

# 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 – 2<sup>nd</sup> Public Meeting (no vote)
- Sept. 19/Oct. 17, 2023 – Planning Board Meeting
- Nov. 13/Dec. 11, 2023 – City Commission (1<sup>st</sup> reading)
- Nov. 27/Dec. 26, 2023\*- City Commission (2<sup>nd</sup> reading)

# City Workshop Notice



## 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 **Public Workshop** on:

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

**\*In Person:** Flagler Gallery, 401 Clematis Street - City Center

**\*Virtual:** <https://us06web.zoom.us/j/84522657541>

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.

**Please Note:** 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: [llouie@wpb.org](mailto:llouie@wpb.org)

City of West Palm Beach  
Development Services Dept.  
Planning Division  
P.O. 3147  
West Palm Beach, FL 33402

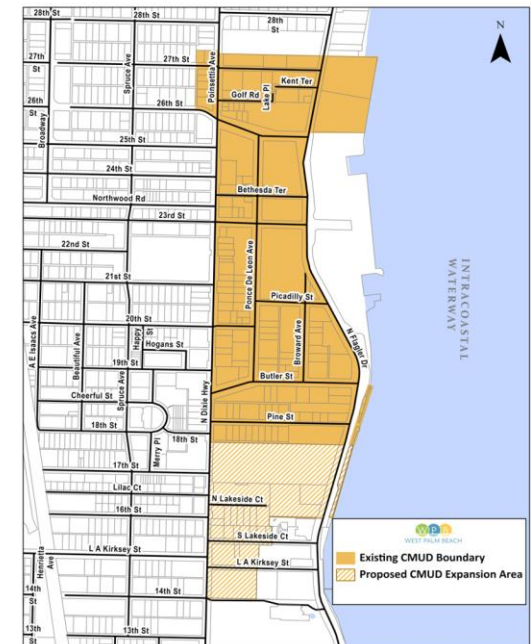
## Description of Public Workshop and Location Map

### 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 27<sup>th</sup> 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.

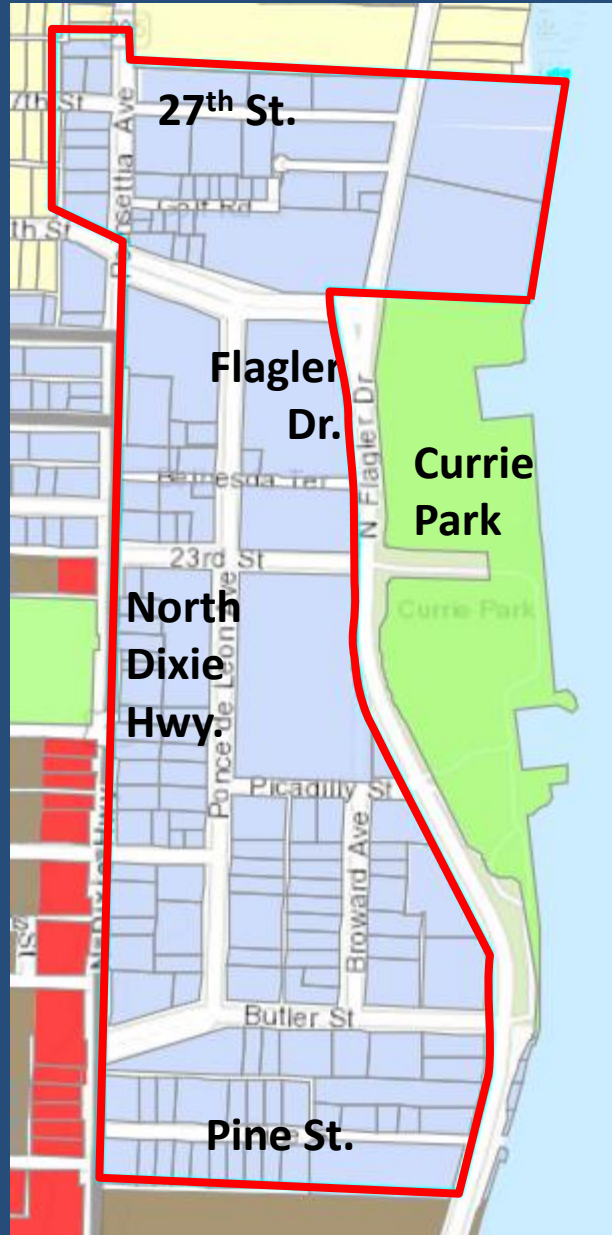
The Public Workshop will include a presentation and discussion on potential revisions to the Future Land Use Map and rezoning of certain parcels within the proposed expansion area boundaries; however, there is no intention to change the zoning of any existing Planned Developments within the affected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

Location: The proposed CMUD South expansion area is comprised of ±18.5 acres and is generally bounded by the parcels south of Pine Street to the north, 14<sup>th</sup> 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.



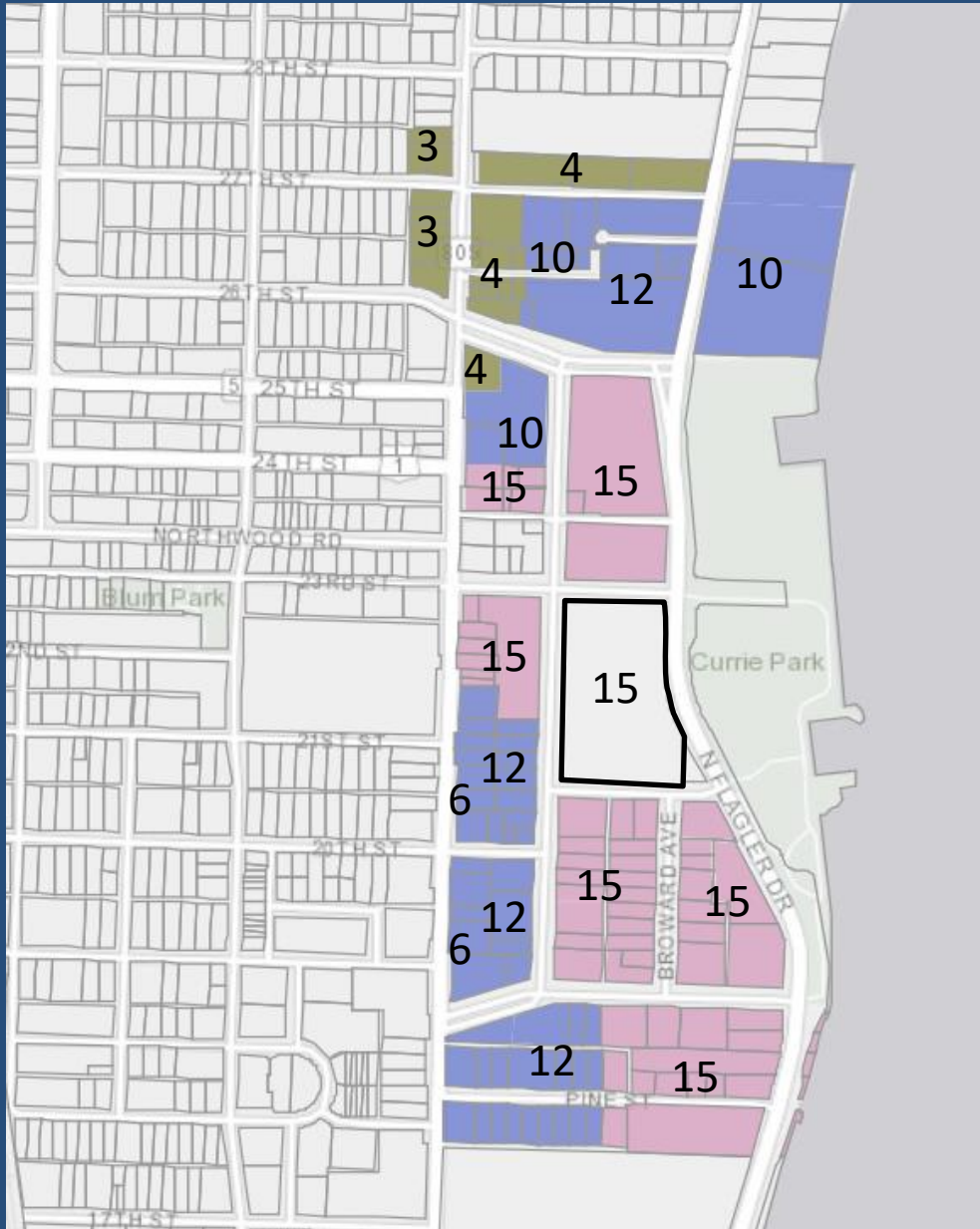


# CMUD Location



# Currie Park Historical Context

(Adopted Nov. 10, 2014)



- Height bonuses offered if conditions met.
- Maximum height of 15 stories established.
- A maximum of **4,065 residential units** and **2.3 million square feet of retail-commercial** can be built.



# Currie Park Area Over Time



2013



2023

# CMUD Zoning Districts (Nov. 15, 2021)

## SUB-DISTRICT LEGEND:

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



# Example – Core I



**306' Tall Building  
(23 Story Building)**

**LEED Silver – 20'**

**Food Store – 100'  
(15,000 sf)**

**Workforce Housing – 75'  
(10%)**

**Base 111' (8 stories)**

CURRI MIXED USE DISTRICT SOUTH PARCEL ANALYSIS

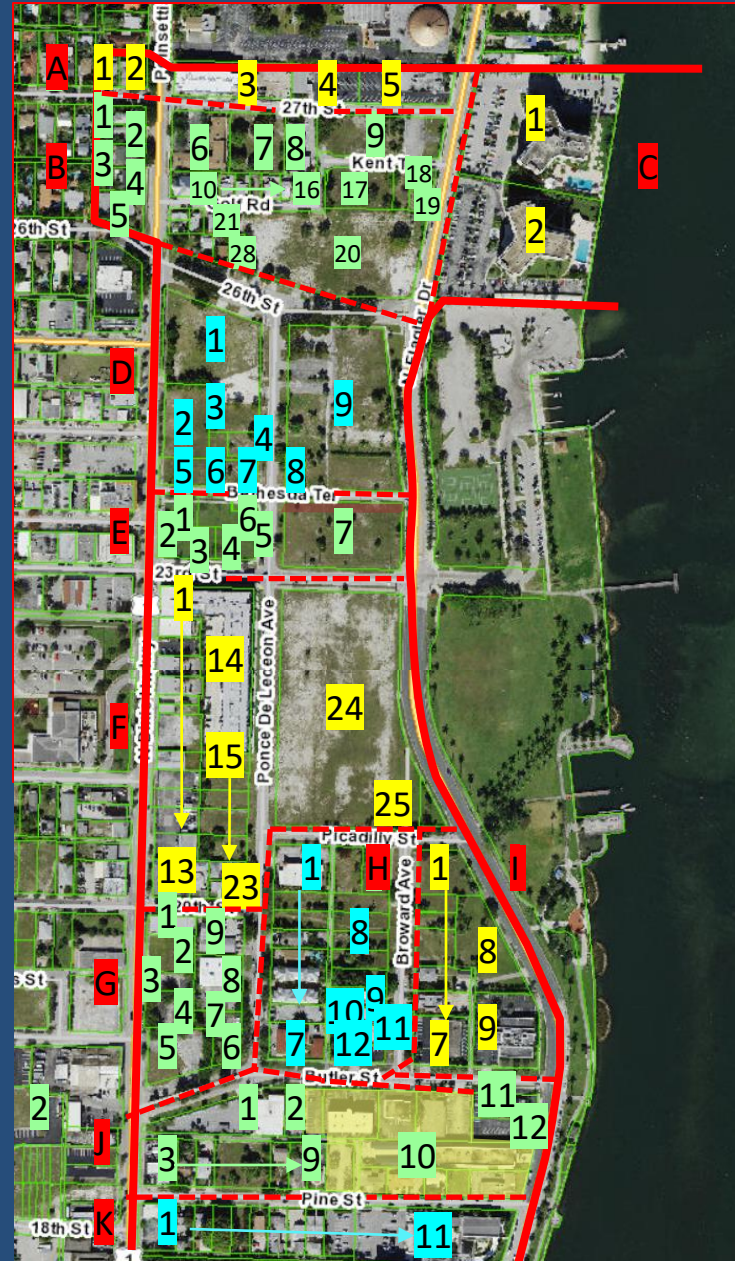
Block Letter	#	PCN	2023 Owner	Site Address	Acres	2023 Property Use	2022 Value	SQFT	UNITS	ZONING
A	1	7443430901000672	409 27th WPB LLC	409 27th St.	0.1515	SF	\$168,554		1	Edge
	2	7443430901000671	Northwood OPCO LLC	401 27th St.	0.1699	SF	\$277,405		1	Edge
	3	7443431018000000	Sunview Medical 335 LLC	395 27th St.	0.6600	MF	\$5,072,382		36	Edge
	4	7443431016000040	Moravian Church in America Southern Province	297 27th St.	0.4133	Religious	\$503,849	3528		Edge
	5	7443431016000010	2801 Flagler Investment LLC	2801 N. Flagler Dr.	0.5543	Medical Office	\$1,287,141	\$7,541		Edge
B	1	74434309050140010	Raphael & Sandra Saldivas	400 27th St.	0.1435	SF	\$318,420		1	Edge
	2	74434309050140020	Raphael & Sandra Saldivas	2721 Poinetsetta Ave.	0.1435	SF	\$177,832		1	Edge
	3	74434309050140030	Maya Guruswami & Hunter F Bradley	2717 Poinetsetta Ave.	0.1793	SF	\$253,825		1	Edge
	4	74434309050140041	BS&I Inc.	2711 Poinetsetta Ave.	0.1791	SF	\$255,950		1	Edge
	5	74434309050140051	Posvar Kristi	407 26th St.	0.2545	MF	\$410,959		2	Edge
	6	7443431000000650	Jeffrey Greene & 8386 Blackburn Partner.	2722 Poinetsetta Ave	0.5654	MF	\$1,219,460		16	Edge
	7	7443431000000660	Jeffrey Greene & 8386 Blackburn Partner.	310 27th St.	0.5275	Vacant	\$471,948		0	Transition
	8	7443431000000670	Jeffrey Greene & 8386 Blackburn Partner.	300 27th St.	0.3122	Off./Res.	\$504,866	2,628	2	Transition
	9	7443431017000010	Jeffrey Greene & 8386 Blackburn Partner.	215 Kent Terrace	0.8267	Vacant	\$739,625		0	Transition
	10	7443431018000010	Flagler Management Services LLC	311 Golf Rd.	0.2030	Office	\$1,537,101	6,456		Edge
	11	7443431018000010	Michael T Grosse	329 Golf Rd.	0.0619	SF	\$107,599		1	Edge
	12	7443431018000090	Diederick Van Haften & Tiana Surat	323 Golf Rd.	0.0619	SF	\$102,319		1	Transition
	13	7443431018000081	Jeffrey Greene & 8386 Blackburn Partner.	Golf Road	0.0466	Vacant	\$53,748			Transition
	14	7443431018000070	David Holmes	305 Golf Rd.	0.0775	SF	\$119,735		1	Transition
	15	7443431018000060	303 Golf Road LLC	303 Golf Rd.	0.0620	SF	\$158,915		1	Transition
	16	7443431018000050	Melasurel LLC	301 Golf Rd.	0.0619	Vacant	\$72,974			Transition
	17	7443431017000090	Tobias Partners LP	220 Kent Terrace	0.4423	Vacant	\$563,612			Transition
	18	7443431017000070	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
	20	7443431018000020	Tobias Partners LP	2601 N. Flagler Drive	2.3289	Vacant	\$2,100,000			Transition
	21	7443431018000030	John L Aumente Trust & Elizabeth Aumente Tr.	312 Golf Rd.	0.0620	Vacant	\$71,523			Transition
	22	7443431018000080	Nancy J. Williams	314 Golf Rd.	0.0620	SF	\$163,694		1	Edge
	23	7443431018000070	Nancy J. Williams	316 Golf Rd.	0.0620	SF	\$111,721		1	Edge
	24	7443431018000015	2706 Poinetsetta Avenue LLC	2706 Poinetsetta Ave.	0.0395	SF	\$106,011		1	Edge
	25	7443431018000016	2704 Poinetsetta Ave	2704 Poinetsetta 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	LaFontana Apartments of Palm Beach Inc.	2800 N. Flagler Dr.	2.7755	MF			142	Transition
	2	7443431025000020	Portofino Condominium	2600 N. Flagler Dr.	2.7859	MF			124	Transition
D	1	74434310190100031	Tobias Partners LP	2608 Poinetsetta Ave	1.6133	Vacant	\$2,047,814			Transition
	2	74434310190100021	1031 S. Wooster Limited	2500 N. Dixie Hwy	0.5411	Vacant	\$866,888			Core II
	3	74434310190100022	1031 S. Wooster Limited	2431 Ponce de Leon	0.0968	Vacant	\$105,341			Core II
	4	74434310190100023	1031 S. Wooster Limited	2423 Ponce de Leon	0.1100	Vacant	\$151,062			Core II
	5	7443431019000015	1031 S. Wooster Limited	N. Dixie Hwy	2.2156	Vacant	\$274,878			Core II
	6	7443431020000200	1031 S. Wooster Limited	309 Bethesda	0.0416	Vacant	\$52,860			Core II
	7	7443431020000210	1031 S. Wooster Limited	301 Bethesda Terrace	0.1764	Vacant	\$211,113			Core II
	8	7443431019000800	Kenneth H Witt	225 Bethesda Terrace	0.0828	SF	\$105,050		1	Core IA
	9	7443431019008011	2104 Cahuenga Partners LP & Little Broad Beach Partners LP	2501 N. Flagler Drive	2.7095	Vacant	\$9,375,300			Core I & IA
E	1	7443431020000010	City of West Palm Beach	2410 N. Dixie Highway	0.2022	Park	\$256,694			Core II
	2	7443431020000010	City of West Palm Beach	2400 N. Dixie Highway	0.2022	Park	\$256,694			Core II
	3	7443431020000050	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	7443431019009041	City of West Palm Beach	301 23rd St.	0.3644	Vacant	\$462,568			Core II
	6	7443431019009043	City of West Palm Beach	Ponce De Leon	0.0592	Vacant	\$69,936			Core II
	7	7443431019007000	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
	2	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	Marinelli Real Estate Investments LLC	2300 N. Dixie Hwy.	0.1498	Retail	\$307,961	2,675		Core II
	5	74434310190030102	Marinelli Real Estate Investments LLC	N. Dixie Hwy.	0.0623	Parking	\$59,580			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	Recreation 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			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	\$283,854	2,800		Transition
	13	74434310190030112	2100 N. Dixie LLC	2100 N. Dixie Hwy.	0.2273	Auto Sales	\$642,046	9,450		Transition
	14	74434310190030100	Park PB LLC	312 23rd St.	1.3090	MF	\$19,294,033		99	Core I/DS
	15	74434310190030071	2215 Ponce de Leon	2215 Ponce de Leon	0.1498	Vacant	\$111,390			Transition
	16	74434310190030062	2211,2215 Ponce Partners LLC	2211 Ponce de Leon	0.1499	Vacant	\$111,390			Transition
	17	74434310190030051	2104 Cahuenga Partners LP	2207 Ponce de Leon	0.1499	Vacant	\$111,390			Transition
	18	74434310190030042	2104 Cahuenga Partners LP	2201 Ponce de Leon	0.2098	Vacant	\$156,702			Transition

