,523			Transition
	22	74434310180000180	Nancy J. Williams	314 Golf Rd.	0.0620	SF	\$163,694		1	Edge
	23	74434310180000170	Nancy J. Williams	316 Golf Rd.	0.0620	SF	\$111,721		1	Edge
_	24	74434310180000151	2706 Poinsettia Avenue LLC	2706 Poinsettia Ave.	0.0395	SF	\$106,011		1	Edge
	25	74434310180000161	2704 Poinsettia Ave	2704 Poinsettia Ave.	0.0395		\$75,486		0	Edge
	26	74434310190110016	Elizabeth A G Colome & Jose O Colome	315 26th St.	0.1541	MF	\$161,876		2	Edge
_	27	74434310190110015	John L Aumente Trust & Elizabeth Aumente Tr.	305 26th St.	0.0732	SF	\$138,612		1	Transition
	28	74434310190110014	Christopher Aumente	303 26th St.	0.0840	51-	\$138,650		1	Transition
_	-	7443431027000000-								
С	1	74434310270101015	LaFontana Apartments of Palm Beach Inc.	2800 N. Flagler Dr.	2.7755	MF			142	Transition
	2	74434310250003020-	Portofino Condominium	2600 N. Flagler Dr.	2.7859	MF			124	Transition
		74434310270101015								
D	1	74434310190100031	Tobias Partners LP	2608 Poinsettia Ave	1.6133	Vacant	\$2.047.814			Transition
		74434310190100021	1031 S. Wooster Limited	2500 N. Dixie Hwy	0.5411	Vacant	\$686,888			Core II
	3	74434310190100022	1031 5. Wooster Limited	2431 Ponce de Leon	0.0968	Vacant	\$105,341			Core II
-	4	74434310190100023	1031 S. Wooster Limited	2423 Ponce de Leon	0.1190	Vacant	\$151,062			Core II
	5	74434310200000150	1031 S. Wooster Limited	N. Dixie Hwy	0.2166	Vacant	\$274,878			Corell
	6	74434310200000200	1031 S. Wooster Limited	309 Bethesda	0.0416	Vacant	\$52,860			Core II
	7	74434310200000210	1031 S. Wooster Limited	301 Bethesda Terrace	0.1764	Vacant	\$211,113			Core II
	8	74434310190080000	Kenneth H Witt	225 Bethesda Terrace	0.0828	SF	\$105,050		1	Core IA
		74434310190080011	2104 Cahuenga Partners LP & Little Broad	2501 N. Flagler Drive	2,7095	Manad	\$9,375,300			Core I & 1A
	3	/4454510190080011	Beach Partners LP	2301 N. Plagter Drive	2.7095	Vacant	\$9,575,300			Core r & 1A
E		74434310200000110	City of West Palm Beach	2410 N. Dixie Highway	0.2022	Park	\$256,694			Core II
		74434310200000010	City of West Palm Beach	2400 N. Dixie Highway	0.2022	Park	\$256,694			Core II
	3	74434310200000050	City of West Palm Beach	321 23rd St.	0.0999	Park	\$126,759			Core II
	4	7443431020000070	City of West Palm Beach	309 23rd St.	0.2022	Vacant	\$256,694			Core II
	5	74434310190090041	City of West Palm Beach	301 23rd St.	0.3644	Vacant	\$462,568			Core II
	6	74434310190090043	City of West Palm Beach	Ponce De Leon	0.0592	Vacant	\$69,936			Core II
	1	74434310190070000	1031 S. Wooster Limited	2323 N. Flagler Drive	1.2621	Vacant	\$1,602,030			Core IA
F	1	74434310190030142	Concert Reaction in Co	2220 11 01 12 11	0.1027	ME	63 003 0C -		43	Constill
	1	74434310190030142 74434310190030132	General Pershing LLC General Pershing LLC	2320 N. Dixie Hwy. 2308 N. Dixie Hwy.	0.1027	MF	\$2,882,806 \$772,200		43	Core II Core II
	2	74434310190030132 74434310190030122	General Pershing LLC General Pershing LLC	2308 N. Dixie Hwy. 2304 N. Dixie Hwy.	0.1395	MF Vacant	\$772,200 \$195.094		ш	Core II Core II
	э 4	74434310190030122	Martinelli Real Estate Investments LLC	2304 N. Dixie Hwy. 2300 N. Dixie Hwy.	0.1395	Retail	\$195,094 \$307,961	2,675		Core II
	4	74434310190030112	Martinelli Real Estate Investments LLC	N. Dixie Hwy.	0.0623	Parking	\$59,580	2,013	-	Core II
	6	74434310190030102	Reactor Capital LLC	2222 N. Dixie Hwy.	0.0623	Retail	\$241.842	941		Transition
	7	74434310190030101	Reactor Capital LLC	2202 N. Dixie Hwy.	0.0023	Vacant	\$297,713			Transition
	8	74434310190030072	Rocreation Corp	2200 N. Dixie Hwy.	0.1361	Retail	\$265,648	3.016		Transition
	9	74434310190030072	2100 N. Dixie ILC	N. Dixie Hwy.	0.1301	Auto Sales	\$131,958	3,310		Transition
	9 10	74434310190030052	2100 N. Dixie LLC	N. Dixie Hwy.	0.1497	Auto Sales	\$131,938			Transition
		74434310190030041	2100 N. Dixie LLC	N. Dixie Hwy.	0.1903	Auto Sales	\$181,232			Transition
	_		2100 N. Dixie LLC	2102 N. Dixie Hwy.	0.1903	Auto Sales	\$181,232	2,800		Transition
-	13	74434310190030012	2100 N. Dixie LLC	2100 N. Dixie Hwy.	0.2273	Auto Sales	\$642.046	9,450		Transition
-	14	74434315460010000	Park PB LLC	312 23rd St.	1.3090	MF	\$19,294,033	· ·	99	Core II/DSI
	15	74434310190030071	2211/2215 Ponce Partners LLC	2215 Ponce de Leon	0.1498	Vacant	\$111,930			Transition
	16	74434310190030062	2211/2215 Ponce Partners LLC	2211 Ponce de Leon	0.1499	Vacant	\$111,930			Transition
	17	74434310190030051	2104 Cahuenga Partners LP	2207 Ponce de Leon	0.1499	Vacant	\$111,930			Transition
		74434310190030042	2104 Cahuenga Partners LP	2201 Ponce de Leon	0.2098	Vacant	\$156,702			Transition

