

# Development Services Department Outreach Meeting



October 16, 2014

# Agenda

- I. Introduction and Welcome
- II. Fiscal Year 2013-2014 Financial Update
- III. Departmental Updates
- IV. Summary of Development Activity
- V. Potential Development Opportunities
- VI. Other Citywide Updates
- VII. 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**



# Development Services Department Outreach Meeting



## Fiscal Year 2013/14 Financial Update



## DEVELOPMENT SERVICES ANALYSIS OF REVENUES COLLECTED

	Building	Business Tax	Planning	Code Enforcement*	Total
<b>FY12/13</b>					
(Budgeted)	\$4,957,313	\$3,045,000	\$300,000	\$238,500	\$8,540,813
(Actual)	\$5,793,215	\$2,883,545	\$418,932	\$310,159	\$9,405,851
+/-	\$835,902	-\$161,455	\$118,932	\$71,659	\$865,038
<b>FY13/14</b>					
(Budgeted)	\$4,441,600	\$2,890,600	\$323,060	\$311,700	\$7,966,960
(Actual)	\$9,680,347	\$3,266,603	\$374,455	\$402,354	\$13,723,759
+/-	\$5,238,747	\$376,003	\$51,395	\$90,654	\$5,756,799
<b>FY14/15</b>					
(Budgeted)	\$6,203,610	\$3,491,800	\$335,900	\$754,300	\$10,785,610
<b>Actual Revenue Collected</b>	* 410,000 in liens (Special Magistrate) moved from Law to Code Enforcement				

Dept. witnessed a 45.9% increase in revenues from FY2013 to FY2014. This translates to a more than \$4.3 million increase.



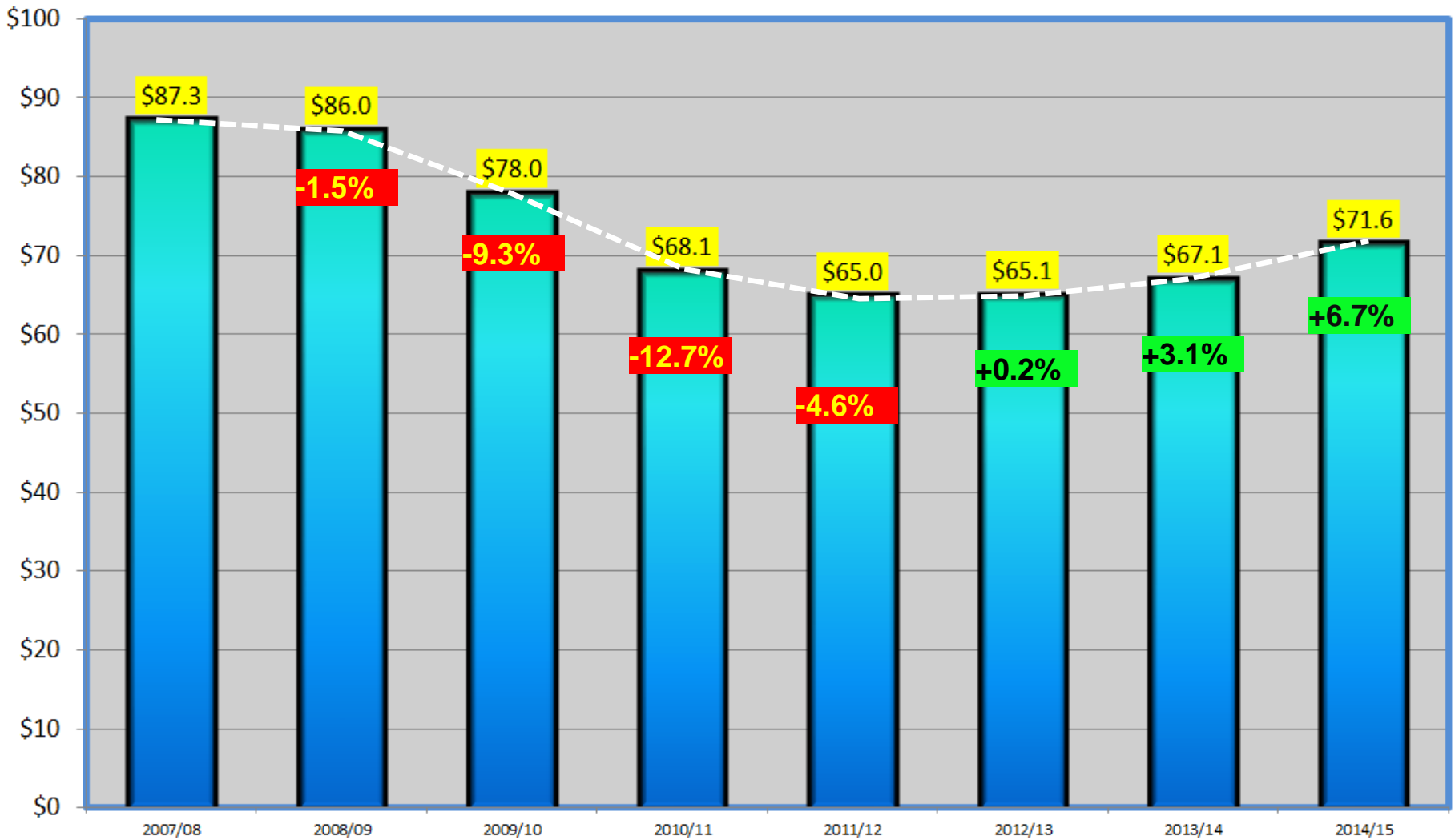
# History of Property Values

Property Values in Billions





## Property Tax Revenue



# Development Services Department Outreach Meeting



## Departmental Updates



# Building Permit Fees

2013-2014

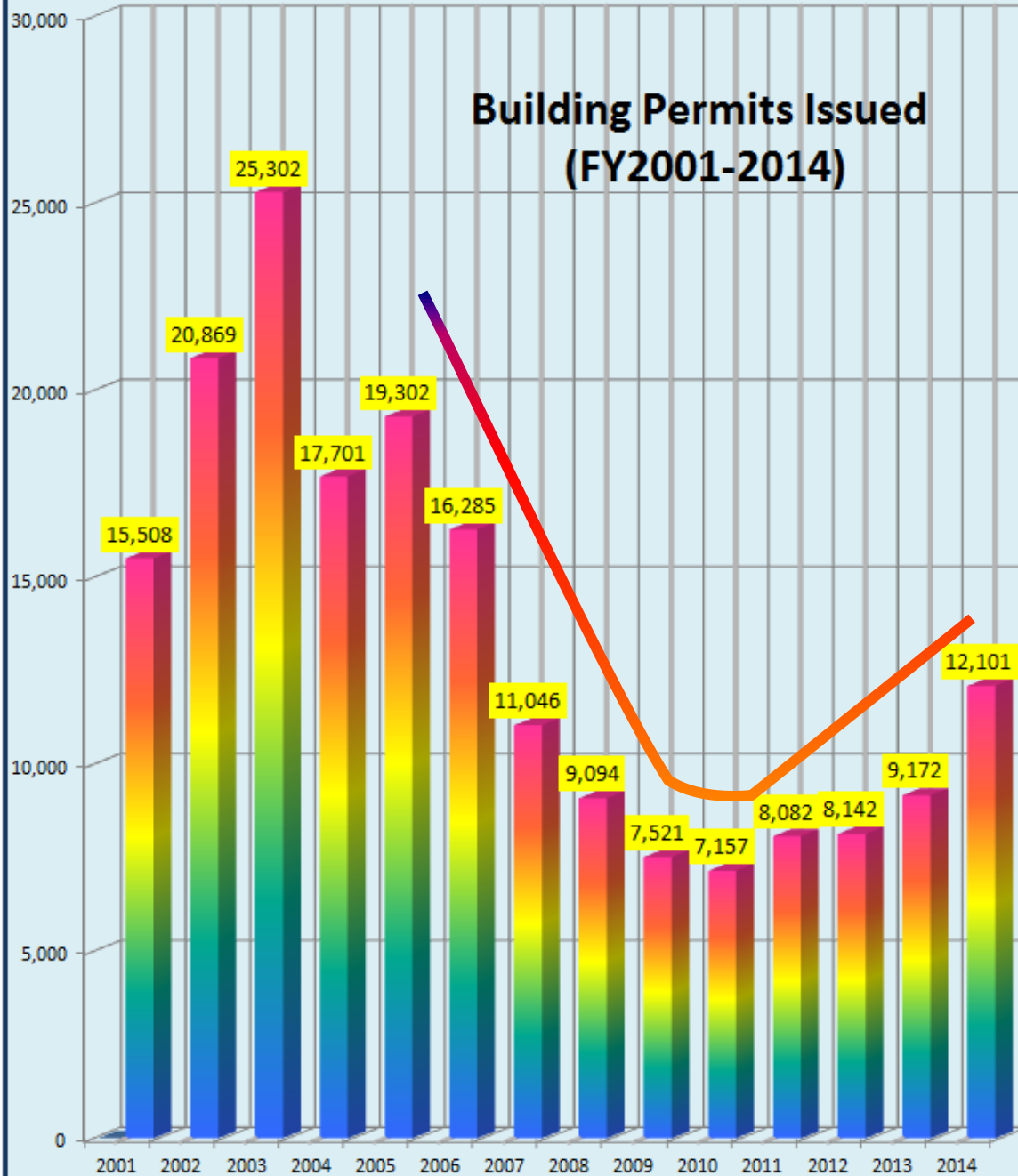
	Schedule A	Schedule B	Difference
Value of Bldg. Permits	< \$250,000,000	> \$250,000,000	

JUNE 2014

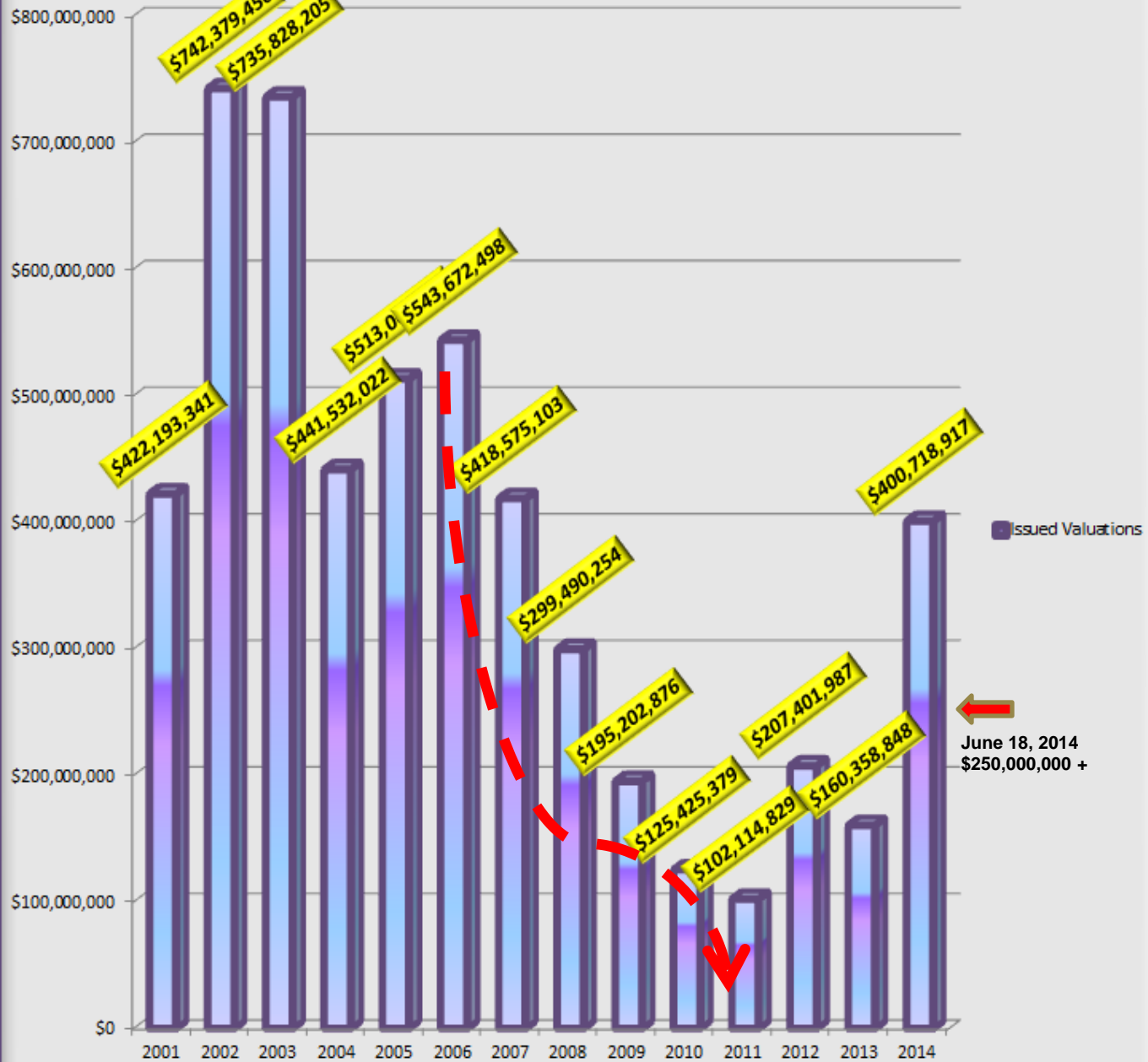
## Example:

\$ 500,000	\$ 14,539.83	\$ 11,377.30	- \$3,162.53 -21.8%
\$10,000,000	\$182,275.83	\$179,113.30	- \$3,162.53 -1.7%
\$20,000,000	\$322,055.81	\$283,948.30	-\$38,107.51 -11.8%
\$50,000,000	\$741,395.83	\$598,453.30	- \$142,942.53 -19.3%

