

# Development Services Department Outreach Meeting



March 26, 2014

# Agenda

- I. Introduction and Welcome
- II. Fiscal Year 2014-2015 Financial Update
- III. Departmental Updates
- IV. One Solution Update
- V. Art In Public Places Ordinance
- VI. Summary of Development Activity
- VII. Development Opportunities
- VIII. Questions/Comments

# Department Quarterly Meetings

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



# Development Services Department Outreach Meeting



## Fiscal Year 2014/15 Financial Update



# Development Services Revenues

▫ Building Permits      Business Tax      Planning Fees      TOTAL\*

FY12-13	<b>\$4,957,313</b>	<b>\$3,045,000</b>	<b>\$ 300,000</b>	<b>\$ 8,540,813</b>
(actual)	<b>\$5,793,215</b>	<b>\$2,883,545</b>	<b>\$ 418,392</b>	<b>\$ 9,405,851</b>

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FY13-14	<b>\$4,441,600</b>	<b>\$2,890,600</b>	<b>\$ 323,060</b>	<b>\$ 7,966,960</b>
(actual)	<b>\$9,680,347</b>	<b>\$3,266,603</b>	<b>\$ 374,455</b>	<b>\$13,723,759</b>

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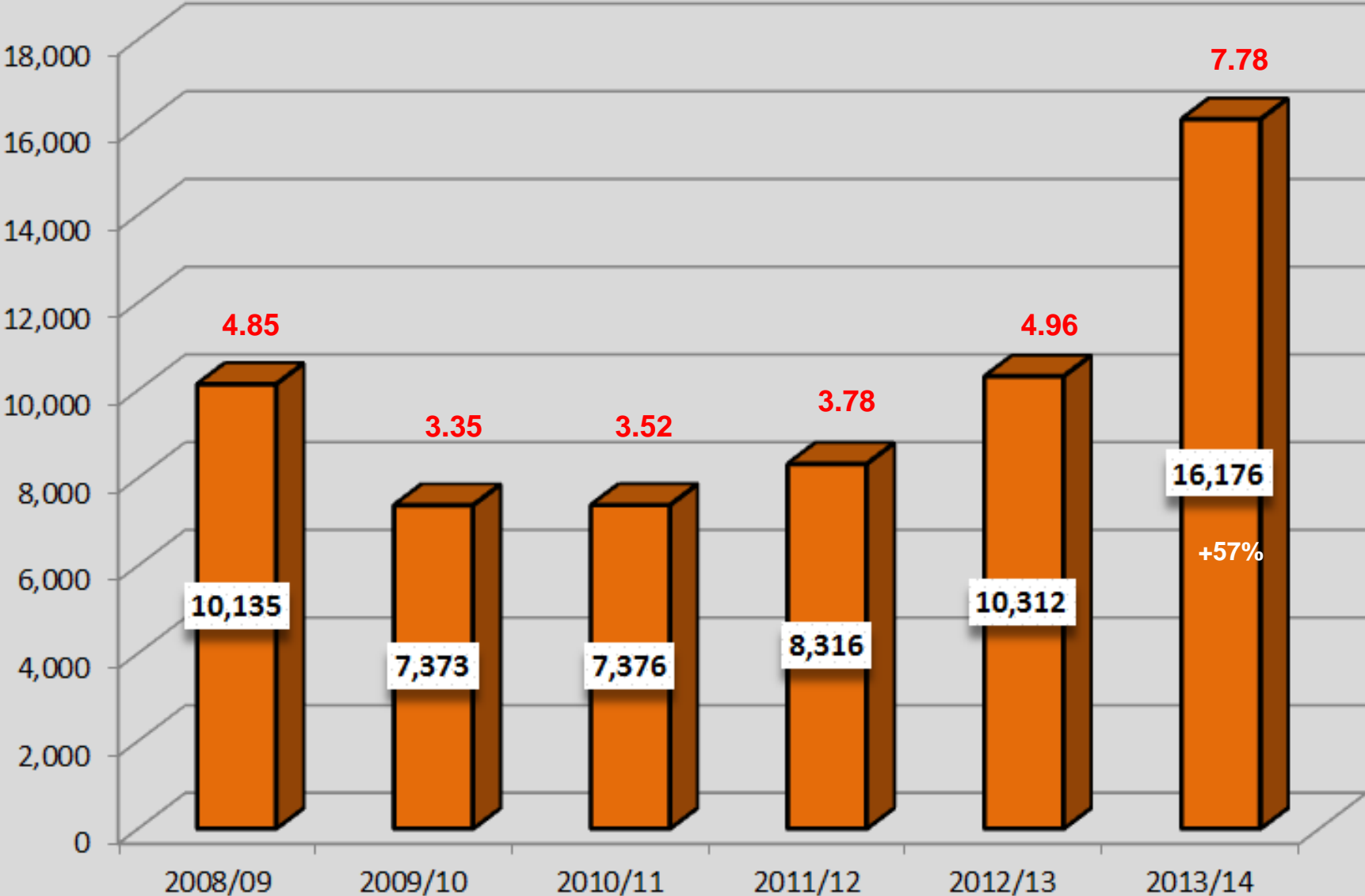
FY14-15	<b>\$6,203,610</b>	<b>\$3,491,800</b>	<b>\$ 335,900</b>	<b>\$10,785,610</b>
(budgeted)				
(actual)	<b>\$3,020,277</b>	<b>\$3,048,318</b>	<b>\$ 255,782</b>	<b>\$ 6,512,135</b>
	49%	87%	76%	60%

(collected thru 3/24/15 – 48% of FY)

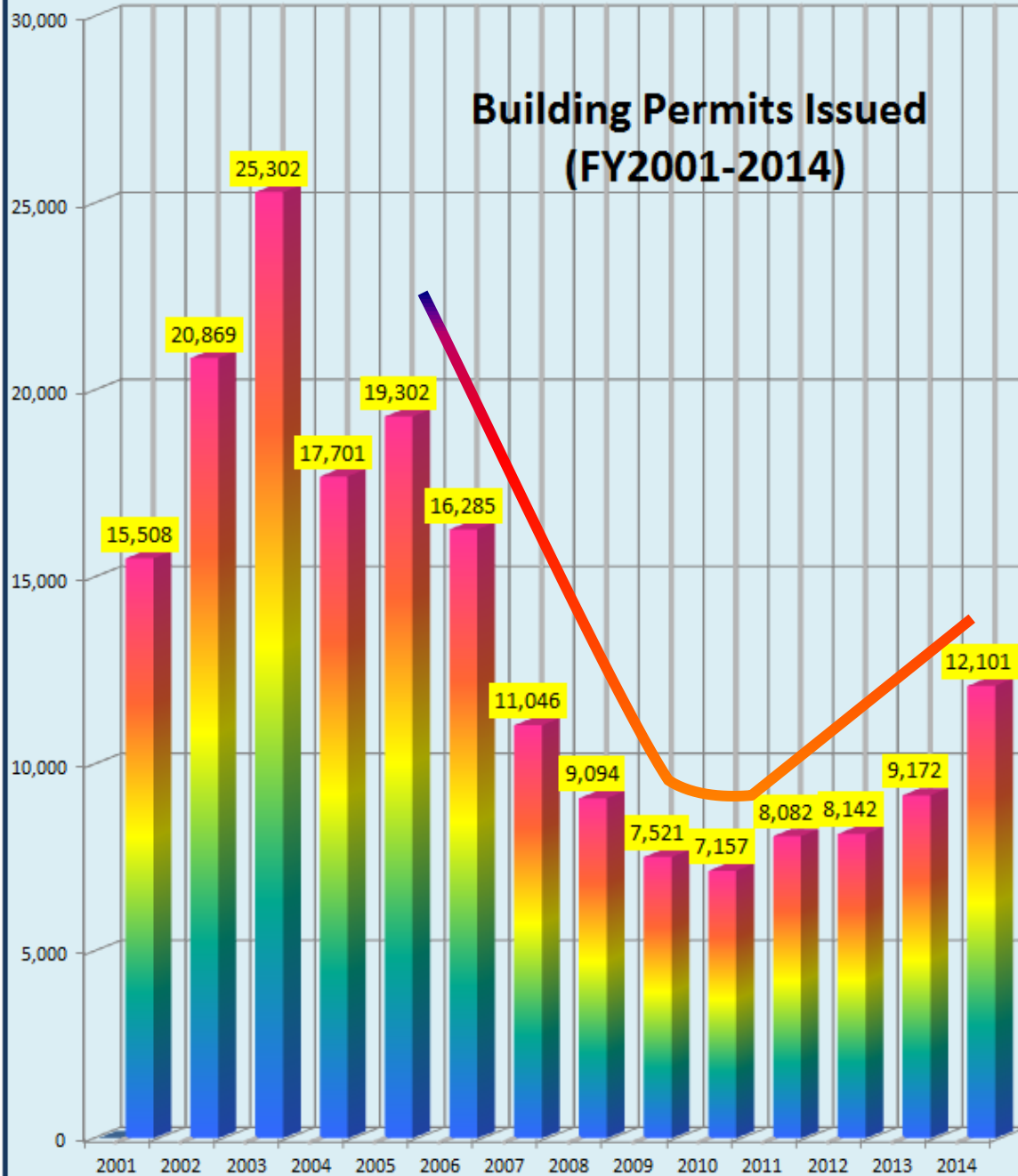
\* Includes Code Enforcement Division revenues

# Plan Reviews Completed

Reviews per Plan Reviewer/Day



## Building Permits Issued (FY2001-2014)





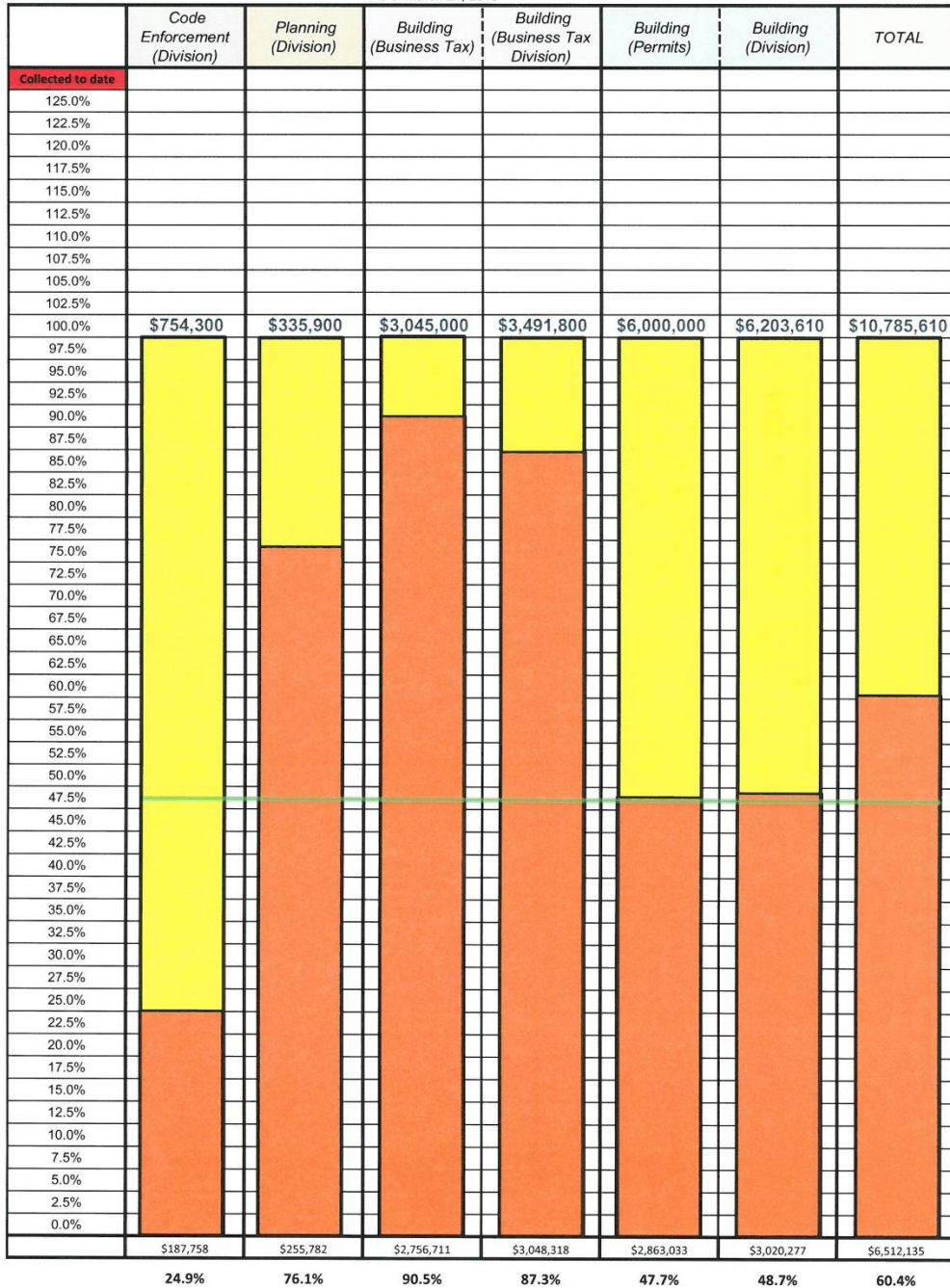
# History of Property Values

Property Values in Billions



# Development Services Revenues (2014-15)

As of March 24, 2015



# Development Services Department Revenues to Date

← Where we should be today

# Development Services Department Outreach Meeting



## Departmental Updates

# Building Permit Fees

## LOWERED IN JUNE 2014!

	Schedule A	Schedule B	Difference
<b>Value of Bldg. Permits</b>	<b>&lt; \$250,000,000</b>	<b>&gt; \$250,000,000</b>	
<b>Example:</b>			
<b>\$ 500,000</b>	<b>\$ 14,539.83</b>	<b>\$ 11,377.30</b>	<b>- \$3,162.53</b> <b>-21.8%</b>
<b>\$10,000,000</b>	<b>\$182,275.83</b>	<b>\$179,113.30</b>	<b>- \$3,162.53</b> <b>-1.7%</b>
<b>\$20,000,000</b>	<b>\$322,055.81</b>	<b>\$283,948.30</b>	<b>-\$38,107.51</b> <b>-11.8%</b>
<b>\$50,000,000</b>	<b>\$741,395.83</b>	<b>\$598,453.30</b>	<b>- \$142,942.53</b> <b>-19.3%</b>



# DEVELOPMENT SERVICES ORGANIZATIONAL CHART

## 58 positions

FY 2012-2013



### Building

Development Services Department

Director

Interim Building Official



Robert Brown  
805-6652

Senior Systems Analyst



Ralph Wall  
805-6661

Plan Review Coordinator



Ron Regueiro  
805-6719  
Digital Plan Review

Office Supervisor



Diane Fulcher  
805-6654



Angella Vann  
822-1441



Pam Yusko  
805-6656  
CSD Customer Service Associate



Caroline Puell  
805-6659



Gina Dorsan  
805-6662



Tequesta Jackson  
805-6655

Office Support Staff

### Planning

Secretary



Laura Aral  
822-1453

Planning & Zoning Administrator



Angella Vann  
822-1441



Eric Schneider  
822-1446



John Roach  
822-1448



Vacant



Denise Malone  
822-1562



Murriah Dekle  
822-1442

Zoning

Planning



Rick Greene  
822-1455

City Urban Designer



Ana Maria Aponte  
822-1439  
Urban Design

Historic Preservation Planner



Friedrike Mittner  
822-1457

Historic Preservation

Comprehensive Planner



Denise Malone  
822-1459



Alex Hansen  
822-1463  
Comprehensive Planning

### Code Enforcement

Chronic Nuisance Officer



Laura Borso  
822-1471

Chronic Nuisance

Community Improvement Manager



Mark Joyce  
822-1473

Administrative Assistant



Beth Carman  
822-1468  
Clerical Specialist



Aisha Darrough  
822-1477

Code Officer



Carlos Maldonado  
822-1491

Code Officer



John Frasca  
822-1475

Code Officer



John Murphy  
822-1489

Code Officer



Donald Williams  
822-1470  
Code Officer



Michael Williams  
822-1488

Code Enforcement Supervisor



Robert Creston  
822-1483  
Code Officer



Kevin Lavine  
822-1490

Code Officer



Valerie Luster  
822-1485

Code Officer



Lillian Haughton  
822-2167

Code Officer



Melvin Simmons  
822-1482

Code Officer



Alex Lopez  
822-1480  
Code Officer



Magarita Cruz  
822-1487

Code Enforcement

Chief Inspector Building



Ken Conrad  
805-6666  
Building Inspector



Steve Pentek  
805-6674  
1 & 2 Family Inspector



Tom Moore  
805-6669



Mark Ritayk



Doug Harvey  
Commercial Combination Inspector



Phil Patty  
805-6742  
Electrical Inspections



Gary Salfelder  
805-6694  
Building Inspections

Chief Inspector Mechanical



Harold Moser  
805-6732  
Mechanical Inspector



Dick Bowman  
805-6733  
Mechanical Inspections



Larry Wagner  
805-6692  
Plumbing Inspections



Robert Lecky  
805-6718  
Contract Plan Reviewer



Tom Gordon



Julio Gomez  
805-6712



Samantha Hill  
805-6724  
Plan Review

Chief Plans Examiner



Luis Martinez  
805-6710



Jim Witmer  
805-6715



Robert McDougal  
805-6714  
Commercial Combination Plans Examiner



Wanda Lehnhardt  
805-6686



Jamie Mitchell  
805-6693  
Permitting and Licensing

Permitting & Licensing Supervisor



Sandra Wuraffic  
805-6688  
License & Permit Specialist



Susan Palmer  
805-6685



Ginger Saget  
805-6660  
Temp Scanning Tech



Wanda Lehnhardt  
805-6686



Ginger Saget  
805-6660  
Temp Scanning Tech

Office Support Staff

Electrical Inspections

Plumbing Inspections

Building/Business Tax

Plan Review

Permitting and Licensing



# Additions to Development Services for FY2014-15

## BUILDING DIVISION (14)

- \* Mechanical Inspector
- \* Mechanical Plans Examiner II
- \* Land Development Engineer
- \* License & Permit Specialist (3)
- \* Plan Review Librarian (2)
- \* Records Retention Specialist
- \* Plumbing Inspector
- \* Plumbing Plans Examiner II
- \* Fiscal Services Coordinator
- \* GIS Analyst
- \* Systems Analyst