CMUD Area



1	"	PCN	2023 Owner	Site Address	Acres	2023 Property Use	2022 Value	SQFT	UNITS	ZONING
	19	74434310190030031	2104 Cahuenga Partners LP	2111 Ponce de Leon	0.2099	Vacant	\$156,702			Transitio
	20	74434310190030011	Currence Cris	311 20th St.	0.1148	MF	\$182,595		5	Transiti
	21	74434310190030021	King Morris Lodges Inc.	2105 Ponce De Leon	0.1148	MF	\$134,398		3	Transiti
	22	74434310190030013	Silver Beach 451 LLC	305 20th St.	0.0459	SF	\$63,002		1	Transiti
	23	74434310190030014	Silver Beach 451 LLC	2101 Ponce De Leon	0.0689	SF	\$71,184		1	Transiti
	24	74434310190040010	6622 Hollywood Boulevard Partners LP & 920 N. Stanley Partners LLC	2175 N. Flagler Dr.	4.5344	Vacant	\$16,689,100			Core L
	25	74434310190110017	City of West Palm Beach	2175 N. Flagler Dr.	(Excluded)					
G	1	74434310190020082	Pelham Properties LLC	2032 N. Dixie Highway	0.1498	Office/MF	\$1,321,715		16	Transiti
	2	74434310190020062	2022 North Dixie Highway LLC	2022 N. Dixie Highway	0.2996	Vacant	\$258,331			Transiti
	3	74434310190020051	1920 North Dixie LLC	2010 N. Dixie Highway	0.1498	Vacant	\$110,000			Transiti
		74434310190020031	1920 North Dixie LLC	N. Dixie Highway	0.2981	Vacant	\$190,000			Transiti
-	_	74434315140020010	1920 North Dixie LLC	1930 N. Dixie Highway	0.5051	Vacant	\$431,297			Transiti
-+		74434315140020090	2013 Ponce De Leon Avenue LLC	303 Butler St.	0.1483	Vacant	\$115,874			Transiti
_	-	74434310190020032	2013 Ponce De Leon Avenue LLC	Ponce De Leon Ave.	0.1454	Vacant	\$113,389			Transiti
		74434310190020032	2013 Ponce De Leon Avenue LLC	2013 Ponce De Leon	0.4494	Office	\$943,398	5,979		Transiti
_	-			Aug.				5,979		
_	y	74434310190020071	Rob King Enterprises & King Morris Lodges Inc.	300 20th St.	0.2996	MF	\$398,585		9	Transiti
		74434310190050100	Ambrosia of the Palm Beaches Real Estate LLC	222 Picadilly St.	0.4287	Office	\$979,333	6,002		Core
		74434310190050090	Gaieski Erin	2080 PONCE DE LEON	0.1722	Vacant	\$129,150			Core
		74434310190050080	Ahner Erin	2048 Ponce De Leon	0.1722	Vacant	\$129,150			Core
	4	74434310190050070	Regden LLC	2010 Ponce De Leon	0.1722	Office/Res.	\$326,438	1,638		Core
	5	74434310190050040	Ambrosia of the Palm Beaches Real Estate LLC		0.5165	MF	\$1,779,523		8	Core
	6	74434310190050030	Goldfinger Investment LLC	2008 Ponce De Leon	0.1722	MF	\$291,715		3	Core
	7	74434310190050010	Butler Street Apartments	217 Butler St.	0.3357	MF	\$749,187		9	Core
	8	74434315500010000	POTP LLC	2121 Broward Ave.	1.2878	MF	\$953,649		102	Core
		74434310190050190	Tree of Life Center Inc.	2017 Broward Ave.	0.1722	SF	\$221,612		1	Core
	10	74434310190050200	Tree of Life Center Inc.	2015 Broward Ave.	0.1722	MF	\$255,847		3	Core
	11	74434310190050211	Robert K. Morris Trust	2005 Broward Ave.	0.1148	ME	\$247,636		3	Core
-		74434310190050212	200 Butler Street Parking LLC	200 Butler St.	0.2296	Parking	\$0		-	Core
					0.200		44			
	1	74434310190060070	2111 Flagler LLC	Empty lot Picadilly	0.3901	Vacant	\$1,699,100			Core 1
<u> </u>										
-		74434310190060061	2111 Flagler LLC	Empty lot Broward	0.1144	Vacant	\$498,200			Core 1