## Building Permits Issued (FY2001-2014)

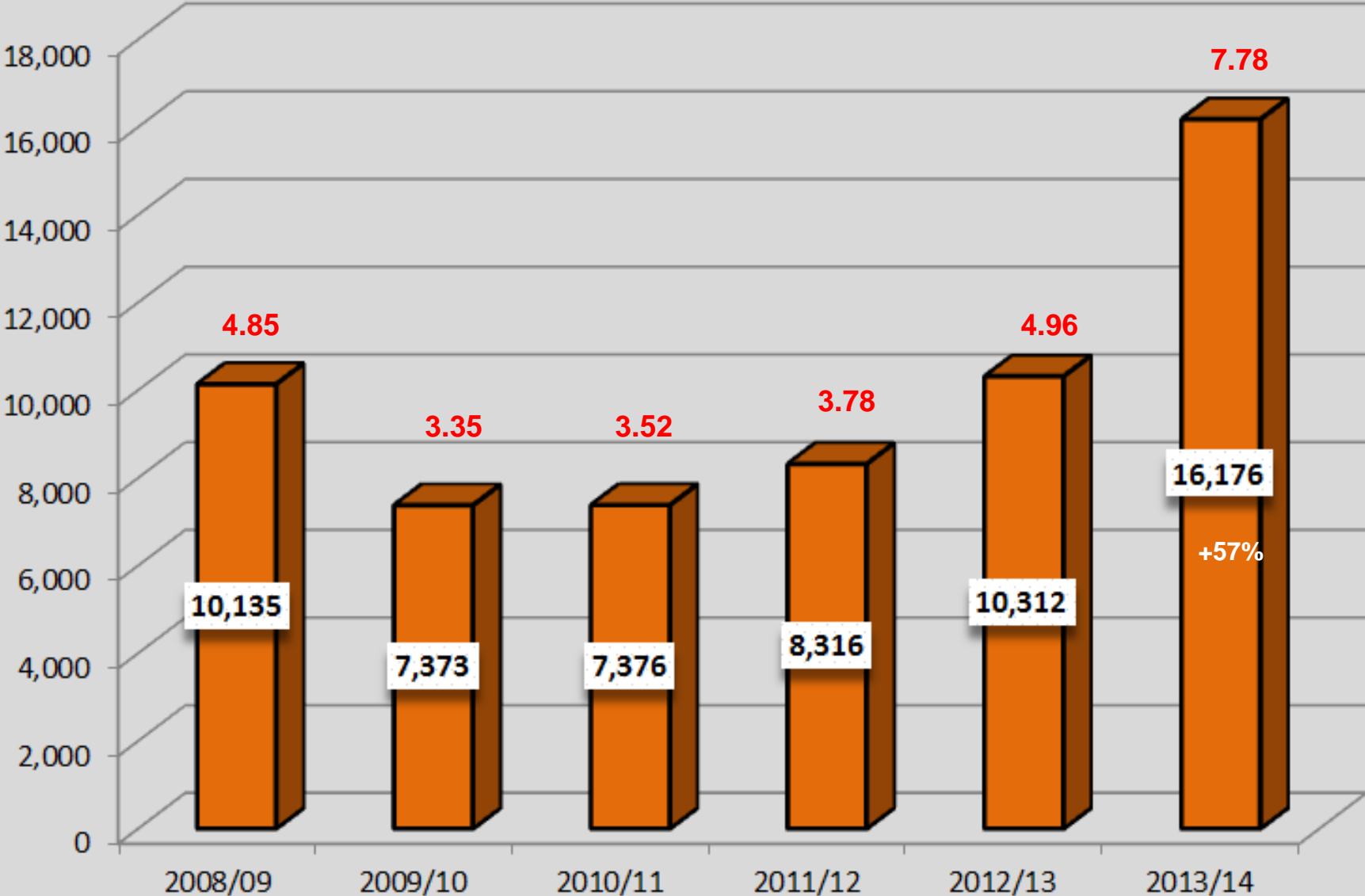


# Building Permit Values

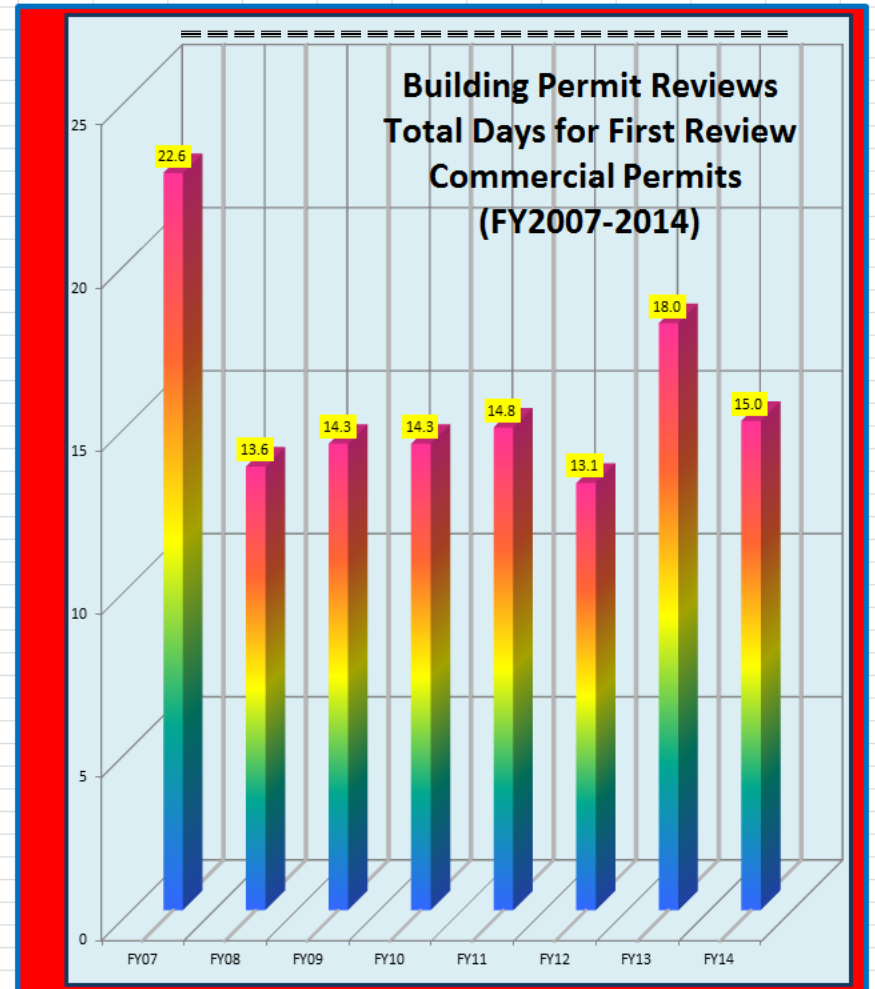
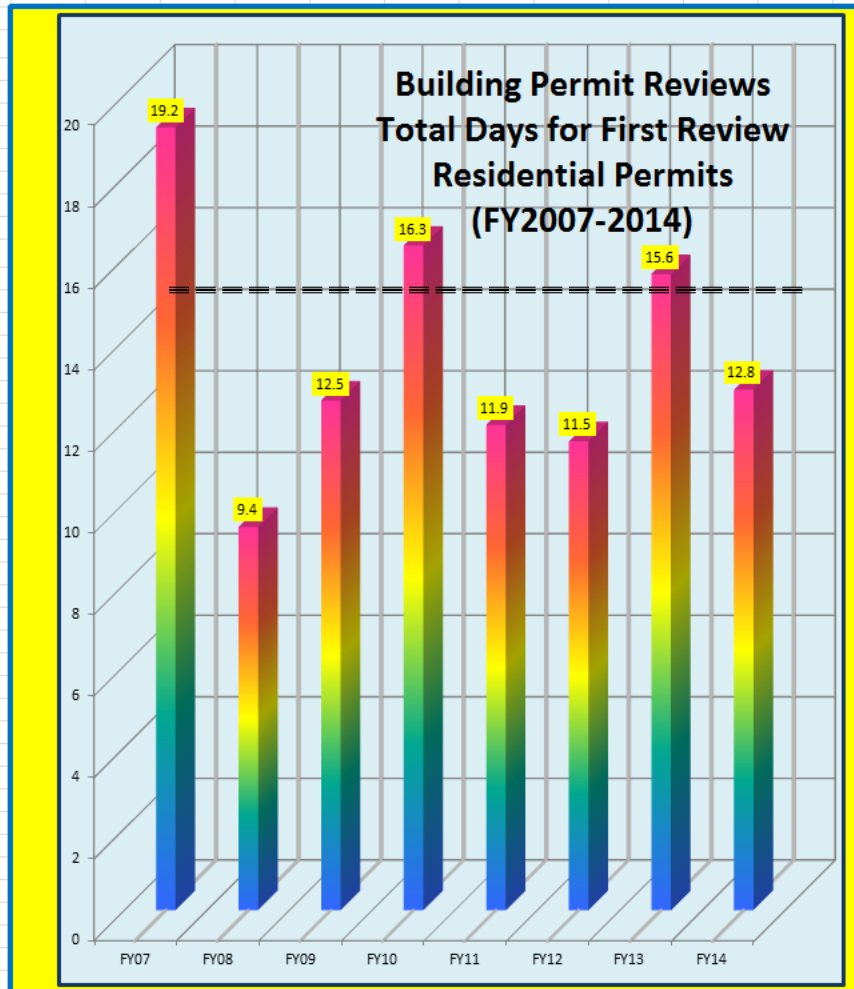


# Plan Reviews Completed

Reviews per Plan Reviewer/Day



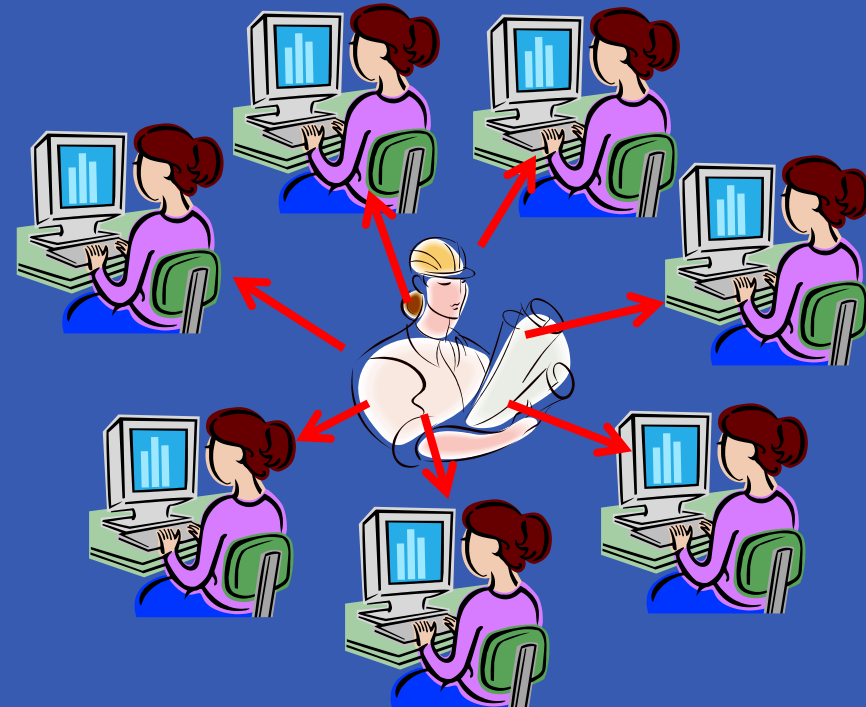
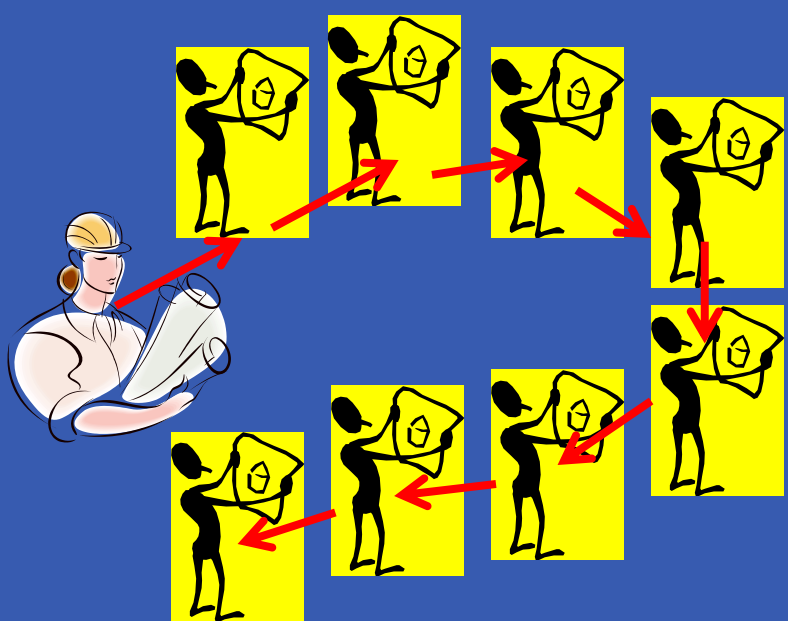
# Number of Days to Review Permits (Residential and Commercial) (Apply to Initial Review)