# CMUD Area



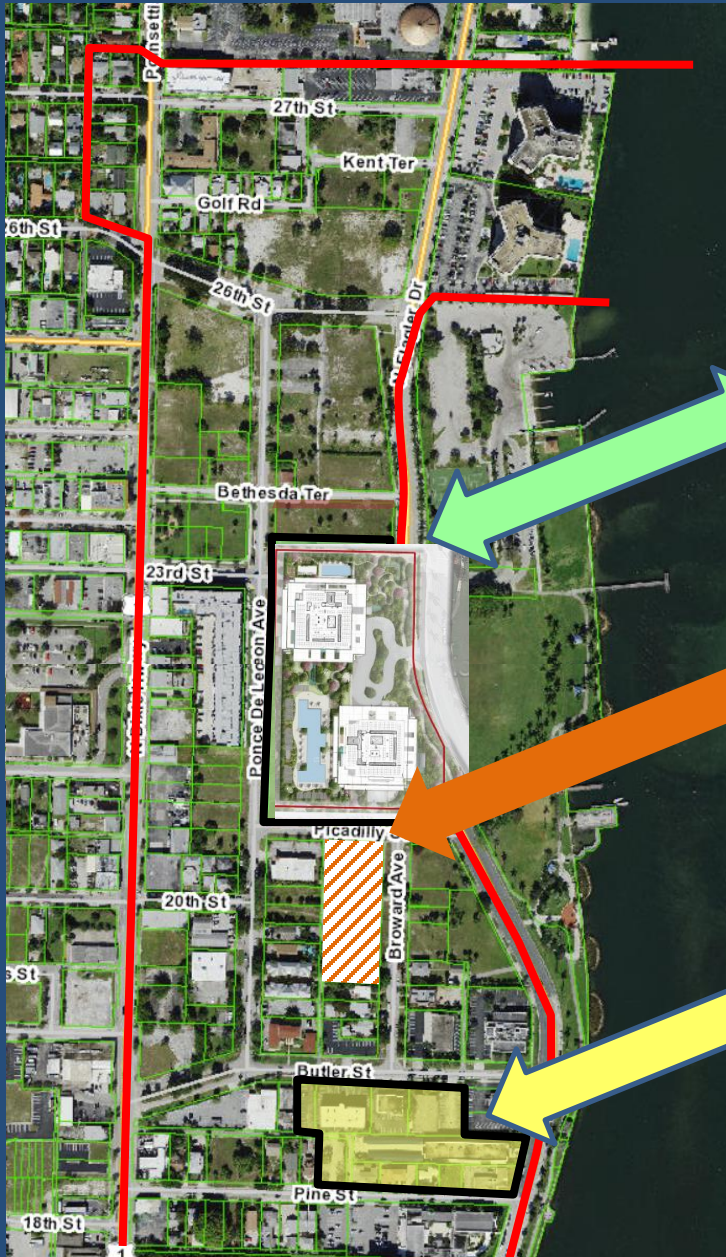
Block Letter	#	PCN	2023 Owner	Site Address	Acres	2023 Property Use	2022 Value	SQFT	UNITS	ZONING
	19	7443431019000031	2104 Cahuenga Partners LP	2111 Ponce de Leon	0.2099	Vacant	\$156,702			Transition
	20	7443431019000011	Currence Gils	311 20th St.	0.1148	MF	\$182,595		5	Transition
	21	7443431019000021	King Morris Lodges Inc.	2107 Ponce de Leon	0.1148	MF	\$134,398		3	Transition
	22	7443431019000013	Silver Beach 451 LLC	805 20th St.	0.0459	SF	\$63,002		1	Transition
	23	7443431019000014	Silver Beach 451 LLC	2107 Ponce de Leon	0.0689	SF	\$71,184		1	Transition
	24	7443431019004010	6622 Hollywood Boulevard Partners LP & 920 N. Stanley Partners LLC	2175 N. Flagler Dr.	4.5344	Vacant	\$16,689,100			Core IA
	25	74434310190110017	City of West Palm Beach	2175 N. Flagler Dr.	(Excluded)					
G	1	7443431019002082	Pelham Properties LLC	2032 N. Dixie Highway	0.1498	Office/MF	\$1,321,715		16	Transition
	2	7443431019002062	2022 North Dixie Highway LLC	2022 North Dixie Highway	0.2996	Vacant	\$258,331			Transition
	3	7443431019000051	1920 North Dixie LLC	2010 N. Dixie Highway	0.1498	Vacant	\$110,000			Transition
	4	7443431019000031	1920 North Dixie LLC	N. Dixie Highway	0.2993	Vacant	\$190,000			Transition
	5	7443431014002010	1930 N. Dixie Highway	1930 N. Dixie Highway	0.5051	Vacant	\$431,297			Transition
	6	7443431014002090	2013 Ponce De Leon Avenue LLC	303 Butler St.	0.1483	Vacant	\$115,874			Transition
	7	7443431019000032	2013 Ponce De Leon Avenue LLC	Ponce De Leon Ave.	0.1454	Vacant	\$113,389			Transition
	8	7443431019000041	2013 Ponce De Leon Avenue LLC	2013 Ponce de Leon	0.4404	Office	\$943,586	9,979		Transition
	9	7443431019000071	Robt King Enterprises & King Morris Lodges Inc.	303 20th St.	0.2996	MF	\$389,585		9	Transition
H	1	7443431019000100	Ambrosia of the Palm Beaches Real Estate LLC	222 Picadilly St.	0.4287	Office	\$979,333	6,002		Core II
	2	7443431019000090	Galeski Erin	2107 Ponce de Leon	0.1722	Vacant	\$129,150			Core II
	3	7443431019000080	Ahner Erin	2107 Ponce de Leon	0.1722	Vacant	\$129,150			Core II
	4	7443431019000070	Regden LLC	2107 Ponce de Leon	0.1722	Office/Res.	\$326,438	1,638		Core II
	5	7443431019000040	Ambrosia of the Palm Beaches Real Estate LLC	2107 Ponce de Leon	0.5165	MF	\$1,779,523		8	Core II
	6	7443431019000030	Goldfinger Investment LLC	2107 Ponce de Leon	0.1722	MF	\$291,715		3	Core II
	7	7443431019000010	Butler Street Apartments	217 Butler St.	0.3357	MF	\$749,187		9	Core II
	8	7443431500001000	POIP LLC	2121 Broward Ave.	1.2878	MF	\$955,649		102	Core II
	9	7443431019000019	Tree of Life Center Inc.	2017 Broward Ave.	0.1722	SF	\$221,612		1	Core II
	10	7443431019000020	Tree of Life Center Inc.	2015 Broward Ave.	0.1722	MF	\$255,847		3	Core II
	11	7443431019000021	Robert K. Morris Trust	3005 Broward Ave.	0.1148	MF	\$241,636		3	Core II
	12	7443431019000012	200 Butler Street Parking LLC	200 Butler St.	0.2296	Parking	\$0			Core II
I	1	7443431019000070	Empty lot Picadilly	2111 Flagler LLC	0.3901	Vacant	\$1,699,000			Core IA
	2	7443431019000061	2111 Flagler LLC	2111 Flagler LLC	0.1144	Vacant	\$498,200			Core IA
	3	7443431019000062	2111 Flagler LLC	2111 Flagler LLC	0.1095	Vacant	\$477,000			Core IA
	4	7443431019000050	2111 Flagler LLC	2020 Broward Ave	0.2433	Vacant	\$1,000,000			Core IA
	5	7443431019000040	Robert K. Morris Trust	2016 Broward Ave.	0.2212	MF	\$287,299		4	Core I
	6	7443431019000030	Rob King Enterprises Inc.	2010 Broward Ave.	0.2273	MF	\$603,687		12	Core I
	7	7443431019000010	Thomas Family Partnership LTD	125 Butler St.	0.4545	Office	\$1,085,899	5,460		Core I
	8	7443431019000080	2111 Flagler LLC	2023 N. Flagler Dr.	0.7298	Vacant	\$3,178,800			Core IA
	9	7443431019000010	Waterside Building LTD	2001 N. Flagler Dr.	0.7832	Office	\$6,800,642	9,934		Core I
J	1	7443431019000010	WPB Butler Acquisitions LLC	300 Butler St.	0.7138	Office	\$1,264,640	7,096		Transition
	2	7443431019000020	WPB Butler Acquisitions LLC	218 Butler St.	0.1496	MF	\$274,922		6	Transition
	3	7443431516000010	WPB Butler Acquisitions LLC	1900 N. Dixie Hwy.	0.2869	Auto Sales	\$407,570	3,690		Transition
	4	7443431516000030	WPB Butler Acquisitions LLC	337 Pine St.	0.1425	SF	\$151,701		1	Transition
	5	7443431516000040	WPB Butler Acquisitions LLC	331 Pine St.	0.1435	MF	\$286,660		1	Transition
	6	7443431516000050	LEP West Palm Beach Corp	325 Pine St.						

# CMUD Development



- 50.7 acres
- 146,488 s.f. of non-residential 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.  
**OFFICE:** 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 (26-stories)- 315 condos  
 West (28 stories)- 164 apts.  
 479 units  
**RETAIL:** 33,465 s.f.  
**PARKING:** 920 spaces

# CMUD Process

(Questions 1-3,6)

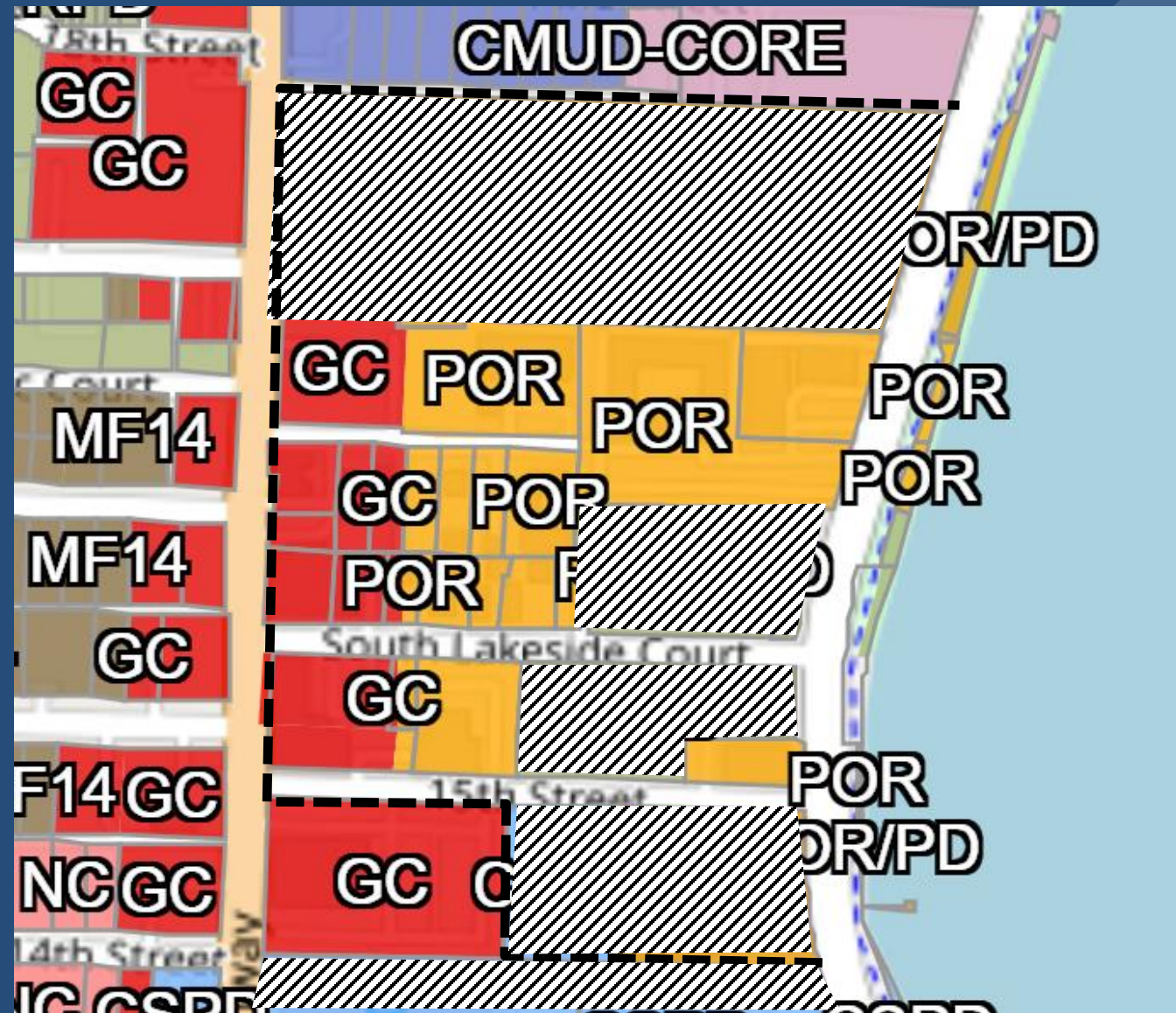
The maximum of 4,065 residential units and 2.3 million square feet of retail-commercial permitted in CMUD would also include the area to the south.