## PLANNING DIVISION (1)

- \* Landscape Planner

## CODE ENFORCEMENT DIVISION (5)

- \* Code Enforcement Officer (4)
- \* Administrative Assistant



# Development Services Staffing

▫ Building Planning Code Admin. Total

**FY12-13** 29 11 16 2 58

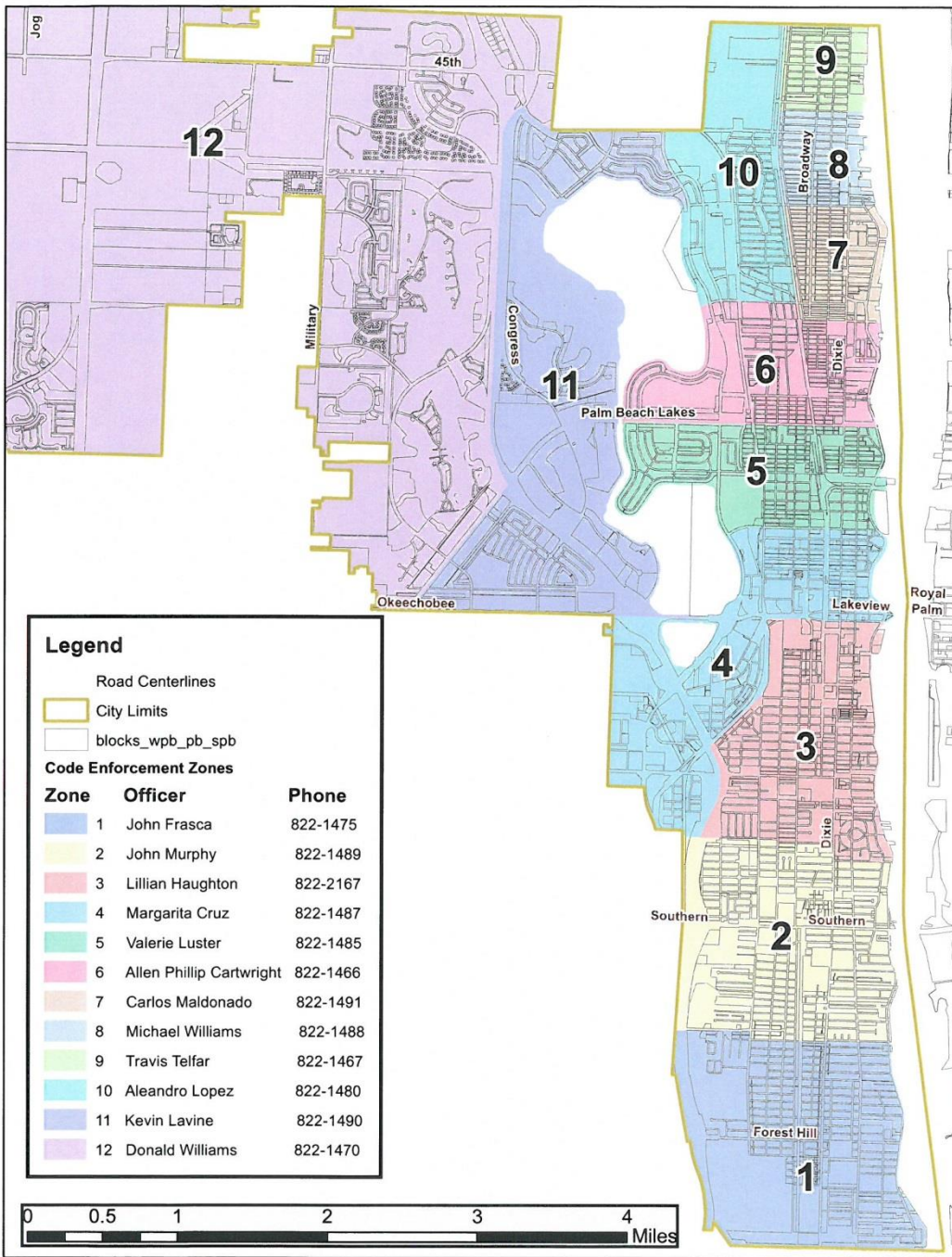
**FY14-15** 45 12 23 3 83\*

**Increase:** 55% 9% 44% 50% 43%

\* Includes three (3) temporary positions



# Code Officer Zones



Code Officer



**John Frasca**  
822-1475  
Zone 1

Code Officer



**John Murphy**  
822-1489  
Zone 2

Code Officer



**Lillian Haughton**  
822-2167  
Zone 3

Code Officer



**Margarita Cruz**  
822-1487  
Zone 4

Code Officer



**Valerie Luster**  
822-1485  
Zone 5

Code Officer



**Allen Cartwright**  
822-1466  
Zone 6

Code Officer



**Carlos Maldonado**  
822-1491  
Zone 7

Code Officer



**Michael Williams**  
822-1488  
Zone 8

Code Officer



**Travis Telfair**  
822-1467  
Zone 9

Code Officer



**Alex Lopez**  
822-1480  
Zone 10

Code Officer



**Kevin Lavine**  
822-1490  
Zone 11

Code Officer

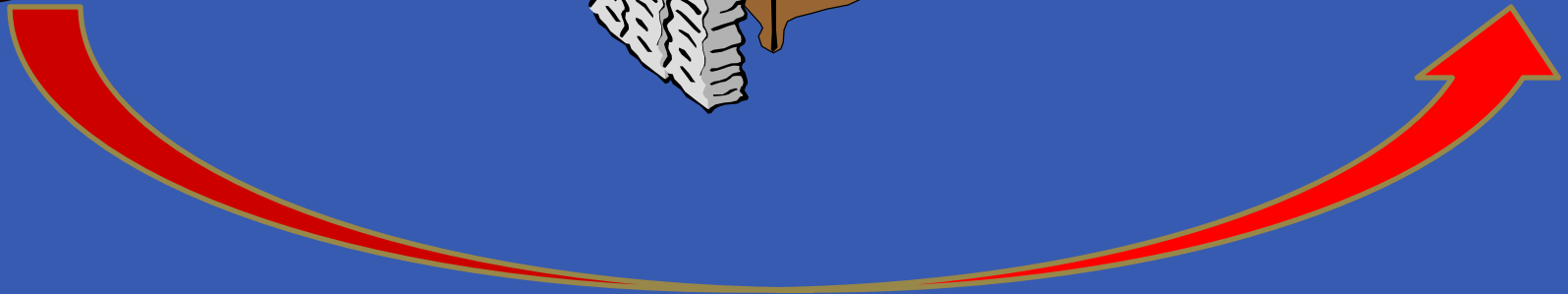


**Donald Williams**  
822-1470  
Zone 12

# Development Services Department Outreach Meeting



## One Solution Update



# One Solution

- In the immediate future, all submittals (Planning and building permits) will be electronic through Project Dox.
- If a paper application is submitted, the City will scan at a fee although we encourage submittals to be done electronically. A list of companies in WPB that can scan documents is being provided today.
- Plan submittal and payment can be done in the comfort of your home or office.
- Additional information/training will be provided on the City's web site and meetings.



# Contacts

## BUILDING

- **Robert Brown, Building Official - 805-6652**  
**RBrown@wpb.org**
- **Steve Kennedy, Chief Plans Examiner - 805-6710**  
**SAKennedy@wpb.org**
- **Caroline Puell, Plan Review Librarian - 805-6659**  
**CPuell@wpb.org**
- **Laura Marchant, Plan Review Librarian - 805-6658**  
**LEMarchant@wpb.org**

## PLANNING

- **Angella Jones-Vann, Planning & Zoning Administrator- 822-1441**  
**AJones-Vann@wpb.org**
- **Laura Aral, Secretary - 822-1453**  
**LAral@wpb.org**



# Development Services Department Outreach Meeting



## Art In Public Places Ordinance

# Art in Public Places Ordinance

- Provides for an art assessment on new development and construction including private property.
- Ord. No. 4504-14 went into effect on July 1, 2014.
- Assessment of **1%** of construction, major renovation or remodeling costs for **all projects > \$500,000** (raised from \$250K).
- Applies to vertical construction only. Office and commercial renovations within an existing building not applicable.
- Buildings within PDs shall be assessed cumulatively even if permitted separately.
- Single family residences not approved as a PD are exempt.
- Ordinary property maintenance, including roof repair or replacement, are exempt.
- Art may be provided by the owner in lieu of the payment equal to the same 1% value.

# Contacts

- **Sybille Welter, Art in Public Places Coordinator**

**Phone – (561) 822-1521**

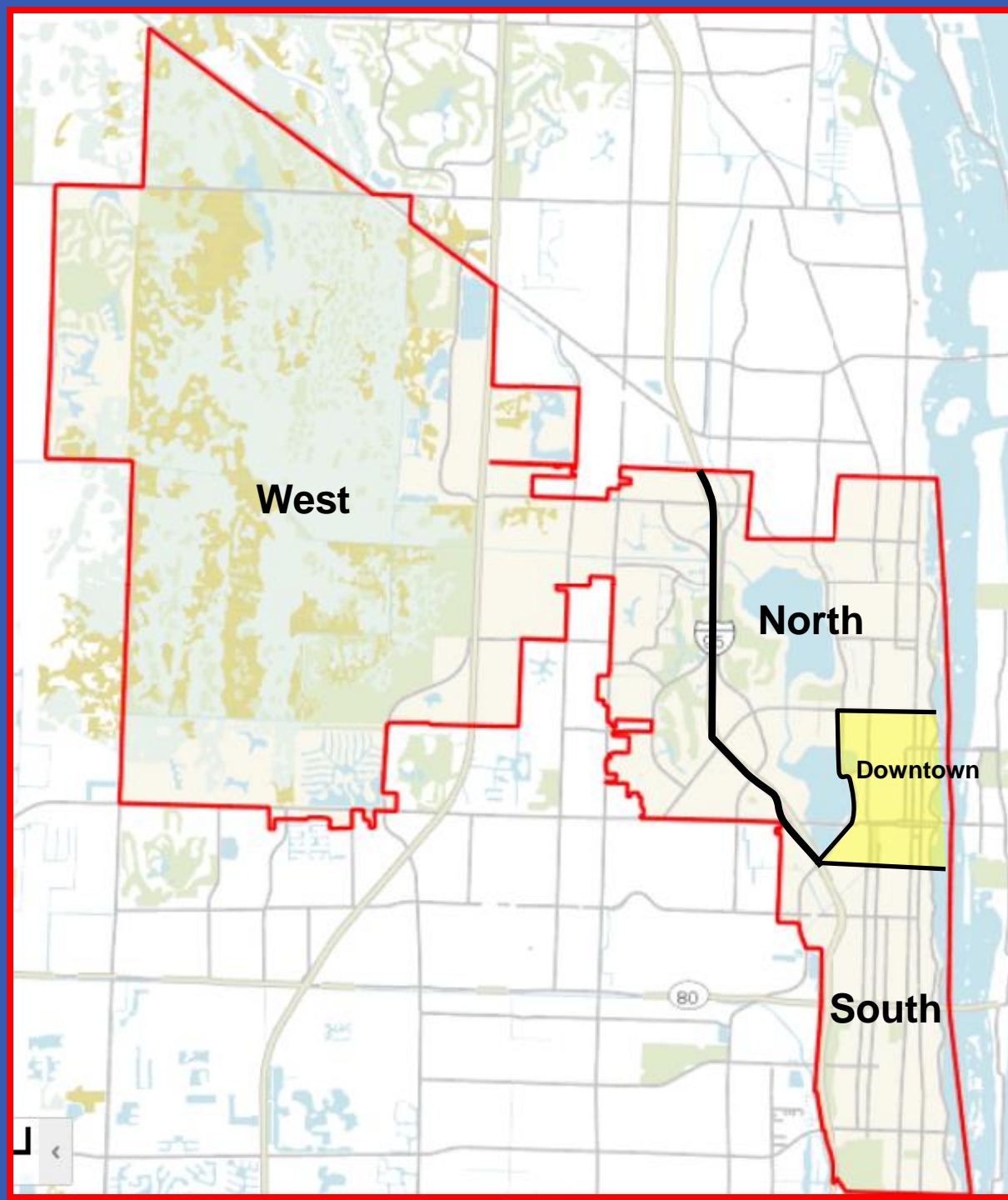
**Cell - (954) 732-8736**

**[SCWelter@wpb.org](mailto:SCWelter@wpb.org)**

# Development Services Department Outreach Meeting



## Summary of Development Activity



**West**

**North**

**Downtown**

**South**

80



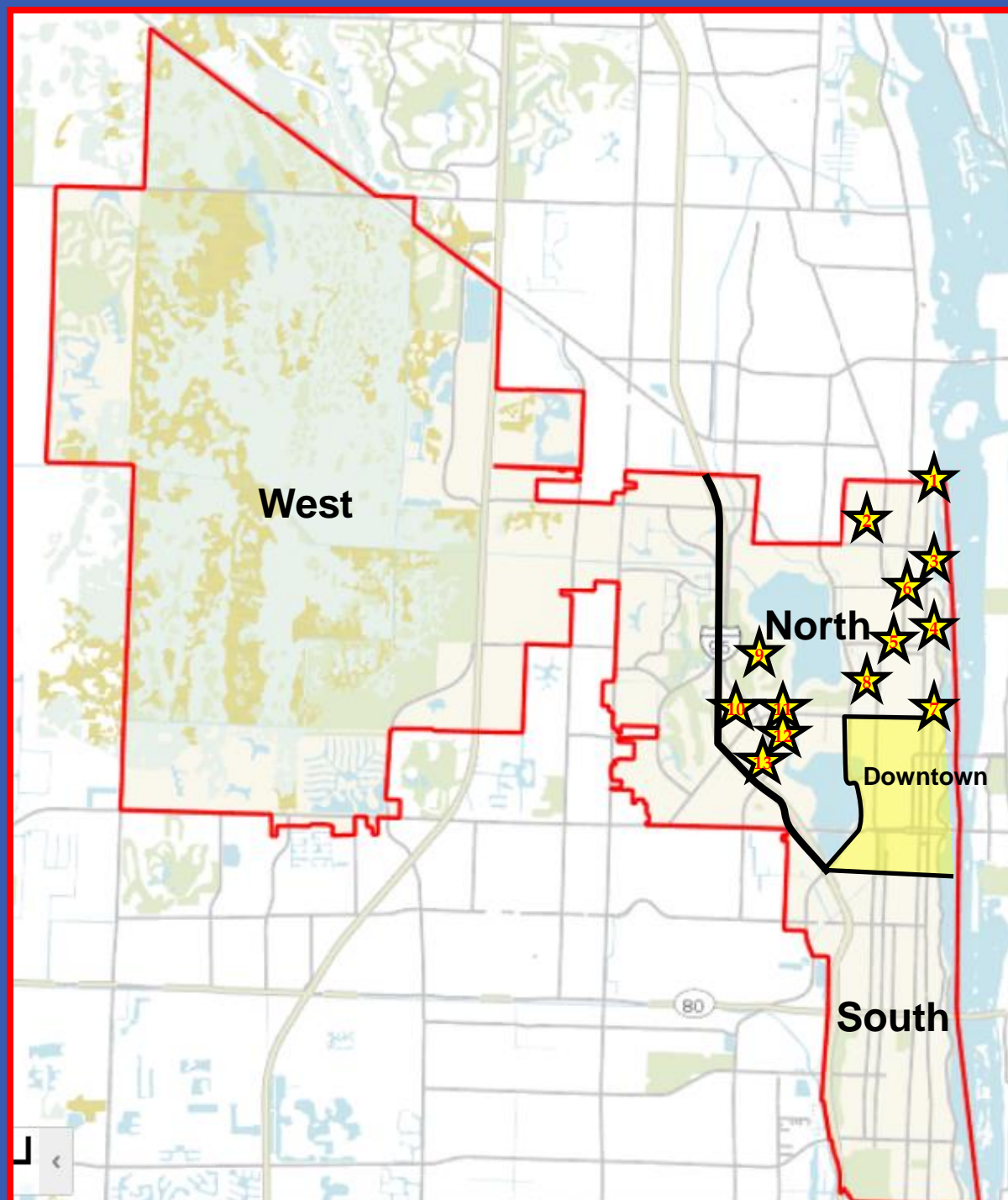
# City of West Palm Beach North End Update



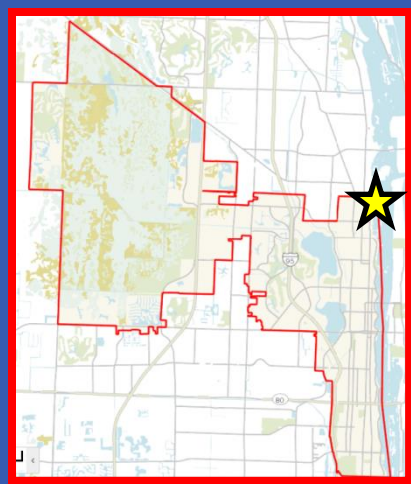


## North End Projects

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



# FPL Manatee Viewing Center



## Conceptual Manatee Viewing Center Plan

PROGRAM	
Parking	5 bus / 93 spaces
Wetland Bio-retention	41,000 SF
Entry Plaza	16,500 SF
Restroom/Gift Shop	1,225 SF
Offices & Interpretive	4,000 SF
• Classrooms	
• Conference Room	
• Overlook Deck	
Rescue Center	3,675 SF
Manatee Plaza	6,830 SF
Amphitheater	900 SF
Observation Tower	3,280 SF

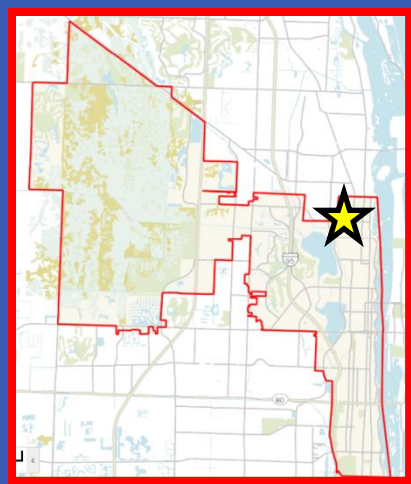


FPL MANATEE VIEWING CENTER PROJECT

SEPTEMBER 25, 2009



# Quantum House @ St. Mary's Expansion

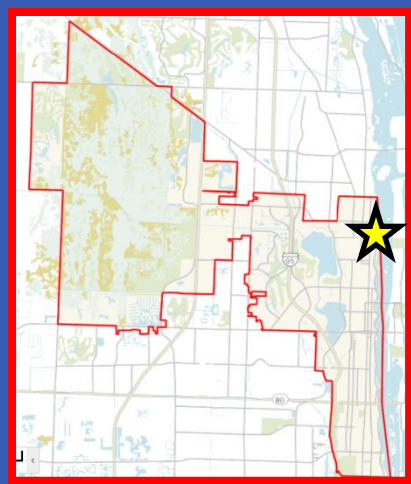


VIEW AT MAIN BUILDING ENTRANCE



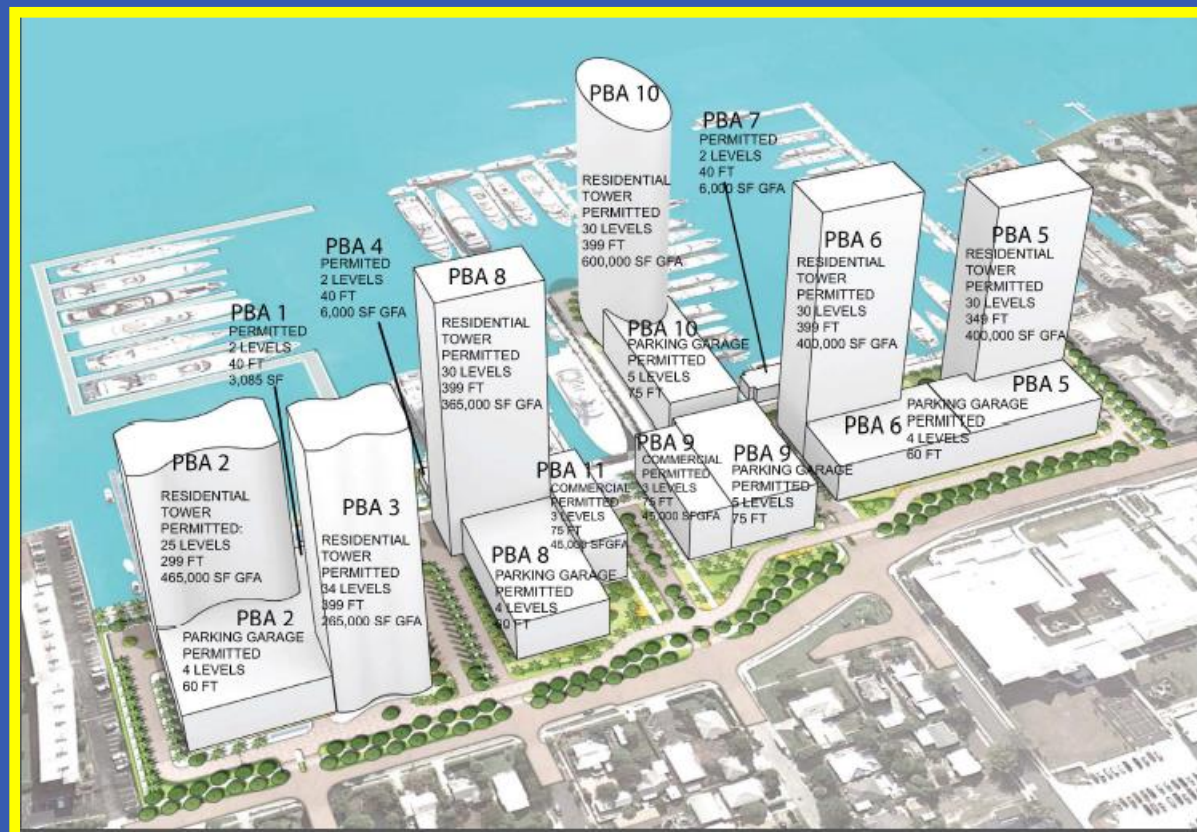


# Rybovich/Related Development



## Product Mix

- 1,059 residential units (6 towers)
- 272-slip marina
- 15,085 s.f. - restaurants
- 35,000 s.f. – office
- 10,000 sf - retail
- 45,000 sf – marine industrial