Department Goal: Residential – 14 calendar days

Commercial – 30 calendar days

# One Solution Implementation Go Live: March 2015



Zoning, Building, Plumbing, Mechanical,  
Electrical, Engineering, Traffic, Fire



# Citywide Employee FTE Count

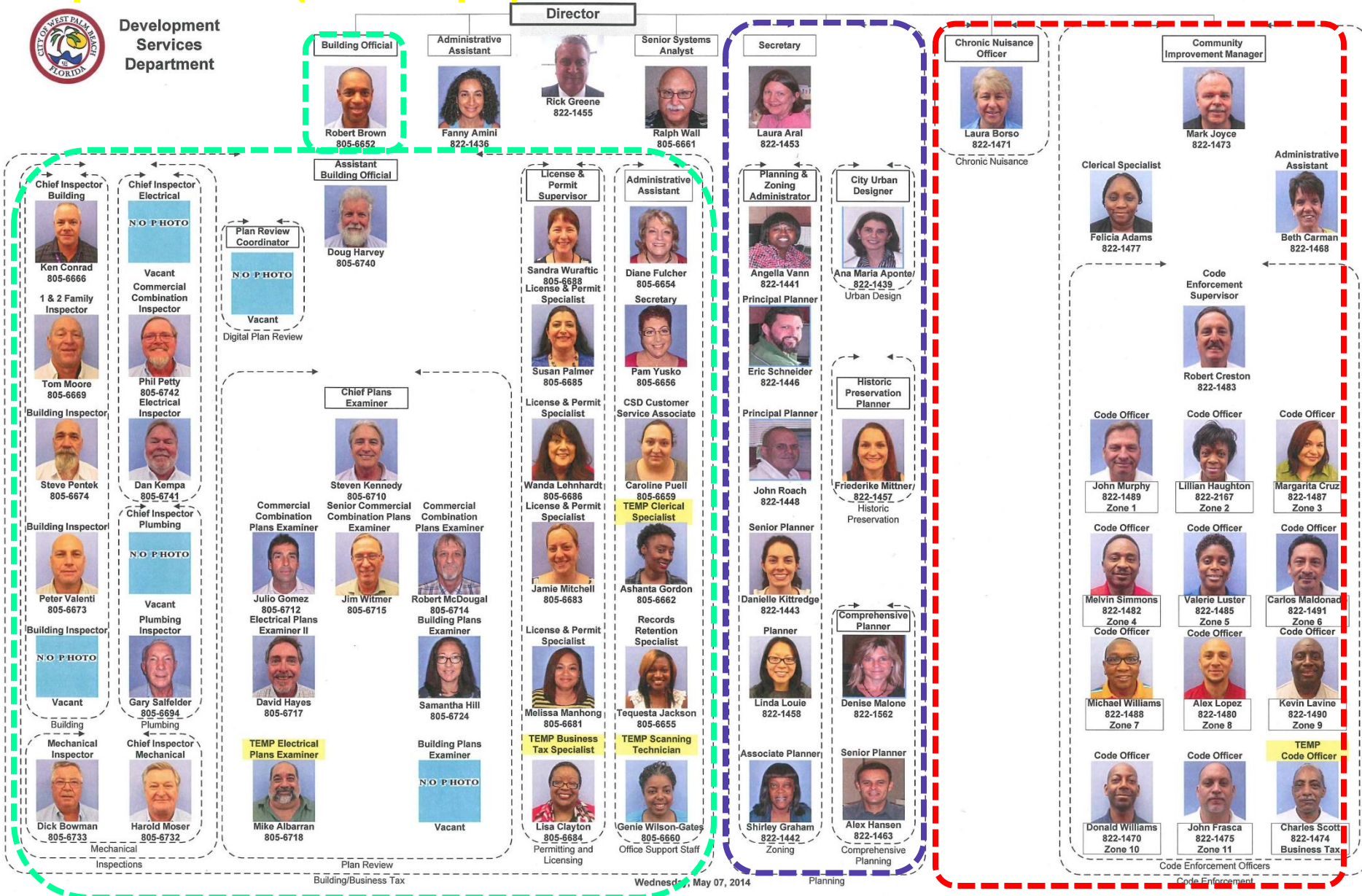


# Development Services Organizational Chart

## 61 positions (+5 temps) FY 2013-2014



### Development Services Department





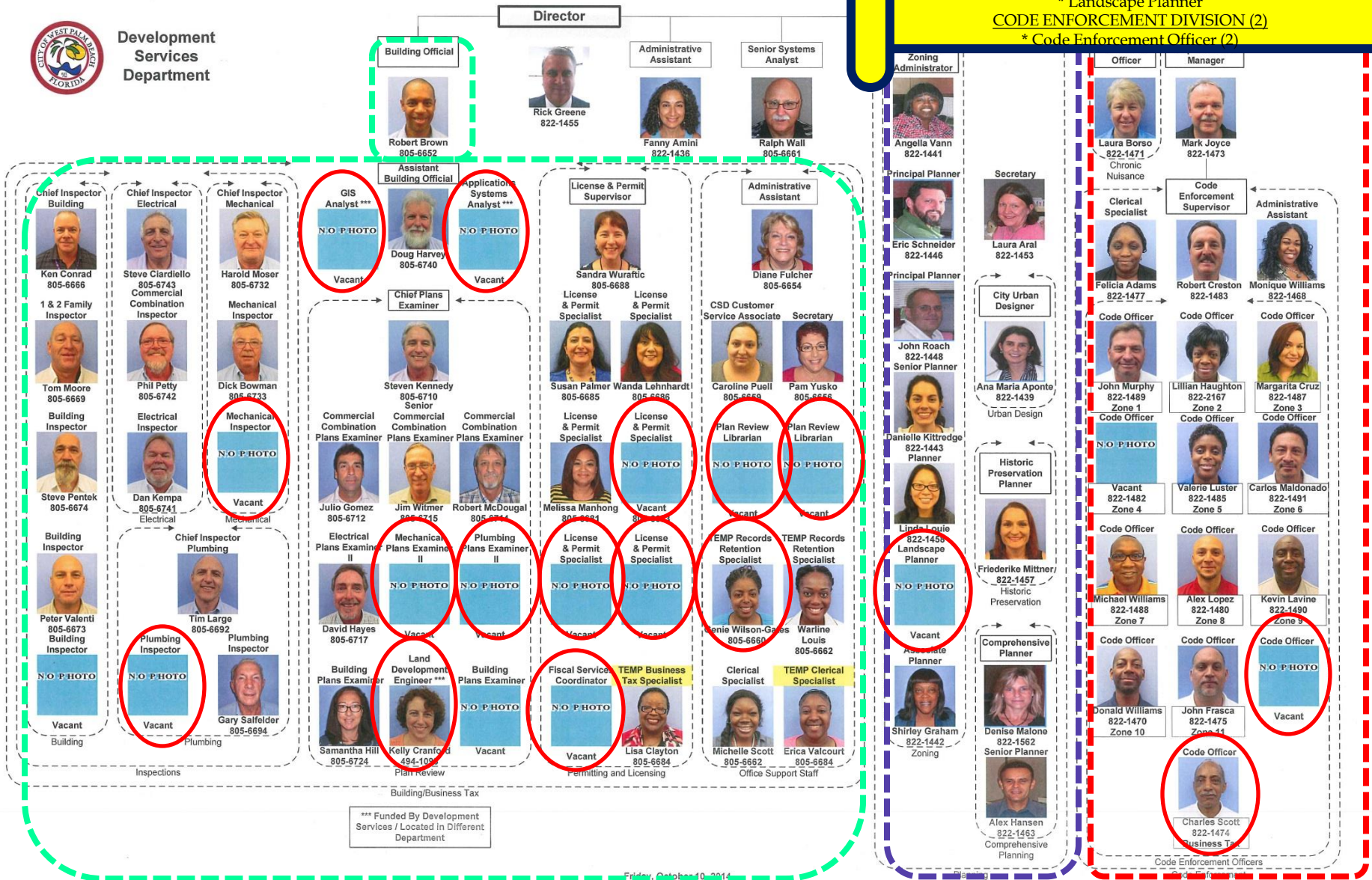
# Development Services Organ

## FY 2014-2015

77 positions (+2 temps)



Development Services Department



**BUILDING DIVISION (14)**

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

**PLANNING DIVISION (1)**

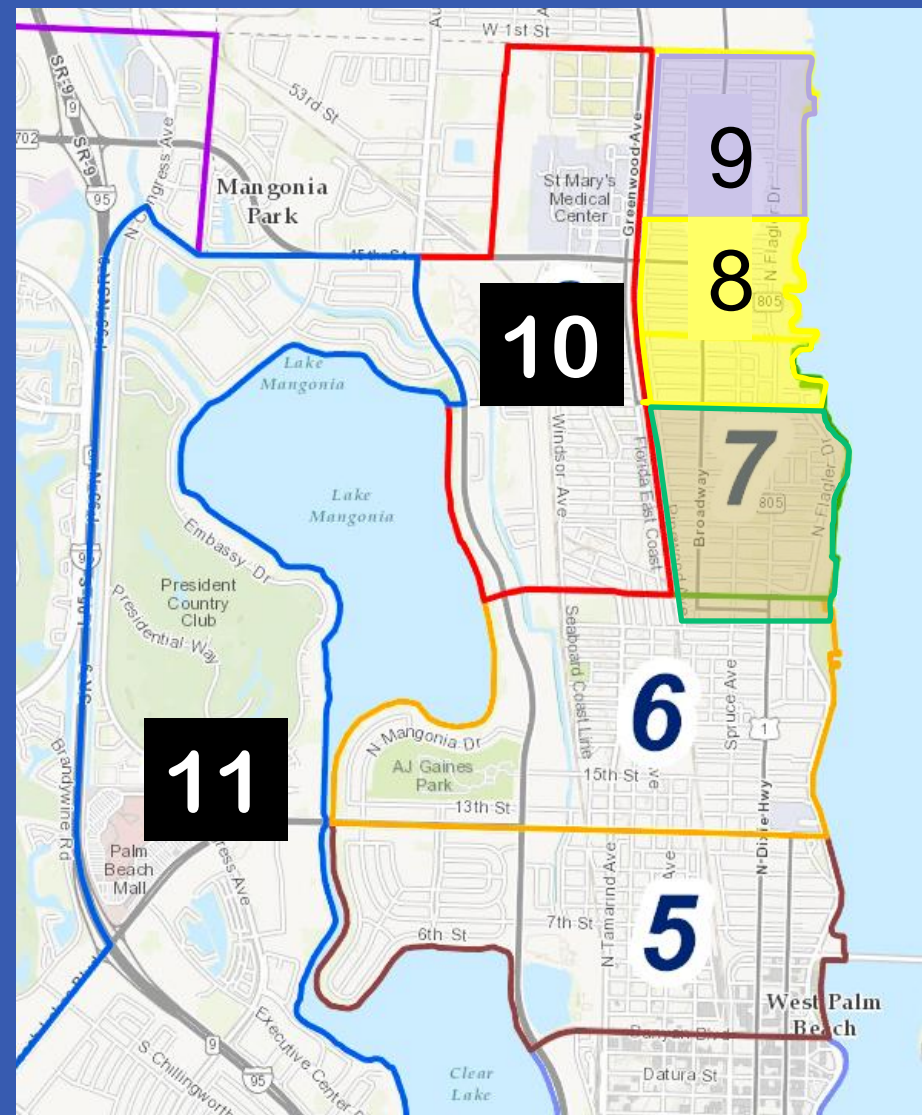
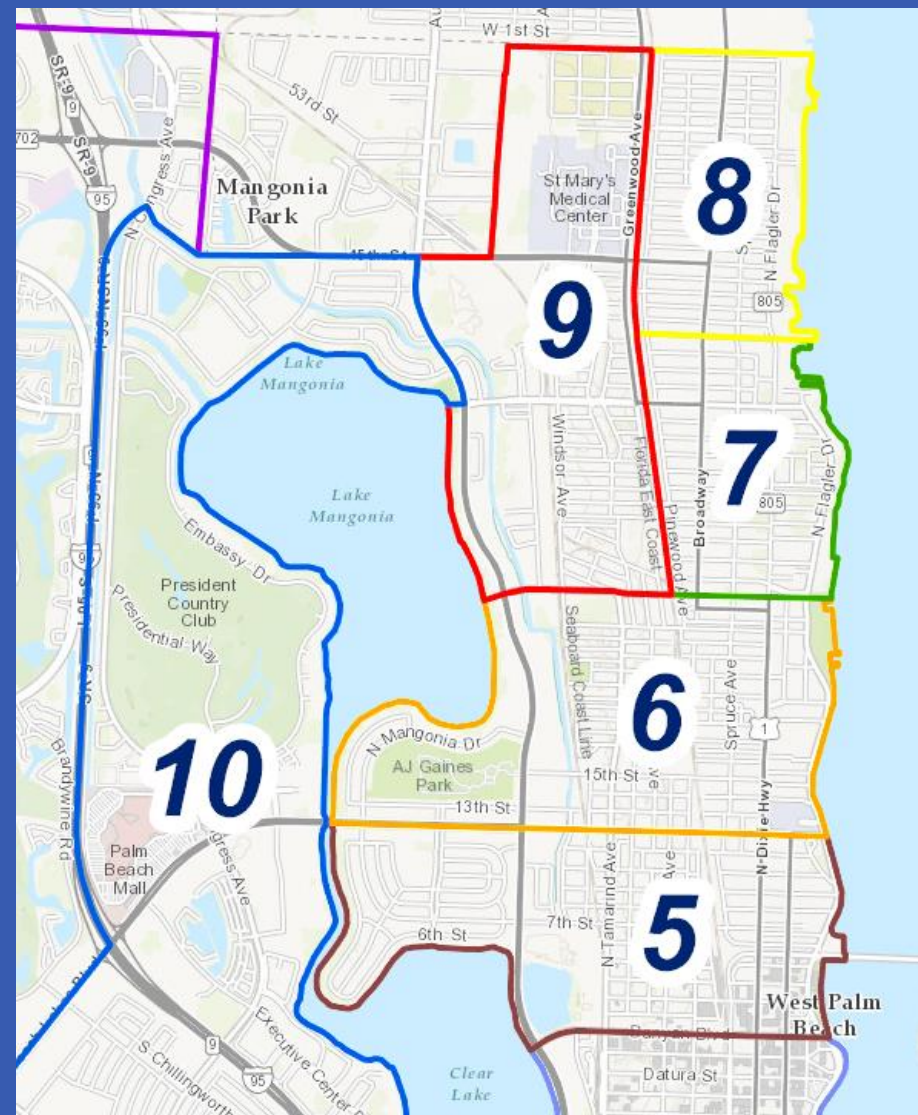
- \* Landscape Planner