#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
5. 1701/1717 N. Flagler site plan application (Planning Board)

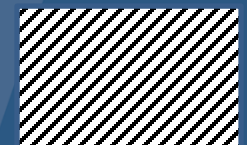
# CMUD South Current Zoning



Professional Office Residential (POR)



General Commercial (GC)



Planned Development (PD)

# Existing Planned Developments

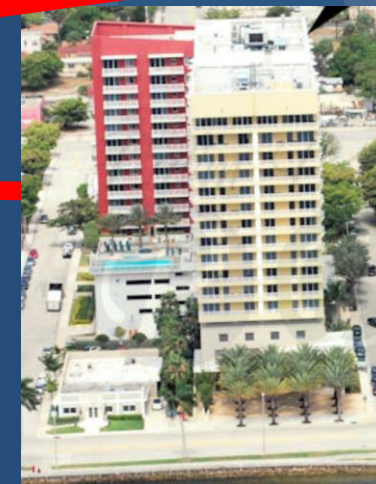
<u>DEVELOPMENT</u>	<u>ZONING</u>	<u>ORDINANCE</u>	<u>APPROVAL DATE</u>
• Flagler Pointe (fka The Jefferson)	POR/PD	Ord. 3163-98	09/08/98
• Majestic Towers Amended:	RPD POR/PD	Ord. 2264-89 Ord. 3374-00 Ord. 3375-00	03/13/89 12/11/00 12/11/00
• The Slade (fka Flagler Place)	RPD	Ord. 3496-01 Ord. 3497-01	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 amendments	PSP-PD	Ord. 1963-86	07/14/86



Flagler Pointe



Villa Del Lago/ Majestic Towers



The Slade



Flagler Waterview



Good Samaritan Hospital



## CURRIE MIXED USE DISTRICT SOUTH PARCEL ANALYSIS

Block Letter	#	PCN	2023 Owner	BU LDI NG	Site Address	Acres	2023 Property Use	2021 Value	Block Acreage	SQFT	UNITS	ZONING	FLU	PROPOSED ZONING
<b>BLOCK A</b>														
A	1	74434315390000***	FLAGLER POINTE (NUMEROUS)	FLA	1804 N. DIXIE HWY.	7.2400	RESIDENTIAL		7.240	6,300	400	PORPD	MF	PORPD
<b>BLOCK B</b>														
B	1	7443431517000050	1700 DIXIE LLC		1700 N. DIXIE HWY.	1.6407	RESIDENTIAL/OFFICES		4.141	36,737	93			
B	2	74434315000050020	CITY OF WEST PALM BEACH	VA CA	N. DIXIE HWY.	0.0200	EASEMENT			24,777	35 BEDS	GC, POR	C, MF	TRANSITION
B	3	74434315170000013	1701 N. FLAGLER DRIVE OWNER LLC		1701 N. FLAGLER DR.	1.8000	RESIDENTIAL				58	POR	MF	CORE I
B	4	74434315170000011	1717 N. FLAGLER DRIVE VENTURE LLC		1717 N. FLAGLER DR.	0.6807	MEDICAL OFFICE			11,960		POR	MF	CORE I
<b>BLOCK C</b>														
C	1	74434315170000231	1620 N DIXIE LLC		1620 N. DIXIE HWY.	0.2272	OFFICES		2.740	19,223	43			
C	2	74434315170000233	ROYAL PALM GROUP		1618 N. DIXIE HWY.	0.1208	OFFICES			2,186		GC	C	TRANSITION
C	3	74434315170000270	FAE HOLDINGS 501790R LLC		328 LAKESIDE COURT	0.1802	OFFICES			884		GC	C	TRANSITION
C	4	74434315170000290	FAE HOLDINGS 501790R LLC		324 LAKESIDE COURT	0.1802	RESIDENTIAL			1,856	1	GC	C	TRANSITION
C	5	74434315170000310	TERRY L MAUNEY		322 N.LAKESIDE COURT	0.1802	RESIDENTIAL				1	POR	MF	TRANSITION
C	6	74434315170000330	SANDRA J MARCHMAN		318 N.LAKESIDE COURT	0.1802	RESIDENTIAL				3	POR	MF	TRANSITION
C	7	74434315170000350	SW WPB LLC		314 N.LAKESIDE COURT	0.1802	RESIDENTIAL				3	POR	MF	TRANSITION
C	8	74434315170000370	SW WPB LLC		306 N.LAKESIDE COURT	0.3635	RESIDENTIAL				14	POR	MF	TRANSITION
C	9	74434315180000090	1701 N. FLAGLER DRIVE OWNER LLC		301 S. LAKESIDE CT.	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	MELASUREI 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	C	TRANSITION
C	15	74434315180000230	ROYAL PALM GROUP		1616 N. DIXIE HWY.	0.2424	WAREHOUSE			14,297		GC	C	TRANSITION
<b>BLOCK D</b>														
D	1	74434315180000270	1522 NORTH DIXIE LLC & 1600 NORTH DIXIE LLC		1522 N. DIXIE HWY.	0.7306	OFFICES		1.407	19,521	1			
D										2,936	(REST.) Pescatore (OFF.) Pure Life Renal	GC	C	TRANSITION
D	2	74434315180000340	ROYAL PALM GROUP LLC		322 S. LAKESIDE COURT	0.0909	RESIDENTIAL				1	POR	C	TRANSITION
D	3	74434315180000360	GOUSSE UROLOGY LLC		321 LA KIRKSEY ST.	0.5853	OFFICES			13,488		POR	MF	TRANSITION
<b>B</b>														
E	1	74434315240000011	JCCMM HOLDINGS LLC		1500 N. DIXIE HWY	1.8239	OFFICES		1.824	31,322	0			
1	74434315240000012	NICE GUYS LLC		1500 N. DIXIE HWY			OFFICES			990		GC		TRANSITION
1	74434315240000013	JKD REALTY INC		1500 N. DIXIE HWY			OFFICES			2,987		GC		TRANSITION
1	74434315240000014	TZG LLC		1500 N. DIXIE HWY			OFFICES			1,004		GC		TRANSITION
1	74434315240000015	ARTEMIS III LLC		1500 N. DIXIE HWY			OFFICES			1,000		GC		TRANSITION
1	74434315240000016	TZG LLC		1500 N. DIXIE HWY			OFFICES			2,571		GC		TRANSITION
1	74434315240000017	GOOD SAM OFFICE PARTNERS LLC		1500 N. DIXIE HWY			OFFICES			938		GC		TRANSITION
1	74434315240000021	JJA HOLDINGS LLC		1500 N. DIXIE HWY			OFFICES			1,346		GC		TRANSITION
1	74434315240000022	HNK LLC		1500 N. DIXIE HWY			OFFICES			2,346		GC		TRANSITION
1	74434315240000023	JKD REALTY INC		1500 N. DIXIE HWY			OFFICES			573		GC		TRANSITION
1	74434315240000024	JOHNSON N C JR.		1500 N. DIXIE HWY			OFFICES			1,215		GC		TRANSITION
1	74434315240000026	JAMES GUILDFORD		1500 N. DIXIE HWY			OFFICES			1,091		GC		TRANSITION
1	74434315240000027	UNIT 206 LLC		1500 N. DIXIE HWY			OFFICES			2,025		GC		TRANSITION
1	74434315240000031	STEIN & SCHWARTZ PROPERTIES LLC		1500 N. DIXIE HWY			OFFICES			2,500		GC		TRANSITION
1	74434315240000032	JKD REALTY INC		1500 N. DIXIE HWY			OFFICES			990		GC		TRANSITION
1	74434315240000033	JKD REALTY INC		1500 N. DIXIE HWY			OFFICES			1,303		GC		TRANSITION
1	74434315240000034	JKD REALTY INC		1500 N. DIXIE HWY			OFFICES			1,950		GC		TRANSITION
1	74434315240000035	JKD REALTY INC		1500 N. DIXIE HWY			OFFICES			1,634		GC		TRANSITION
1	74434315240000037	STEIN & SCHWARTZ PROPERTIES LLC		1500 N. DIXIE HWY			OFFICES			2,538		GC		TRANSITION
1	74434315240000038	STEIN & SCHWARTZ PROPERTIES LLC		1500 N. DIXIE HWY			OFFICES			1,193		GC		TRANSITION

EXISTING PLANNED DEVELOPMENT

CMUD SOUTH TOTAL:

17.352 113,103 537

CMUD SOUTH TOTAL:

10.112 106,803 137

(excluding PD's)

ASSUMPTIONS: CURREN  
\* Planned Developments  
\* Properties w/"C" land  
\* Properties w/"POR"

# CMUD South Development

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



BLOCK A

BLOCK B

BLOCK C

BLOCK D

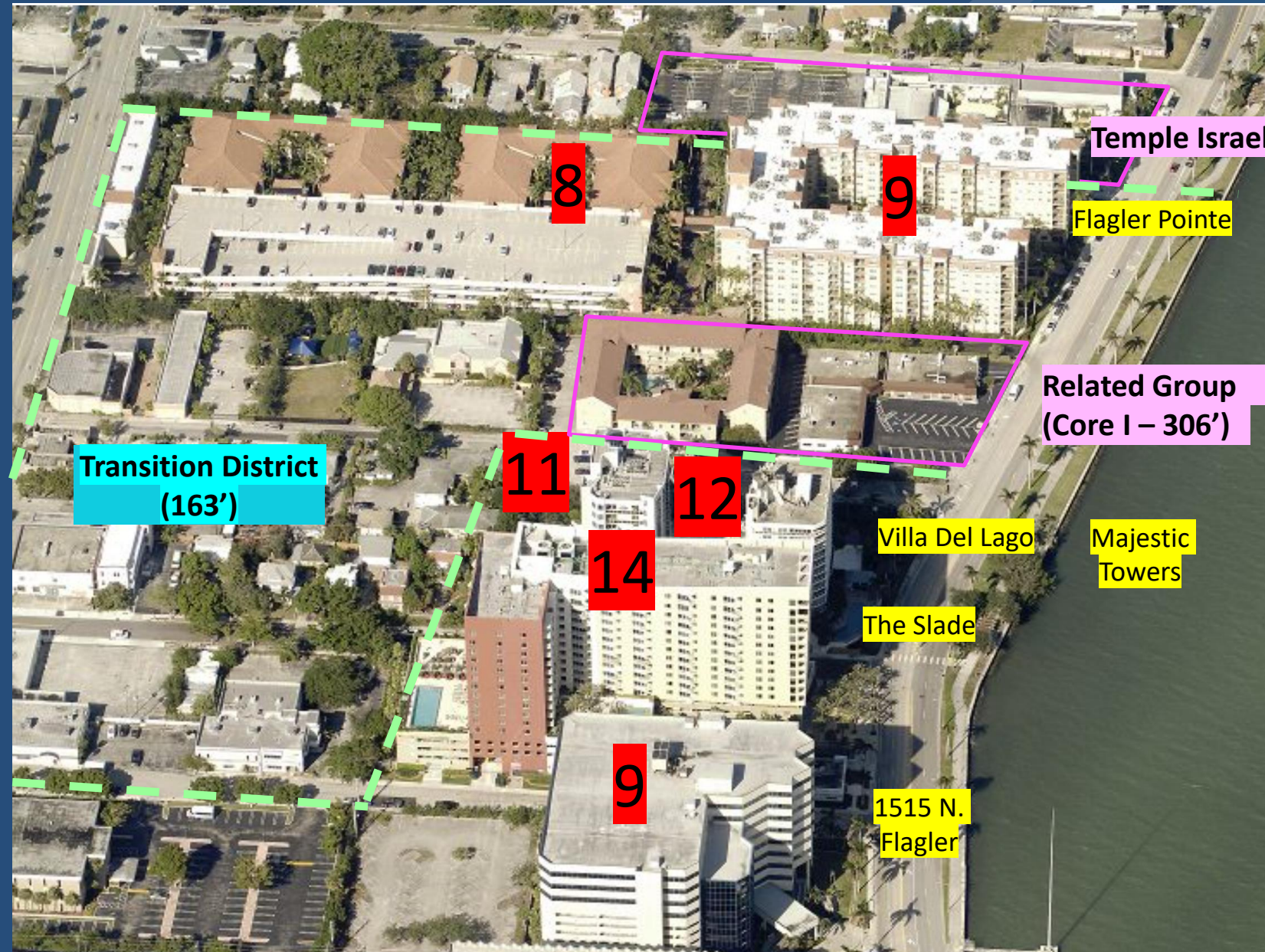
BLOCK E

# CMUD Development Potential

	<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



Temple Israel (202' to 306')

Flagler Pointe

Related Group  
(Core I – 306')

Transition District  
(163')

Villa Del Lago

Majestic  
Towers

The Slade

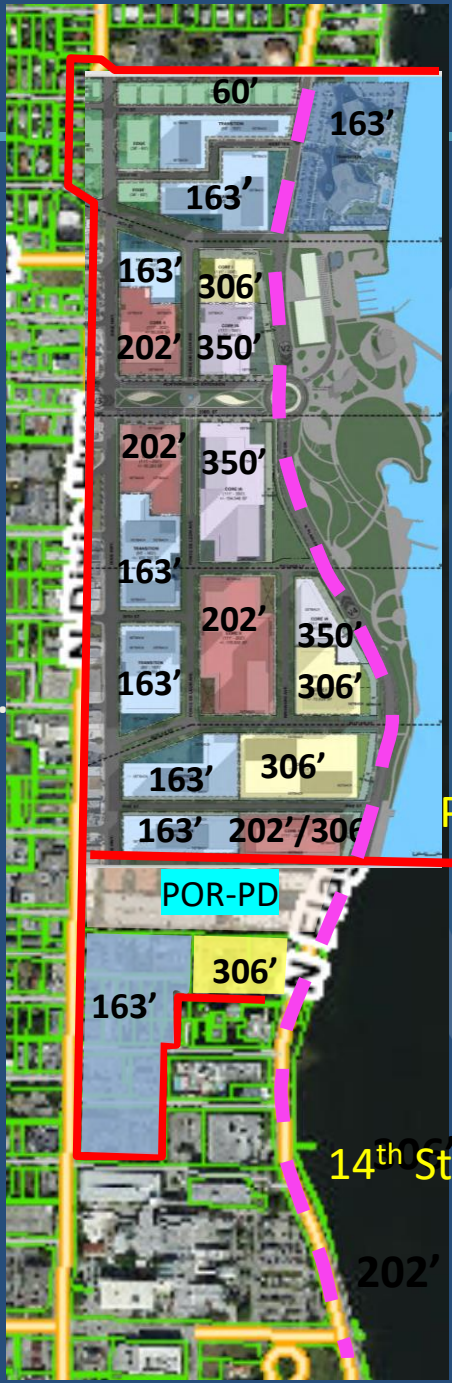
1515 N.  
Flagler

# CMUD South

# Incentives

## 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
- Currie Park Improvements
- 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~~
- Mobility Options
- Various TDM measures incl. trolley
- LEED Certification
- 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

Seawall 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'

### Flagler Drive improvements

Roadway 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'