	3	74434310190060062	2111 Flagler LLC	2030 Broward Ave	0.1095	Vacant	\$477,000			Core 1
	4	74434310190060050	2111 Flagler LLC	2020 Broward Ave	0.2433	Vacant	\$1,060,000			Core 1
	5	74434310190060040	Robert K. Morris Trust	2016 Broward Ave.	0.2212	MF	\$287,299		4	Core
	6	74434310190060030	Rob King Enterprises Inc.	2010 Broward Ave.	0.2273	MF	\$603,687		12	Core
	7	74434310190060010	Thomas Family Partnership LTD	125 Butler St.	0.4545	Office	\$1,085,899	5,460		Core
	8	74434310190060080	2111 Flagler LLC	2023 N. Flagler Dr.	0.7298	Vacant	\$3,178,800			Core 1
	9	74434310190060110	Waterside Building LTD	2001 N. Flagler Dr.	0.7832	Office	\$6,080,642	9,934		Core
J	1	74434310190010010	WPB Butler Acquisitions LLC	300 Butler St.	0.7138	Office	\$1,264,640	7,096		Transiti
	2	74434310190010020	WPB Butler Acquisitions LLC	218 Butler St.	0.1496	MF	\$274,922		6	Transiti
	3	74434315160010010	WPB Butler Acquisitions LLC	1900 N. Dixie Hwy.	0.2869	Auto Sales	\$407,570	3.690		Transiti
-	4	74434315160010030	WPB Butler Acquisitions LLC	337 Pine St	0.1435	SF	\$151,701		1	Transiti
_	5	74434315160010030	WPB Butler Acquisitions LLC	331 Pine St	0.1435	MF	\$286,660		1	Transiti
_	5	74434315160010040	LEP West Palm Beach Corp	331 Pine St.	0.4303	Vacant	\$286,660		*	Transiti
_	7	74434315160010050		325 Pine St. 319 Pine St.	0.4303	Vacant	\$322,806		1	Transiti
_			Sylvester Holdings Co LLC			SF				
		74434310190010090 74434310190010100	Joy & Timothy Steinman	317 Pine St.	0.1435	SF	\$219,831		1	Transiti
			Alam A Khan TR 120, 130, 200 Butler Street Associates LLC;	309 Pine St.	0.1435		\$173,965		-	Transiti
	10	Tract A - Olara Plat	1911, 1919 N Flagler Drive Associates; 209, 301, 223, Pine Street Associates		3.1790	MF	\$12,624,686	33,465	479	Core
		7443431510000120	NineteenTwenty Five	1925 N Flagler Dr.	0.2832	Office	\$1,758,353	3,948		Core
	12	7443431510000120	NineteenTwenty Five N Flagler Corp	1923 N Flagler Dr.	0.2928	Office	\$1,530,600			Core
J										
к	1	74434315160020010	1820 North Dixie LLC	1830 N. Dixie Hwy.	0.2869	Office	\$453,638	2,534		Transiti
	2	74434315160020030	John R Sewell	336 Pine St.	0.1434	MF	\$196,608		3	Transiti
-		74434315160020040	Thomas Gonzalez	332 Pine St.	0.1435	MF	\$235,832		3	Transiti
-	-	74434315160020050	Greystone Lake LLC	330 Pine St	0.1435	Vacant	\$107,625		-	Transiti
_	-	74434315160020060	Greystone Lake LLC	324 Pine St	0.1434	Vacant	\$107,625			Transiti
	-							1 240		
_	-	74434315160020070	WPB Pine Acquisitions LLC	320 Pine St.	0.1435	Office	\$241,738	1,340		Transiti
I		74434315160020080	Karl H Kamella TR	316 Pine St.	0.1435	MF	\$185,998		3	Transiti
-		74434315160020090	Alexander & Lucia Veglia	312 Pine St.	0.1435	MF	\$206,532		3	Transiti
_		74434315160020100	WPB Pine Acquisitions LLC	306 Pine St.	0.1435	MF	\$454,253		7	Transiti
	_									
	10	74434315160020110 74434315160020120	Temple Israel of West Palm Beach Temple Israel of West Palm Beach	304 Pine St. 1901 N. Flalger Dr.	0.2375	Religious Religious	\$142,151 \$8,999,746	26,367		Core Core