**CODE ENFORCEMENT DIVISION (2)**

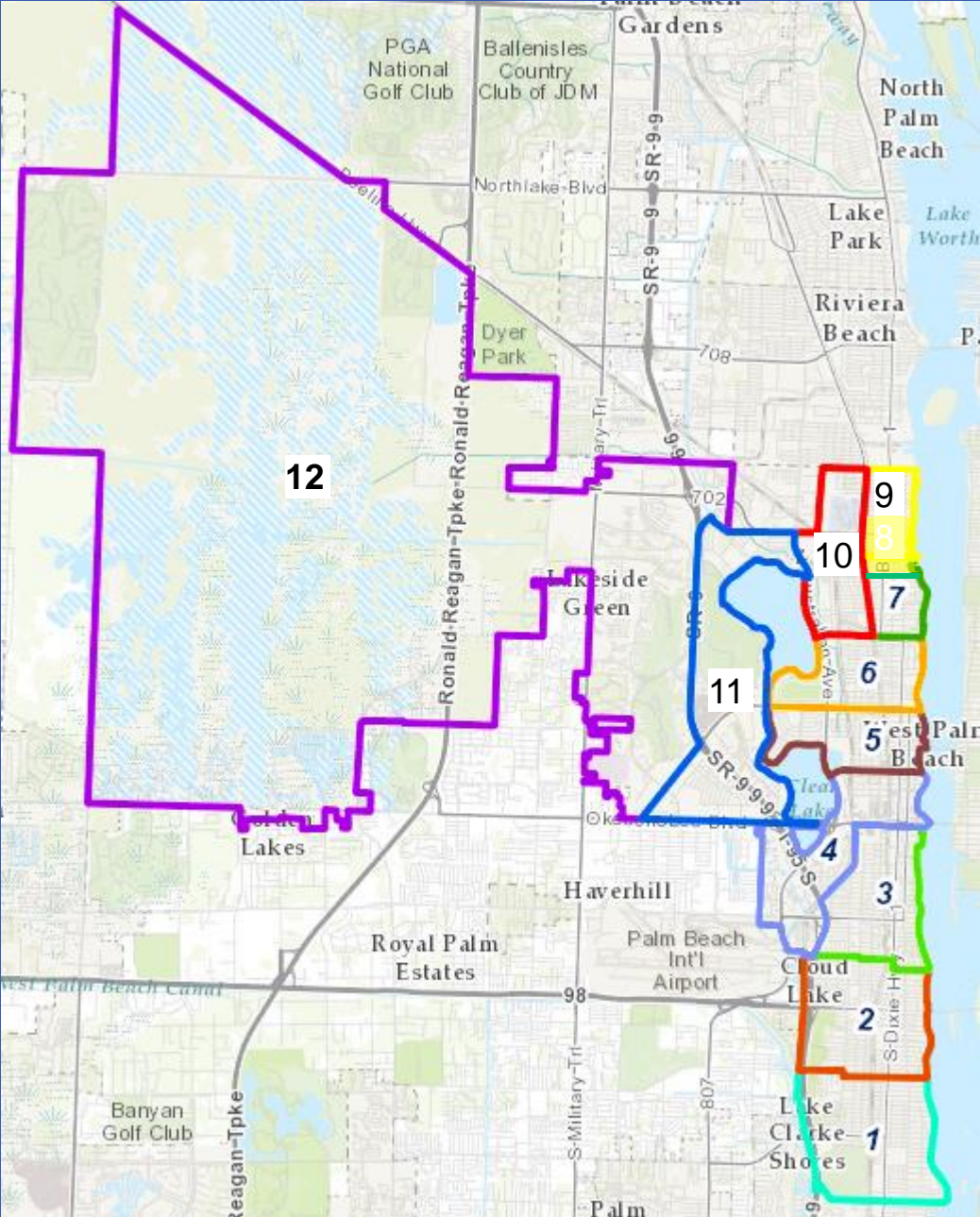
- \* Code Enforcement Officer (2)

Existing Zones (FY2014)

Existing Zones (FY2015)



# New Code Enforcement Zones (12 zones)



Zone	Officer	Phone
1	John Frasca	822-1475
2	John Murphy	822-1489
3	Lillian Haughton	822-2167
4	Margarita Cruz	822-1487
5	Valerie Luster	822-1485
6	Vacant	
7	Carlos Maldonado	822-1491
8	Michael Williams	822-1488
9	Vacant	
10	Aleandro Lopez	822-1480
11	Kevin Lavine	822-1490
12	Donald Williams	822-1470

**CITY OF WEST PALM BEACH CODE ENFORCEMENT ZONES**

0      6,250      12,500      25,000 Feet

Mayor  
Antonio  
Gonzalez  
Interim  
Mayor

# United States Building Departments that are IAS Certified

- Arlington County, Virginia
- City of Aurora, Colorado
- Beaufort County, S.C.
- Charleston County, S.C.
- Chickasaw Nation, Oklahoma
- Clark County, Nevada
- City of Greensboro, N.C.
- City of Henderson, Nevada
- City of Jacksonville, Florida
- Town of Mount Pleasant, S.C.
- Palm Beach County School Board, Florida
- City of Philadelphia, Pennsylvania
- City of Plano, Texas
- City of Roanoke, Virginia
- City of Rochester Hills, Michigan
- City of Roseville, California
- City of Salem, Oregon
- City of San Antonio, Texas
- City of Tallahassee, Florida
- City of West Palm Beach, Florida



**International Accreditation Service, Inc.**  
3060 Saturn Street, Suite 100  
Brea, CA 92821-1732 USA  
tel: 562.364.8201  
tel: 866.427.4422  
fax: 562.699.8031  
www.iasonline.org

## ACCREDITATION CRITERIA FOR BUILDING DEPARTMENTS/CODE ENFORCEMENT AGENCIES

AC251

June 2013  
(Effective July 1, 2013)

(Previously issued September 2004, May 2005, October 2005, August 2006, May 2007,  
April 2008, September 2008, May 2010, May 2011, and August 2012)

### PREFACE

The attached accreditation criteria has been issued to provide all interested parties with guidelines on implementing performance features of the applicable standards referenced herein. The criteria was developed and adopted following public hearings conducted by the International Accreditation Service, Inc. (IAS), Accreditation Committee and is effective on the date shown above. All accreditations issued or reissued on or after the effective date must comply with this criteria. If the criteria is an updated version from a previous edition, solid vertical lines (|) in the outer margin within the criteria indicate a technical change or addition from the previous edition. Deletion indicators (→) are provided in the outer margins where a paragraph or item has been deleted if the deletion resulted from a technical change. This criteria may be further revised as the need dictates.

IAS may consider alternate criteria provided the proponent submits substantiating data demonstrating that the alternate criteria are at least equivalent to the attached criteria and otherwise meet applicable accreditation requirements.

Copyright 2013

# Development Services Department Outreach Meeting



## Summary of Development Activity



ESTIMATED PROJECT CONSTRUCTION VALUE - MAJOR WEST PALM BEACH PROJECTS

Project	Moving Forward	Status	2014	2015	2016	2017	2018	Total
<b>ACTIVE CASES</b>								
Walgreens	Yes	Completed	Completed	\$2,223,000				\$2,223,000
Morse Life Major PD Amend. to add 7000 sf	Yes	Completed	Completed	\$1,050,000				\$1,050,000
First Bank	Yes	Completed	Completed	\$776,250				\$776,250
Evernia Place - 85 MF units	Yes	Completed	Completed	\$13,820,682				\$13,820,682
Palm Beach Outlets (outlet portion)	Yes	Completed	Completed	\$64,020,000				\$64,020,000
Palm Beach Outlets (remainder of mall)	Yes	Under Construction	Opening by end of year	\$53,580,000				\$53,580,000
Villas on Antique Row	Yes	Under Construction	\$5,400,000	Nearly complete	\$8,400,000			\$13,800,000
Marriott residence Inn - 151 room	Yes	Under Construction		Under construction	\$15,599,400			\$15,599,400
Meridian Building	Yes	Under Construction		Nearly complete	\$543,387			\$543,387
Ibis Country Club Expansion	Yes	Under Construction		Nearly complete	\$20,000,000	\$10,000,000		\$30,000,000
Jefferson at WPB	Yes	Under Construction		Under construction	\$20,000,000			\$20,000,000
Mizner Lakes	Yes	Under Construction		Under construction		\$25,000,000	\$25,000,000	\$50,000,000
Valero Gas Station		Under Construction		Waiting on new owner	\$300,000			\$300,000
Dunbar Village RPD	Yes	Under Construction		Waiting on submittal	\$7,425,000			\$7,425,000
Convention Center Hotel	Yes	Under Construction	Permits	Under construction	\$41,600,000			\$41,600,000
LoRin Place	Yes	Under Construction		Site work underway	\$39,000,000	\$30,000,000		\$69,000,000
300 Palm Beach Lakes Blvd. (Nurses residence)	Yes	Approved	Permits	Permit issued	\$3,500,000			\$3,500,000
Charleston Commons	Yes	Under Construction		Site work underway	\$18,000,000			\$18,000,000
PCC Resorts (Single Family residential)	Yes	Under Construction		Site work underway	\$45,000,000			\$45,000,000
PCC Resorts (Hotel)	Yes	Approved		Waiting on submittal		\$158,000,000		\$158,000,000
Phillips Point Major Amendment		Approved		Waiting on submittal	\$750,000			\$750,000
Hanley Center		Approved		Waiting on construction	Permits	\$3,997,600	\$5,200,000	\$8,997,600
Hillcrest Manor		Approved		Waiting on construction	Permits	\$13,945,600	\$3,200,000	\$15,145,600
Bella Vita		Approved	Permits	Waiting on submittal	\$26,850,000			\$26,850,000
13thly Three (Central Park Plaza)		Approved		Waiting on submittal	Permits		\$32,690,000	\$32,690,000
Village Commons Public Rebuild		Approved		Waiting on submittal	\$5,422,125			\$5,422,125
Chapel by the Lake (1112 South Flagler)	Yes	Approved		Demo underway;	Permits	\$283,000,000		\$283,000,000
First Baptist Redevelopment		Approved		Lawsuit		\$0		\$0
Palm Beach Motorcars Abandonment		Approved		Waiting on submittal	Permits		\$1,500,000	\$1,500,000
Artists Square		Approved		Waiting on submittal		\$30,000,000		\$30,000,000
Clematis Street Hotel		Approved		Permit being reviewed			\$11,100,000	\$11,100,000
TRG/Related & Rybovich Major Amendment		Approved		Waiting on submittal		\$59,625,000	\$59,625,000	\$119,250,000
Datura Hotel		Approved		Waiting on submittal			\$20,383,000	\$20,383,000
Subtotal:			\$5,400,000	\$200,762,719	\$237,440,325	\$583,625,000	\$133,690,000	\$1,160,926,044
Palm Harbor Marina Resort		Approved	Permits	Waiting on submittal			\$9,000,000	\$9,000,000
Belmart Plaza		Submitted		Under review		\$1,750,000		\$1,750,000
Clematis Place		Submitted		Under review	\$45,350,000			\$45,350,000
1515 South Flagler		Submitted	Permits	Submitted on 9/17	\$55,000,000			\$55,000,000
Dunbar Village RPD - Silver Palm Place		Submitted		Under review	\$22,768,950			\$22,768,950
Tara Cove		Submitted		Under review	\$10,875,000			\$10,875,000
Charleston Commons II		Not Submitted		Waiting on submittal		\$18,000,000		\$18,000,000
Transit Village (TOD)		Not Submitted		Waiting on submittal	Permits	\$50,000,000		\$50,000,000
Norton Museum Master Plan		Not Submitted		Waiting	Permits	\$30,000,000		\$30,000,000
80 Points West		Not Submitted		Waiting on resubmittal		\$32,000,000		\$32,000,000
Old City Hall site		Not Submitted		RFP out				\$0
Palm Beach Opera Site		Not Submitted		Property being cleaned				\$0
Test Site (Okeechobee Boulevard)		Not Submitted		Waiting				\$0
Triangle Site (Okeechobee Boulevard)		Not Submitted		New discussions				\$0
150 Quadrille Boulevard		Not Submitted		Code changes underway		\$200,000,000	\$200,000,000	\$400,000,000
Subtotal:			\$0	\$0	\$0	\$465,743,950	\$209,000,000	\$674,743,950
Total:			\$5,400,000	\$200,762,719	\$237,440,325	\$1,049,368,950	\$342,690,000	\$1,835,669,994

Summary

\$446 million currently in construction

\$954 million under construction or in the pipeline

More than \$1.1 billion under construction or approved

# Development Services Department Outreach Meeting



**Projects Completed/  
Nearly Completed**



# Walgreens

(Southwest corner of Southern and South Dixie Highway)