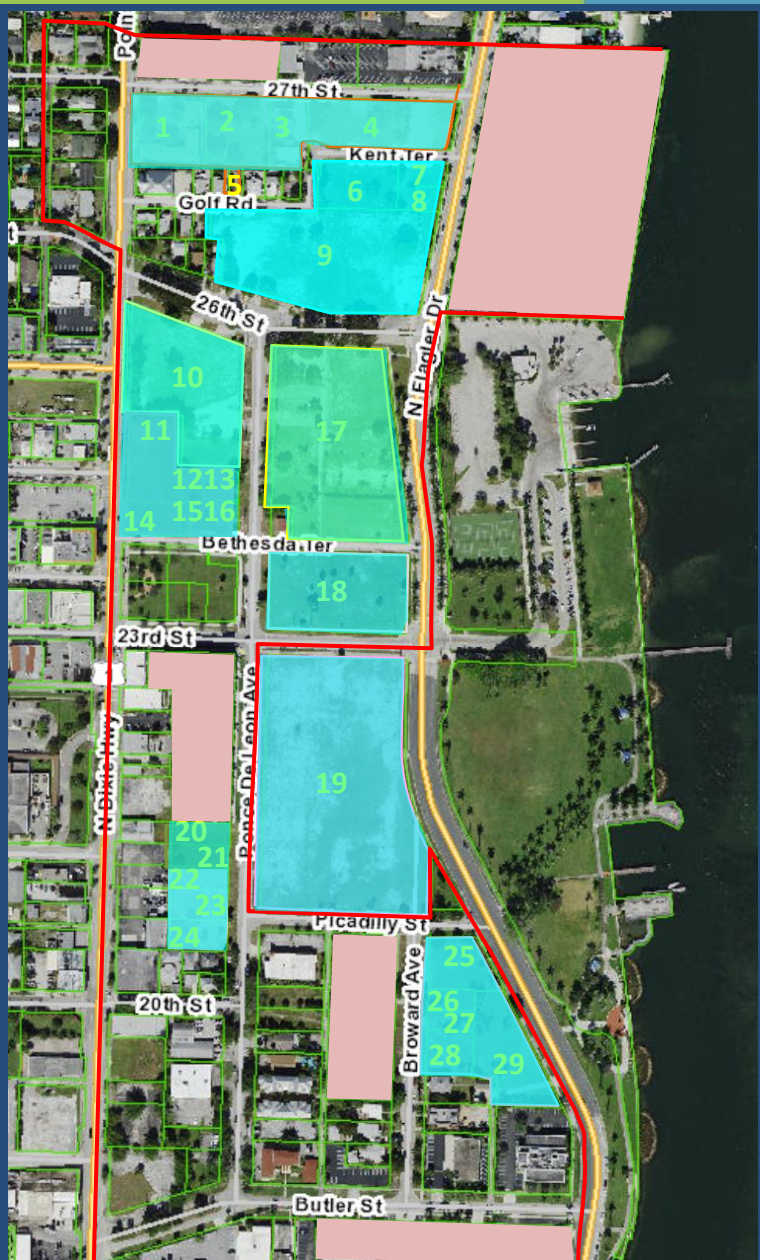
- Based upon the comments received at the July 27, 2023 workshop meeting, staff is working with the Engineering Department to create two additional incentives:
  1. Enhancement of landscaping and the public realm along North Dixie Highway.
  2. Additional stormwater improvements to eliminate some of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

# Questions from the Public





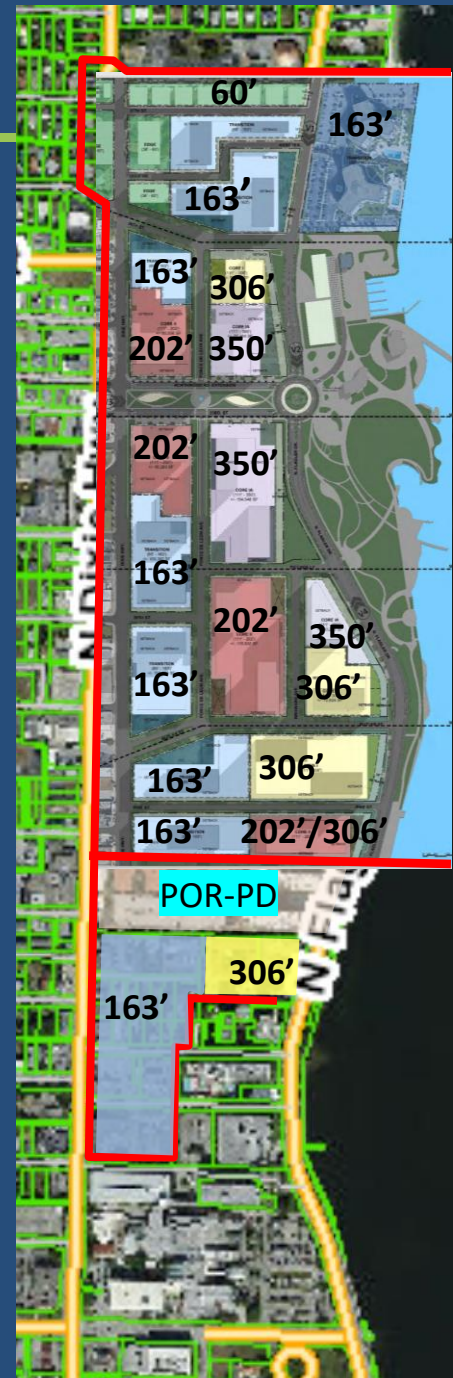
# Jeff Greene Properties in CMUD



Currie Park Area						
PROPERTY ADDRESS	OWNER	2021 PAPA VALUE	LATEST SALE PRICE	ACRES	SQUARE FEET	
1 2722 Poinsettia Ave	Jeffrey Greene & 8386 Blackburn Partner.	\$1,023,461	\$2,900,000	June 2016	0.5654	24,629
2 310 27th St.	Jeffrey Greene & 8386 Blackburn Partner.	\$404,625	\$2,900,000	June 2016	0.5275	22,978
3 300 27th St.	Jeffrey Greene & 8386 Blackburn Partner.	\$427,217	\$2,900,000	June 2016	0.3122	13,599
4 215 Kent Terrace	Jeffrey Greene & 8386 Blackburn Partner.	\$634,118	\$2,900,000	June 2016	0.8267	36,011
5 Golf Road	Jeffrey Greene & 8386 Blackburn Partner.	\$46,079	\$2,900,000	June 2016	0.0456	1,986
					<b>LAND PRICE PER SQ.FT.:</b>	<b>\$29.2</b>
6 2625 N. Flagler Drive	Tobias Partners LP	\$78,162	\$0	April 2014	0.0718	3,128
7 2701 N. Flagler Drive	Tobias Partners LP	\$204,361	\$0	April 2014	0.1878	8,181
8 220 Kent Terrace	Tobias Partners LP	\$483,080	\$0	April 2014	0.4423	19,267
9 2601 N. Flagler Drive	Tobias Partners LP	\$2,100,000	\$0	April 2014	2.3289	101,447
					<b>LAND PRICE PER SQ.FT.:</b>	<b>\$0.0</b>
10 2608 Poinsettia Ave	Tobias Partners LP	\$1,755,470	\$0	April 2014	1.6133	70,275
11 2500 N. Dixie Hwy	1031 S. Wooster Limited	\$588,829	\$2,650,000	Aug. 2012	0.5411	23,570
12 2431 Ponce de Leon	1031 S. Wooster Limited	\$105,341	\$2,650,000	Aug. 2012	0.0968	4,217
13 2423 Ponce de Leon	1031 S. Wooster Limited	\$129,496	\$2,650,000	Aug. 2012	0.1190	5,184
14 2500 N. Dixie Hwy	1031 S. Wooster Limited	\$588,829	\$2,650,000	Aug. 2012	0.5411	23,570
15 309 Bethesda	1031 S. Wooster Limited	\$45,314	\$2,650,000	Aug. 2012	0.0416	1,812
16 301 Bethesda Terrace	1031 S. Wooster Limited	\$191,921	\$2,650,000	Aug. 2012	0.1764	7,684
18 2323 N. Flagler Drive	1031 S. Wooster Limited	\$1,373,325	\$2,650,000	Aug. 2012	1.2621	54,977
					<b>LAND PRICE PER SQ.FT.:</b>	<b>\$21.9</b>
17 2501 N. Flagler Drive	Little Broad Beach Partners LP	\$8,346,476	\$11,000,000	May 2015	2.7095	118,026
					<b>LAND PRICE PER SQ.FT.:</b>	<b>\$93.2</b>
19 2121 N. Flagler Drive	6622 Hollywood Boulevard Partners LP	\$14,308,245	\$20,000,000	May 2015	4.5340	197,501
					<b>LAND PRICE PER SQ.FT.:</b>	<b>\$101.3</b>
20 2215 Ponce de Leon	2211/2215 Ponce Partners LLC	\$95,940	\$520,000	May 2015	0.1492	6,499
21 2211 Ponce de Leon	2211/2215 Ponce Partners LLC	\$95,940	\$520,000	May 2015	0.1492	6,499
					<b>LAND PRICE PER SQ.FT.:</b>	<b>\$40.0</b>
22 2207 Ponce de Leon	2104 Cahuenga Partners LP	\$95,940	\$990,000	May 2015	0.1492	6,499
23 2201 Ponce de Leon	2104 Cahuenga Partners LP	\$134,316	\$990,000	May 2015	0.2089	9,100
24 2111 Ponce de Leon	2104 Cahuenga Partners LP	\$134,316	\$990,000	May 2015	0.2089	9,100
					<b>LAND PRICE PER SQ.FT.:</b>	<b>\$40.1</b>
25 Empty lot Picadilly	2111 Flagler LLC	\$424,435	\$1,500,000	Oct. 2014	0.3901	16,993
26 Empty lot Broward	2111 Flagler LLC	\$124,450	\$1,500,000	Oct. 2014	0.1144	4,983
27 2030 Broward Ave	2111 Flagler LLC	\$119,155	\$1,500,000	Oct. 2014	0.1095	4,770
28 2020 Broward Ave	2111 Flagler LLC	\$264,788	\$1,500,000	Oct. 2014	0.2433	10,598
29 2023 N. Flagler Drive	2111 Flagler LLC	\$794,064	\$1,500,000	Oct. 2014	0.7298	31,790
					<b>LAND PRICE PER SQ.FT.:</b>	<b>\$21.7</b>
		\$35,117,693	\$39,560,000		\$46.8	844,872

- \$39,560,000 land acquisition**
- \* Land acquired from Aug. 2012 to June 2016**
- \* \$35.1 million 2021 PAPA Appraised value**
- \$46.8 per sq. ft.**
- 19.4 total acres**

# Questions from the Public



## Questions for CMUD South Workshop from Flagler Point

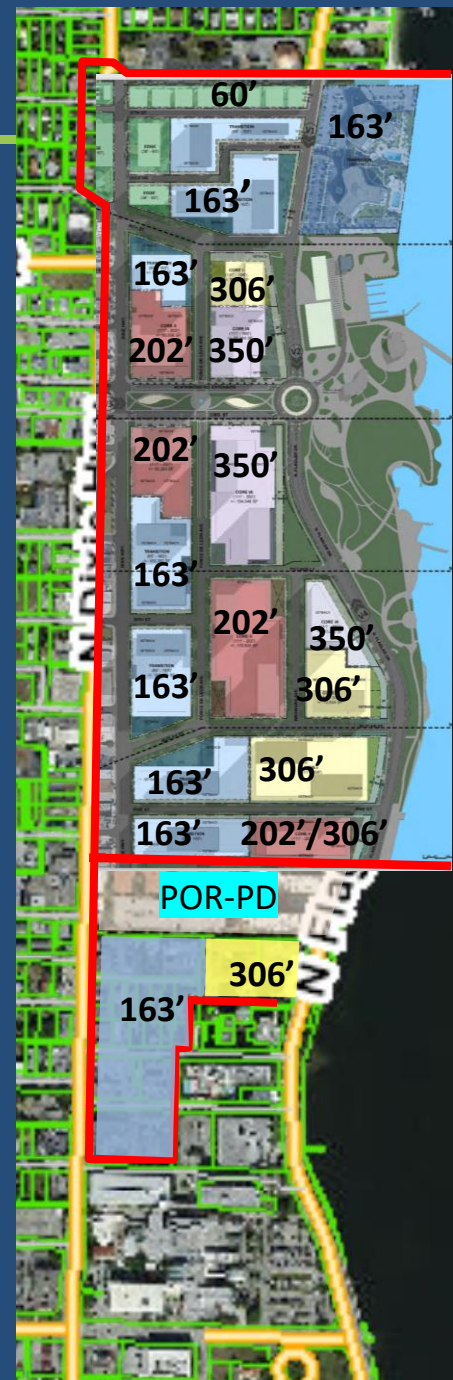
1. With so much available property to develop in CMUD, why are we considering CMUD South while there are Core IA, I and Core II sites which have not even begun the development process?
2. How can we look at CMUD S. when there is no final decision on the 1901 Temple property? How does it make sense from 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.
3. 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?
4. Isn't a single address exception the same as SPOT ZONING?
5. What are the incentives being offered by 1901 and 1717/1701 to become 202 and then 306 feet.
6. Who votes on establishing a CMUD South district? Is it ONLY the Planning Board or do Commissioners have to vote and agree?
7. What is the current plan for relocating Section 8 housing from 1701? Shouldn't this be considered before any zoning decisions are made?

1. City would 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.

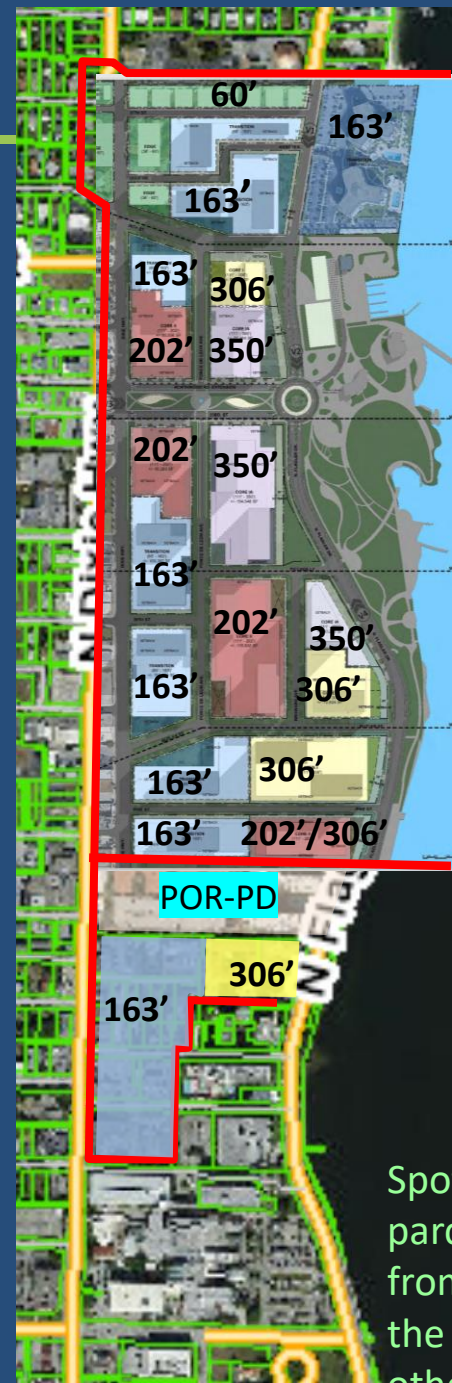
## Questions for CMUD South Workshop from Flagler Point

1. 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.
3. 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?
4. Isn't a single address exception the same as SPOT ZONING?
5. What are the incentives being offered by 1901 and 1717/1701 to become 202 and then 306 feet.
6. Who votes on establishing a CMUD South district? Is it ONLY the Planning Board or do Commissioners have to vote and agree?
7. What is the current plan for relocating Section 8 housing from 1701? Shouldn't this be considered before any zoning decisions are made?

1. City would 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.
3. Temple site will be heard by the City Commission on 9/5 and CMUD South expansion in Dec. or Jan. 2024.