(excludes r-o-w)

+

CMUD Development



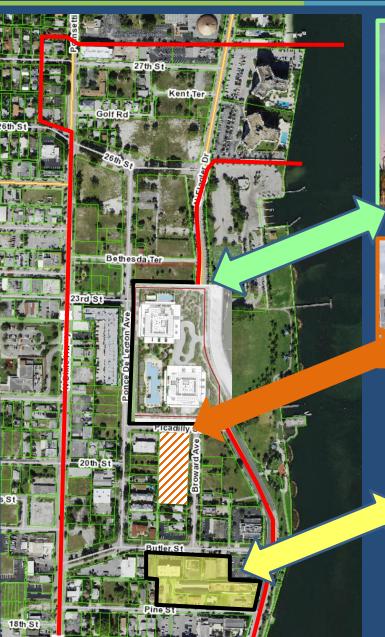


• 50.7 acres

- 146,488 s.f. of nonresidential development
- 1,188 total units (includes Olara/Parkland)

Current Proposed Developments











DEVELOPER: Jeff Greene

LOCATION: 2175 N.Flagler/ 2251 N. Flagler

RESIDENTIAL: 152 units (30 stories)

RETAIL: 5,100 s.f. <u>OFFIC</u>E: 1,500 s.f.

PARKING: 325 spaces

DEVELOPER: Parkland On The Park LLC LOCATION: 2121 Broward Ave. RESIDENTIAL: 102 apts. PARKING: 125 spaces

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

CMUD Process (Questions 1-3,6)

The maximum of 4,065 residential units and 2.3 million square feet of retail-commercial permitted in CMUD would also include the area to the south.