Taxes Paid (2013): \$1,792

Taxes Paid (2014): \$27,474

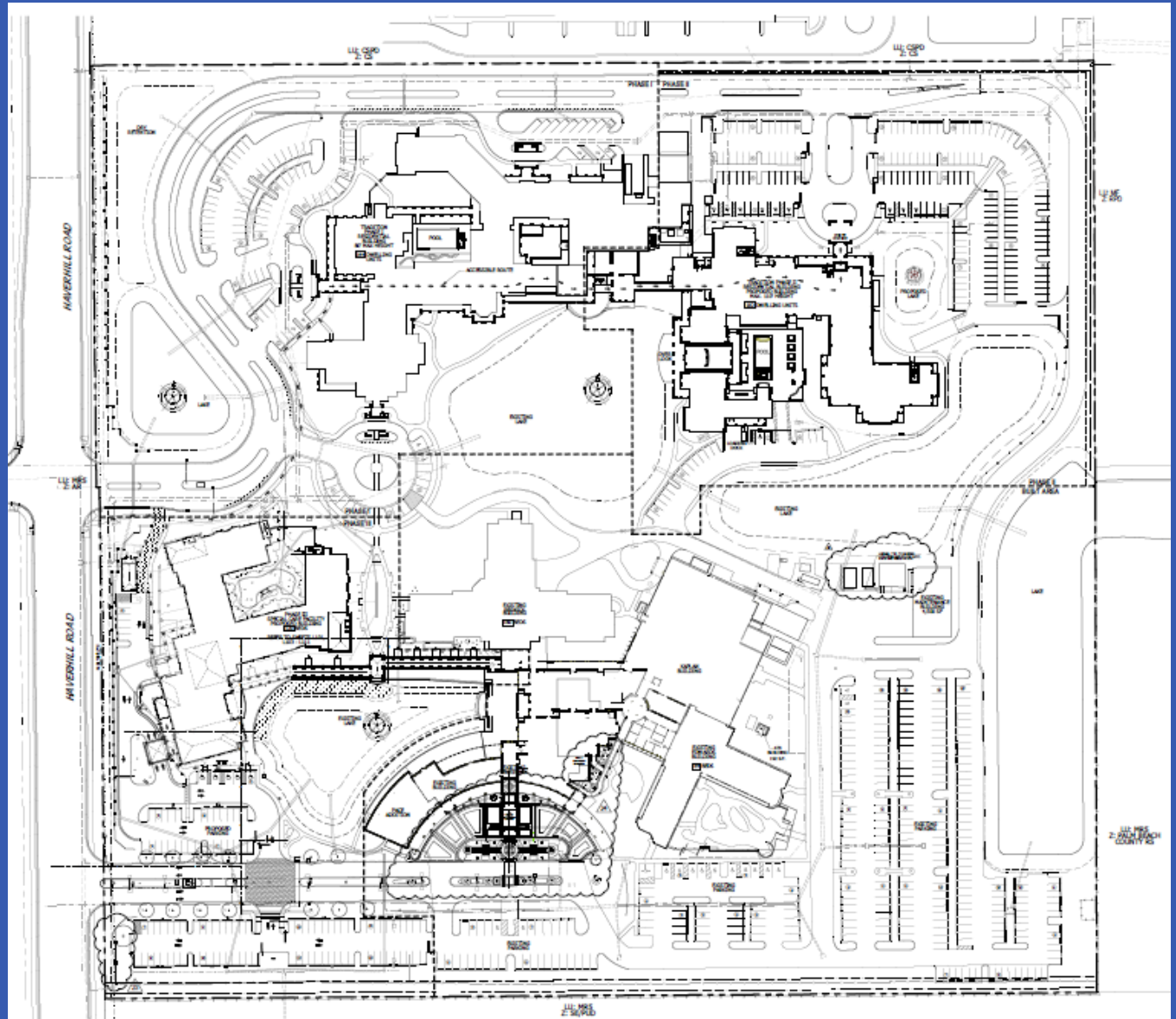






# Morse Life

*Improvements continue to be made to the 36-acre Morse Life campus on Haverhill Road. Recent improvements include addition of a generator building, addition of a porte cochere and other building expansions.*



# First Bank Development



*The project consisting of a new 5,175 s.f. bank at the southwest corner of Quadrille Boulevard and Dixie Highway was recently completed.*



*After*



*Before*

# Palm Beach Outlets



# Palm Beach Outlets

Groundbreaking February 14, 2014

## Numbers from first 6 months of operation

	<b>CARS</b>	<b>PEOPLE</b>
<b>2014 February (2 weeks)</b>	<b>195,690</b>	<b>587,070</b>
<b>2014 March</b>	<b>275,501</b>	<b>826,503</b>
<b>2014 April</b>	<b>159,576</b>	<b>478,728</b>
<b>2014 May</b>	<b>145,043</b>	<b>435,129</b>
<b>2014 June</b>	<b>156,008</b>	<b>468,024</b>
<b>2014 July</b>	<b>208,409</b>	<b>625,227</b>
<b>Total</b>	<b>1,140,227</b>	<b>3,420,681</b>

**18,743  
PEOPLE/DAY**

# Palm Beach Outlets Openings



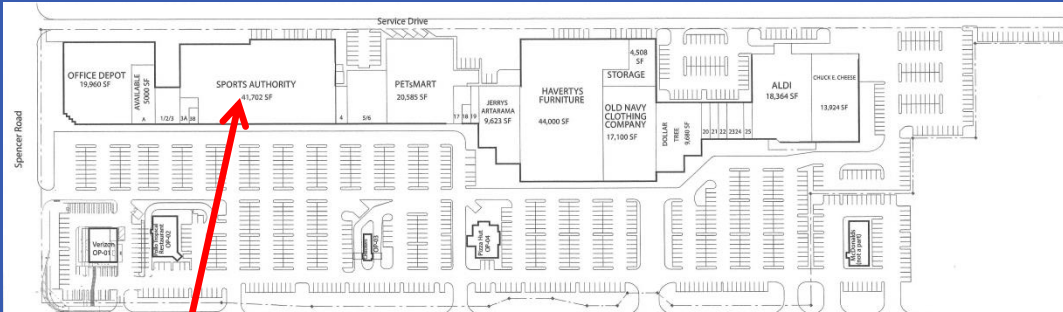
Space	Store	Opening
F-01	BJ's Brewhouse	Open
E-01	Vitamin Shoppe	OPEN
B-03	Pier One	OPEN
B-13	Nordstrom Rack	OPEN
A-04	Sports Authority	10/10/14
B-01	Lane Bryant	10/10/14
G-01	Red Robin	10/13/14
B-10	DSW	10/16/14
B-14	T J Max	10/19/14
B-15	Old Navy	10/22/14
A-03	Bed Bath & Beyond	10/23/14
B-012	Ulta	10/31/14
E-03	Starbucks	10/31/14
A-05	PetSmart	11/3/14
E-02	Pei Wei	11/10/14
B-04	DXL	11/11/14
B-11	Versona	11/20/14
C-01	Whole Foods	2/25/15
A-02	Ross	6/7/15
B-02	Avalon Nail	TBD
B-05	Amici Pizza	TBD
B-06	Matress Firm	TBD
H-01	Vision Works	TBD
H-02	ATT	TBD
H-03	First Watch	TBD
M-1	TBD	TBD

# Palm Beach Outlets Stores Opened Prior to Nov. 21, 2014



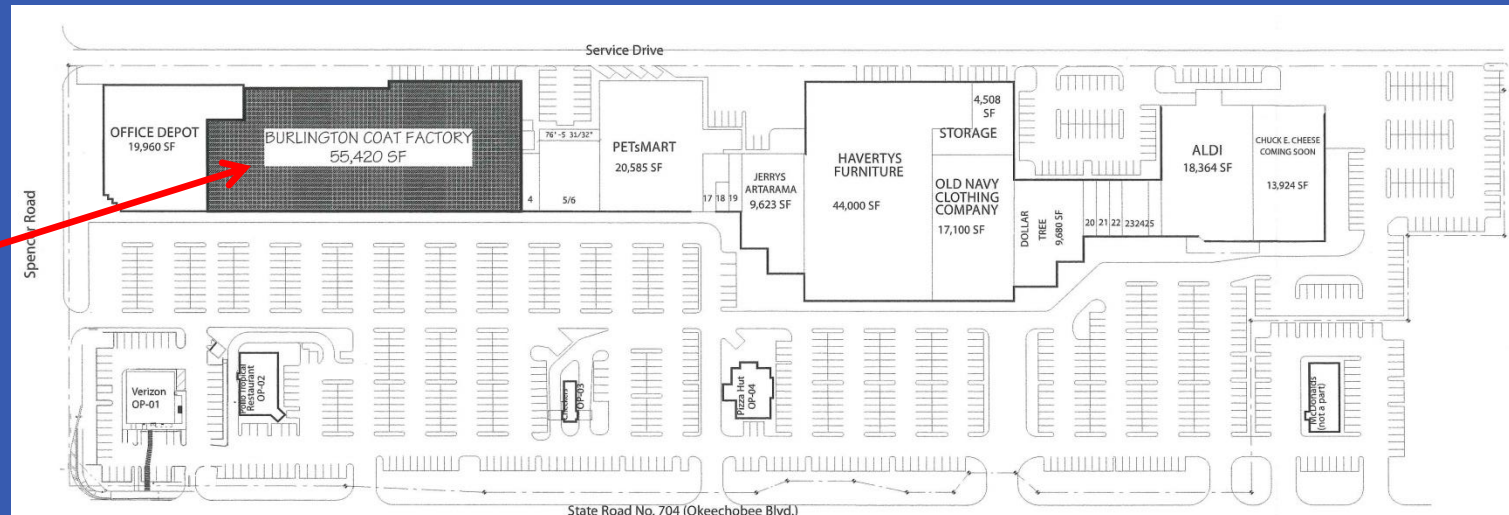
Space	Store	Opening
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E-01	Vitamin Shoppe	OPEN
B-03	Pier One	OPEN
B-13	Nordstrom Rack	OPEN
A-04	Sports Authority	10/10/14
B-01	Lane Bryant	10/10/14
G-01	Red Robin	10/13/14
B-10	DSW	10/16/14
B-14	T J Max	10/19/14
B-15	Old Navy	10/22/14
A-03	Bed Bath & Beyond	10/23/14
B-012	Ulta	10/31/14
E-03	Starbucks	10/31/14
A-05	PetSmart	11/3/14
E-02	Pei Wei	11/10/14
B-04	DXL	11/11/14
B-11	Versona	11/20/14
C-01	Whole Foods	2/25/15
A-02	Ross	6/7/15
B-02	Avalon Nail	TBD
B-05	Amici Pizza	TBD
B-06	Mattress Firm	TBD
H-01	Vision Works	TBD
H-02	ATT	TBD
H-03	First Watch	TBD
M-1	TBD	TBD

# Westward Shopping Center



Sports Authority

Burlington Coat Factory



CONCEPT SITE PLAN



CONCEPT ELEVATION  
1/16" = 1'-0"



# Villas on Antique Row







# Evernia Place

*The project to develop 85 senior housing units at the northeast corner of Sapodilla and Evernia is underway.*





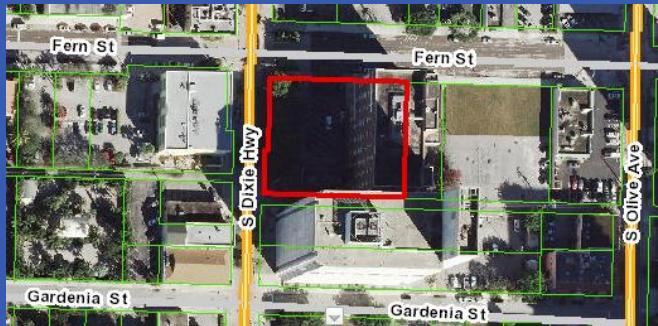
# Downtown Marriott Residence Inn





# Redevelopment of the Meridian Building

*The owners of the Meridian Building in Downtown West Palm Beach are converting the building to residential units. Work is underway*





# Ibis Golf and Country Club Renovations and Expansion

*Plans to expand the Ibis clubhouse and recreational facilities (estimated \$30 million project) was approved by the City Commission and a building permit has been issued.*



Ibis Golf & Country Club  
Prepared for Ibis Golf & Country Club

Site Plan



LAND DESIGN SOUTH  
Planning  
Landscape Architecture  
Environmental  
Transportation  
Graphic Design



# Jefferson RPD

Construction progressing to develop 282 multifamily units at Executive Center Drive and Congress Avenue.