# Questions from the Public

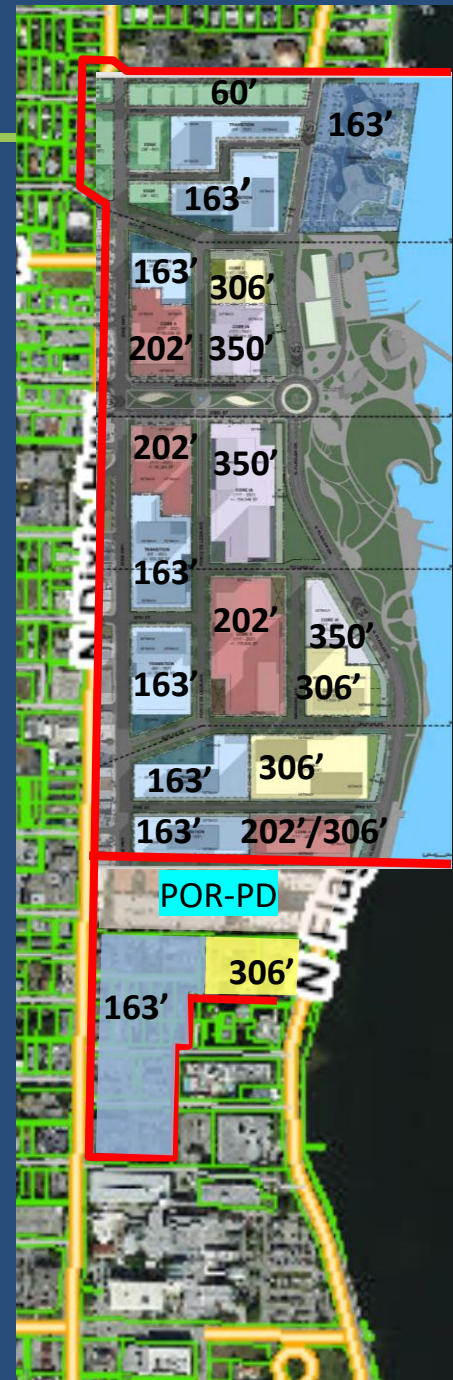


## Questions for CMUD South Workshop from Flagler Point

1. 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.
3. 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?
4. Isn't a single address exception the same as SPOT ZONING?
5. What are the incentives being offered by 1901 and 1717/1701 to become 202 and then 306 feet.
6. Who votes on establishing a CMUD South district? Is it ONLY the Planning Board or do Commissioners have to vote and agree?
7. What is the current plan for relocating Section 8 housing from 1701? Shouldn't this be considered before any zoning decisions are made?

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

1. City would 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.
3. Temple site will be heard by the City Commission on 9/5.
4. Spot zoning not applicable here. The whole district is MXD.



## Questions for CMUD South Workshop from Flagler Point

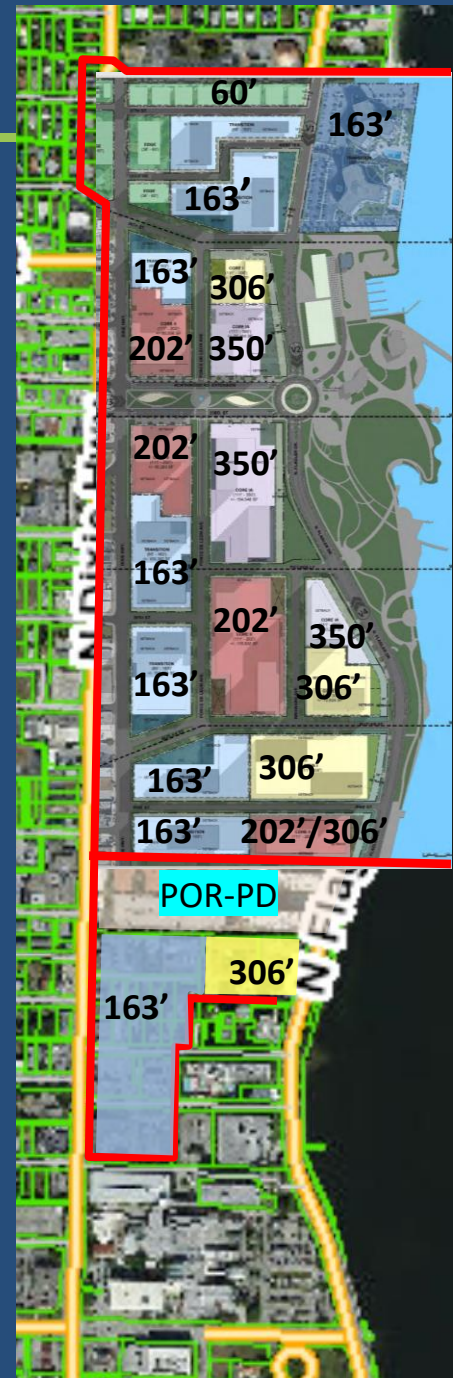
1. With so much available property to develop in CMUD, why are we considering CMUD South while there are Core IA, I and Core II sites which have not even begun the development process?
2. How can we look at CMUD S. when there is no final decision on the 1901 Temple property? How does it make sense from 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 Point.
3. 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?
4. Isn't a single address exception the same as SPOT ZONING?
5. What are the incentives being offered by 1901 and 1717/1701 to become 202 and then 306 feet.
6. Who votes on establishing a CMUD South district? Is it ONLY the Planning Board or do Commissioners have to vote and agree?
7. What is the current plan for relocating Section 8 housing from 1701? Shouldn't this be considered before any zoning decisions are made?

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

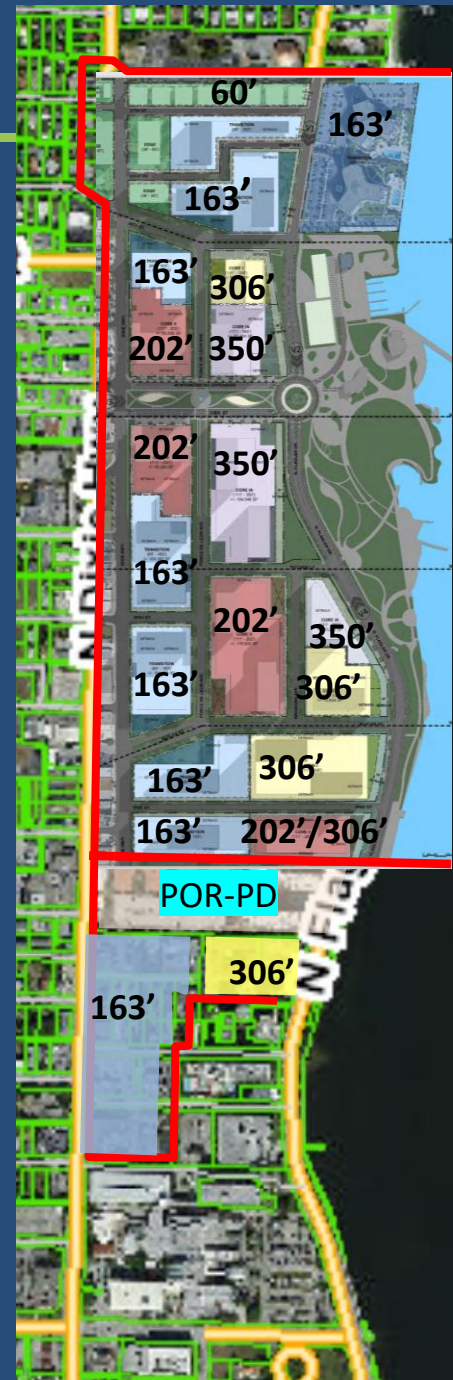
## Questions for CMUD South Workshop from Flagler Point

1. 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 Point.
3. 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?
4. Isn't a single address exception the same as SPOT ZONING?
5. What are the incentives being offered by 1901 and 1717/1701 to become 202 and then 306 feet.
6. Who votes on establishing a CMUD South district? Is it ONLY the Planning Board or do Commissioners have to vote and agree?
7. What is the current plan for relocating Section 8 housing from 1701? Shouldn't this be considered before any zoning decisions are made?

5. Site plan not submitted to the City yet so not sure what incentives will be selected by the developer.
6. The City Commission votes on rezonings & establishment of the District. The Planning Board votes on individual projects.







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?

9. If Temple gets 306 feet and the city SPOT ZONEs 1717 how does that fit into a Well-Planned City sandwiching Flagler Pointe a 9 story building between two 306-foot (30 stories) buildings, without ANY discussion with Flagler Pointe. Meanwhile during the May 8<sup>th</sup> 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?

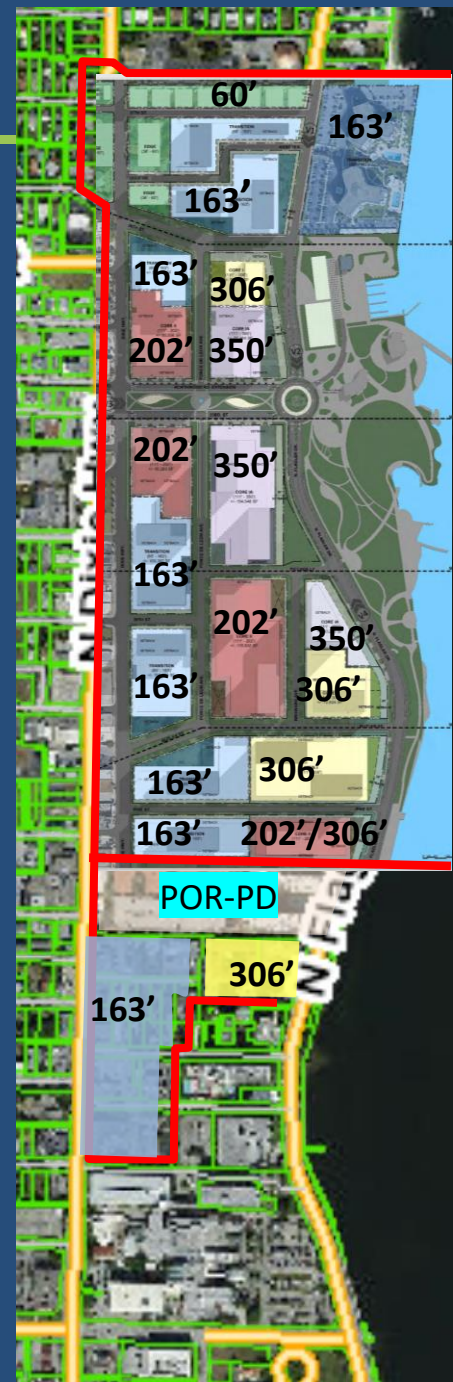
**Suggestions from Joanna Elm to add these questions:**

1. 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 306 foot 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-foot 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



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?

9. If Temple gets 306 feet and the city SPOT ZONEs 1717 how does that fit into a Well-Planned City sandwiching Flagler Pointe a 9 story building between two 306-foot (30 stories) buildings, without ANY discussion with Flagler Pointe. Meanwhile during the May 8<sup>th</sup> Mayors Planning meeting the Mayor recommended to Commissioners to go for the Core 1 - 306 feet

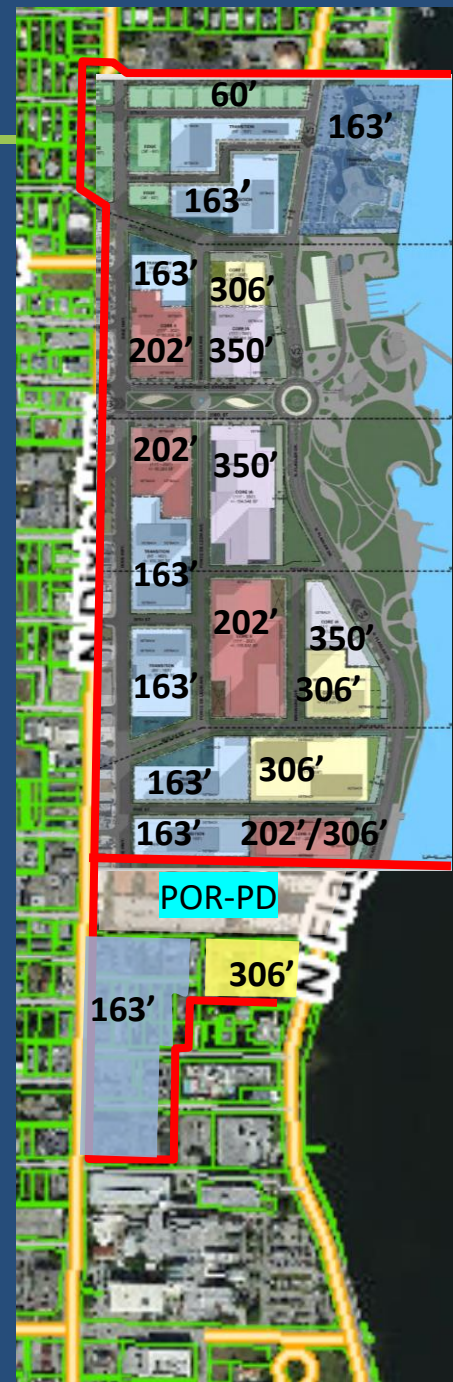
10. Announcing letters for opposition for or against, why do you NOT say how many people are FOR or Against. Also, what is the process for collecting the comment cards. Does anyone check the address of those people who are making comment cards. If you are NOT a resident or business owner, are you allowed to give an opinion?

#### Suggestions from Joanna Elm to add these questions:

1. 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 306 foot 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-foot 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.
9. 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



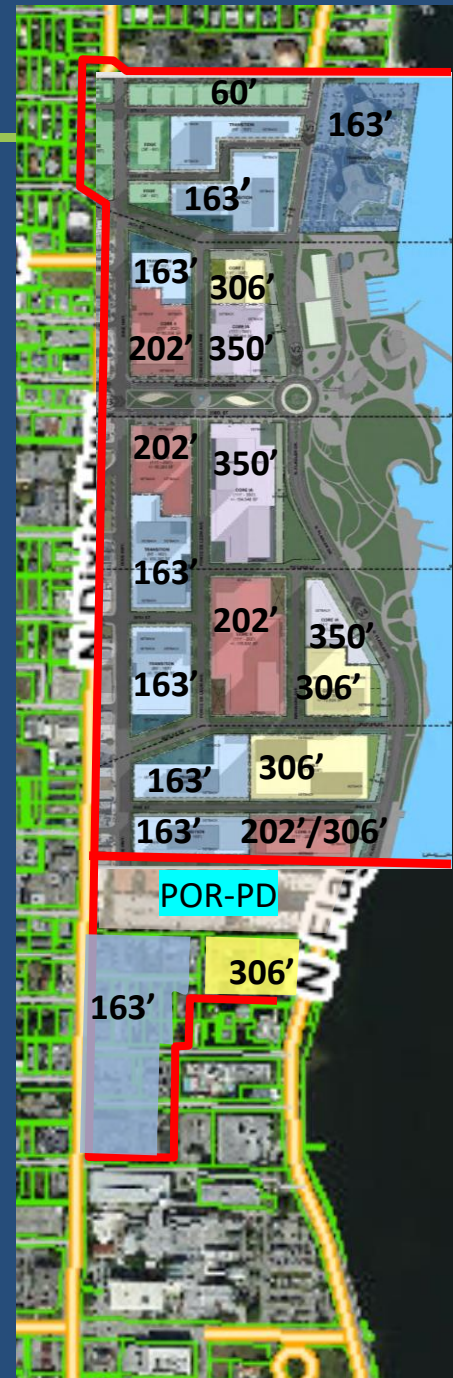
8. Have there been any meetings between the Ritz Carlton /Related Group and the City of West Palm Beach, are there any meeting records or recordings of those meetings?
9. If Temple gets 306 feet and the city SPOT ZONEs 1717 how does that fit into a Well-Planned City sandwiching Flagler Pointe a 9 story building between two 306-foot (30 stories) buildings, without ANY discussion with Flagler Pointe. Meanwhile during the May 8<sup>th</sup> 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:

1. 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 306 foot 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-foot 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.
9. 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.

# Questions from the Public



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?
9. If Temple gets 306 feet and the city SPOT ZONES 1717 how does that fit into a Well-Planned City sandwiching Flagler Pointe a 9 story building between two 306-feet (30 stories) buildings, without ANY discussion with Flagler Pointe. Meanwhile during the May 8<sup>th</sup> 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:

1. 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 306 foot 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-foot hi-rises sandwiching 9-story Flagler Pointe— like they just had to do with the marina???