#1. The CMUD South properties are largely undeveloped and the City is trying to incentivize good development.





1. Revisions to CMUD area (Approved on Nov. 15, 2021 Ord. No. 4963-21).

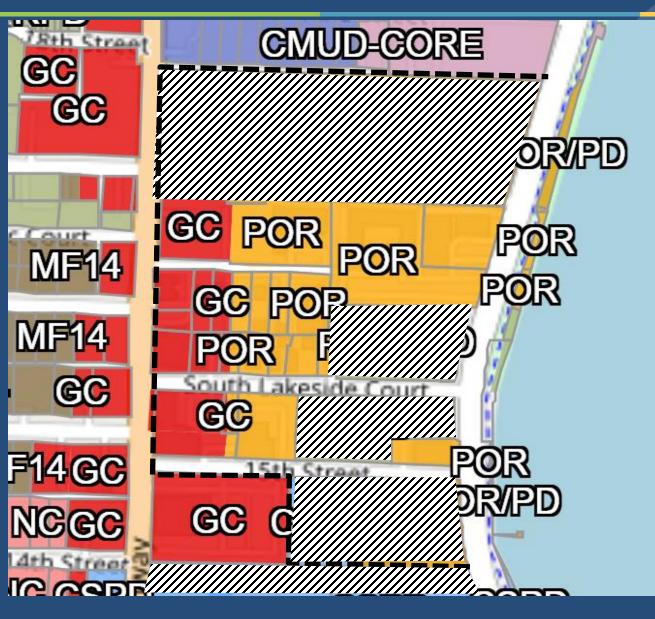
- 2. Temple Israel rezoning (City Commission).
- 3. Temple Israel site plan application – not submitted (Planning Board)
- 4. CMUD South expansion

 (City Commission) unrelated
 to #2 & #3 above

1701/1717 N. Flagler site plan application (Planning Board)

CMUD South Current Zoning



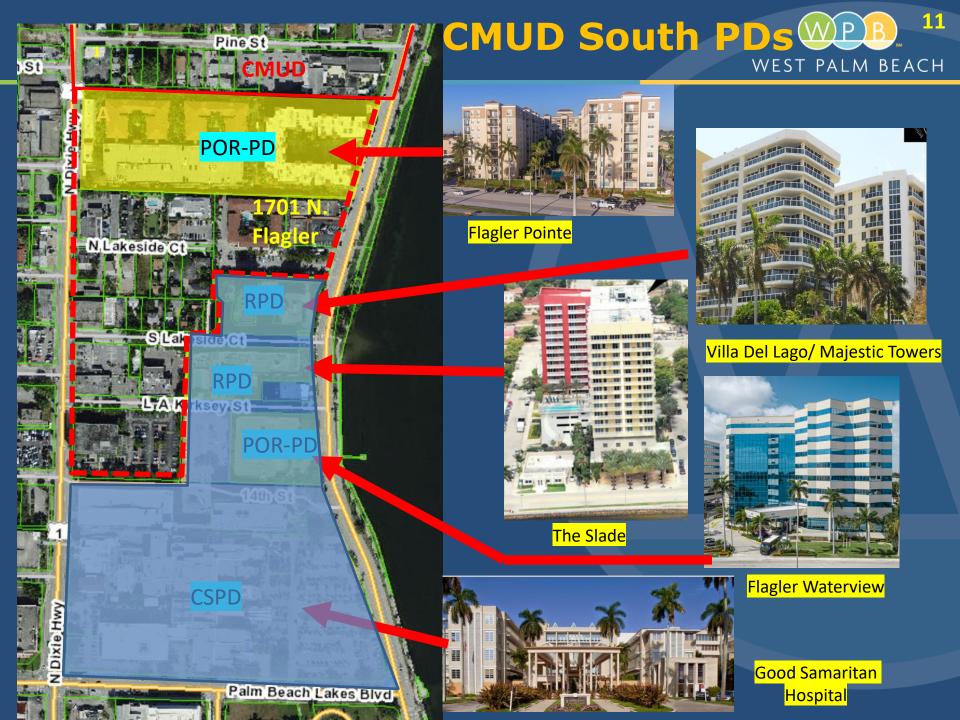


Professional Office Residential (POR)