**JEFFERSON**  
AT WEST PALM BEACH

JEFFERSON APARTMENT GROUP  
550 E. Central Blvd., Suite 250  
West Palm Beach, FL 33409  
Tel: 407-233-1847  
Contact: Cristina Webb  
email: cwebb@jaggr.com

**ARCHITECT**  
Charlan Brock & Assoc.  
1770 Avenue Street  
Maitland, Florida 32751  
Tel: 407-540-9000  
Fax: 407-540-9008  
Project Manager: Mary Sullivan  
email: mcsullivan@charlanbrock.com  
www.charlanbrock.com

**CIVIL**  
A/R/E/C  
452 South Orange Road  
Orlando, Florida 32810  
Tel: 407-226-4210  
Fax: 407-226-2500  
Contact: Bob Foster  
email: bob.foster@charlanbrock.com

**HARDSCAPE**  
Diatrop Associates, Inc.  
135 E. Adams Ave.  
Largo, FL 33777  
Tel: 407-463-1100  
Contact: Chris Givens  
email: christi@diatrop.com  
www.diatrop.com

PRELIMINARY ELEVATION

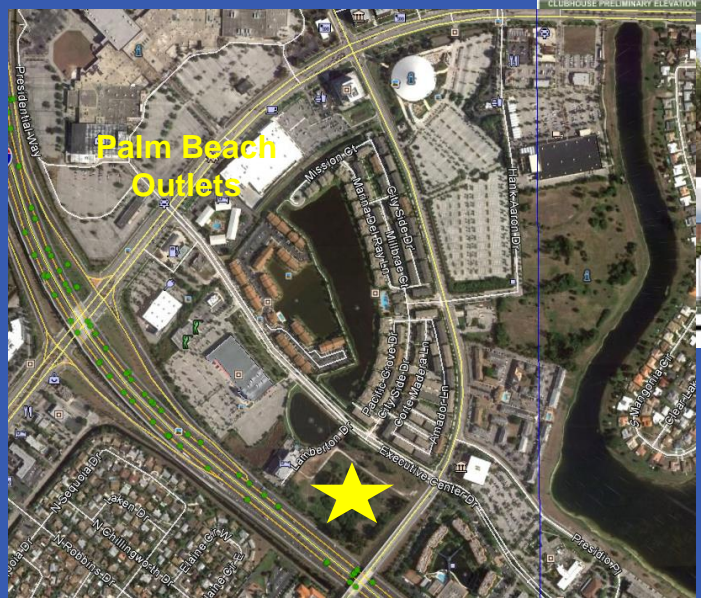
CLUBHOUSE PRELIMINARY ELEVATION

PROJECT COVER SHEET

architects · planners  
JEFFERSON APARTMENT GROUP  
550 E. CENTRAL BLVD., SUITE 250  
WEST PALM BEACH, FL 33409  
TEL: 407-233-1847

charlan · brock & assoc., inc.  
Jefferson  
at West Palm Beach

DATE: 11-16-16  
DRAWN BY: MS  
CHECKED BY: MS  
FORWARDED BY: OSL  
PROJECT NO:  
A0.00.1



PROJECT COVER SHEET

architects · planners  
JEFFERSON APARTMENT GROUP  
550 E. CENTRAL BLVD., SUITE 250  
WEST PALM BEACH, FL 33409  
TEL: 407-233-1847

charlan · brock & assoc., inc.  
Jefferson  
at West Palm Beach

DATE: 11-16-16  
DRAWN BY: MS  
CHECKED BY: MS  
FORWARDED BY: OSL  
PROJECT NO:  
A0.00.1



# Project Construction Value Hitting the Tax Roll Next Year

Project		2015
<b>ACTIVE CASES</b>		
Walgreens	<i>Completed</i>	\$2,223,000
Morse Life Major PD Amend. to add 7000 sf	<i>Completed</i>	\$1,050,000
First Bank	<i>Completed</i>	\$776,250
Evernia Place - 85 MF units	<i>Completed</i>	\$13,820,682
Palm Beach Outlets (outlet portion)	<i>Completed</i>	\$64,020,000
Palm Beach Outlets (remainder of mall)	<i>Opening by end of year</i>	\$53,580,000
Villas on Antique Row	<i>Nearly complete</i>	\$8,400,000
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Meridian Building	<i>Nearly complete</i>	\$543,387
Ibis Country Club Expansion	<i>Nearly complete</i>	\$20,000,000
Jefferson at WPB	<i>Under construction</i>	\$20,000,000
<b>Subtotal:</b>		<b>\$200,762,719</b>

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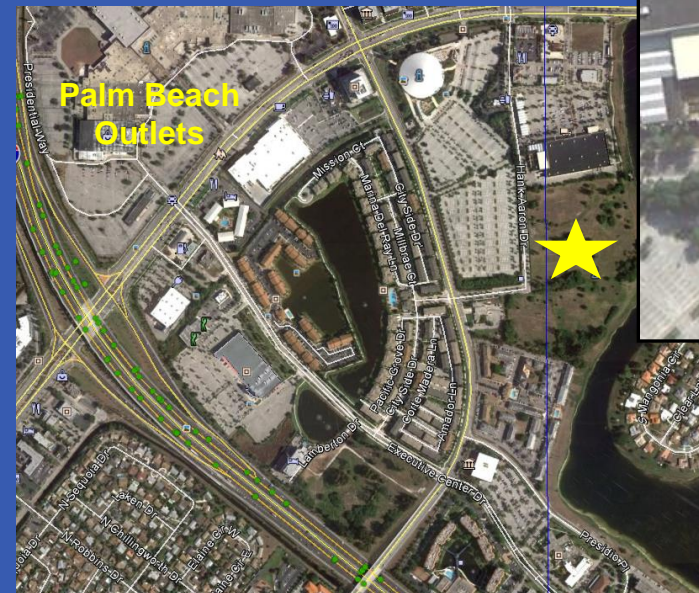


## Projects Ongoing



# Mizner Lakes

*Work is underway to develop 548 multifamily units at Hank Aaron Drive and Congress Avenue.*







# Convention Center Hotel





# Loftin Place

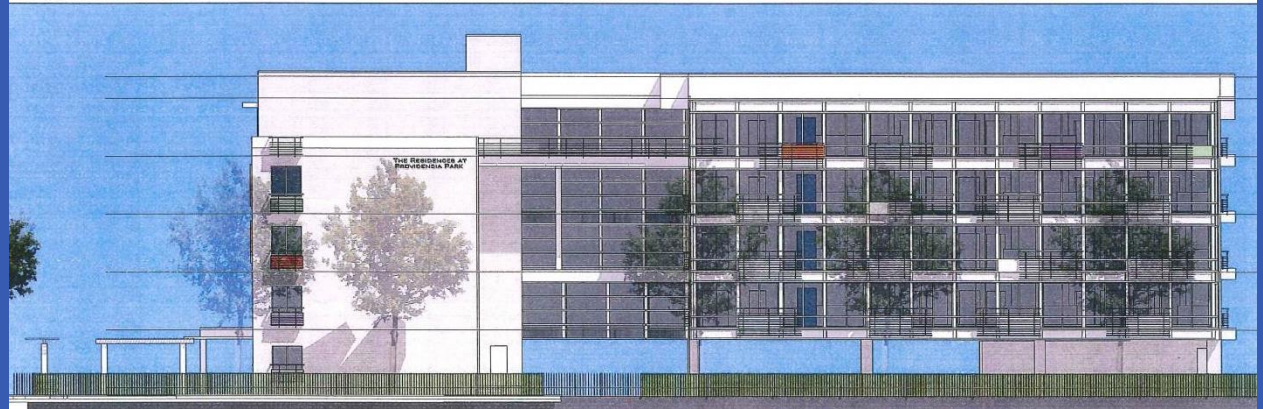
*Approvals were granted to develop 459 apartments at the property between 6<sup>th</sup> Street and Eucalyptus (Dixie Highway to Olive Avenue).*





# 300 Palm Beach Lakes Boulevard

*An application to develop the Nurses Residence for 52 residential units was approved by the Downtown Action Committee in February. The developer has submitted a building permit application for 42 apartments.*



Proposed

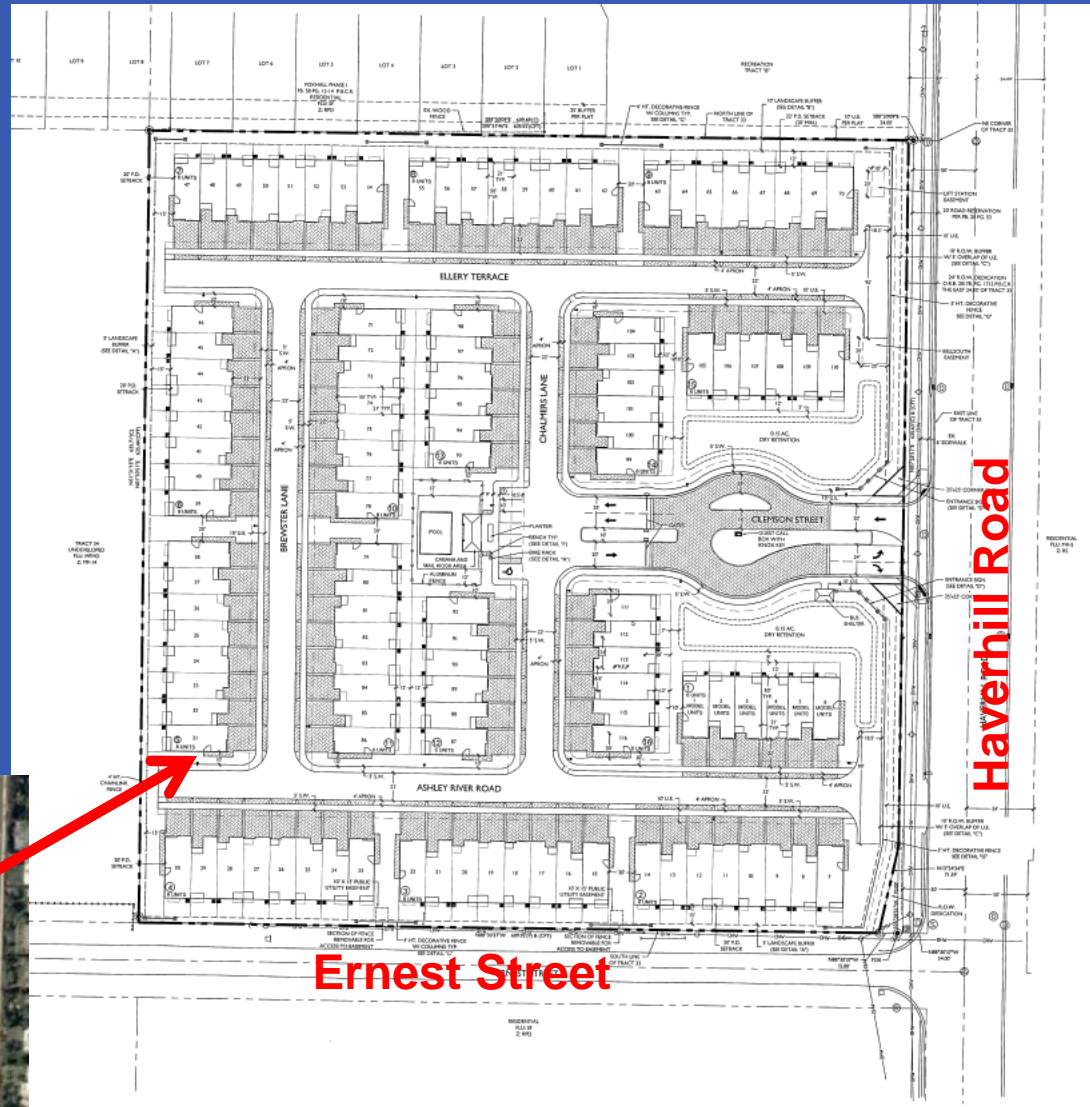


Existing



# Charleston Commons

*Site development underway to build 118 fee simple townhomes. Lennar purchased Phase 2 and an application to the city for site plan approval is expected.*

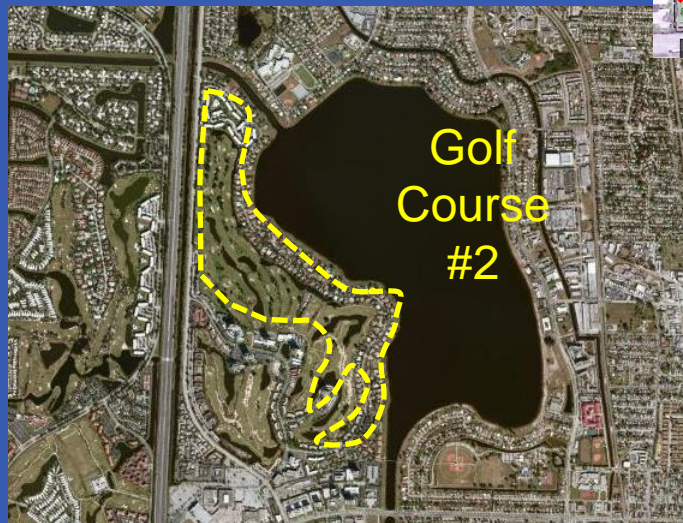


2



# PCC Resort Community

The application to develop a resort with 250 hotel rooms, 100 single family homes, a 200-unit condominium and 23 villas was approved by the City Commission at their July 8, 2013 meeting.