**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.**

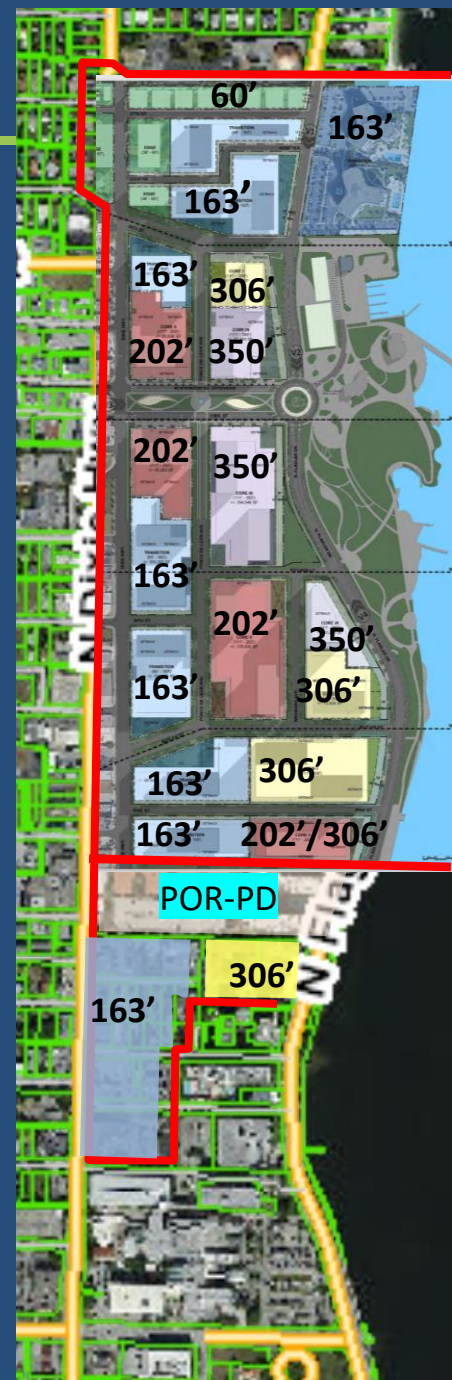
# Questions from the Public

**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.

**Mark Barbian:** The traffic and infrastructure plan for CMUD had 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 relevant 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

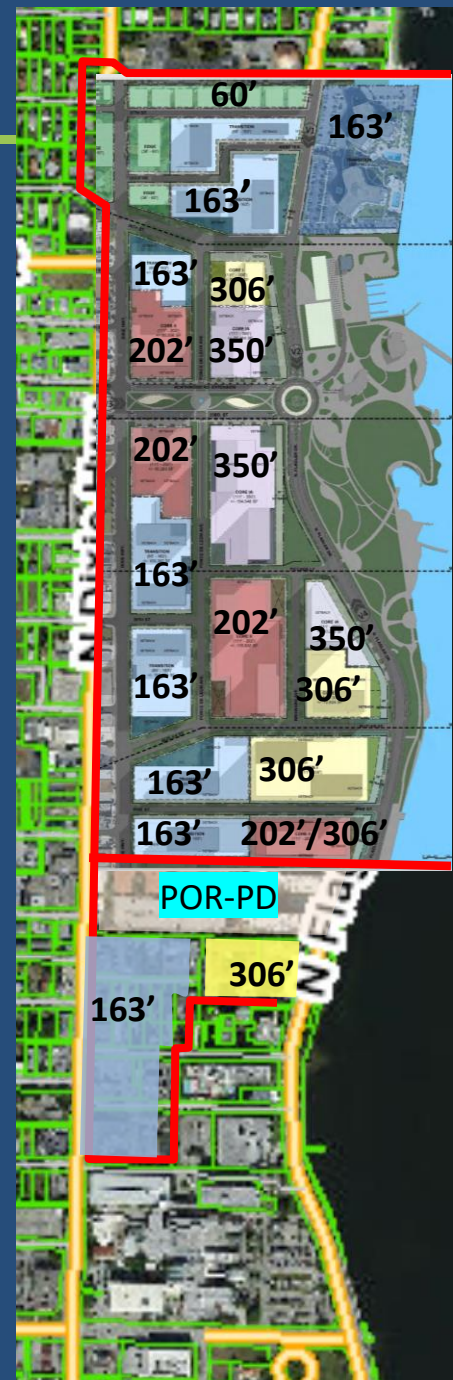
**Nadia:** According to law, how close to the south side of Flagler Pointe Related Group can build?

**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](mailto:communityengagement@wpb.org)



- 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

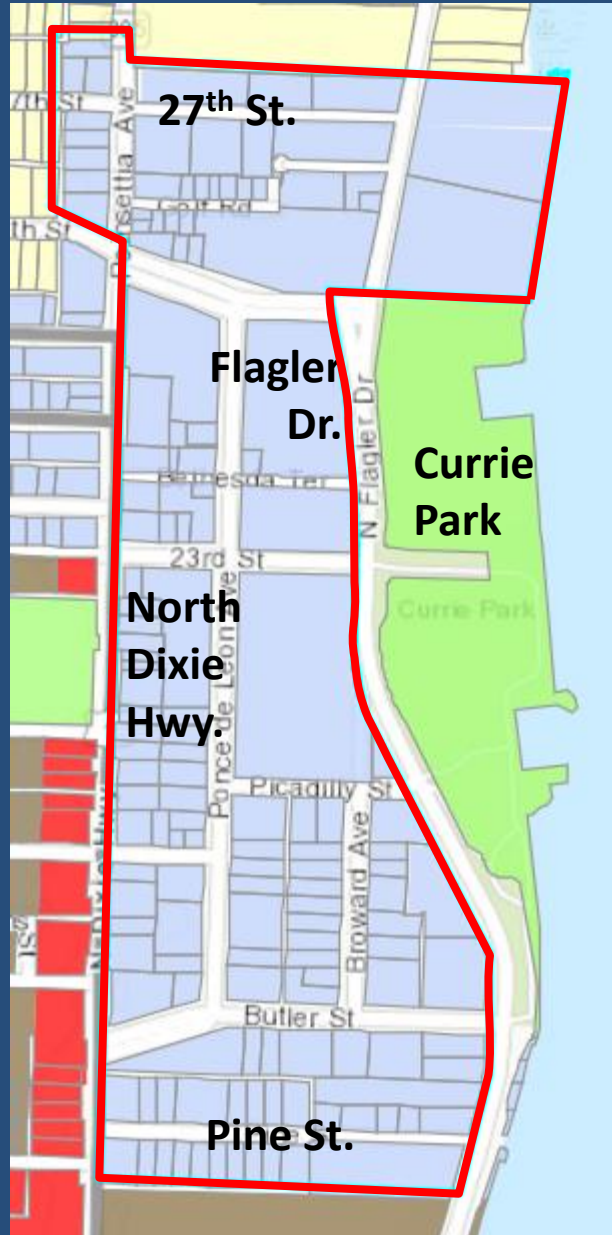


WEST PALM BEACH



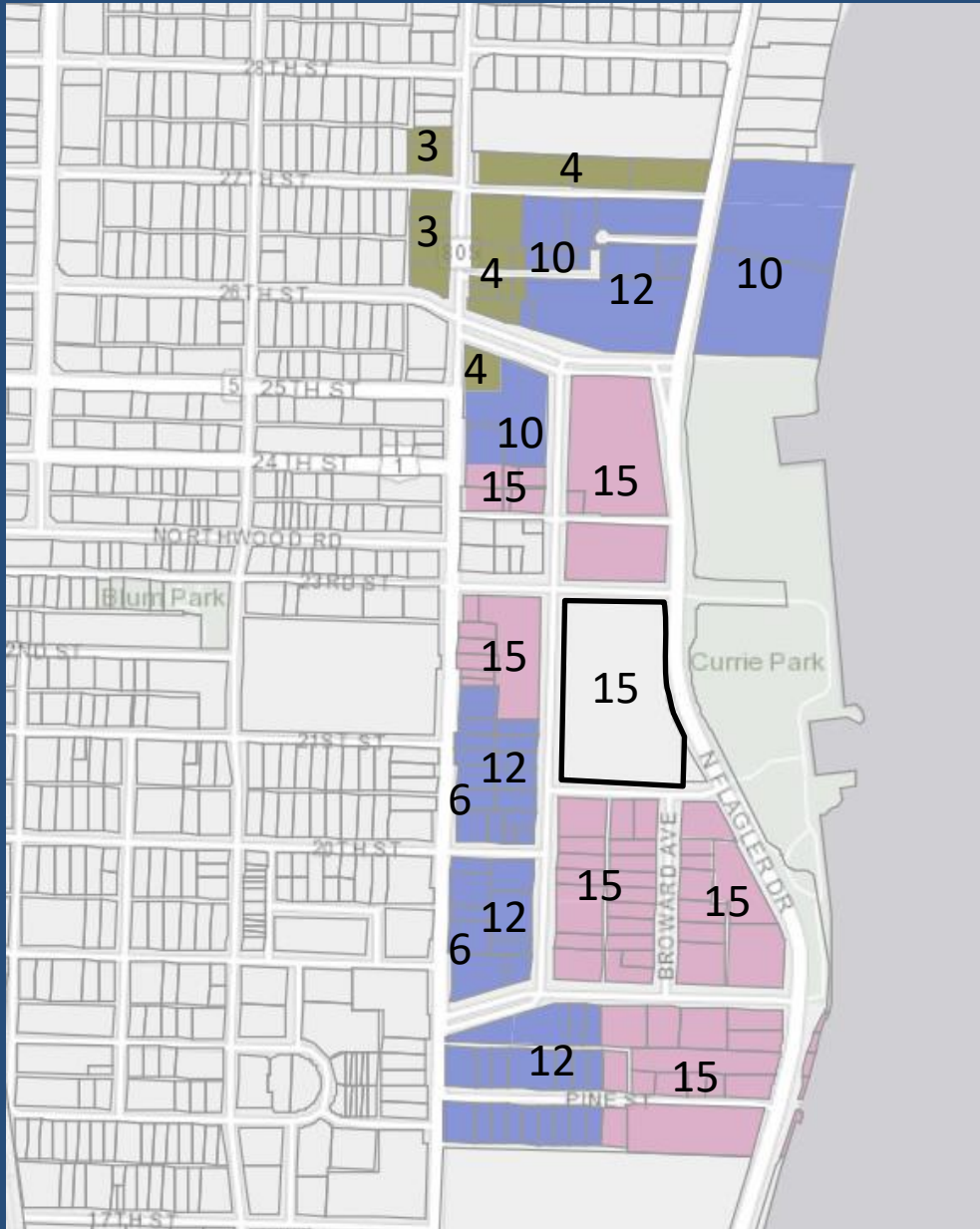


# CMUD Location



# Currie Park Historical Context

(Adopted Nov. 10, 2014)



- Height bonuses offered if conditions met.
- Maximum height of 15 stories established.
- A maximum of **4,065 residential units** and **2.3 million square feet of retail-commercial** can be built.



# CMUD Zoning Districts (Nov. 15, 2021)

## SUB-DISTRICT LEGEND:

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

CURRI MIXED USE DISTRICT SOUTH PARCEL ANALYSIS

Block Letter	#	PCN	2023 Owner	Site Address	Acres	2023 Property Use	2022 Value	SQFT	UNITS	ZONING
A	1	7443430901000672	409 27th WPB LLC	409 27th St.	0.1515	SF	\$168,554		1	Edge
	2	7443430901000671	Northwood OPCO LLC	401 27th St.	0.1699	SF	\$277,405		1	Edge
	3	7443431018000000	Sunview Medical 335 LLC	395 27th St.	0.6600	MF	\$5,072,382		36	Edge
	4	7443431016000040	Moravian Church in America Southern Province	297 27th St.	0.4133	Religious	\$503,849	3528		Edge
	5	7443431016000010	2801 Flagler Investment LLC	2801 N. Flagler Dr.	0.5543	Medical Office	\$1,287,141	\$7,541		Edge
B	1	74434309050140010	Raphael & Sandra Saldivas	400 27th St.	0.1435	SF	\$318,420		1	Edge
	2	74434309050140020	Raphael & Sandra Saldivas	2721 Poinetsetta Ave.	0.1435	SF	\$177,832		1	Edge
	3	74434309050140030	Maya Guruswami & Hunter F Bradley	2717 Poinetsetta Ave.	0.1793	SF	\$25,825		1	Edge
	4	74434309050140041	B&B Inc.	2711 Poinetsetta Ave.	0.1791	SF	\$255,950		1	Edge
	5	74434309050140051	Posvar Kristi	407 26th St.	0.2545	MF	\$410,959		2	Edge
	6	7443431000000600	Jeffrey Greene & 8386 Blackburn Partner.	2722 Poinetsetta Ave	0.5654	MF	\$1,219,460		16	Edge
	7	7443431000000600	Jeffrey Greene & 8386 Blackburn Partner.	310 27th St.	0.5275	Vacant	\$471,948		0	Transition
	8	7443431000000670	Jeffrey Greene & 8386 Blackburn Partner.	300 27th St.	0.3122	Off./Res.	\$504,866	2,628	2	Transition
	9	7443431017000010	Jeffrey Greene & 8386 Blackburn Partner.	215 Kent Terrace	0.8267	Vacant	\$739,625		0	Transition
	10	7443431018000110	Flagler Management Services LLC	311 Golf Rd.	0.2030	Office	\$1,537,101	6,456		Edge
	11	7443431018000100	Michael T Grosse	329 Golf Rd.	0.0619	SF	\$107,599		1	Edge
	12	7443431018000090	Diederick Van Haften & Tiana Surat	323 Golf Rd.	0.0619	SF	\$102,319		1	Transition
	13	7443431018000081	Jeffrey Greene & 8386 Blackburn Partner.	Golf Road	0.0466	Vacant	\$53,748			Transition
	14	7443431018000070	David Holmes	305 Golf Rd.	0.0775	SF	\$119,735		1	Transition
	15	7443431018000060	303 Golf Road LLC	303 Golf Rd.	0.0620	SF	\$158,915		1	Transition
	16	7443431018000050	Melasurel LLC	301 Golf Rd.	0.0619	Vacant	\$72,974			Transition
	17	7443431017000090	Tobias Partners LP	220 Kent Terrace	0.4423	Vacant	\$563,612			Transition
	18	7443431017000070	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
	20	7443431018000200	Tobias Partners LP	2601 N. Flagler Drive	2.3289	Vacant	\$2,100,000			Transition
	21	7443431018000130	John L Aumente Trust & Elizabeth Aumente Tr.	312 Golf Rd.	0.0620	Vacant	\$71,523			Transition
	22	7443431018000180	Nancy J. Williams	314 Golf Rd.	0.0620	SF	\$163,694		1	Edge
	23	7443431018000170	Nancy J. Williams	316 Golf Rd.	0.0620	SF	\$111,721		1	Edge
	24	7443431018000151	2706 Poinetsetta Avenue LLC	2706 Poinetsetta Ave.	0.0395	SF	\$106,011		1	Edge
	25	7443431018000161	2704 Poinetsetta Ave	2704 Poinetsetta 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	LaFontana Apartments of Palm Beach Inc.	2800 N. Flagler Dr.	2.7755	MF			142	Transition
	2	7443431025000020	Portofino Condominium	2600 N. Flagler Dr.	2.7859	MF			124	Transition
D	1	74434310190100031	Tobias Partners LP	2608 Poinetsetta Ave	1.6133	Vacant	\$2,047,814			Transition
	2	74434310190100021	1031 S. Wooster Limited	2500 N. Dixie Hwy	0.5411	Vacant	\$866,888			Core II
	3	74434310190100022	1031 S. Wooster Limited	2431 Ponce de Leon	0.0968	Vacant	\$105,341			Core II
	4	74434310190100023	1031 S. Wooster Limited	2423 Ponce de Leon	0.1100	Vacant	\$151,062			Core II
	5	7443431019000015	1031 S. Wooster Limited	N. Dixie Hwy	2.2156	Vacant	\$274,878			Core II
	6	7443431019000020	1031 S. Wooster Limited	309 Bethesda	0.0416	Vacant	\$52,860			Core II
	7	7443431019000021	1031 S. Wooster Limited	301 Bethesda Terrace	0.1764	Vacant	\$211,113			Core II
	8	7443431019000000	Kenneth H Witt	225 Bethesda Terrace	0.0828	SF	\$105,050		1	Core IA
	9	7443431019000011	2104 Cahuenga Partners LP & Little Broad Beach Partners LP	2501 N. Flagler Drive	2.7095	Vacant	\$9,375,300			Core I & IA
E	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	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	74434310200000070	City of West Palm Beach	309 23rd St.	0.2022	Vacant	\$256,694			Core II
	5	7443431019000041	City of West Palm Beach	301 23rd St.	0.3644	Vacant	\$462,568			Core II
	6	7443431019000043	City of West Palm Beach	Ponce De Leon	0.0592	Vacant	\$69,936			Core II
	7	7443431019000000	1031 S. Wooster Limited	2323 N. Flagler Drive	1.2621	Vacant	\$1,602,030			Core IA
F	1	7443431019000142	General Pershing LLC	2320 N. Dixie Hwy.	0.1027	MF	\$2,882,806		43	Core II
	2	7443431019000132	General Pershing LLC	2308 N. Dixie Hwy.	0.1395	MF	\$772,200		11	Core II
	3	7443431019000122	General Pershing LLC	2304 N. Dixie Hwy.	0.1395	Vacant	\$195,094			Core II
	4	7443431019000112	Marinelli Real Estate Investments LLC	2300 N. Dixie Hwy.	0.1498	Retail	\$307,961	2,675		Core II
	5	7443431019000102	Marinelli Real Estate Investments LLC	N. Dixie Hwy.	0.0623	Parking	\$59,580			Core II
	6	7443431019000101	Reactor Capital LLC	2222 N. Dixie Hwy.	0.0623	Retail	\$241,842	941		Transition
	7	7443431019000081	Reactor Capital LLC	2202 N. Dixie Hwy.	0.2727	Vacant	\$297,713			Transition
	8	7443431019000072	Recreation Corp	2200 N. Dixie Hwy.	0.1361	Retail	\$265,648	3,016		Transition
	9	7443431019000061	2100 N. Dixie LLC	N. Dixie Hwy.	0.1497	Auto Sales	\$131,958			Transition
	10	7443431019000052	2100 N. Dixie LLC	N. Dixie Hwy.	0.1497	Auto Sales	\$129,602			Transition
	11	7443431019000041	2100 N. Dixie LLC	N. Dixie Hwy.	0.1503	Auto Sales	\$181,232			Transition
	12	7443431019000012	2100 N. Dixie LLC	2102 N. Dixie Hwy.	0.1502	Auto Sales	\$283,854	2,800		Transition
	13	7443431019000011	2100 N. Dixie LLC	2100 N. Dixie Hwy.	0.2273	Auto Sales	\$642,046	9,450		Transition
	14	7443431019000000	Park PB LLC	312 23rd St.	1.3090	MF	\$19,294,033		99	Core I/DS
	15	7443431019000071	2215 Ponce de Leon	2215 Ponce de Leon	0.1498	Vacant	\$111,390			Transition
	16	7443431019000062	2211,2215 Ponce Partners LLC	2211 Ponce de Leon	0.1499	Vacant	\$111,390			Transition
	17	7443431019000051	2104 Cahuenga Partners LP	2207 Ponce de Leon	0.1499	Vacant	\$111,390			Transition
	18	7443431019000042	2104 Cahuenga Partners LP	2201 Ponce de Leon	0.2098	Vacant	\$156,702			Transition