General Commercial (GC)



Planned Development (PD)



CMUD South



CURRIE MIXED USE DISTRICT SOUTH PARCEL ANALYSIS														
Block Letter BLOCK A	#	PCN	2023 Owner	BUI LDI NG	Site Address	Acres	2023 Property Use	2021 Value	Block Acreage	SQFT	UNITS	ZONING	FLU	PROPOSED ZONING
A	1	74434315390000***	FLAGLER POINTE (NUMEROUS)	FLA	1804 N. DIXIE HWY.	7.2400	RESIDENTIAL		7.240	6,300	400	PORPD	MF	PORPD
BLOCK B									4.141	36,737	93			
В	1	74434315170000050	1700 DIXIE LLC		1700 N. DIXIE HWY.	1.6407	RESIDENTIAL/OFFICES			24,777	35 BEDS	GC, POR	C, MF	TRANSITION
В	2	74434315000050020	CITY OF WEST PALM BEACH	VA	N. DIXIE HWY.	0.0200	EASEMENT					POR	MF	TRANSITION
В	3	74434315170000013	1701 N. FLAGLER DRIVE OWNER LLC	~	1701 N. FLAGLER DR.	1.8000	RESIDENTIAL				58	POR	MF	COREI
B	4	74434315170000011	1717 N. FLAGLER DRIVE VENTURE LLC		1717 N. FLAGLER DR.	0.6807	MEDICAL OFFICE			11,960		POR	MF	COREI
BLOCK C	<u> </u>	, 10101010000011				0.0007			2.740	19,223	43			
С	1	74434315170000231	1620 N DIXIE LLC		1620 N. DIXIE HWY.	0.2272	OFFICES			2,186		GC	С	TRANSITION
С	2	74434315170000233	ROYAL PALM GROUP		1618 N. DIXIE HWY.	0.1208	OFFICES			884		GC	С	TRANSITION
С	3	74434315170000270	FAE HOLDINGS 501790R LLC		328 LAKESIDE COURT	0.1802	OFFICES			1,856		GC	С	TRANSITION
С	4	74434315170000290	FAE HOLDINGS 501790R LLC		324 LAKESIDE COURT	0.1802	RESIDENTIAL				1	POR	С	TRANSITION
С	5	74434315170000310	TERRY L MAUNEY		322 N.LAKESIDE COURT	0.1802	RESIDENTIAL				1	POR	MF	TRANSITION
С	6	74434315170000330	SANDRA J MARCHMAN		318 N.LAKESIDE COURT		RESIDENTIAL				3	POR	MF	TRANSITION
С	7	74434315170000350	SW WPB LLC			0.1802	RESIDENTIAL				3	POR	MF	TRANSITION
С	8	74434315170000370	SW WPB LLC			0.3635	RESIDENTIAL				14	POR	MF	TRANSITION
С	9	74434315180000090	1701 N. FLAGLER DRIVE OWNER LLC		301 S. LAKESIDE CT.	0.0972	PARKING				0	POR	MF	TRANSITION
С	10	74434315180000100	JUGAL & EASTER ARORA			0.1843	RESIDENTIAL				4	POR	MF	TRANSITION
С	11	74434315180000121	STEPHEN LEONARD		309 S. LAKESIDE CT.	0.1189	RESIDENTIAL				3	POR	MF	TRANSITION
С	12	74434315180000150	STEPHEN LEONARD			0.1818	RESIDENTIAL				1	POR	MF	TRANSITION
c	13	74434315180000180	MELASUREJ LLC			0.1212	RESIDENTIAL				1	POR	MF	TRANSITION
C	14	74434315180000200	BEACHWAY LOFTS LLC		325 S. LAKESIDE CT.	0.1818	RESIDENTIAL			44.007	12	GC		TRANSITION
С	15	74434315180000230	ROYAL PALM GROUP		1616 N. DIXIE HWY.	0.2424	WAREHOUSE			14,297		GC	С	TRANSITION
BLOCK D	\vdash								1.407	19,521	1			
D	1	74434315180000270	1522 NORTH DIXIE LLC & 1600 NORTH DIXIE LLC		1522 N. DIXIE HWY.	0.7306	OFFICES		6.315	3,097	(REST.) Pescatore	GC	с	TRANSITION