TYPE	PROPOSED
• SF Zero Lot Line Homes	100
• Golf Villas	23
• MF Dwelling Units	200
• Resort Hotel	250 room 3 stories
• Spa Facility	15,000 sf
• Meeting Space	25,000 sf
• Clubhouse	20,000 sf



# Hanley Center

*An application for a new master plan consisting of a 16,988 sf wellness center and pool (Phase 1) and 6,800 sf meditation chapel/auditorium totalling 26,000 sf was approved by the City.*



Hanley Center Conceptual Site Plan  
Prepared for Caron Treatment Centers





# Hillcrest Manor

*Phase I includes a three-story 59,728 sf building to be used as a detoxification and rehabilitation facility classified as a Type V Group Home with 60 beds. Phase II, highlighted in orange, will include construction of a two-story 16,000 sf structure.*



Hanley Center - Hillcrest Site (Main Admissions Campus)  
Prepared for Caron Treatment Centers

Conceptual Site Plan Graphic



LAND DESIGN SOUTH  
Planning  
Landscape Architecture  
Environmental  
Transportation  
Graphic Design

# Bella Vita Estates

*This property was annexed into the City in 2014. The proposed development will consist of 179 multifamily apartments.*



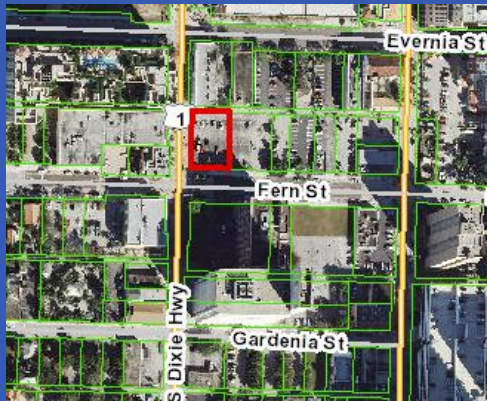




# 3 Thirty Three

(formerly Central Park Plaza)

*Central Park Plaza 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.*





# Chapel by the Lake Development



*Proposal – 22 stories; 75 units*

*A total of \$2.3 million in operating ad valorem revenue for the City of West Palm Beach*



# Clematis Hotel

## **STATUS**

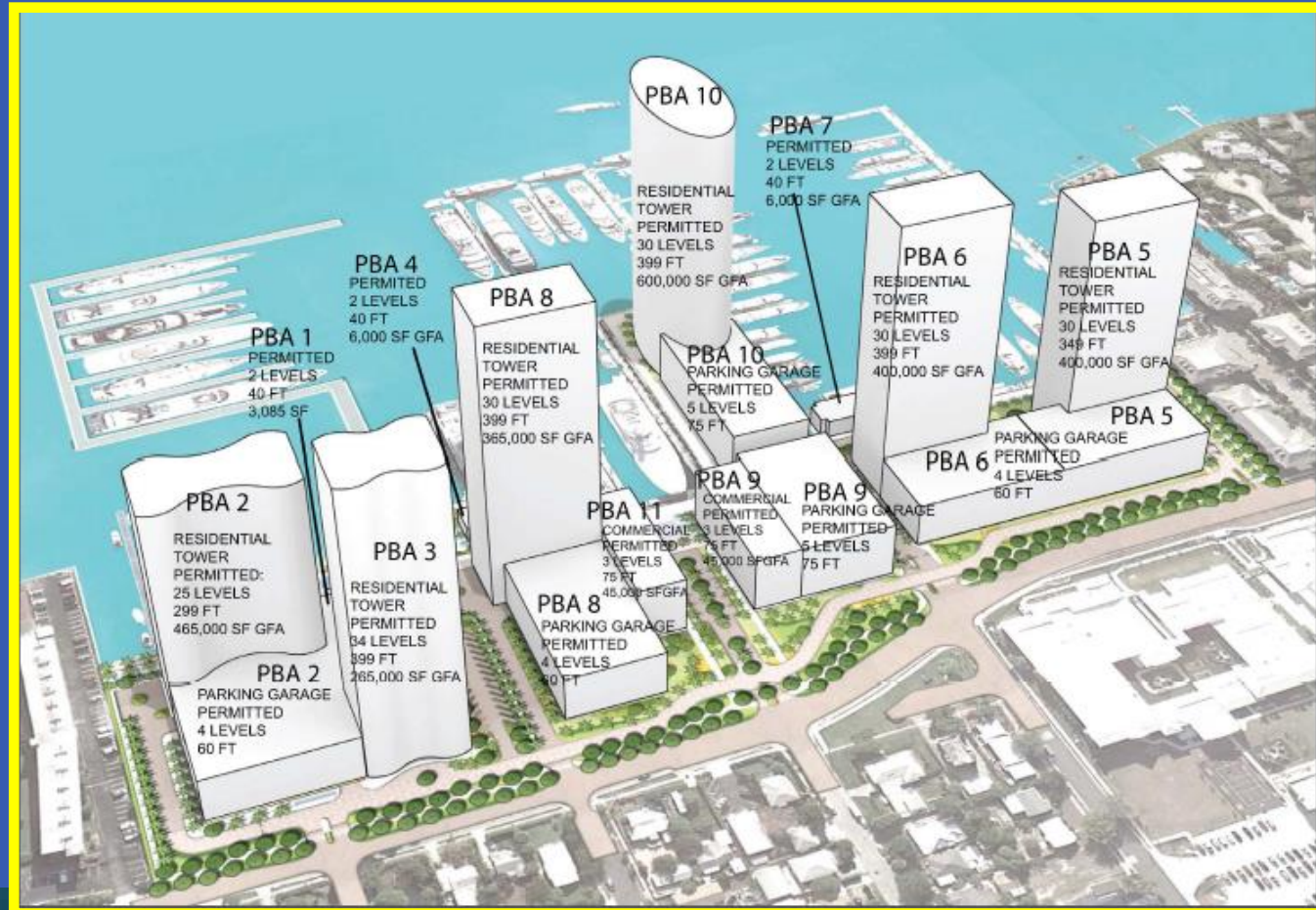
*Applicant has submitted a permit to develop a 96-room hotel on Clematis Street.*





# TRG Related/Rybovich

**STATUS**  
 Approval was granted to develop a consolidated plan with the adjacent Rybovich parcel. The revised proposal consists of a total of 1,059 units with retail and office uses.





# Datura Hotel

*The property located on the southwest corner of Datura Street and Olive Avenue was approved for a hotel with 166 rooms and six townhomes.*



# Development Services Department Outreach Meeting



## Projects Ongoing



# Palm Harbor Marina

## **STATUS**

***Applicant proposing to develop a 108-room waterfront hotel and restaurant/bar with meeting rooms and ballroom. A total of 134 space parking facility and 52 surface parking spaces will be provided.***





# Belmart Plaza

(Southwest corner of the FEC Railroad and Belvedere Road)

*Proposed*



*Existing*



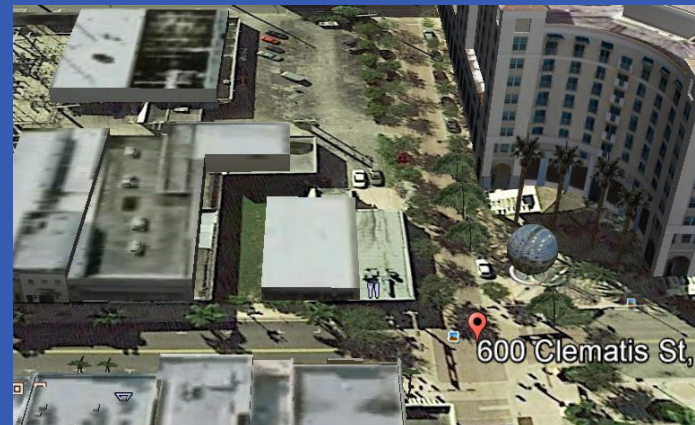




# Clematis Place

*An application was recently filed for development of the southeast corner of Clematis Street and Rosemary Avenue.*

*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*





# 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.*



# Development Services Department Outreach Meeting



## Potential Development Opportunities

# Old City Hall Site

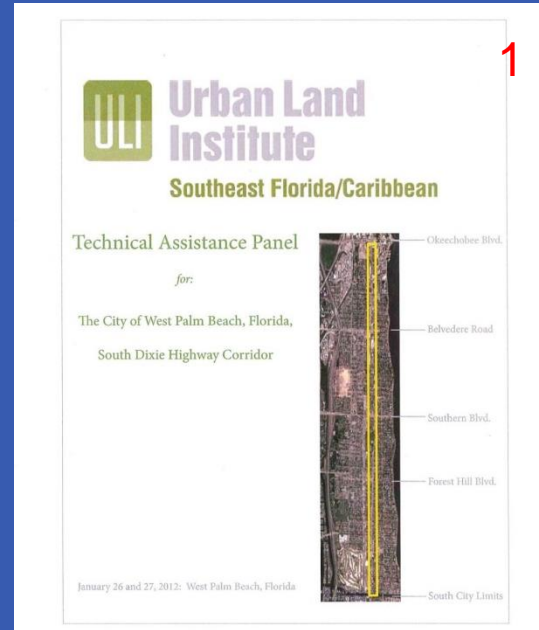
The WPB Community Redevelopment Agency has issued an RFP for the 3+ acre site bounded by Flagler Drive, Olive Avenue, 2<sup>nd</sup> Street and Banyan Boulevard. Responses are due back today.





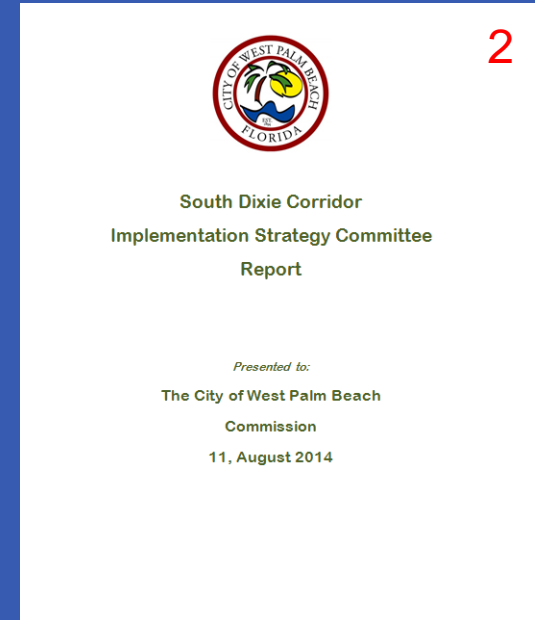
# South Dixie Corridor Study

1) ULI Technical Assistance Panel prepared a report consisting of 42 recommendations



2) The South Dixie Corridor Committee, consisting of nine persons, evaluated the recommendations and recently presented their findings to the City Commission.

3) Staff is now working on implementing the recommendations.



SOUTH DIXIE HIGHWAY STUDY - RECOMMENDATIONS

#	Short-Term (S)	OKEECHOBEE BLVD TO BELVEDERE RD	Short-Term (S)	BELVEDERE RD TO SOUTHERN BLVD	Short-Term (S)	SOUTHERN BLVD TO FOREST HILL BLVD	Short-Term (S)	FOREST HILL BLVD TO SOUTHERN CITY LIMITS	Short-Term (S)
	Mid-Term (M)		Mid-Term (M)		Mid-Term (M)		Mid-Term (M)		Mid-Term (M)
	Long-Term (L)		Long-Term (L)		Long-Term (L)		Long-Term (L)		Long-Term (L)
<b>PARKING AND TRAFFIC FLOW</b>									
1		<b>Work</b> with FDOT and traffic engineers to re-evaluate the entire traffic pattern at the combined intersections of Okeechobee Boulevard/Dixie Highway intersection and Lakeside/Dixie Highway intersection. As a gateway to the downtown area from south Dixie, the current configuration and traffic signals result in severe bottlenecks that can sometimes equate to a 10 minute or more delay. One suggestion is to eliminate the southeast turn lane from Dixie onto to Okeechobee, thus allowing for 2 lanes heading from south Dixie to the westbound turn at Lake and Dixie. Subsequently, instead of having two (2) southbound lanes of Dixie in that section, turn one lane into a combined	17	<b>Approach</b> Property Owner of the vacant lot behind the Stevens/Williams store to access viability of off-street pocket parking.	29	<b>Approach</b> and work with the Property Owner at the Commercial Plaza located at 5800 S. Dixie (Little Caesar's) to conduct an engineering analysis to evaluate closing 2 curbs-out on Dixie. This would allow additional parking on Dixie and create a flow of traffic via the side streets of Churchill and Palmetto Roads, similar to the Plaza in the 5300 block between Pilgrim and Plymouth.	42	<b>Strongly encourage</b> FDOT to add a pedestrian crossing in the Sumner Road area. This area is northeast of the Palm Coast Plaza and west of the South Olive School and South Olive Park complex. There have been numerous pedestrian-related accidents in this vicinity. As with the other pedestrian crossing recommendations, this should be uniform with a stamped asphalt treatment, pedestrian lighting, and landscaping.	51
2		<b>Work</b> with FDOT and Palm Tran to move/eliminate the bus stop currently on Lakeside between Dixie and Dixieville to a safer less congested area. Buses that stop at that spot further compound the congestion addressed above and can tie up traffic that is making the immediate right	18	<b>Enhance and embellish</b> the beauty of the existing pedestrian crossings at Albermarle and Belvedere Road with stamped asphalt treatment, pedestrian lighting, and landscaping.	30	<b>Approach</b> the Property Owner of the Plymouth Road to determine if closing the driveway on Dixie to create additional parking is prudent and viable.	43	<b>Add</b> a raised landscape median in area fronting the Palm Coast Plaza while maintaining sufficient turn lanes for the area. This median should be developed at an alternate vista point for the southern end of	52
3		<b>Restrict</b> turns at Pembroke (1 block south of Okeechobee on west side of Dixie) to right turn only from and onto Dixie and eliminate the southbound left turn onto Pembroke.	19	<b>Strongly encourage</b> FDOT to add a pedestrian crossing in the area between Rowland and Corvairon. As with the other pedestrian recommendations, this should be uniform with a stamped asphalt treatment, pedestrian lighting, and landscaping.	31	<b>Strongly encourage</b> FDOT to add pedestrian crossings at Phazis Park near Flamingo Drive and the area between Churchill Road and Colonial Road (near the Carvel Ice Cream Store). As with the other pedestrian recommendations, this should be uniform with a stamped asphalt treatment, pedestrian lighting, and	44	<b>Remove</b> the traffic signal at 7800 S. Dixie Highway. This signal was put in place when Lighthouse for the Blind was housed at that location. As Lighthouse for the Blind has moved on, this signal has become unnecessary and interferes with traffic flow.	53
4		<b>Install</b> more speed limit signs, especially on the west side	20	<b>Strongly encourage</b> FDOT to add a pedestrian crossing at Monrocaux Road. As with the other pedestrian recommendations, this should be uniform with a stamped asphalt treatment, pedestrian lighting, and landscaping.	32	<b>Work</b> closely with and encourage FDOT to analyze the feasibility of lane reductions in this area for safety, as well as aesthetics to accommodate more greenery of the area - such as medians with plantings, more shade trees, etc.			54
5		<b>Enhance and embellish</b> the beauty of the existing pedestrian crossings at the Norton and on Flamingo Road with a stamped asphalt treatment, pedestrian lighting, and landscaping	21	<b>Evaluate</b> the viability of changing the one way direction of Central Drive from westbound to eastbound in order to potentially allow for additional parking on Dixie both north and south of Central Drive. Currently on-site parking on either side of the east intersection of Dixie and Central is prohibited due to visibility triangle regulations.	33	<b>Close</b> the absolute curbs-out on Dixie at 4700 S. Dixie (Howe/Al) to create more parking.			55