# CMUD Area



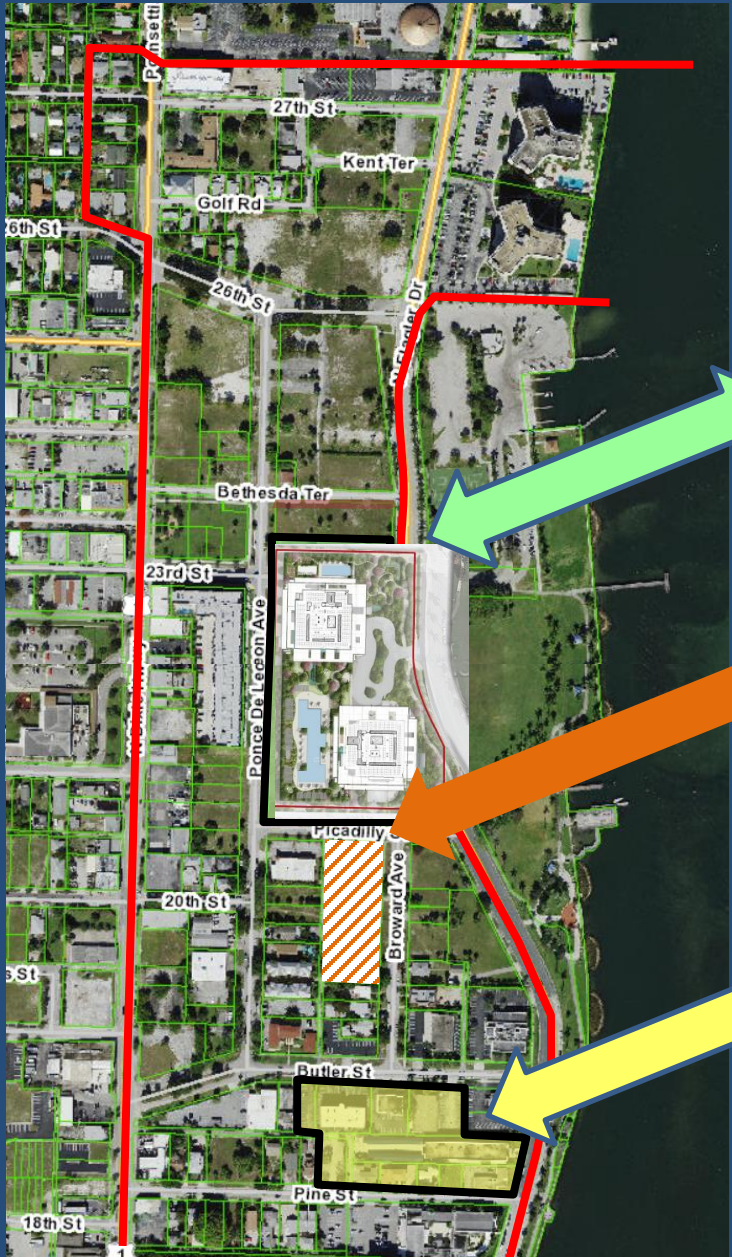
Block Letter	#	PCN	2023 Owner	Site Address	Acres	2023 Property Use	2022 Value	SQFT	UNITS	ZONING
	19	7443431019000031	2104 Cahuenga Partners LP	2111 Ponce de Leon	0.2099	Vacant	\$156,702			Transition
	20	7443431019000011	Currence Gils	311 20th St.	0.1148	MF	\$182,595		5	Transition
	21	7443431019000021	King Morris Lodges Inc.	2107 Ponce de Leon	0.1148	MF	\$134,398		3	Transition
	22	7443431019000013	Silver Beach 451 LLC	805 20th St.	0.0459	SF	\$63,002		1	Transition
	23	7443431019000014	Silver Beach 451 LLC	2107 Ponce de Leon	0.0689	SF	\$71,184		1	Transition
	24	7443431019000010	6622 Hollywood Boulevard Partners LP & 920 N. Stanley Partners LLC	2175 N. Flagler Dr.	4.5344	Vacant	\$16,689,100			Core IA
	25	74434310190110017	City of West Palm Beach	2175 N. Flagler Dr.	(Excluded)					
G	1	7443431019002082	Pelham Properties LLC	2032 N. Dixie Highway	0.1498	Office/MF	\$1,321,715		16	Transition
	2	7443431019002062	2022 North Dixie Highway LLC	2022 North Dixie Highway	0.2996	Vacant	\$258,331			Transition
	3	7443431019002051	1920 North Dixie LLC	2010 N. Dixie Highway	0.1498	Vacant	\$110,000			Transition
	4	7443431019002031	1920 North Dixie LLC	N. Dixie Highway	0.2993	Vacant	\$190,000			Transition
	5	7443431514002010	1920 N. Dixie Highway	1920 N. Dixie Highway	0.5051	Vacant	\$431,297			Transition
	6	7443431514002090	2013 Ponce De Leon Avenue LLC	303 Butler St.	0.1493	Vacant	\$115,874			Transition
	7	7443431019002032	2013 Ponce De Leon Avenue LLC	Ponce De Leon Ave.	0.1454	Vacant	\$113,398			Transition
	8	7443431019002041	2013 Ponce De Leon Avenue LLC	2013 Ponce de Leon	0.4494	Office	\$948,386	9,979		Transition
	9	7443431019000071	Robt King Enterprises & King Morris Lodges Inc.	303 20th St.	0.2996	MF	\$393,585		9	Transition
H	1	7443431019000100	Ambrosia of the Palm Beaches Real Estate LLC	222 Picadilly St.	0.4287	Office	\$979,333	6,002		Core II
	2	7443431019000090	Galeski Erin	2107 Ponce de Leon	0.1722	Vacant	\$129,150			Core II
	3	7443431019000080	Ahner Erin	2107 Ponce de Leon	0.1722	Vacant	\$129,150			Core II
	4	7443431019000070	Regden LLC	2107 Ponce de Leon	0.1722	Office/Res.	\$326,438	1,638		Core II
	5	7443431019000040	Ambrosia of the Palm Beaches Real Estate LLC	2107 Ponce de Leon	0.5165	MF	\$1,779,523		8	Core II
	6	7443431019000030	Goldfinger Investment LLC	2107 Ponce de Leon	0.1722	MF	\$291,175		3	Core II
	7	7443431019000010	Butler Street Apartments	217 Butler St.	0.3357	MF	\$749,187		9	Core II
	8	7443431500001000	POP LLC	2121 Broward Ave.	1.2878	MF	\$955,649		102	Core II
	9	7443431019000190	Tree of Life Center Inc.	2017 Broward Ave.	0.1322	SF	\$221,612		1	Core II
	10	7443431019000200	Tree of Life Center Inc.	2015 Broward Ave.	0.1322	MF	\$255,847		3	Core II
	11	7443431019000211	Robert K. Morris Trust	3005 Broward Ave.	0.1148	MF	\$241,636		3	Core II
	12	7443431019000212	200 Butler Street Parking LLC	200 Butler St.	0.2296	Parking	\$0			Core II
I	1	7443431019000070	Empty lot Picadilly	2111 Flagler LLC	0.3901	Vacant	\$1,699,000			Core IA
	2	7443431019000061	2111 Flagler LLC	2111 Flagler LLC	0.1144	Vacant	\$498,200			Core IA
	3	7443431019000062	2111 Flagler LLC	Empty lot Broward	0.1144	Vacant	\$498,200			Core IA
	4	7443431019000050	2111 Flagler LLC	2030 Broward Ave	0.2433	Vacant	\$1,000,000			Core IA
	5	7443431019000040	Robert K. Morris Trust	2016 Broward Ave.	0.2212	MF	\$287,299		4	Core I
	6	7443431019000030	Rob King Enterprises Inc.	2010 Broward Ave.	0.2273	MF	\$603,687		12	Core I
	7	7443431019000010	Thomas Family Partnership LTD	125 Butler St.	0.4545	Office	\$1,085,899	5,460		Core I
	8	7443431019000080	2111 Flagler LLC	2023 N. Flagler Dr.	0.7298	Vacant	\$3,178,800			Core IA
	9	7443431019000110	Waterside Building LTD	2001 N. Flagler Dr.	0.7832	Office	\$6,800,642	9,934		Core I
J	1	74434310190001010	WPB Butler Acquisitions LLC	300 Butler St.	0.7138	Office	\$1,264,640	7,096		Transition
	2	74434310190001020	WPB Butler Acquisitions LLC	218 Butler St.	0.1496	MF	\$274,922		6	Transition
	3	74434315160001010	WPB Butler Acquisitions LLC	1900 N. Dixie Hwy.	0.2869	Auto Sales	\$407,570	3,690		Transition
	4	7443431516000090	WPB Butler Acquisitions LLC	337 Pine St.	0.1425	SF	\$151,701		1	Transition
	5	74434315160001040	WPB Butler Acquisitions LLC	331 Pine St.	0.1435	MF	\$286,660		1	Transition
	6	74434315160001050	LEP West Palm Beach Corp	325 Pine St.	0.4303	Vacant				

# CMUD Development



- 50.7 acres
- 146,488 s.f. of non-residential 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.  
**OFFICE:** 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 (26-stories)- 315 condos  
 West (28 stories)- 164 apts.  
**479 units**  
**RETAIL:** 33,465 s.f.  
**PARKING:** 920 spaces

# CMUD Process

(Questions 1-3,6)

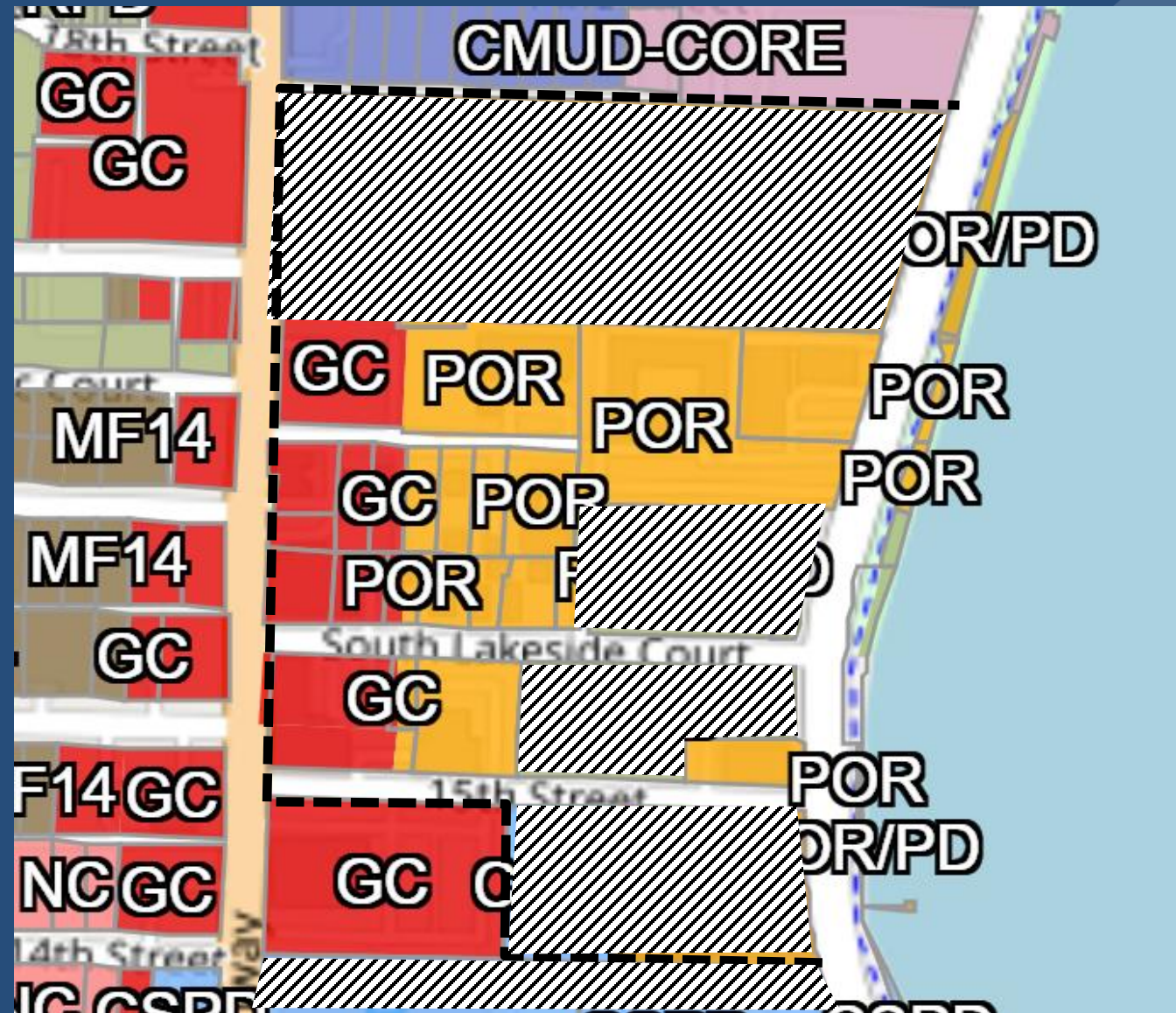
The maximum of 4,065 residential units and 2.3 million square feet of retail-commercial permitted in CMUD would also include the area to the south.