PBA 1  
PERMITTED:  
2 LEVELS  
40 FT  
3,085 SF

PBA 2  
RESIDENTIAL  
TOWER  
PERMITTED:  
25 LEVELS  
299 FT  
465,000 SF GFA

PBA 2  
PARKING GARAGE  
PERMITTED  
4 LEVELS  
60 FT

PBA 3  
RESIDENTIAL  
TOWER  
PERMITTED  
34 LEVELS  
399 FT  
365,000 SF GFA

PBA 4  
PERMITTED  
2 LEVELS  
40 FT  
6,000 SF GFA

PBA 8  
RESIDENTIAL  
TOWER  
PERMITTED  
30 LEVELS  
399 FT  
365,000 SF GFA

PBA 8  
PARKING GARAGE  
PERMITTED  
4 LEVELS  
40 FT

PBA 11  
COMMERCIAL  
PERMITTED  
3 LEVELS  
75 FT  
45,000 SF GFA

PBA 10  
RESIDENTIAL  
TOWER  
PERMITTED  
30 LEVELS  
399 FT  
600,000 SF GFA

PBA 10  
PARKING GARAGE  
PERMITTED  
5 LEVELS  
75 FT

PBA 7  
PERMITTED  
2 LEVELS  
40 FT  
6,000 SF GFA

PBA 6  
RESIDENTIAL  
TOWER  
PERMITTED  
30 LEVELS  
399 FT  
400,000 SF GFA

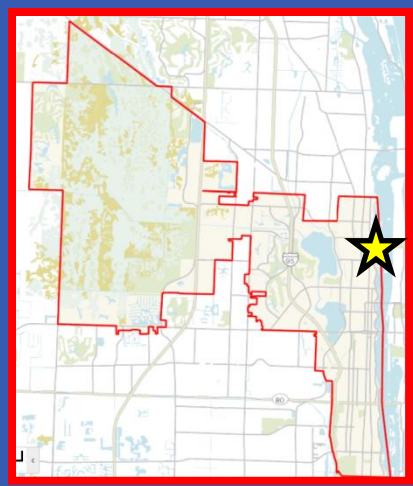
PBA 6  
PARKING GARAGE  
PERMITTED  
4 LEVELS  
60 FT

PBA 5  
RESIDENTIAL  
TOWER  
PERMITTED  
30 LEVELS  
349 FT  
400,000 SF GFA

PBA 5  
PARKING GARAGE  
PERMITTED  
4 LEVELS  
60 FT

# Currie Park Code Revisions

## Adopted November 10, 2014



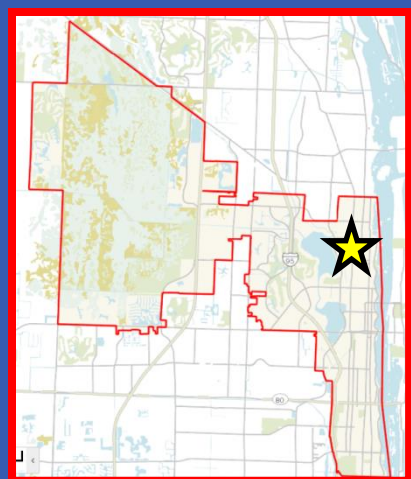
15

12

10



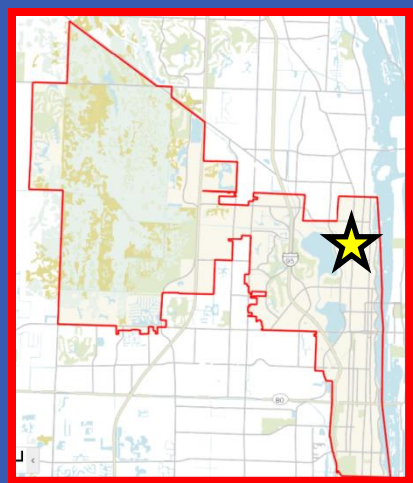
# Northwood Code Revisions



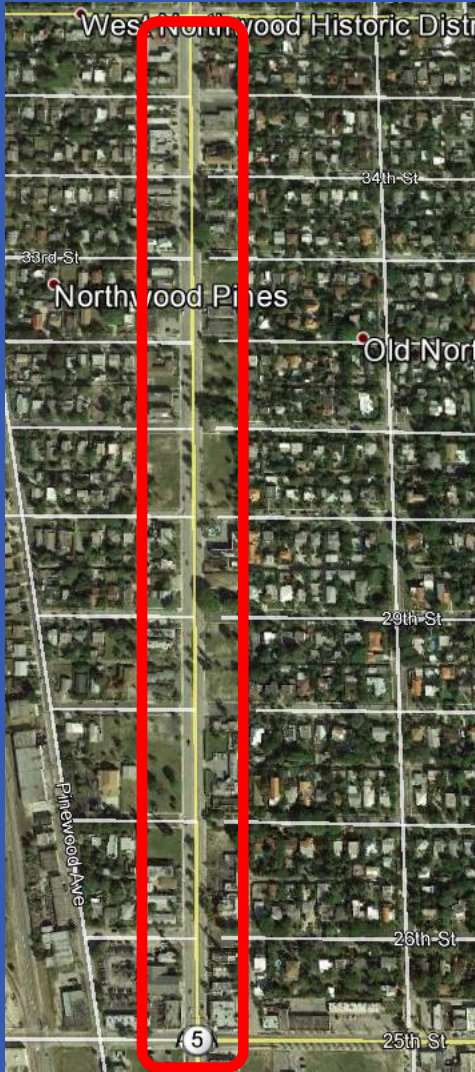


# Broadway Code Revisions

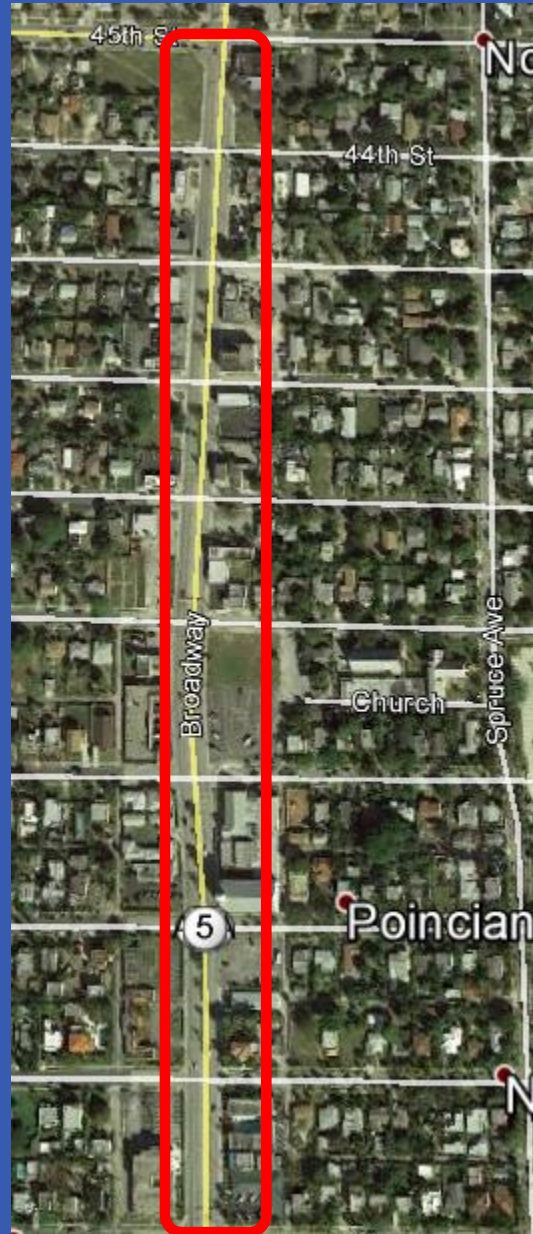
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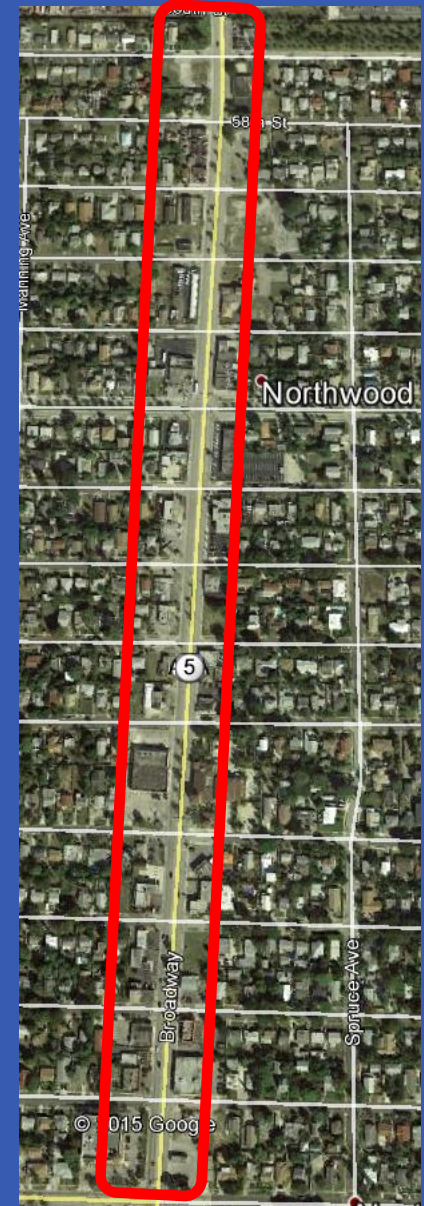
2



1

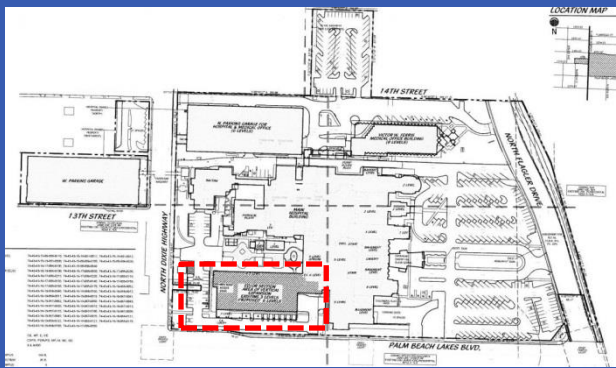
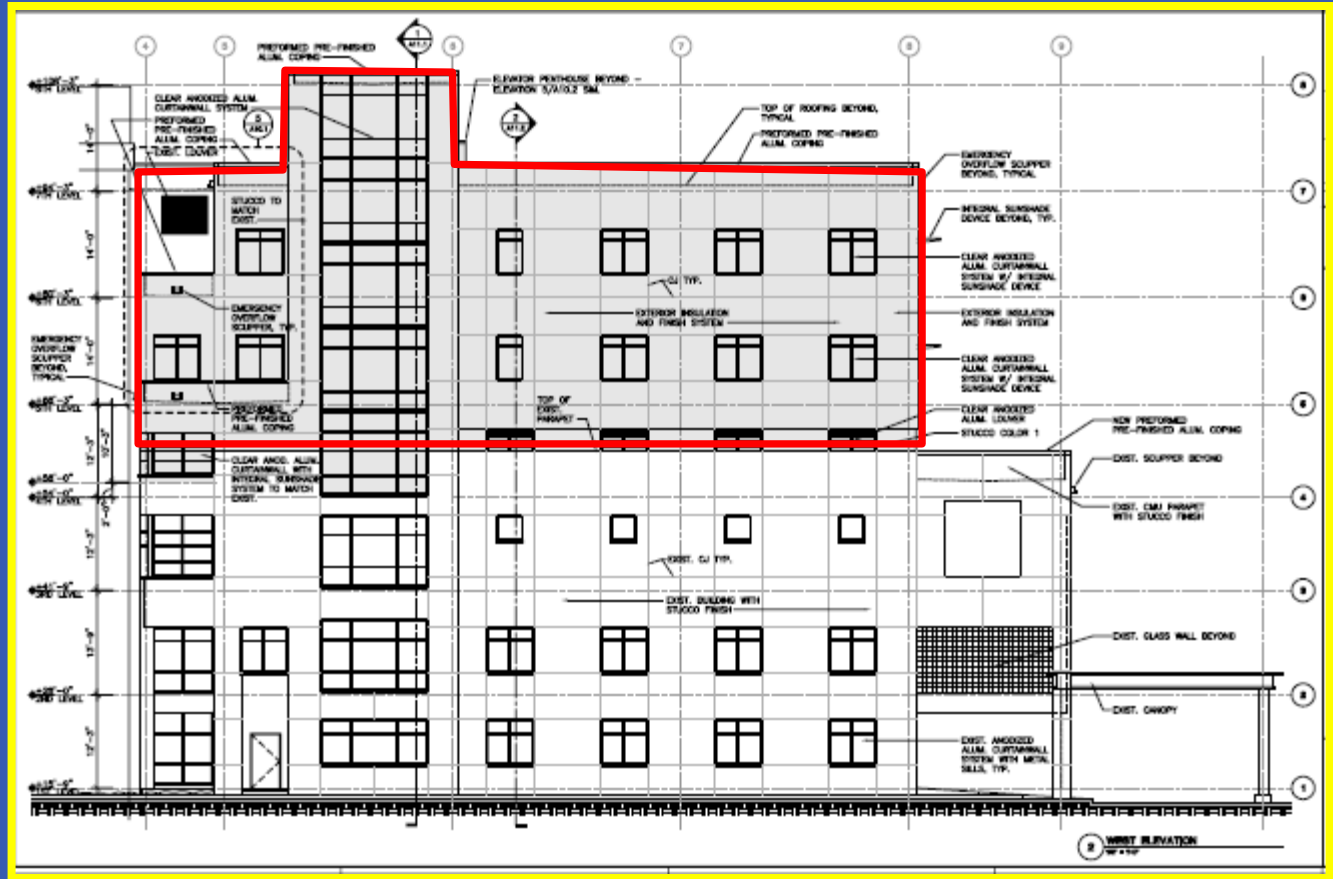
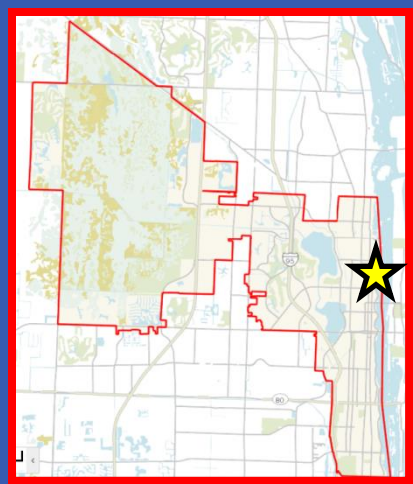


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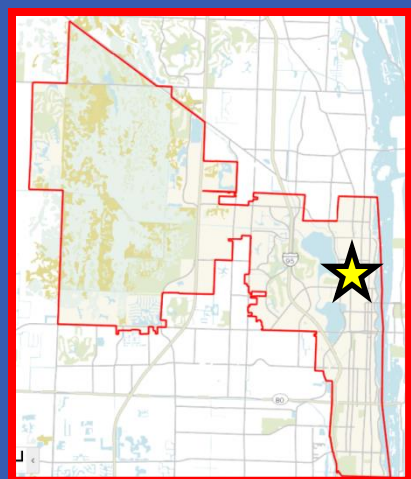
3

# Good Samaritan Expansion



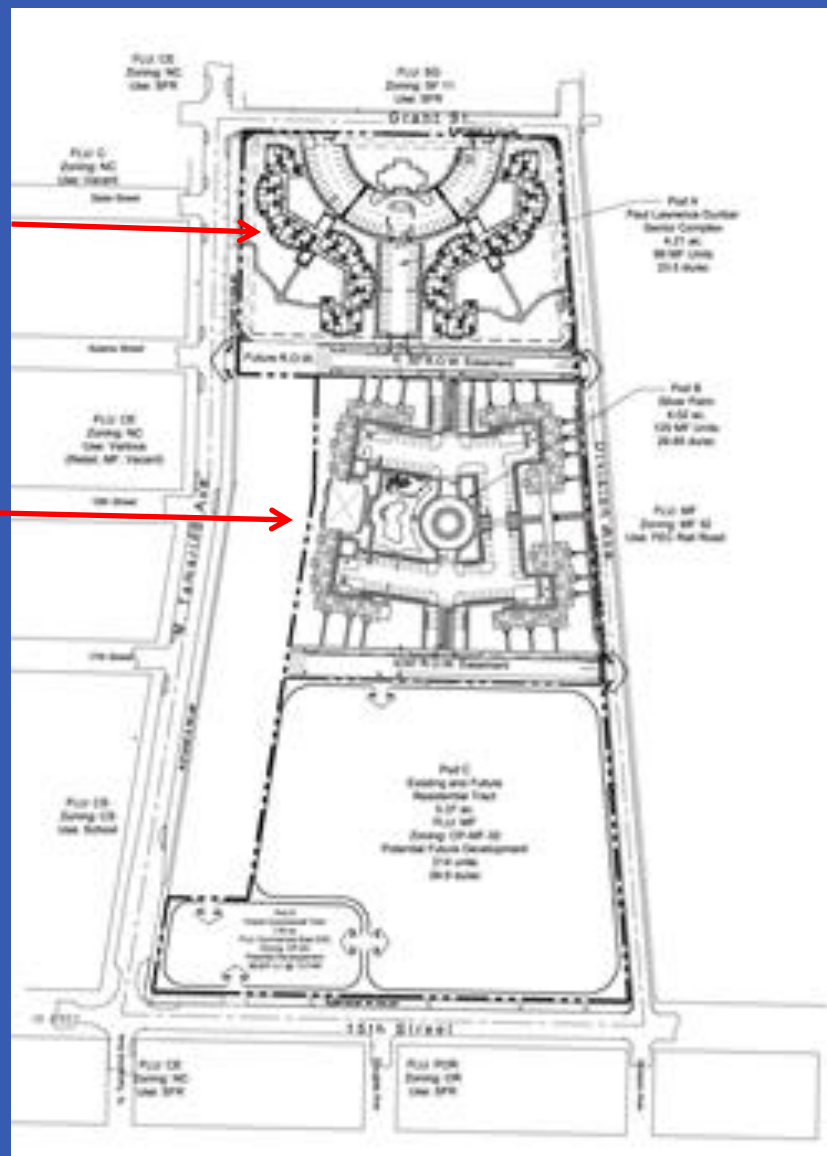


# Dunbar Village RPD



**Paul Lawrence  
Dunbar Sr. Complex  
99 units**

**Silver Palm Place  
120 units**

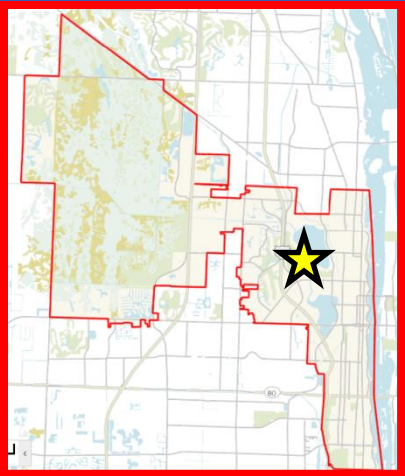


BUILDING # 1 FRONT ELEVATION  
SCALE: N.T.S.