D										2,936	(OFF.) Pure Life Renal		с	TRANSITION
D	2	74434315180000340	ROYAL PALM GROUP LLC		322 S. LAKESIDE COURT	0.0909	RESIDENTIAL				1	POR	С	TRANSITION
	3 (74434315180000360	GOUSSE UROLOGY LLC		321 LA KIRKSEY ST.	0.5853	OFFICES			13,488		POR	MF	TRANSITION
ві / 🕹									1.824	31,322	0			
E	1	74434315240000011	JCCMM HOLDINGS LLC		1500 N. DIXIE HWY	1.8239	OFFICES			990		GC		TRANSITION
	1	74434315240000012	NICE GUYS LLC		1500 N. DIXIE HWY		OFFICES			2,987		GC		TRANSITION
	1	74434315240000013	JKD REALTY INC		1500 N. DIXIE HWY		OFFICES			1,004		GC		TRANSITION
	1	74434315240000014	TZG LLC		1500 N. DIXIE HWY		OFFICES			1,000		GC		TRANSITION
	1	74434315240000015	ARTEMIS III LLC		1500 N. DIXIE HWY		OFFICES			2,571		GC		TRANSITION
	1	74434315240000016	TZG LLC		1500 N. DIXIE HWY		OFFICES			938		GC		TRANSITION
	1	74434315240000017	GOOD SAM OFFICE PARTNERS LLC		1500 N. DIXIE HWY		OFFICES			1,346		GC		TRANSITION
	$\frac{1}{1}$	74434315240000021	JJA HOLDINGS LLC		1500 N. DIXIE HWY		OFFICES			2,346		GC		TRANSITION
	$1 \\ 1$	74434315240000022 74434315240000023	HNK LLC JKD REALTY INC		1500 N. DIXIE HWY 1500 N. DIXIE HWY		OFFICES OFFICES			573 1,215		GC GC		TRANSITION TRANSITION
	$1 \\ 1$	74434315240000023	JKD REALTY INC JOHNSON N C JR.		1500 N. DIXIE HWY 1500 N. DIXIE HWY		OFFICES			1,215		GC		TRANSITION
	$\frac{1}{1}$	74434315240000024 74434315240000026	JOHNSON N CJR. JAMES GUILDFORD		1500 N. DIXIE HWY 1500 N. DIXIE HWY		OFFICES			2.025		GC		TRANSITION
		74434315240000026	UNIT 206 LLC		1500 N. DIXIE HWY 1500 N. DIXIE HWY		OFFICES			2,025		GC		TRANSITION
	$\frac{1}{1}$	74434315240000027	STEIN & SCHWARTZ PROPERTIES LLC		1500 N. DIXIE HWY 1500 N. DIXIE HWY		OFFICES			<u>2,500</u> 990		GC		TRANSITION
		74434315240000032	JKD REALTY INC		1500 N. DIXIE HWY		OFFICES			1.303		GC		TRANSITION
		74434315240000033	JKD REALTY INC		1500 N. DIXIE HWY		OFFICES			1,950		GC		TRANSITION
		74434315240000034	JKD REALTY INC		1500 N. DIXIE HWY		OFFICES			1,634		GC		TRANSITION
	1	74434315240000035	JKD REALTY INC		1500 N. DIXIE HWY		OFFICES			2,538		GC		TRANSITION
	1	74434315240000037	STEIN & SCHWARTZ PROPERTIES LLC		1500 N. DIXIE HWY		OFFICES			1,193		GC		TRANSITION
	1	74434315240000038	STEIN & SCHWARTZ PROPERTIES LLC		1500 N. DIXIE HWY		OFFICES			1,128		GC		TRANSITION
			EXISTING PLANNED DEVELOPMENT				CMUD SOUTH TOTAL:		17.352	113,103	537	ASSUMPTIONS:	CURREN	
												* Planned Develo		
							CMUD SOUTH TOTAL:		10.112	106,803	137	* Properties w/"		
							(excluding PD's)					* Properties w/"	POR"	