#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
5. 1701/1717 N. Flagler site plan application (Planning Board)

# CMUD South Current Zoning



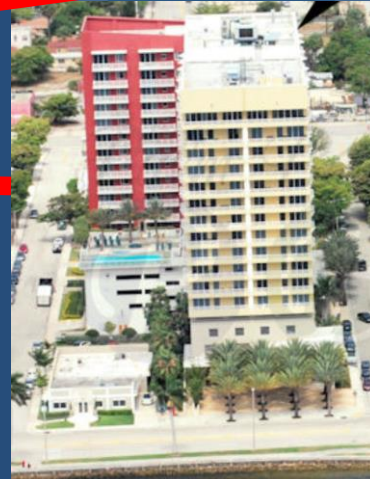




Flagler Point



Villa Del Lago/ Majestic Towers



The Slade



Flagler Waterview



Good Samaritan Hospital

## CURRIE MIXED USE DISTRICT SOUTH PARCEL ANALYSIS

Block Letter	#	PCN	2023 Owner	BU/ LDI/ NG	Site Address	Acres	2023 Property Use	2021 Value	Block Acreage	SQFT	UNITS	ZONING	FLU	PROPOSED ZONING
<b>BLOCK A</b>														
A	1	74434315390000***	FLAGLER POINTE (NUMEROUS)	FLA	1804 N. DIXIE HWY.	7.2400	RESIDENTIAL		7.240	6,300	400	PORPD	MF	PORPD
<b>BLOCK B</b>														
B	1	7443431517000050	1700 DIXIE LLC		1700 N. DIXIE HWY.	1.6407	RESIDENTIAL/OFFICES		4.141	36,737	93			
B	2	74434315000050020	CITY OF WEST PALM BEACH	VA/ CA	N. DIXIE HWY.	0.0200	EASEMENT			24,777	35 BEDS	GC, POR	C, MF	TRANSITION
B	3	74434315170000013	1701 N. FLAGLER DRIVE OWNER LLC		1701 N. FLAGLER DR.	1.8000	RESIDENTIAL				58	POR	MF	CORE I
B	4	74434315170000011	1717 N. FLAGLER DRIVE VENTURE LLC		1717 N. FLAGLER DR.	0.6807	MEDICAL OFFICE			11,960		POR	MF	CORE I
<b>BLOCK C</b>														
C	1	74434315170000231	1620 N DIXIE LLC		1620 N. DIXIE HWY.	0.2272	OFFICES			2,186		GC	C	TRANSITION
C	2	74434315170000233	ROYAL PALM GROUP		1618 N. DIXIE HWY.	0.1208	OFFICES			884		GC	C	TRANSITION
C	3	74434315170000270	FAE HOLDINGS 501790R LLC		328 LAKESIDE COURT	0.1802	OFFICES			1,856		GC	C	TRANSITION
C	4	74434315170000290	FAE HOLDINGS 501790R LLC		324 LAKESIDE COURT	0.1802	RESIDENTIAL				1	POR	C	TRANSITION
C	5	74434315170000310	TERRY L MAUNEY		322 N.LAKESIDE COURT	0.1802	RESIDENTIAL				1	POR	MF	TRANSITION
C	6	74434315170000330	SANDRA J MARCHMAN		318 N.LAKESIDE COURT	0.1802	RESIDENTIAL				3	POR	MF	TRANSITION
C	7	74434315170000350	SW WPB LLC		314 N.LAKESIDE COURT	0.1802	RESIDENTIAL				3	POR	MF	TRANSITION
C	8	74434315170000370	SW WPB LLC		306 N.LAKESIDE COURT	0.3635	RESIDENTIAL				14	POR	MF	TRANSITION
C	9	74434315180000090	1701 N. FLAGLER DRIVE OWNER LLC		301 S. LAKESIDE CT.	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	MELASUREI 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	C	TRANSITION
C	15	74434315180000230	ROYAL PALM GROUP		1616 N. DIXIE HWY.	0.2424	WAREHOUSE			14,297		GC	C	TRANSITION
<b>BLOCK D</b>														
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	C	TRANSITION
D										2,936	(OFF.) Pure Life Renal		C	TRANSITION
D	2	74434315180000340	ROYAL PALM GROUP LLC		322 S. LAKESIDE COURT	0.0909	RESIDENTIAL				1	POR	C	TRANSITION
D	3	74434315180000360	GOUSSE UROLOGY LLC		321 LA KIRKSEY ST.	0.5853	OFFICES			13,488		POR	MF	TRANSITION
<b>B</b>														
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
	1	74434315240000021	JJA HOLDINGS LLC		1500 N. DIXIE HWY		OFFICES			2,346		GC		TRANSITION
	1	74434315240000022	HNK LLC		1500 N. DIXIE HWY		OFFICES			573		GC		TRANSITION
	1	74434315240000023	JKD REALTY INC		1500 N. DIXIE HWY		OFFICES			1,215		GC		TRANSITION
	1	74434315240000024	JOHNSON N C JR.		1500 N. DIXIE HWY		OFFICES			1,091		GC		TRANSITION
	1	74434315240000026	JAMES GUILDFORD		1500 N. DIXIE HWY		OFFICES			2,025		GC		TRANSITION
	1	74434315240000027	UNIT 206 LLC		1500 N. DIXIE HWY		OFFICES			2,500		GC		TRANSITION
	1	74434315240000031	STEIN & SCHWARTZ PROPERTIES LLC		1500 N. DIXIE HWY		OFFICES			990		GC		TRANSITION
	1	74434315240000032	JKD REALTY INC		1500 N. DIXIE HWY		OFFICES			1,303		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

CMUD SOUTH TOTAL:

10.112 106,803 137

(excluding PD's)

ASSUMPTIONS: CURREN  
\* Planned Developments  
\* Properties w/"C" land  
\* Properties w/"POR"

# CMUD South Development

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



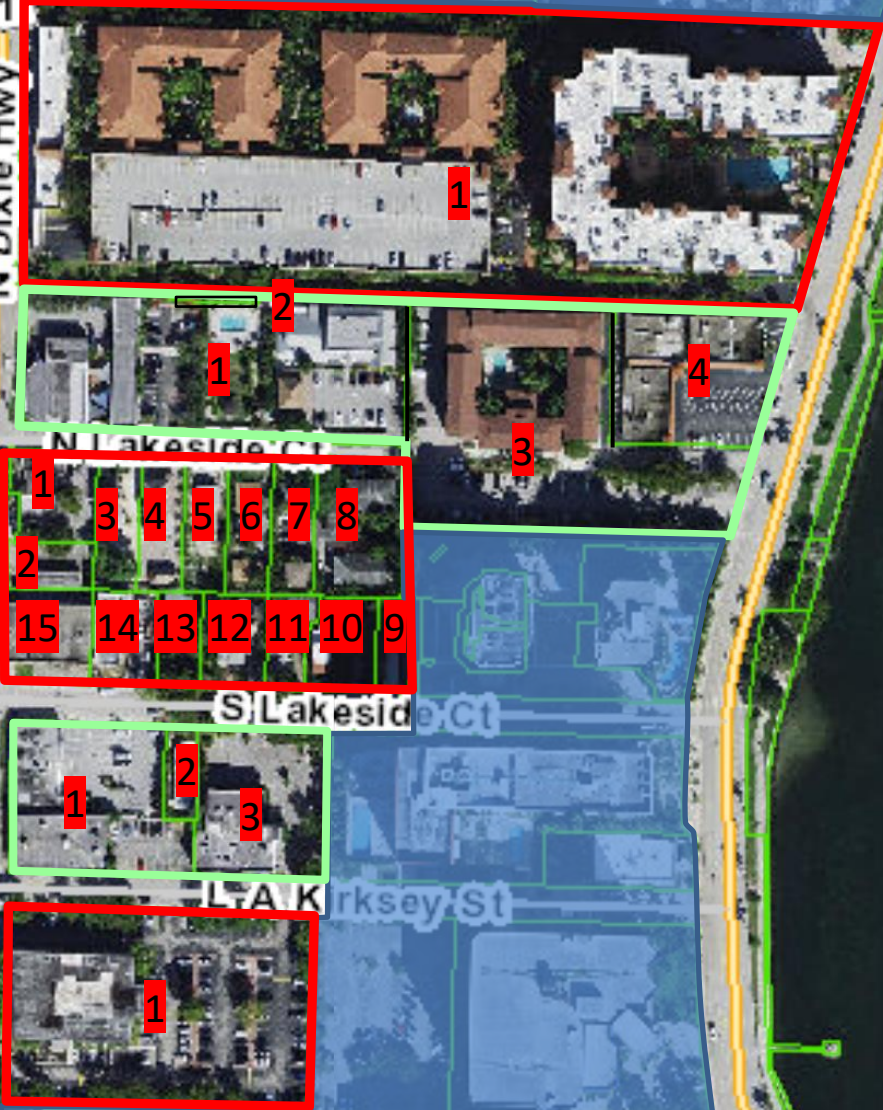
BLOCK A

BLOCK B

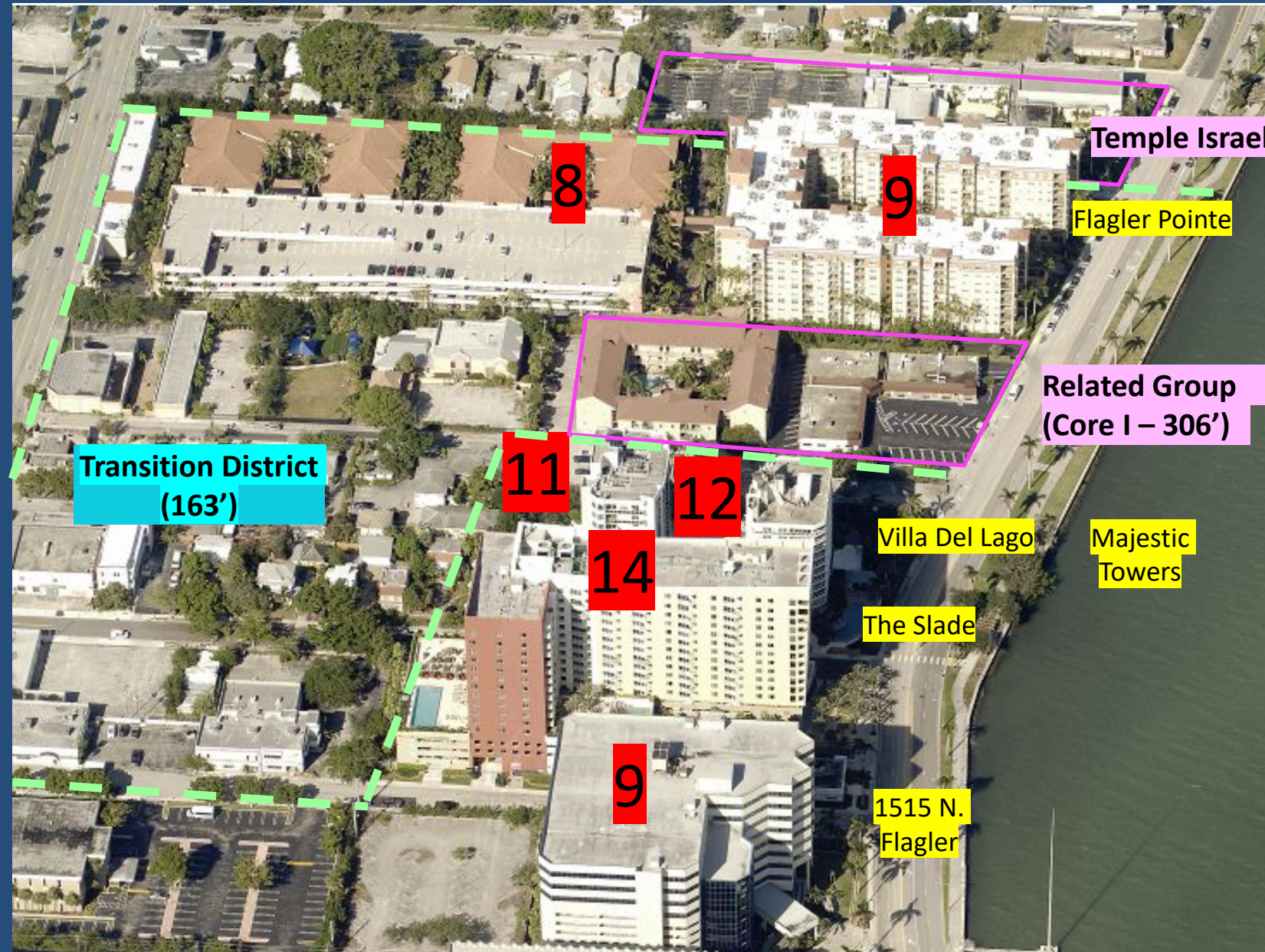
BLOCK C

BLOCK D

BLOCK E



# CMUD South Building Heights



Transition District  
(163')

8

9

Temple Israel (202' to 306')

Flagler Pointe

Related Group  
(Core I - 306')

11

12

Villa Del Lago

Majestic  
Towers

14

The Slade

9

1515 N.  
Flagler



1. Related- rezone from 202' to 306'

- **Flagler Pointe POR-PD**

2. Related Group- rezone to 306'

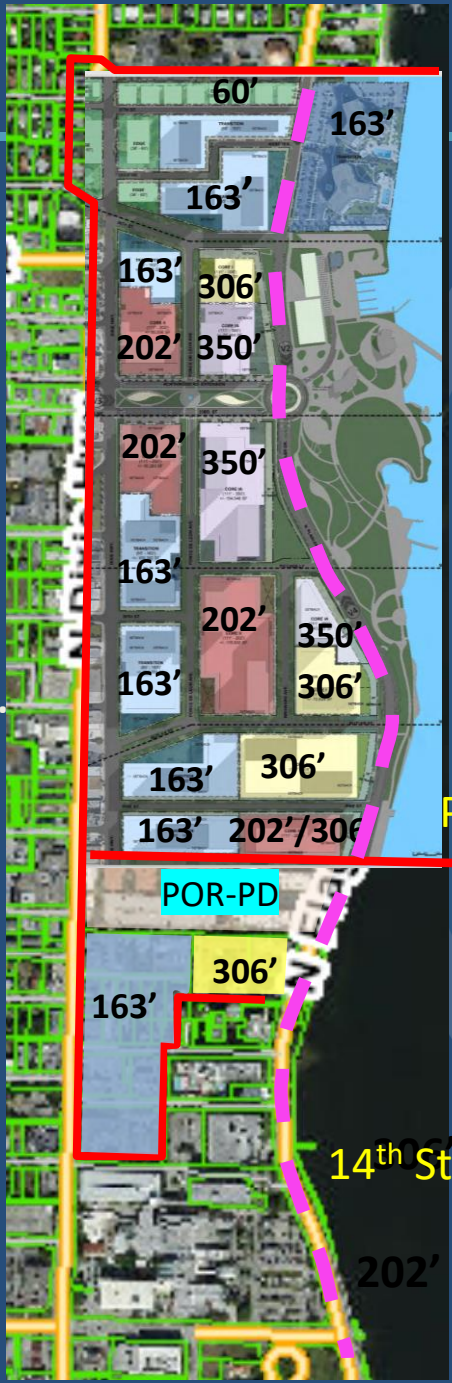
- **Villa Del Lago RPD/  
Majestic Towers RPD**
- **The Slade RPD**
- **Flagler Waterview POR-PD**
- **Good Samaritan - CSPD**

# CMUD South

# Incentives

## 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
- Currie Park Improvements
  - 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~~
- Mobility Options
  - Various TDM measures incl. trolley
- LEED Certification
  - 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
- Seawall 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'

- Flagler Drive improvements

Roadway 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'