BUILDING # 2 FRONT ELEVATION  
SCALE: N.T.S.

# Sea Palm Resort

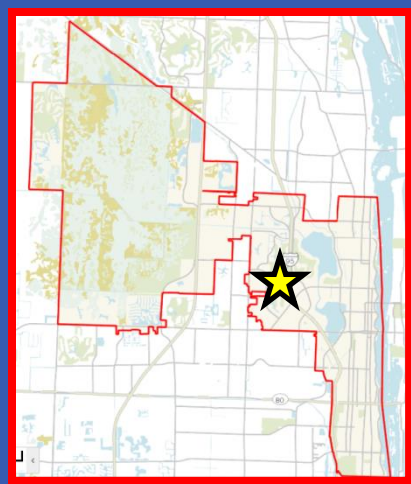


## Sea Palm Resort

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

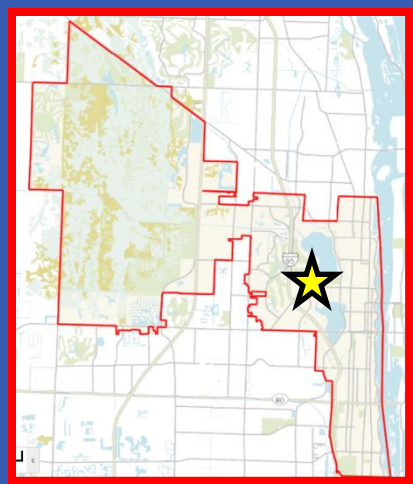


# Palm Beach Outlets



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

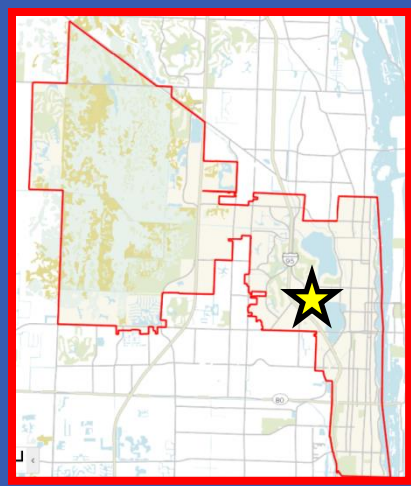
(moving from Palm Beach Lakes)





# Mizner Lakes

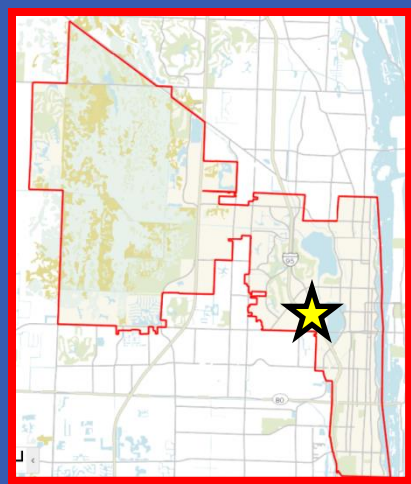
548 Units under construction





# Jefferson at West Palm Beach

## 282 Units



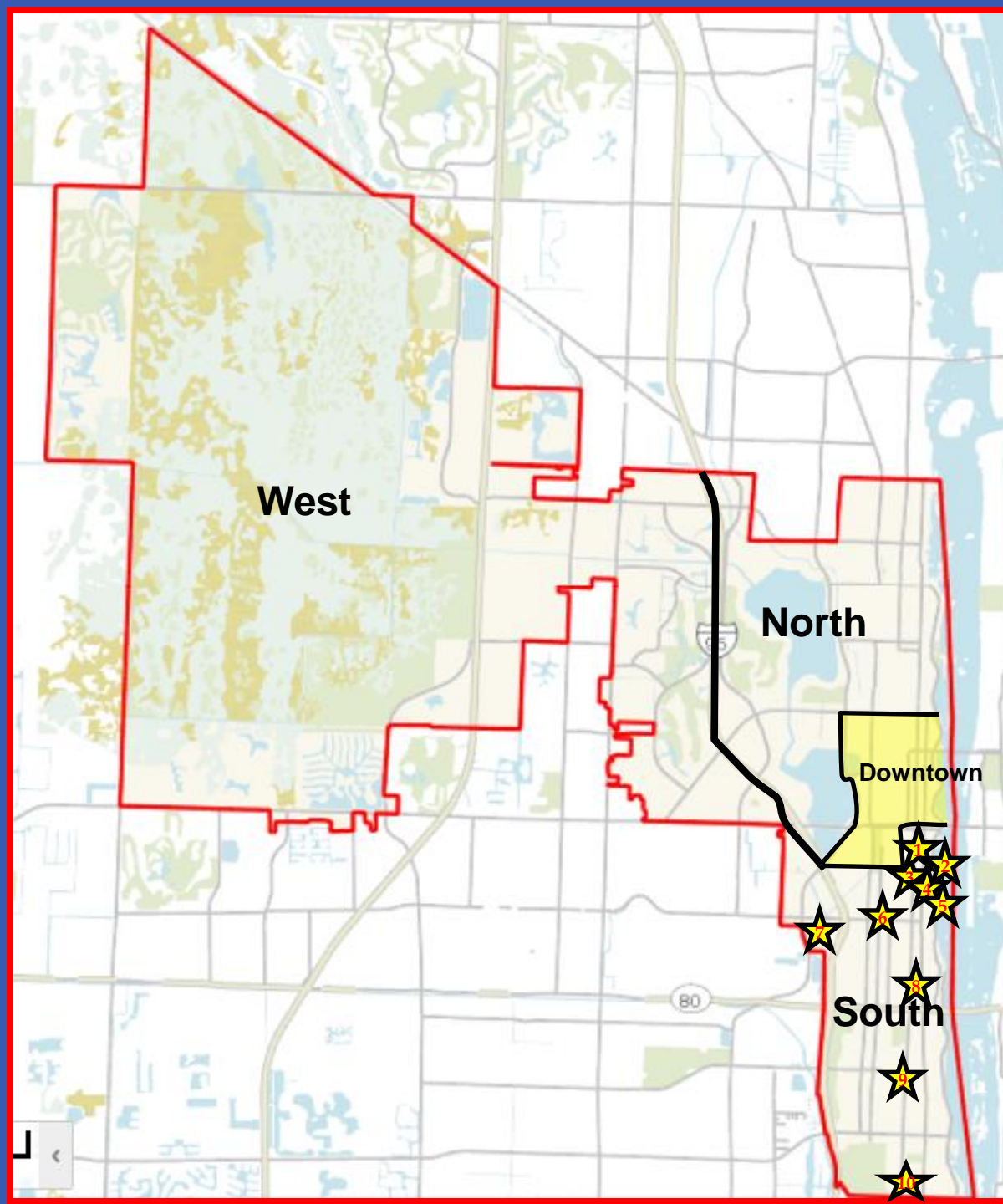
# City of West Palm Beach South End Update



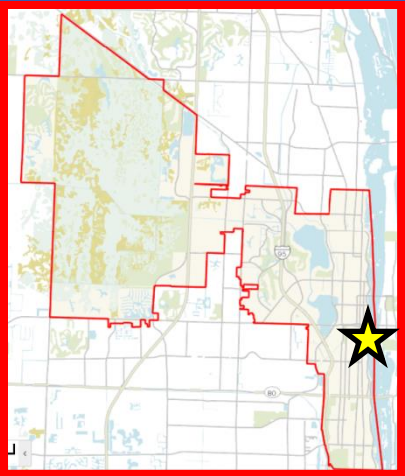


## South End Projects

1. First Baptist
2. Bristol (Chapel by the Lake)
3. Norton Art Museum Expansion
4. Fifteen 15
5. P.B. Day Academy Expansion
6. Publix at Belmart Center
7. Wawa Convenience Store
8. Villas on Antique Row
9. South Dixie Redevelopment
10. 8111 South Dixie



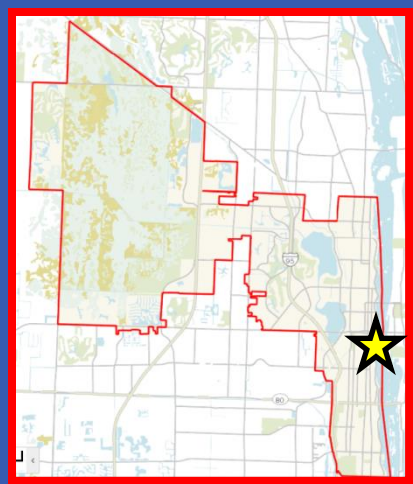
# First Baptist Church



*First Baptist Church  
Conceptual Site Plan*



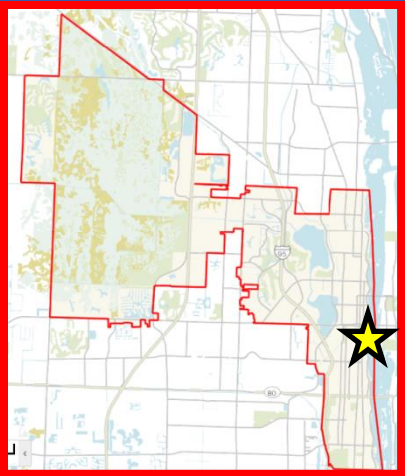
# Bristol (Chapel by the Lake)



*Proposal – 22 stories; 75 units*

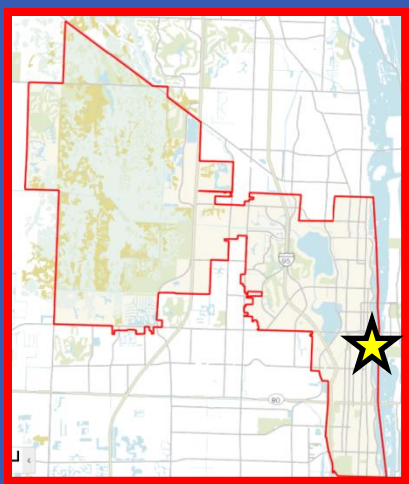


# Norton Art Museum Renovations





# Fifteen 15

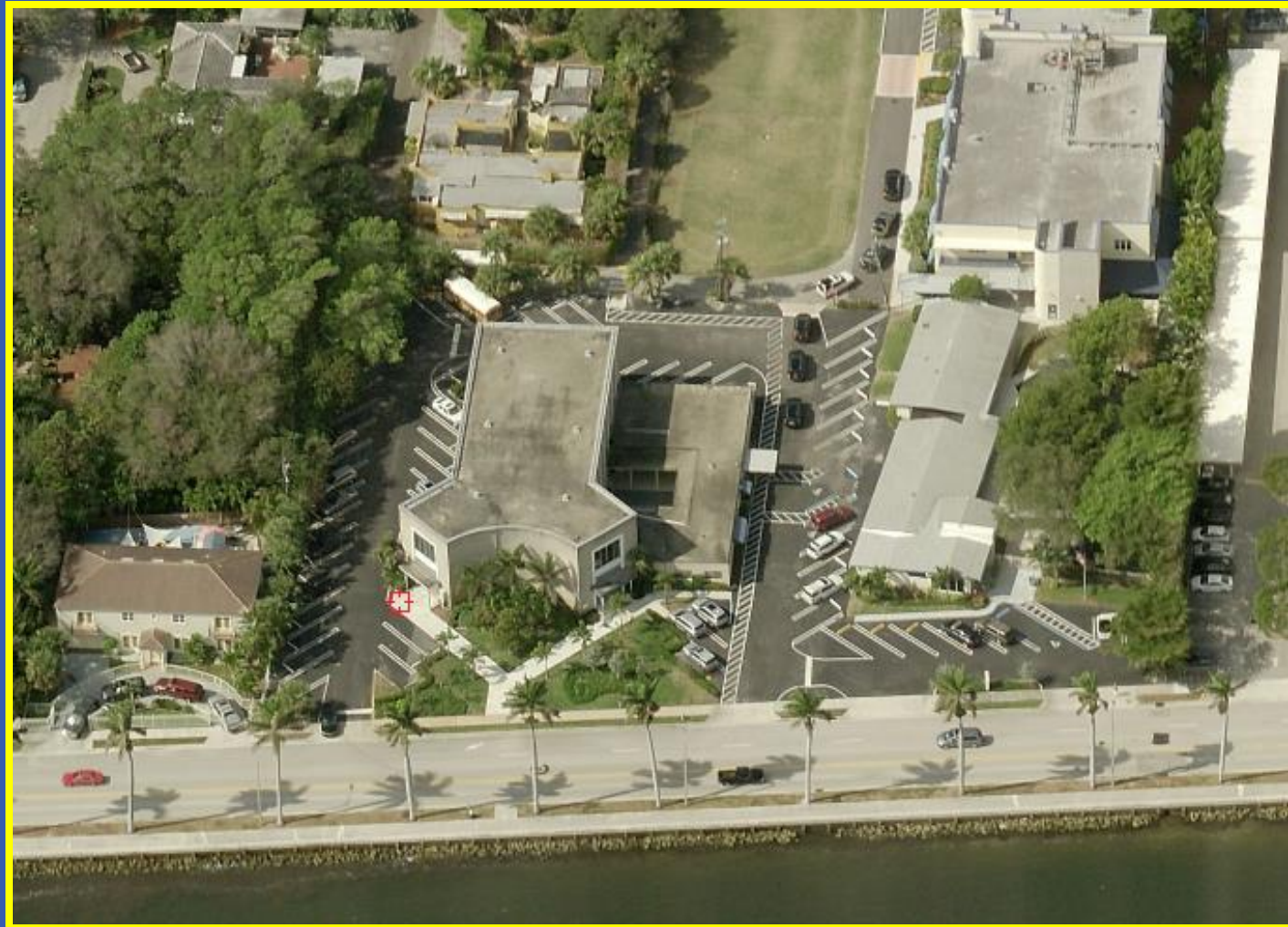
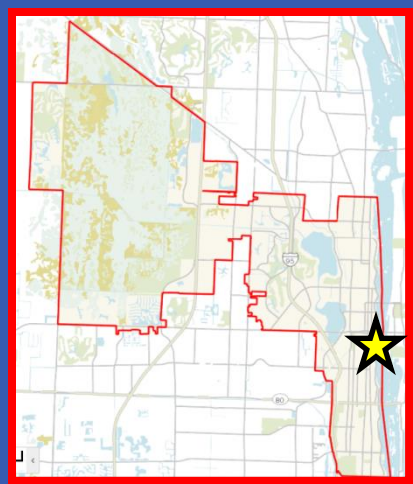


## **STATUS**

*An application has been submitted to the City proposing to develop a 23-story residential tower with 187 rental apartments. The new proposal would contain 38% less mass and 25% less gross floor area than the previously-approved Modern development.*

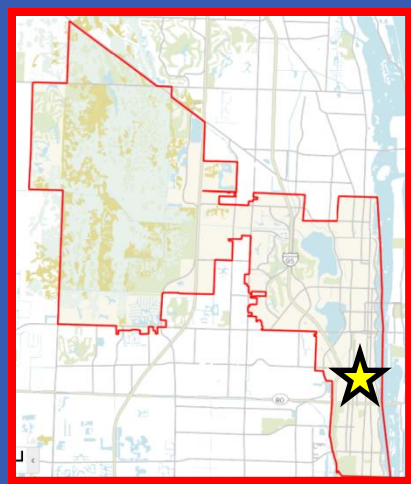


# Palm Beach Day Academy \$4 Million Building Addition



# Belmart Plaza

(Southwest corner of the FEC Railroad and Belvedere Road)



*Proposed*

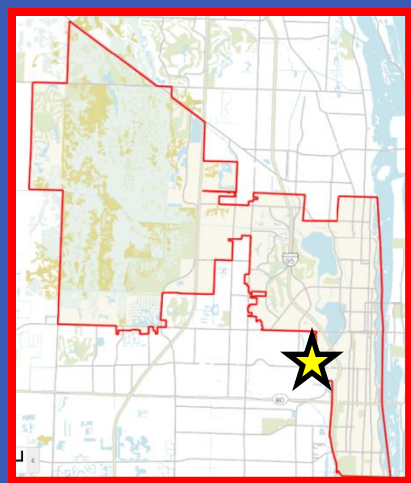


*Existing*





# Wawa Convenience Store/ Brownfield Designation (Southeast corner of Belvedere Rd. & Australian Ave.)



Overall Building Length: 93'-1"

FRONT ELEVATION

Metal Door Benjamin Moore White Diamond BW 2121-60	Metal Canopy Aztec V17 Terra Red	Fiber Cement Siding James Hardie Harris Cream
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Tin James Hardie Aztec White JH13-22	Stucco Senary Metique 13065
---	-----------------------------------

Metal Roof Aztec #23 Z3 Copertone	Exterior Stone Cultural Stone Sethwood-River
---	--



Overall Building Width: 75'-4"