CMUD South Development



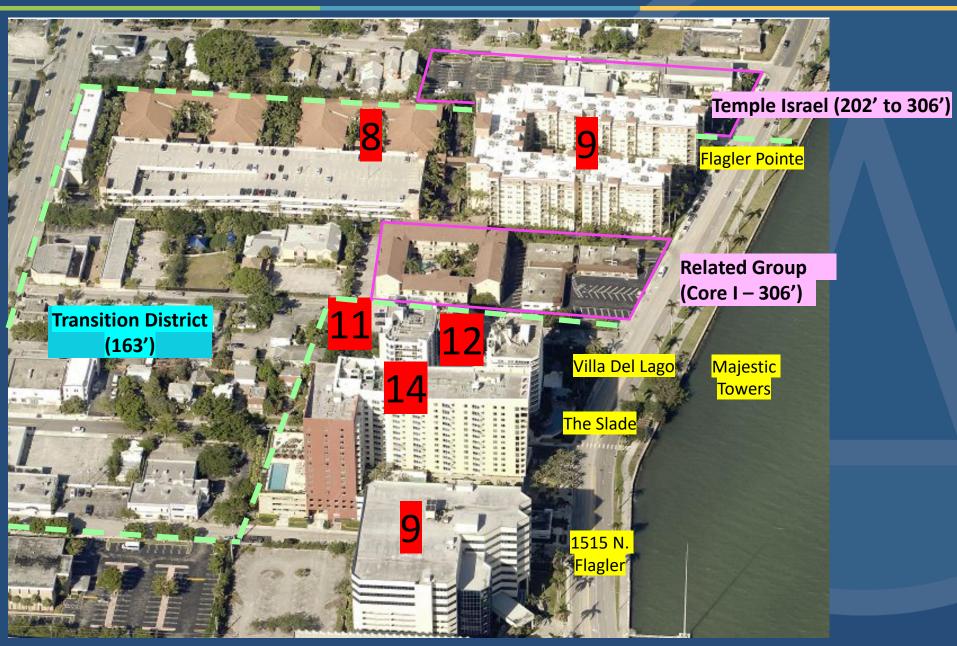
- 17.35 acres
- 24 parcels
- 113,103 sf existing (non-residential)
- 537 existing residential units





CMUD South Building Heights WEST PALM BEACH

14



CMUD South Area





1. Related- rezone from 202' to 306'

Flagler Pointe POR-PD

2. Related Group- rezone to 306'

 Villa Del Lago RPD/ Majestic Towers RPD

The Slade RPD

Flagler Waterview POR-PD
 Good Samaritan - CSPD

CMUD South

Incentives must be met to achieve increased height

- Northwood Rd. Extension
- Workforce Housing
- 20% of total units = 150' of height 15% of total units = 100' of height 10% of total units = 75' of height 5% of total units = 40' of height
- <u>Currie Park Improvements</u>
 1' of height for \$25,000 in improve.
- Food Store
 Height based upon 15,000 sf to
 20,000 sf (ranges from 65' 150')
- Currie Park Parking
- <u>Mobility Options</u>
 Various TDM measures incl. trolley
- <u>LEED Certification</u>
 Platinum 40' in height
 Gold = 30' in height
 Silver = 20' in height
- Public Open Spaces 4,800 sf open space = 30' in height 9,600 sf open space = 60' in height



Incentives PALM BEACH

New Incentives to achieve desired height

Seawall/Stormwater Improvement

Seav	wall Repaired	Inc.Height
•	200 L.Ft.	31'
•	250 L.Ft.	39'
•	300 L.Ft.	46'
•	350 L.Ft.	54'
•	400 L.Ft.	62'
•	450 L.Ft.	69'
•	500 L.Ft.	77'
St.		

Flagler Drive improvements							
Road	way Repaired	Inc.Height					
•	5,867 L.Ft.	20'					
•	8,800 L.Ft.	30'					
•	11,733 L.Ft.	40'					
•	14,667 L.Ft.	50'					
•	17,600 L.Ft.	60 '					
•	20,533 L.Ft.	70′					
•	23.467 L.Ft.	80'					