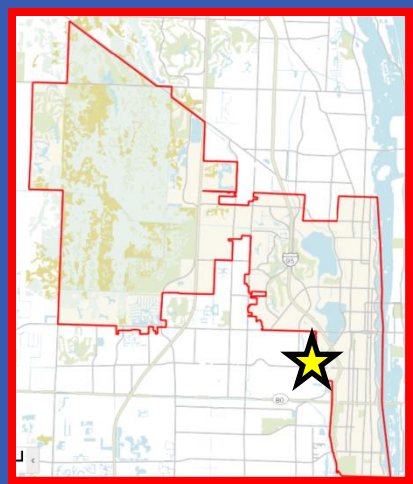
LEFT ELEVATION



WAWA PROTOTYPE F85F6

Belvedere Rd. & Australian Ave. - West Palm Beach, FL • C&P Project #2142100 • 00161616

# Wawa Convenience Store

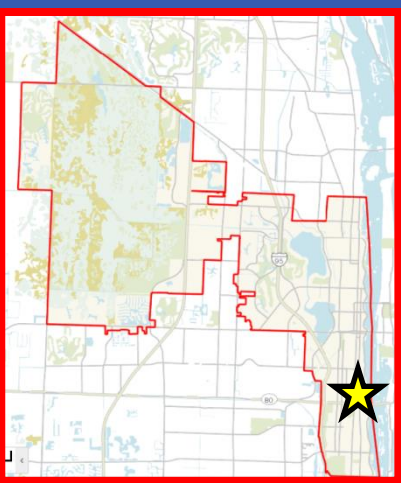


## Wawa Facts

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

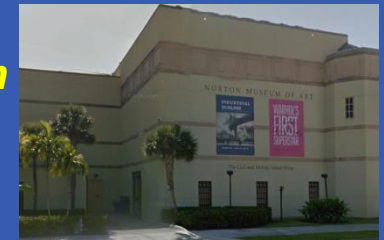
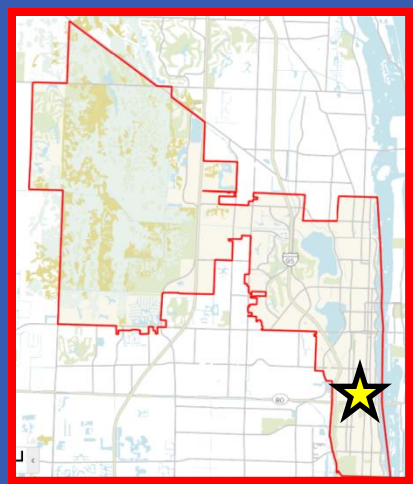


# Villas on Antique Row





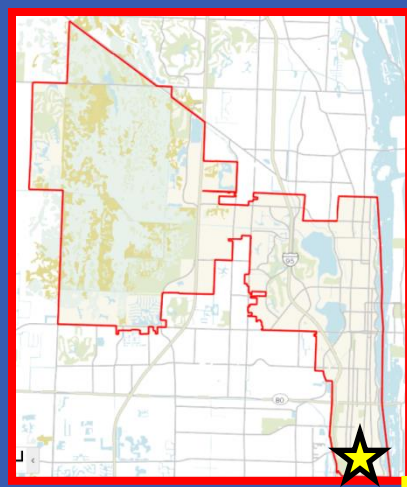
# South Dixie Corridor Study



8111 S. Dixie Property  
Lake Clarke Shores



# 8111 South Dixie Highway



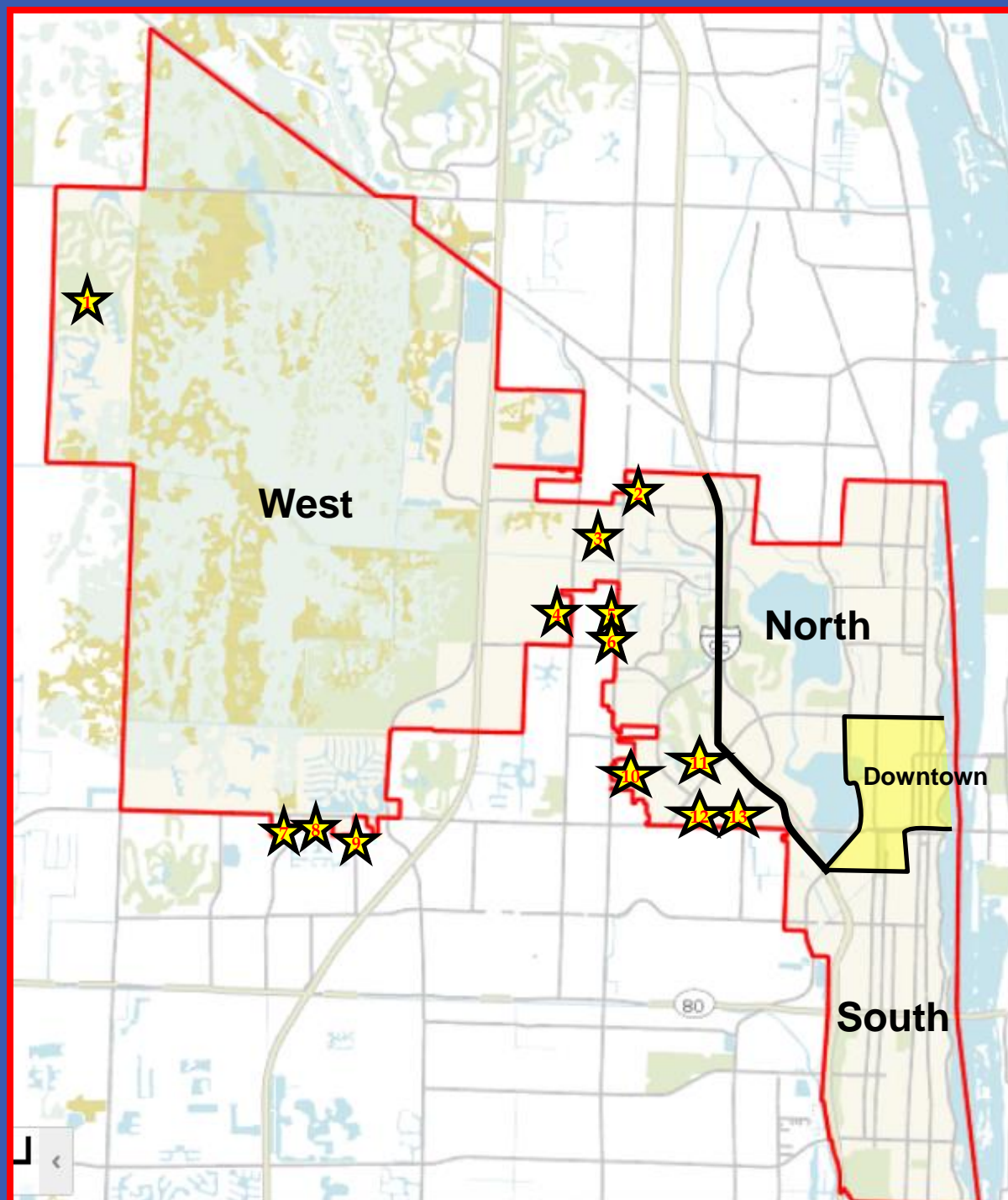
# City of West Palm Beach West End Update



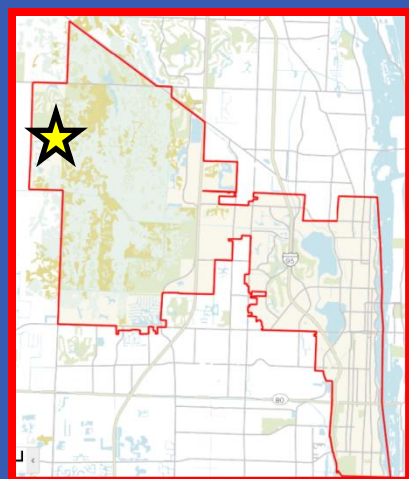


## West End Projects

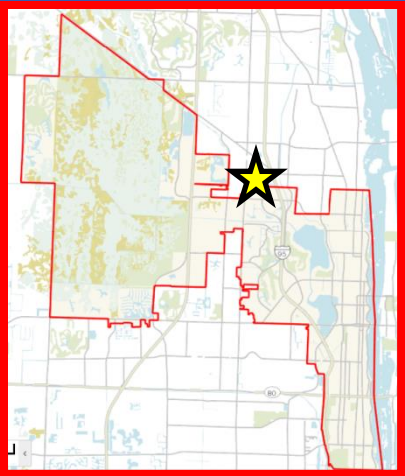
1. Ibis Rec. Improvements
2. Auto Zone store
3. Haverhill Baseball Stadium
4. Charleston Commons
5. Tara Cove
6. Oxbridge Academy Renovations
7. Bella Vita
8. Golden Lakes Car Wash
9. Skees Road Development
10. Northwood/Keiser College
11. City Furniture Outparcel
12. Auto Dealerships on Okeechobee
13.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



# Ibis Golf and Country Club Recreational Improvements

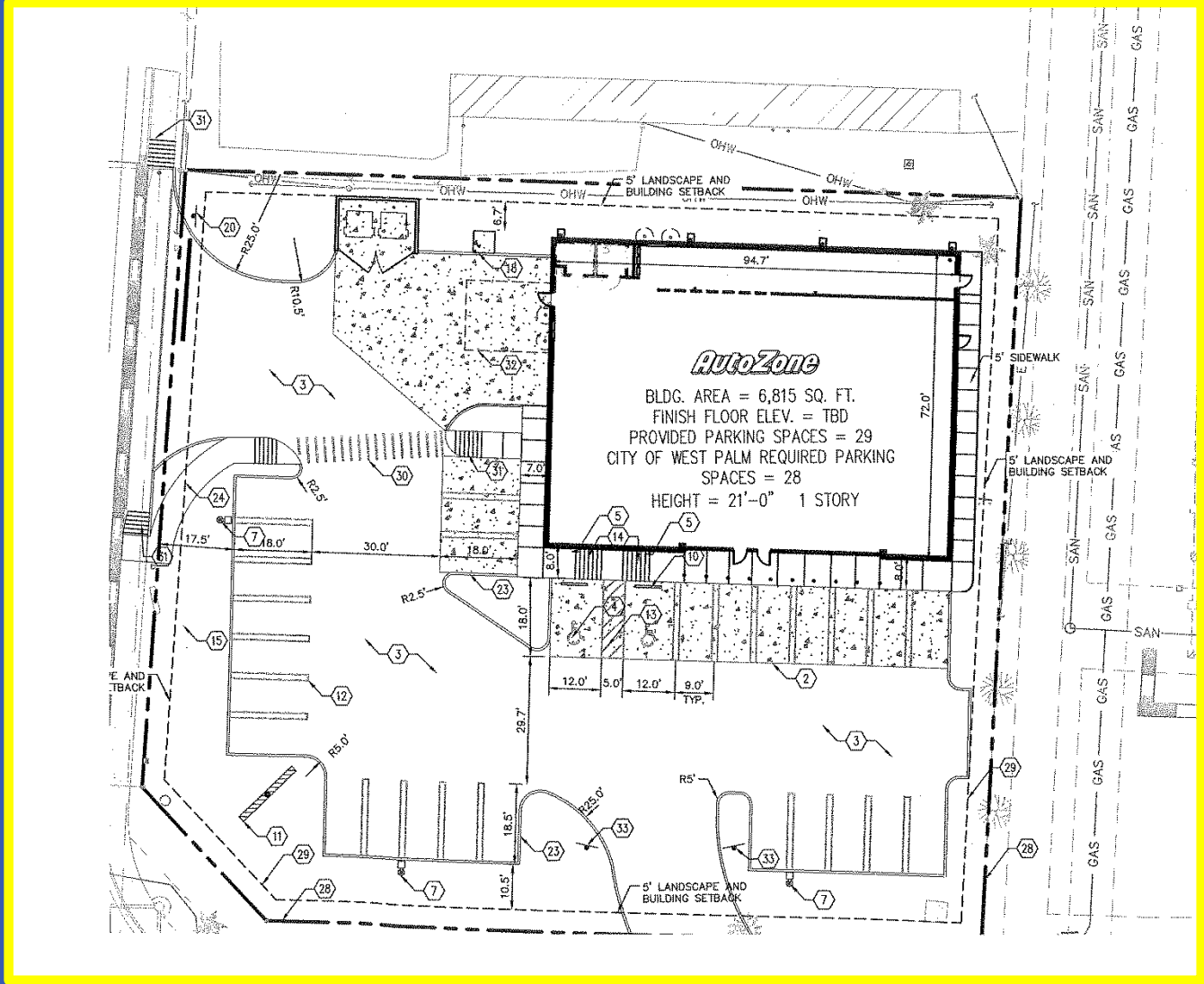


# Auto Zone Store



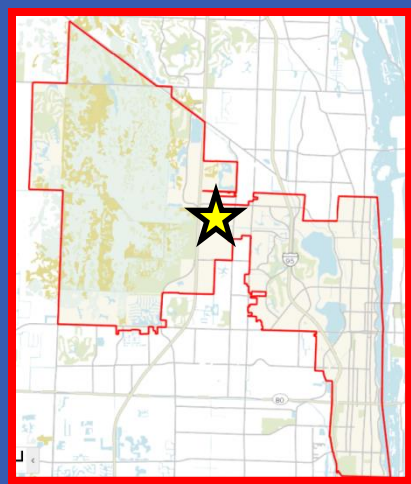
## STATUS

*A new AutoZone store located at 5600 North Military Trail (the northeast corner of Military Trail and 45<sup>th</sup> Street) is approved.*





# Haverhill Baseball Complex

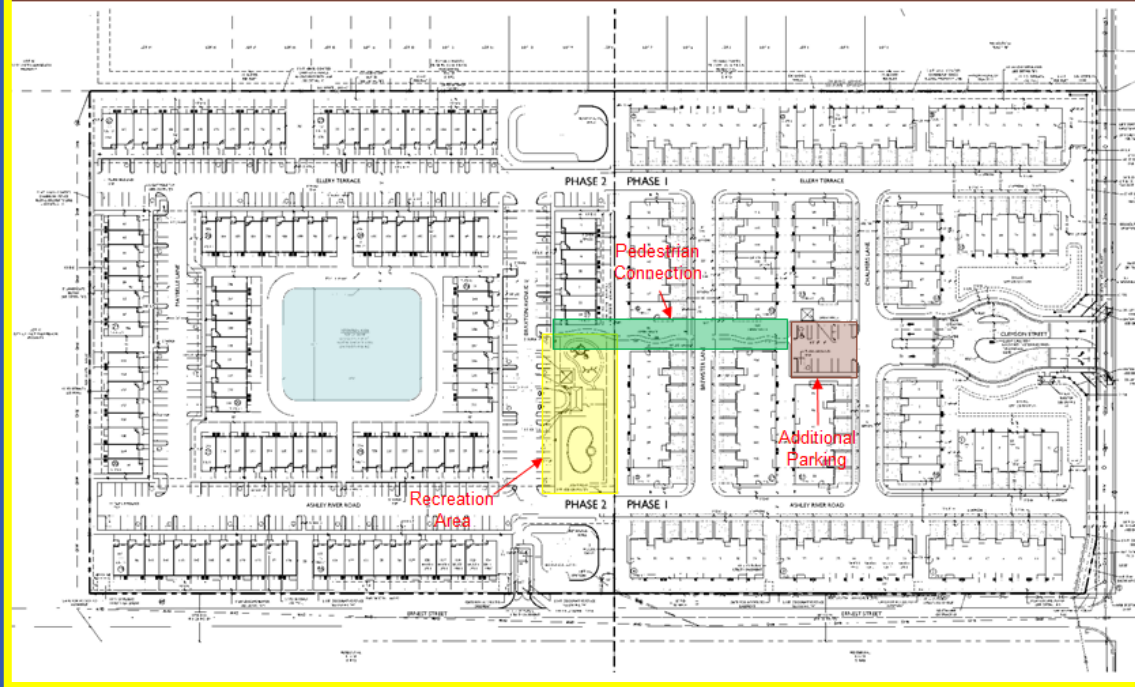


Spring Training  
Baseball facility for the  
Washington Nationals  
And  
Houston Astros  
And  
City Park

# Charleston Commons

Phase II 125 units

Phase I 116 units

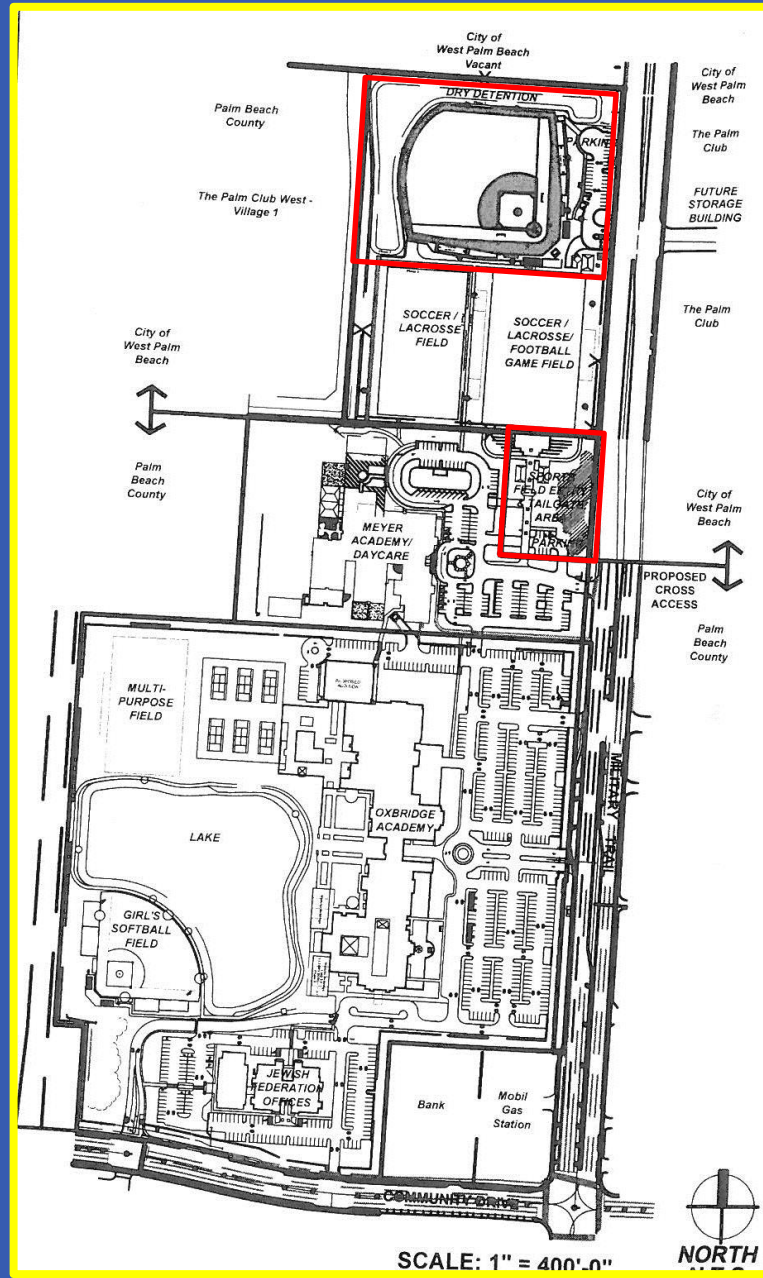
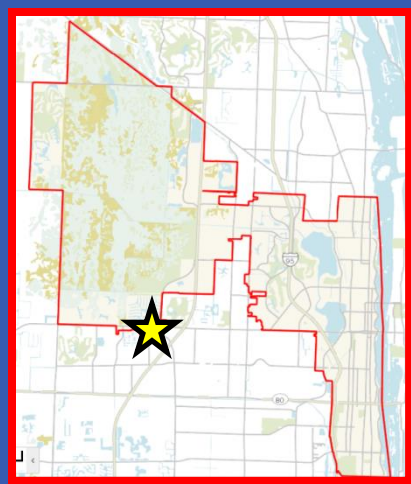




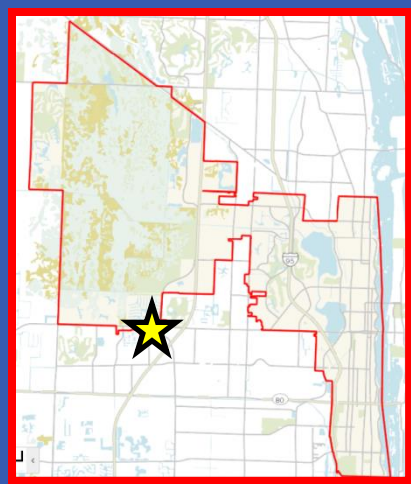




# Oxbridge Academy Expansion

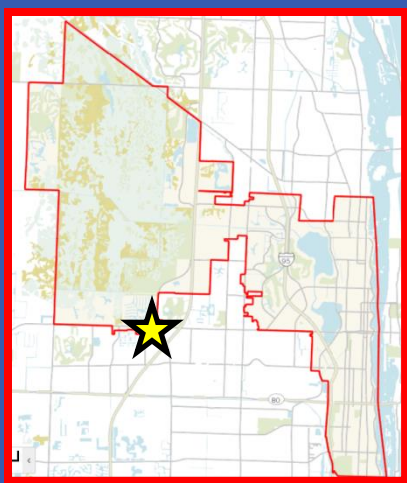


# Bella Vita





# Golden Lakes Car Wash



**NORTH ELEVATION**

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



**WEST ELEVATION**

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



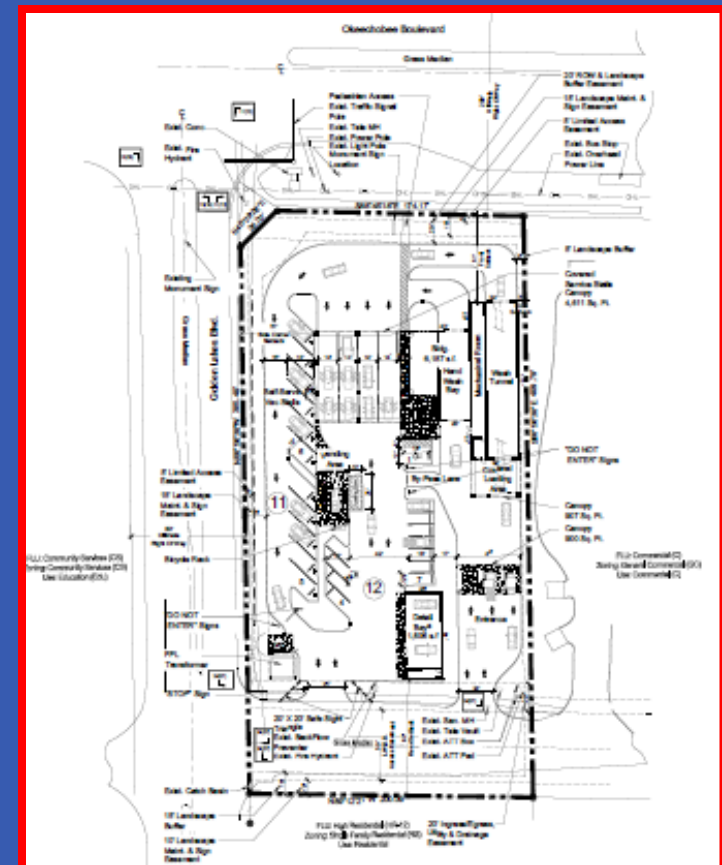
**SOUTH ELEVATION**

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



**EAST ELEVATION**

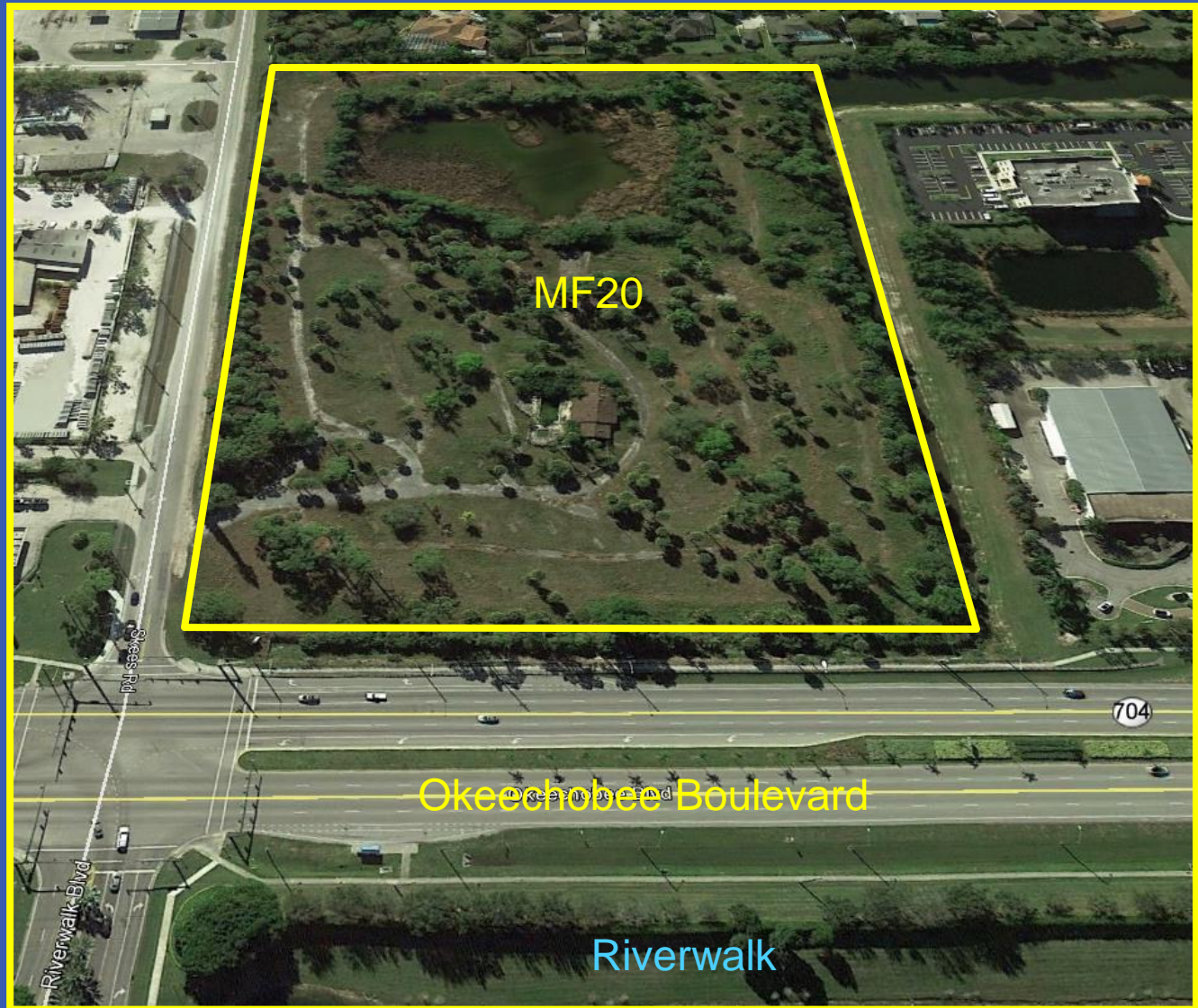
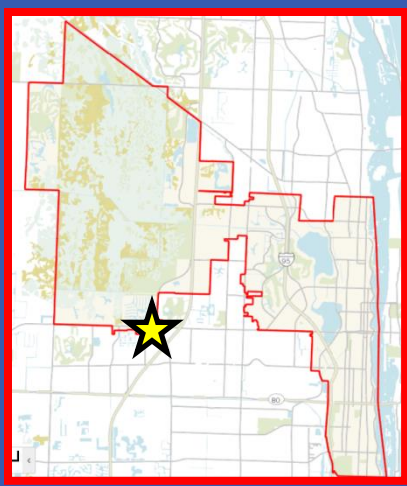
SCALE: 1/16" = 1'-0"





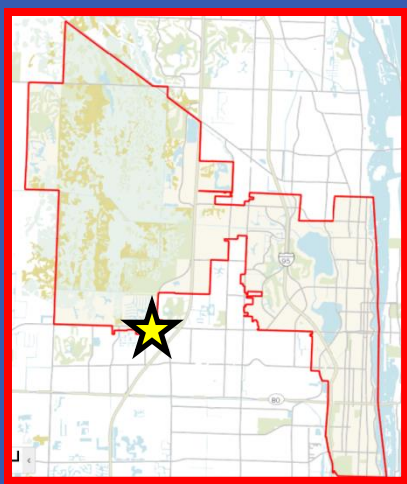
# Skees Road Development

13.8 acre Development on Okeechobee Boulevard



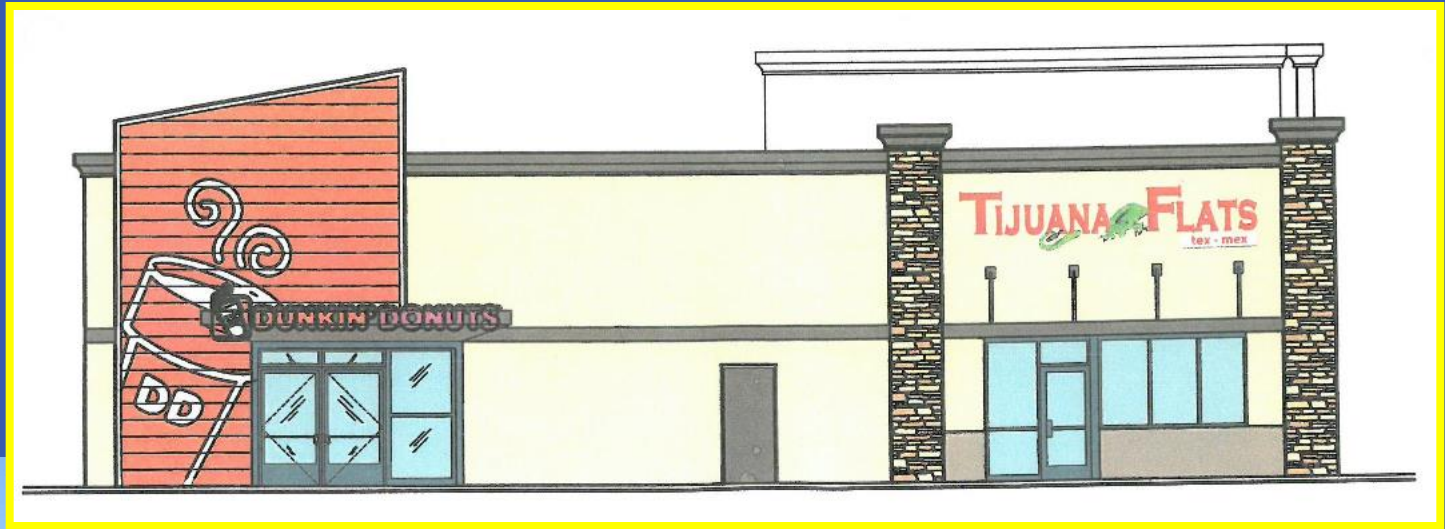
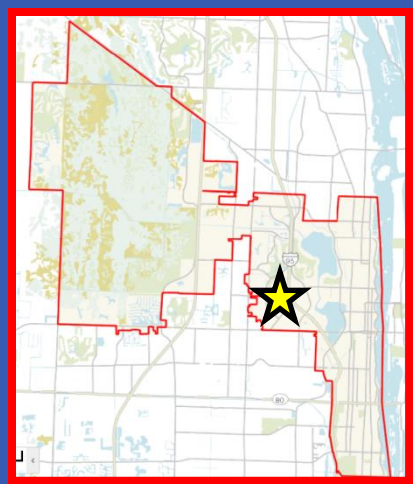


# Northwood/Keiser College



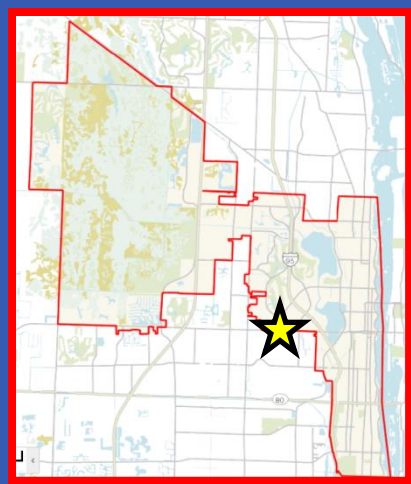


# City/Ashley Furniture CPD Major Amendment





# Auto Dealerships on Okeechobee Blvd.



Lamborgini  
Palm Beach



Drive Time



Napleton



Schumacher



Braman  
Audi

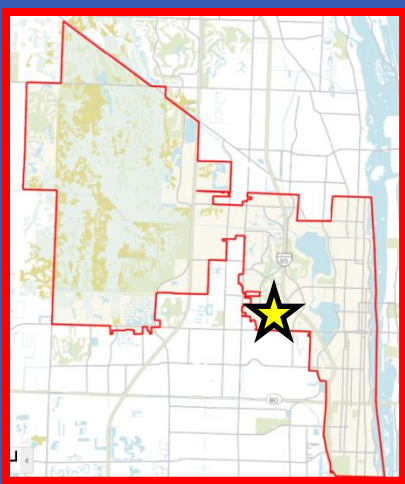


Roger Dean





# Braman Car Dealership



CONCEPT SKETCH

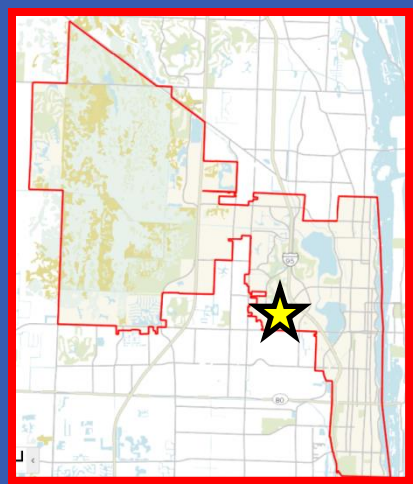
NEW BRAMAN CAR DEALERSHIP  
OKEECHOBEE BOULEVARD  
WEST PALM BEACH, FLORIDA



CONCEPT SKETCH

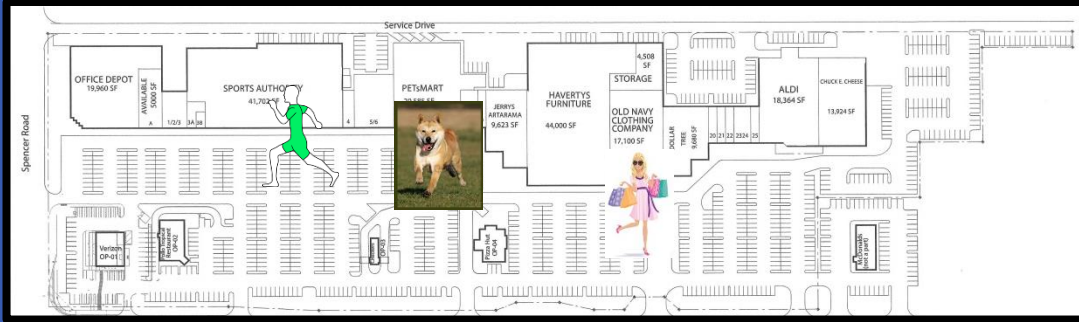
NEW BRAMAN CAR DEALERSHIP  
OKEECHOBEE BOULEVARD  
WEST PALM BEACH, FLORIDA

# Braman Audi Car Dealership

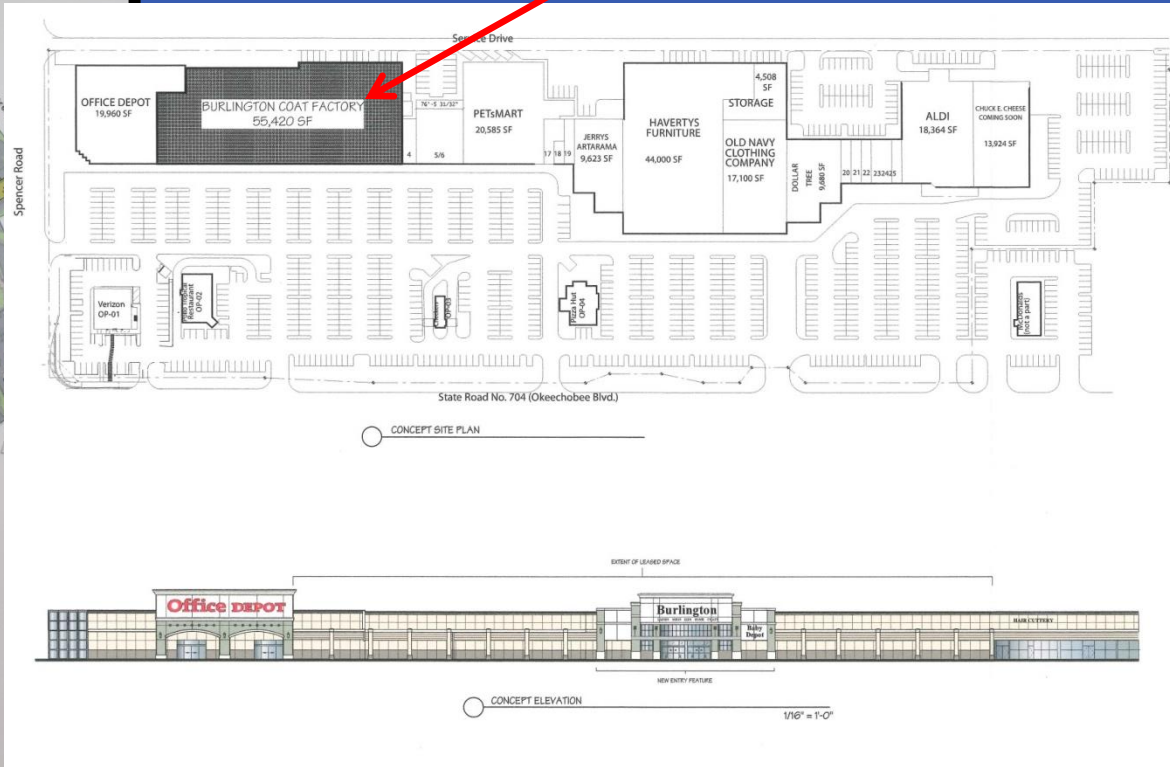




# Westward Shopping Center



**Burlington Coat  
Factory**



# City of West Palm Beach Downtown Update





## Downtown Projects



## Hotel Projects

1. Hilton Hotel (Convention Center)
2. Marriott Residence Inn
3. Old City Hall Site
4. Clematis St. Boutique Hotel
5. Palm Harbor Hotel
6. Datura Hotel
7. Transit Village  
(1,401 total rooms)

## Government Projects

8. Fire Station #4
9. P.B.C. Convention Ctr. Garage
10. 4<sup>th</sup> District Court of Appeal

## Other Projects

11. Loftin Place
12. 550 Quadrille Development
13. Clematis Place
14. All Aboard Florida
15. 3 Thirty-Three
16. Esperante Improvements

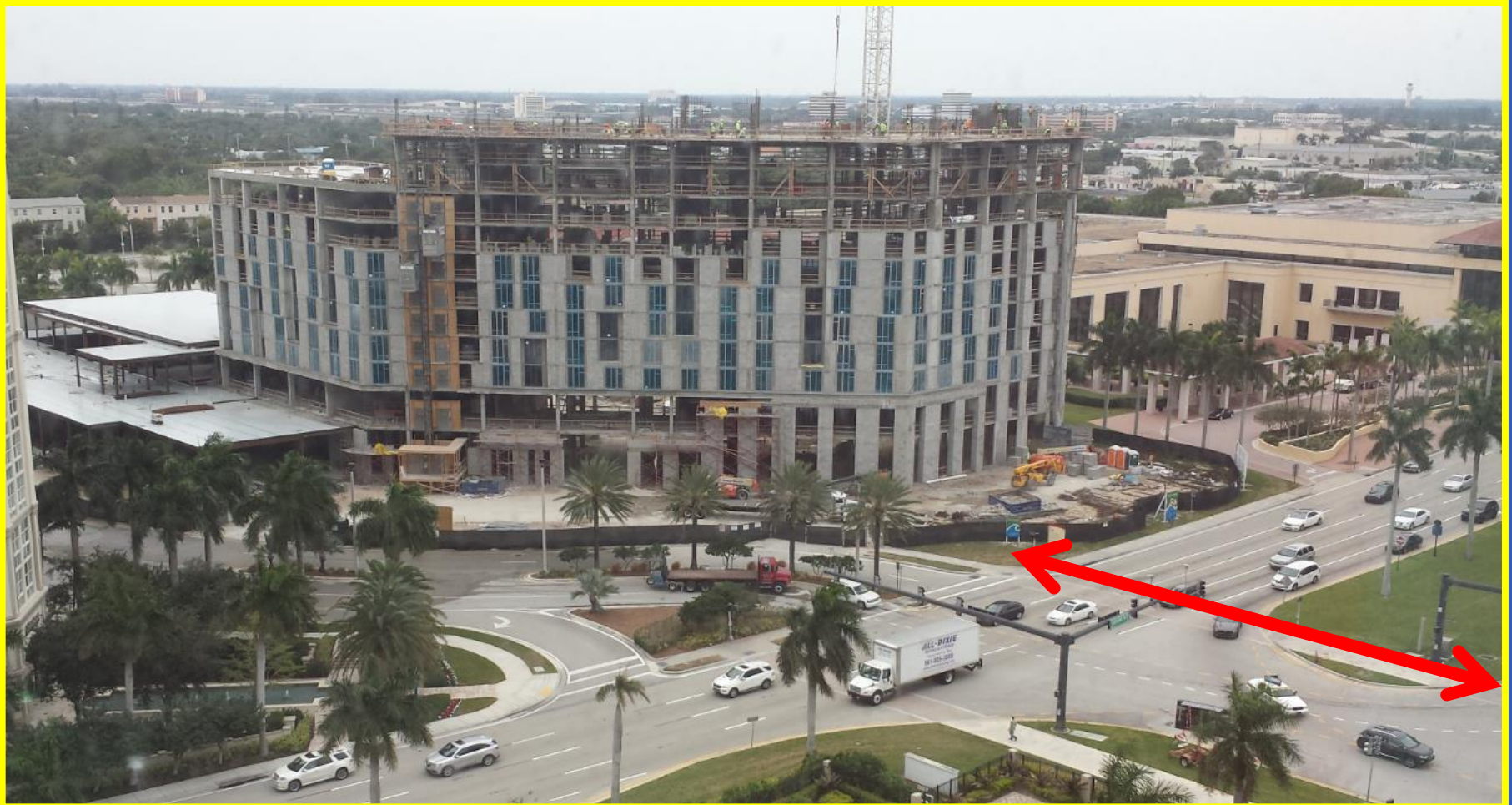
# City of West Palm Beach Downtown Update



## Hotels



# Hilton Hotel (Convention Center)





# Marriott Residence Inn (Dixie/Hibiscus – 151 rooms)





**1. Old City Hall Site  
– 180 rooms**



**2. Clematis Boutique Hotel  
– 96 rooms**



**3. Palm Harbor Hotel  
– 108 rooms**



**4. Datura Hotel  
– 166 rooms**





# Transit Village

\* Hotel - 300 rooms

\* Residential - 420 units

\* Office – 335,862 sf





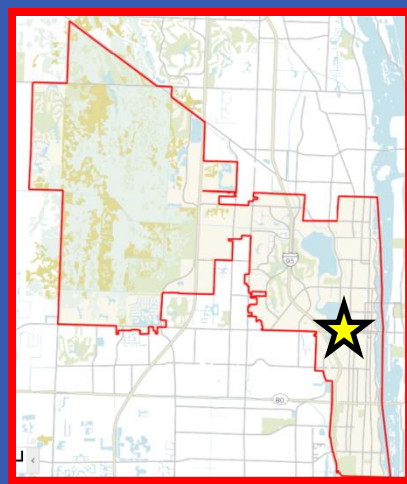
# City of West Palm Beach Downtown Update



## Government Projects

# Fire Station #4

(1718 Parker Avenue in Howard Park)



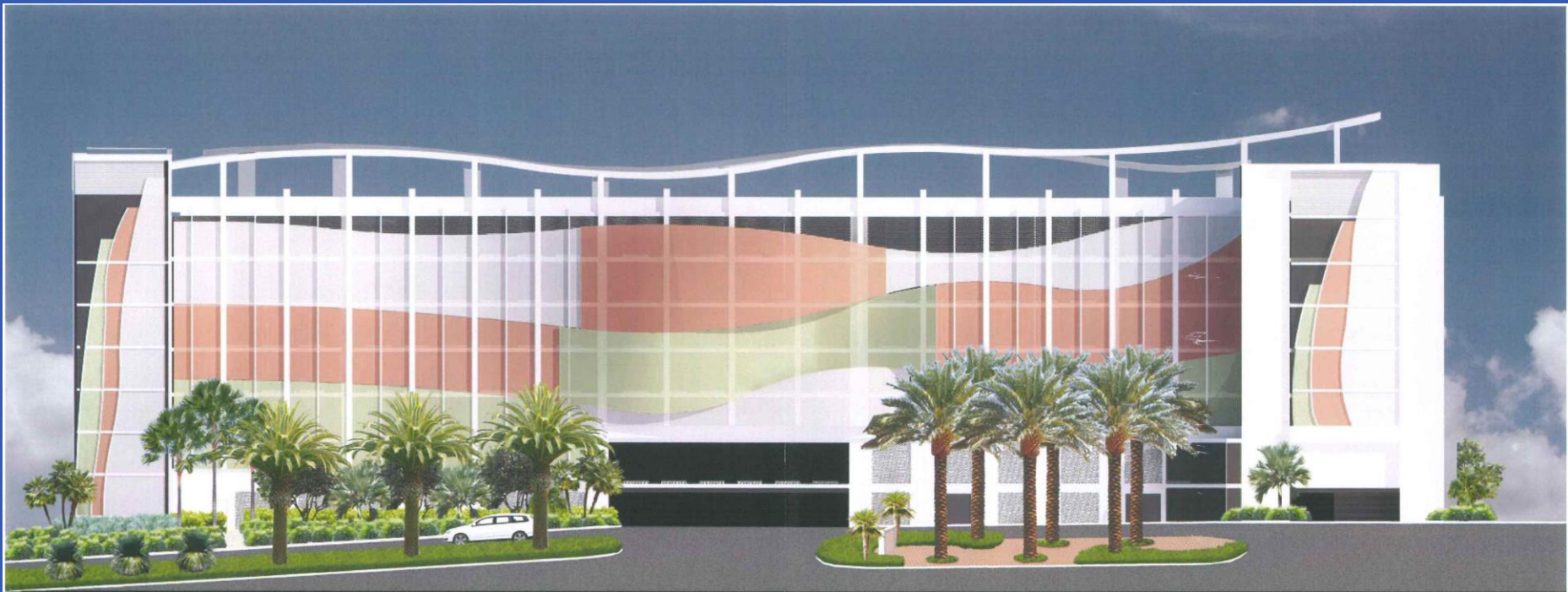
WEST ELEVATION



EAST ELEVATION



# Palm Beach County Convention Center Garage



PALM BEACH COUNTY CONVENTION CENTER  
PARKING GARAGE

NORTH ELEVATION

LEO A DALY  
PLANNING ARCHITECTURE ENGINEERING INTERIORS

pg.1

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





# City of West Palm Beach Downtown Update



## Other Projects

# Loftin Place

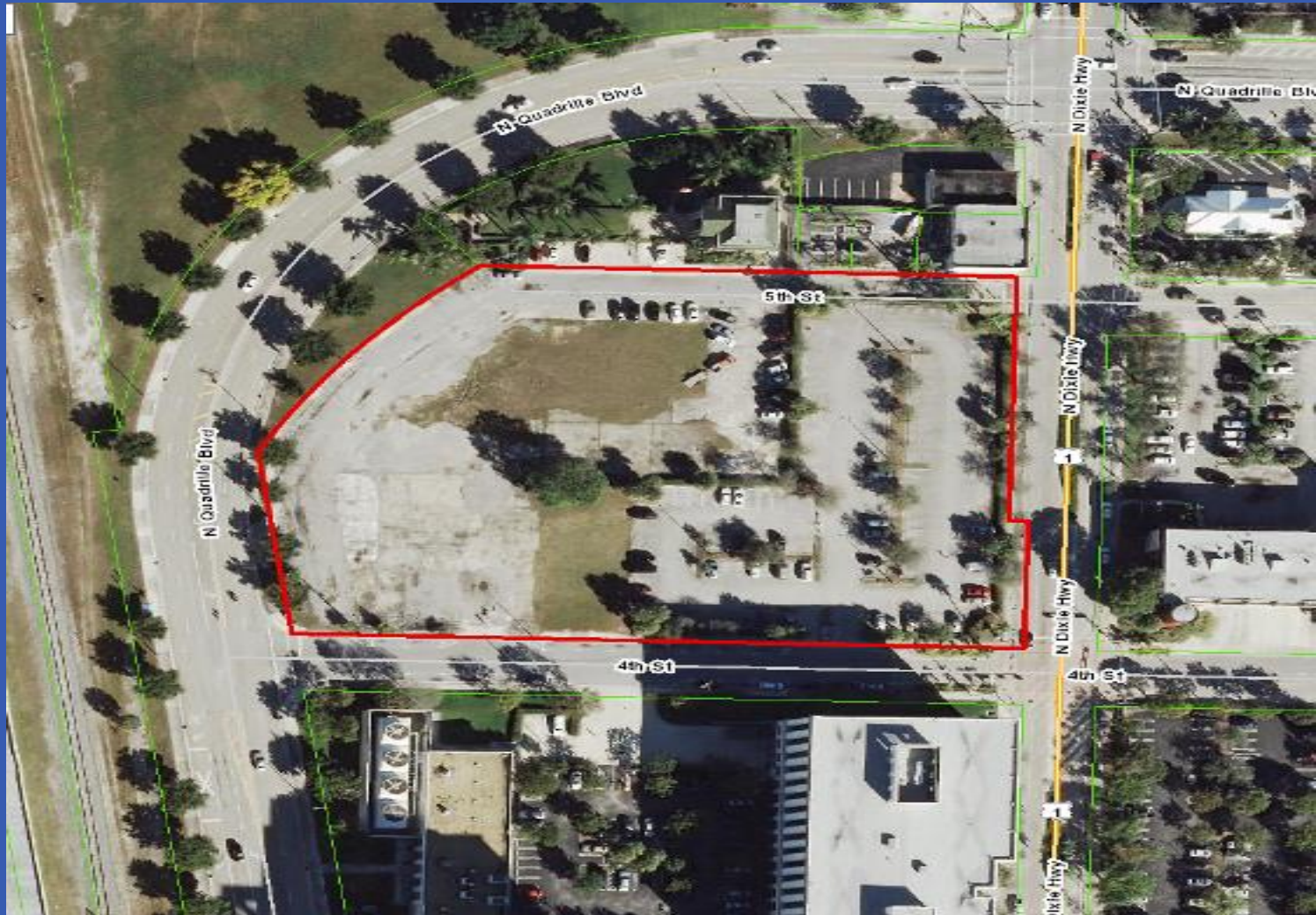


*Development underway on Phase 1 for a total of 459 apartments at the property between 6<sup>th</sup> Street and Eucalyptus (Dixie Highway to Olive Avenue).*

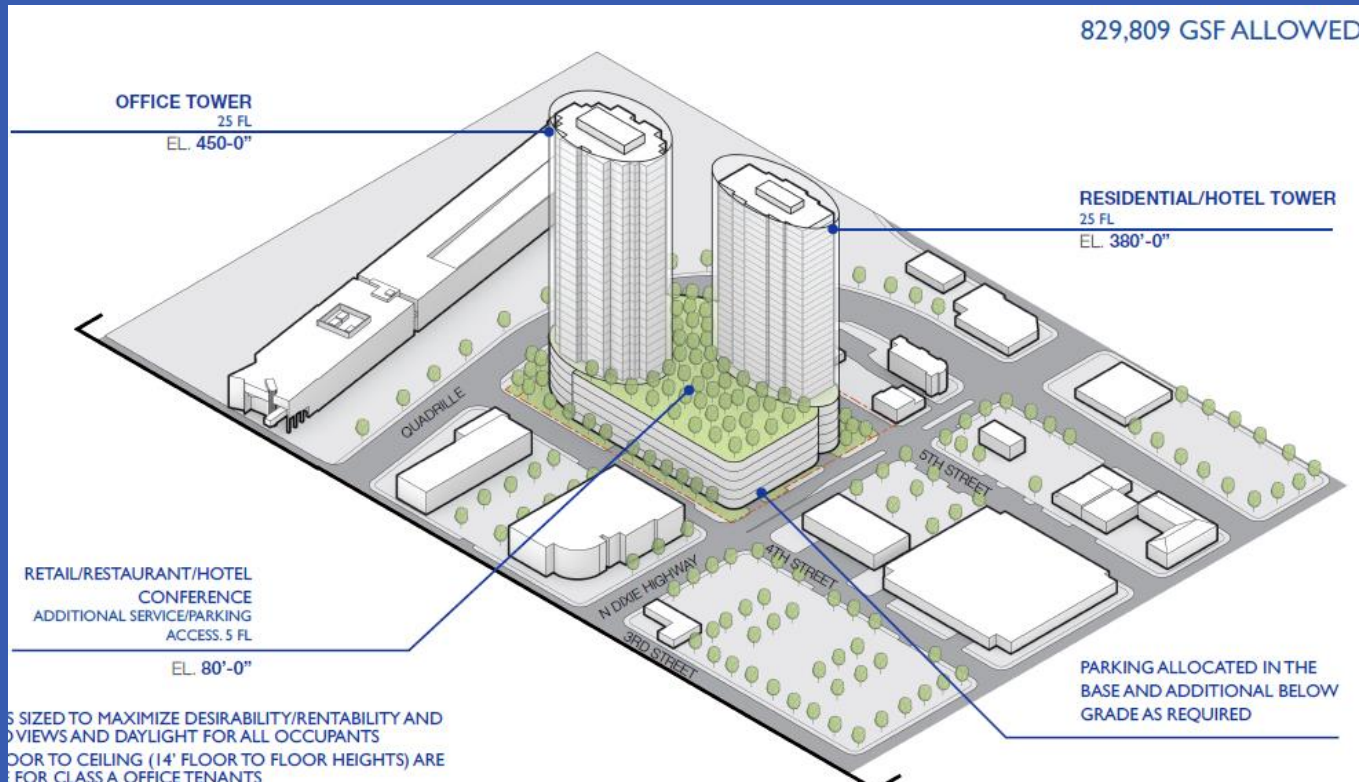
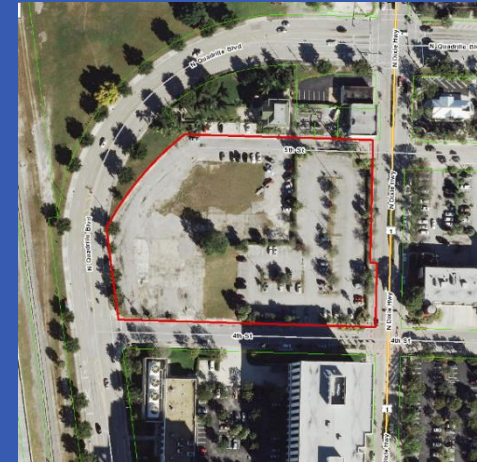




# Amendment to Art. IV, Section 94-118 QGD- 550 Quadrille



# DMP Code Change – 550 Quadrille

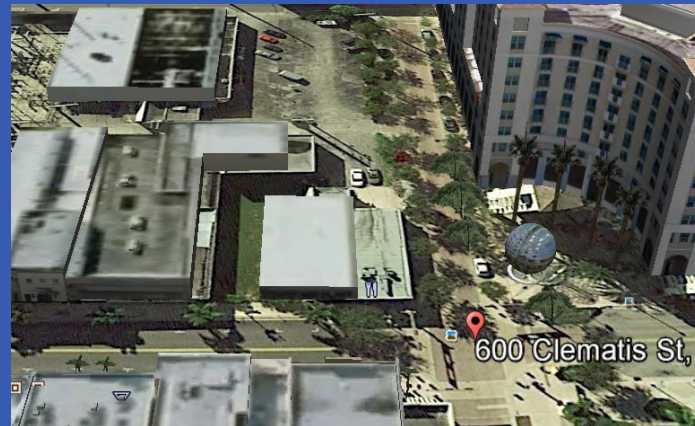




# Clematis Place



*The proposed development would consist of a 5-story building on Clematis Street and a 12 story residential tower on the south side. The project would include 50,000 s.f. of retail and 166 residential units*





# All Aboard Florida





# 3 Thirty Three

(formerly Central Park Plaza)



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

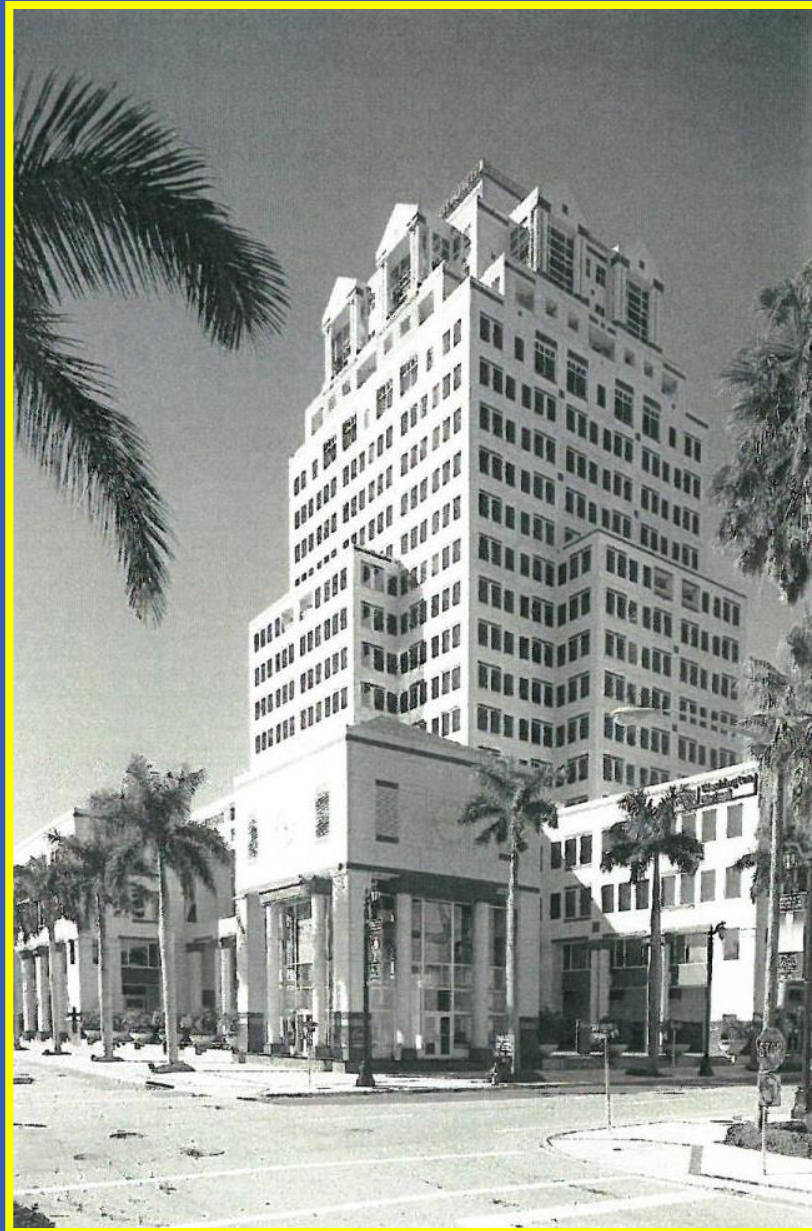


# Esperante PD Amendment



Esperante adding:

- 1) a new direct ground floor building entrance with a covered vehicle valet area on Chase Street,
- 2) a new outdoor seating area,
- 3) a plaza restaurant with a roof top garden,
- 4) a new ground floor retail building,
- 5) an internal bank with two drive thru lanes.





# Development Services Department Outreach Meeting



## Development Opportunities

# Sail Club

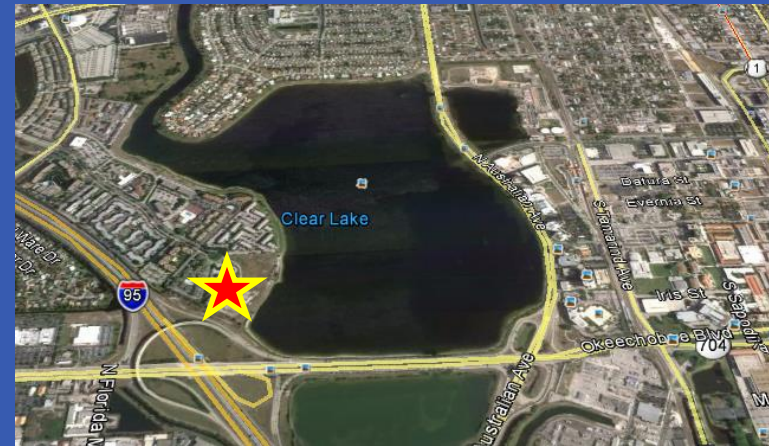


- \* Project approved on June 6, 2005 for 590 MF units.
- \* Multiple Buildout extensions granted.
- \* Construction began but never completed and the project has fallen into a major state of disrepair.
- \* \$1.5 million in liens currently assessed against the property owned by 207 separate entities.



# Sail Club

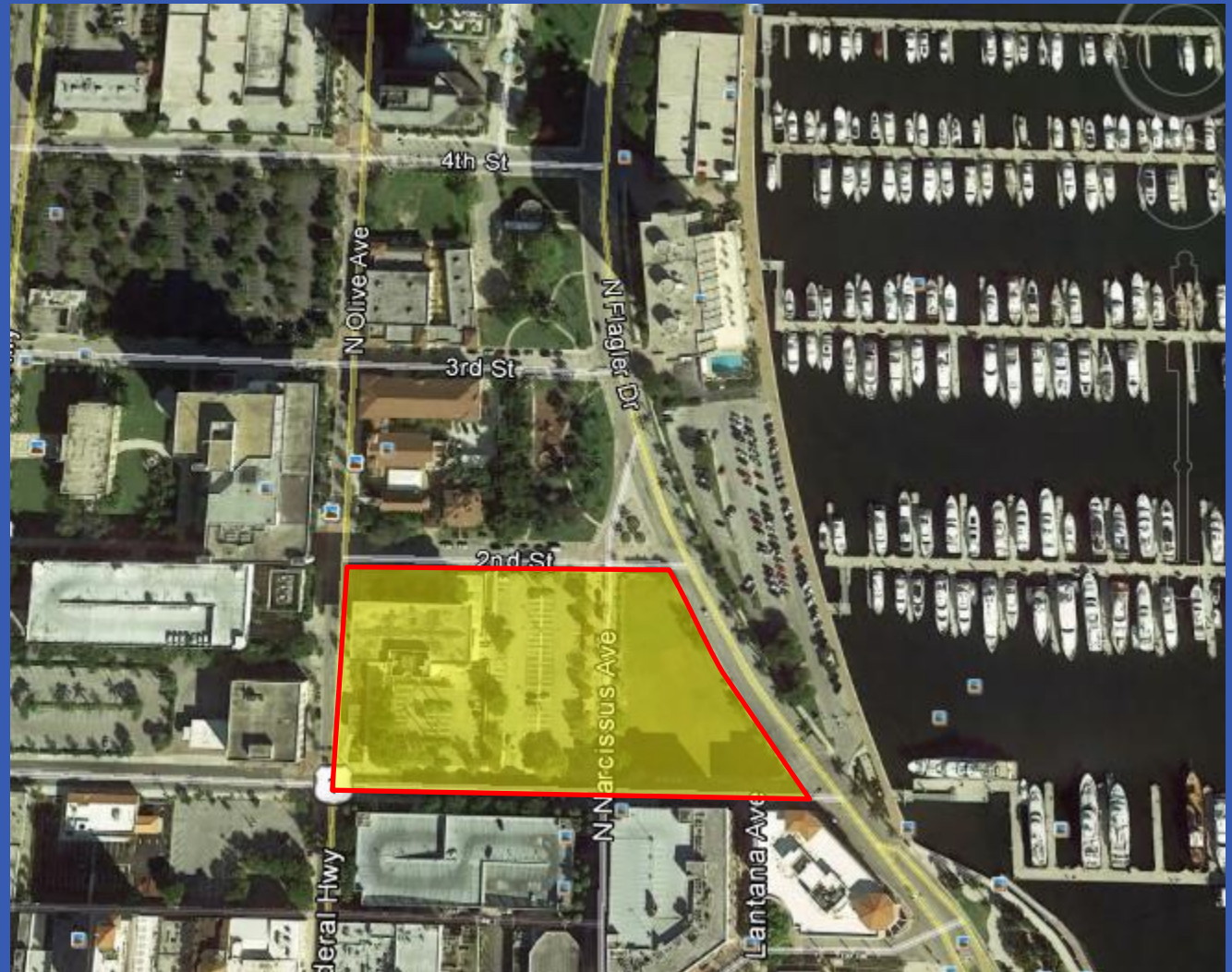
Motions through the  
bankruptcy court are being  
heard this morning at 9:30 a.m.





# Old City Hall Site

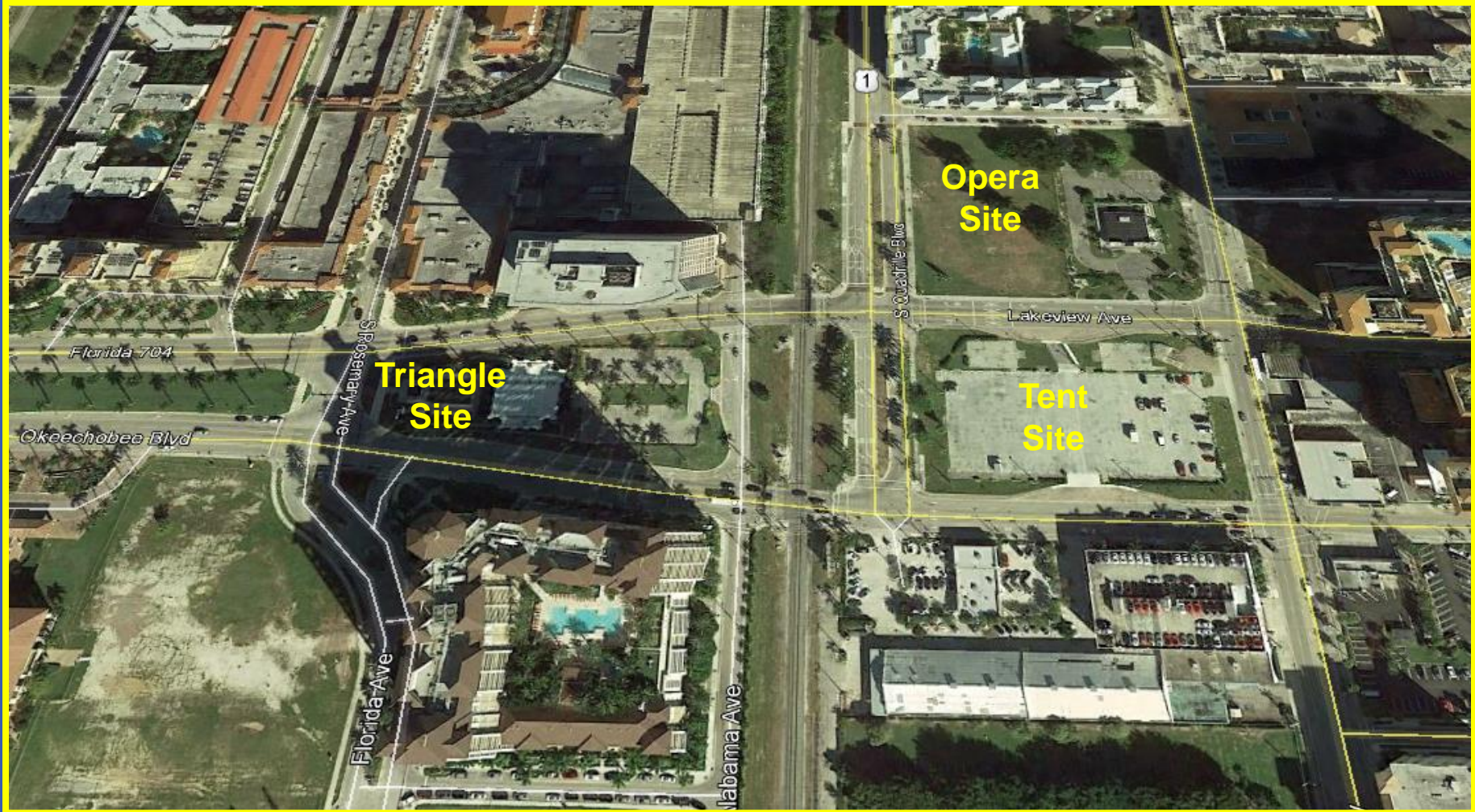
The WPB Community Redevelopment Agency is in negotiation to develop the 3+ acre site bounded by Flagler Drive, Olive Avenue, 2<sup>nd</sup> Street and Banyan Boulevard.







# Downtown Development Sites





# 8111 South Dixie Highway

Forest Hill H.S.

West Palm  
Beach Golf  
Course

I-95

Potential future SFR TA  
Train Station

Palm  
Coast  
Plaza



8111 S Dixie Hwy, West Palm Beach, FL 33405, USA

City of Lake Worth





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

Project	Status	2014	2015	2016	2017	2018	Total
<b>ACTIVE CASES</b>							
Evernia Place - 85 MF units	Completed		\$13,820,682				\$13,820,682
First Bank	Completed		\$776,250				\$776,250
Jefferson at WPB	Completed		\$20,000,000				\$20,000,000
Marriott residence Inn - 151 room	Completed			\$15,599,400			\$15,599,400
Morse Life Major PD Amend. to add 7000 sf	Completed		\$1,050,000				\$1,050,000
Palm Beach Outlets (outlet portion)	Completed		\$64,020,000				\$64,020,000
Palm Beach Outlets (remainder of mall)	Completed		\$26,790,000	\$26,790,000		\$16,950,000	\$70,530,000
Villas on Antique Row	Completed	\$4,401,000	\$9,500,000				\$13,901,000
Walgreens	Completed		\$2,223,000				\$2,223,000
Belmont Plaza Publix Rebuild	Under Construction			\$5,422,125			\$5,422,125
Charleston Commons	Under Construction			\$23,200,000			\$23,200,000
Dunbar Village RPD	Under Construction			\$7,425,000			\$7,425,000
Golden Lakes Car Wash	Under Construction			\$750,000			\$750,000
Hilton (Convention Center) Hotel	Under Construction				\$41,600,000		\$41,600,000
Ibis Country Club Expansion	Under Construction			\$20,000,000	\$10,000,000		\$30,000,000
Loftin Place	Under Construction			\$39,000,000	\$30,000,000		\$69,000,000
Meridian Building	Under Construction			\$543,387			\$543,387
Mizner Lakes	Under Construction			\$25,000,000	\$25,000,000		\$50,000,000
PCC Resorts (Single Family residential)	Under Construction				\$45,000,000		\$45,000,000
Valero Gas Station	Under Construction			\$300,000			\$300,000
Village Commons Publix Rebuild	Under Construction			\$5,422,125			\$5,422,125

## Summary

\$480 million  
Recently  
completed or  
currently in  
construction

# Summary

\$1.3 billion completed, under construction or approved

More than \$2 billion in the development pipeline <sup>97</sup>

3 Thirty Three (Central Park Plaza)	Approved				\$32,690,000		\$32,690,000
300 Palm Beach Lakes Blvd. (Nurses residence)	Approved			\$3,500,000			\$3,500,000
Artists Square	Approved				\$30,000,000		\$30,000,000
Auto Zone @ 45th St.	Approved				\$1,192,625		\$1,192,625
Bella Vita	Approved			\$26,850,000			\$26,850,000
Chapel by the Lake (1112 South Flagler)	Approved				\$283,000,000		\$283,000,000
Charleston Commons II	Approved				\$25,000,000		\$25,000,000
Clematis Place	Approved				\$22,875,000	\$22,675,000	\$45,550,000
Clematis Street Hotel	Approved				\$11,100,000		\$11,100,000
Datura Hotel	Approved				\$23,530,000		\$23,530,000
First Baptist Redevelopment	Approved				\$0		\$0
Hanley Center	Approved			\$3,397,600		\$5,200,000	\$8,597,600
Hillcrest Manor	Approved			\$11,945,600		\$3,200,000	\$15,145,600
Palm Beach Motorcars Abandonment	Approved					\$1,500,000	\$1,500,000
Palm Harbor Marina Resort	Approved	Permits			\$9,000,000		\$9,000,000
Phillips Point Major Amendment	Approved			\$750,000			\$750,000
Sea Palm Resort (Hotel)	Approved				\$201,000,000		\$201,000,000
TRG/Related & Rybovich Major Amendment	Approved				\$59,625,000	\$59,625,000	\$119,250,000
Subtotal:		\$4,401,000	\$138,179,932	\$215,895,237	\$850,612,625	\$109,150,000	\$1,318,238,794
City/Ashley Furniture Tijuana flats & Dunkin Donuts	Submitted				\$900,000		\$900,000
Dunbar Village Silver Palm Place RPD	Submitted				\$9,000,000		\$9,000,000
Fifteen 15 South Flagler	Submitted				\$55,000,000		\$55,000,000
Good Samaritan Hospital Expansion	Submitted				\$12,996,400		\$12,996,400
Norton Museum Master Plan	Submitted				\$30,000,000	\$30,000,000	\$60,000,000
Tara Cove	Submitted				\$10,000,000		\$10,000,000
Transit Village (TOD)	Submitted				\$50,000,000		\$50,000,000
Wawa Convenience Store (Belvedere/Australian)	Submitted				\$1,070,825		\$1,070,825
80 Points West	Not Submitted				\$32,000,000		\$32,000,000
Old City Hall site	Not Submitted					\$51,000,000	\$51,000,000
Skees Road development	Not Submitted					\$27,250,000	\$27,250,000
Palm Beach Opera Site	Not Submitted						\$0
Tent Site (Okeechobee Boulevard)	Not Submitted						\$0
Triangle Site (Okeechobee Boulevard)	Not Submitted						\$0
550 Quadrille Boulevard	Not Submitted				\$200,000,000	\$200,000,000	\$400,000,000
Subtotal:		\$0	\$0	\$0	\$400,967,225	\$308,250,000	\$709,217,225
Total:		\$4,401,000	\$138,179,932	\$215,895,237	\$1,251,579,850	\$417,400,000	\$2,027,456,019



### West Palm Beach Development and Investment Forum

Date: Friday, April 10  
Time: 8:00am-10:00am  
Location: Kravis Center -  
The Cohen ~~Cayuga~~  
701 Okeechobee Blvd,  
West Palm Beach, FL

REGISTER



In Partnership With:



Join us at this exciting event in collaboration with the West Palm Beach Downtown Development Authority to hear the biggest players in development ~~discuss~~ why they are investing in the future of West Palm Beach.

Panel Discussion  
Moderator: Amir ~~Korany~~, Publisher, The Real Deal  
Jeff Greene, Investor  
Kenneth A. ~~Himmel~~, President & Chief Executive Officer, Related Urban  
Frank Navarro, President & Co-founder, Navaro ~~Lovely~~, Inc.  
Nader ~~Salour~~, Founding Principal, Cypress Realty of Florida

Overview of West Palm Beach  
Raphael Clemente, Executive Director, Downtown Development Authority

Presenting Sponsor



Major Sponsor



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Register

Online: [seflorida.uli.org](http://seflorida.uli.org)  
Phone: 800-321-5011 (reference# 8135-1504)  
Price: \$50

Join ULI and attend this event for free!  
Contact for more details: [Ereida.Agolli@uli.org](mailto:Ereida.Agolli@uli.org) or 954-783-9504

REGISTER

# WPB Development and Investment Forum

## Friday, April 10, 2015 Kravis Center 8:00 a.m. – 10:00 a.m.

**Questions and  
Comments?**