# South Dixie Corridor Study



# Redevelopment Stakeholders



## Primary Stakeholders:

- 1) City of West Palm Beach
- 2) Palm Coast Plaza Owner and Property Manager
- 3) South End Neighborhood Association President
- 4) West Palm Beach Municipal Golf Course
- 5) South Florida Regional Transit Authority
- 6) City of Lake Worth



# Haverhill Site

*The City is interested in developing the 160-acre parcel as a mixed-use project.*







# Downtown Tent Site

*Discussions ongoing  
with applicants  
seeking to develop  
this parcel.*





# Sail Club



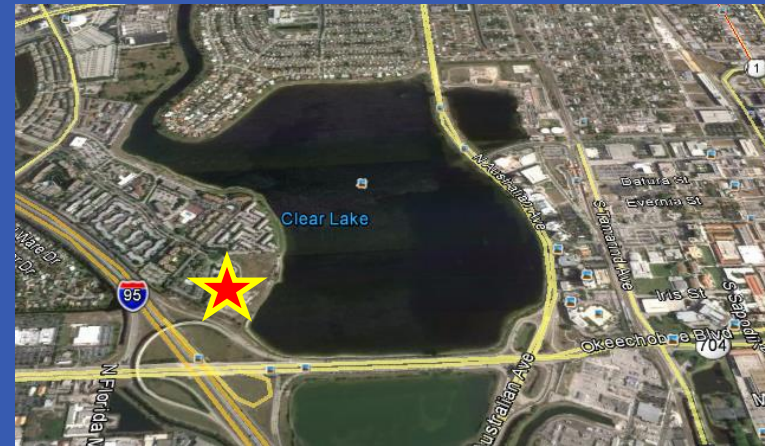
- \* Project approved on June 6, 2005 for 590 MF units.
- \* Multiple Buildout extensions granted.
- \* Construction began but never completed and the project has fallen into a major state of disrepair.
- \* \$1.5 million in liens currently assessed against the property owned by 207 separate entities.



# Sail Club

\$1.5 million in liens

- \* City offering \$900K in incentives to demolish the three dilapidated buildings @\$300,000 per building.
- \* Resolution being brought to the City Commission on Oct. 27. Developer would have six (6) months to acquire a permit then three (3) months to demolish the buildings from the date of the issuance of the permit.



# Development Services Department Outreach Meeting



## Other Citywide Activities



# All Aboard Florida Rail Line

*Staff is working with All Aboard Florida to plan a proposed station south of Datura Street and development of surrounding properties that are being acquired. The establishment of Quiet Zones is part of this discussion.*







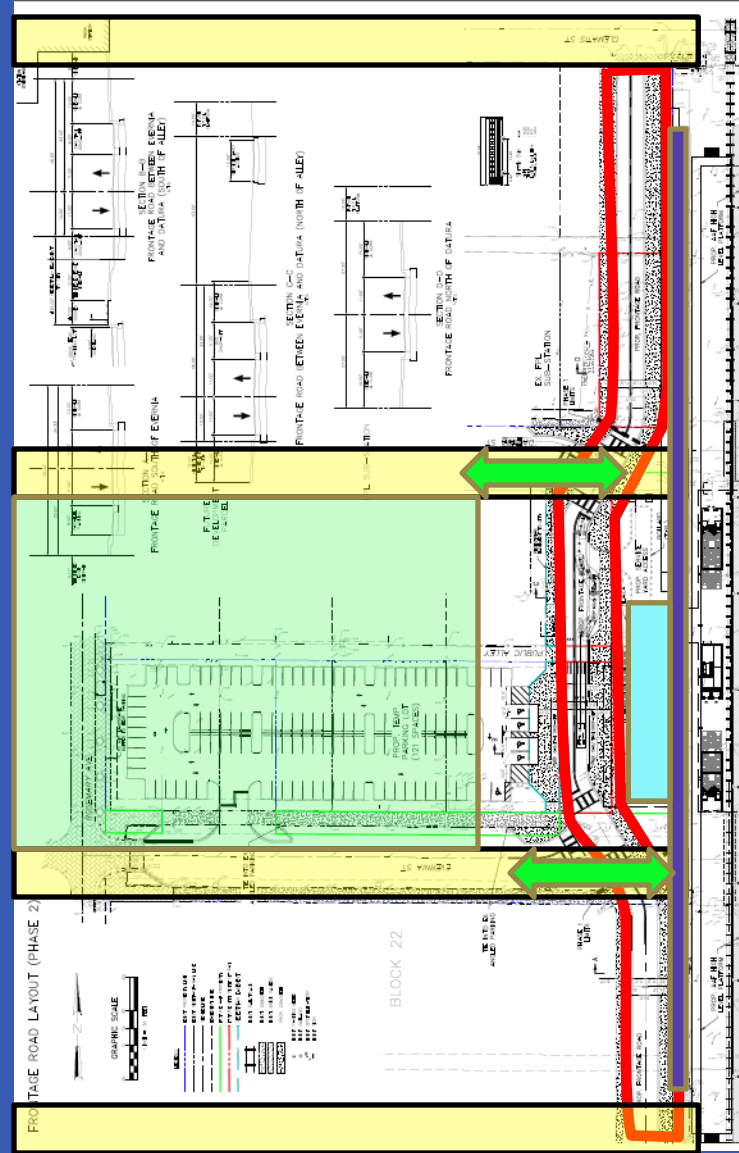
# All Aboard Florida Commuter Rail Line

Clematis Street

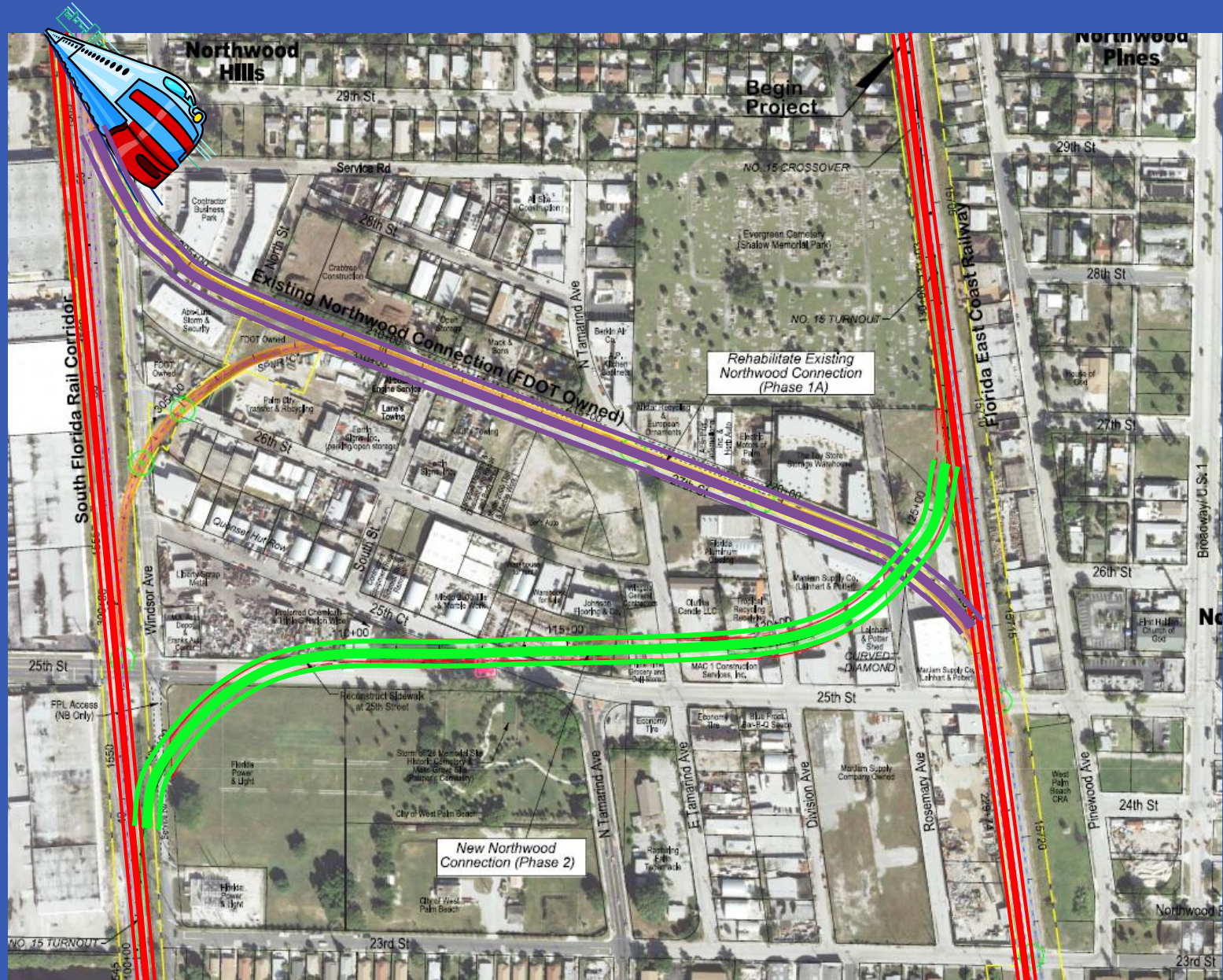
Datura Street

Evernia Street

Fern Street



# FDOT's Railroad Northwood Connection





# Art in Public Places Ordinance

- Provides for an art assessment on new development and construction including private property.
- Ord. No. 4504-14 goes 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.
- 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.

# ***Development Services Department Application Schedule***

**2014-2015**

APPLICATION DEADLINE	PPRC	DEADLINE TO REVISE PLANS	PLANNING BOARD	DUE PLANNING MANAGER	DUE FINANCE	DUE LEGAL	DUE ADMIN	AGENDA DATE (1st Reading)	AGENDA DATE* (2nd Reading)	# of OF WEEKS (Application to 1st Reading)
10/22/2014	11/12/2014	11/21/2014	12/16/2014	1/4/2015	1/6/2015	1/13/2015	1/21/2015	2/2/2015	2/17/2015	15
10/22/2014	11/12/2014	11/21/2014	12/16/2014	1/18/2015	1/20/2015	1/27/2015	2/4/2015	2/17/2015	3/2/2015	17
11/19/2014	12/10/2014	12/19/2014	1/21/2015	2/1/2015	2/3/2015	2/10/2015	2/18/2015	3/2/2015	3/16/2015	15
11/19/2014	12/10/2014	12/19/2014	1/21/2015	2/15/2015	2/17/2015	2/24/2015	3/4/2015	3/16/2015	3/30/2015	17
12/17/2014	1/14/2015	1/23/2015	2/18/2015	3/1/2015	3/3/2015	3/10/2015	3/18/2015	3/30/2015	4/13/2015	15
12/17/2014	1/14/2015	1/23/2015	2/18/2015	3/15/2015	3/17/2015	3/24/2015	4/1/2015	4/13/2015	4/27/2015	17
12/17/2014	1/14/2015	1/23/2015	2/18/2015	3/27/2015	3/31/2015	4/7/2015	4/15/2015	4/27/2015	5/11/2015	19
1/22/2015	2/11/2015	2/20/2015	3/17/2015	4/10/2015	4/14/2015	4/21/2015	4/29/2015	5/11/2015	5/26/2015	16
1/22/2015	2/11/2015	2/20/2015	3/17/2015	4/24/2015	4/28/2015	5/5/2015	5/13/2015	5/26/2015	6/8/2015	18
2/19/2015	3/11/2015	3/20/2015	4/21/2015	5/8/2015	5/12/2015	5/19/2015	5/27/2015	6/8/2015	6/22/2015	16
2/19/2015	3/11/2015	3/20/2015	4/21/2015	5/22/2015	5/26/2015	6/2/2015	6/10/2015	6/22/2015	7/6/2015	18
3/18/2015	4/8/2015	4/17/2015	5/19/2015	6/5/2015	6/9/2015	6/16/2015	6/24/2015	7/6/2015	7/20/2015	16
3/18/2015	4/8/2015	4/17/2015	5/19/2015	6/19/2015	6/23/2015	6/30/2015	7/8/2015	7/20/2015	8/3/2015	18
4/22/2015	5/13/2015	5/22/2015	6/16/2015	7/3/2014	7/7/2015	7/14/2015	7/22/2015	8/3/2015	8/17/2015	15
4/22/2015	5/13/2015	5/22/2015	6/16/2015	7/19/2015	7/21/2015	7/28/2015	8/5/2015	8/17/2015	8/31/2015	17
4/22/2015	5/13/2015	5/22/2015	6/16/2015	7/31/2015	8/4/2015	8/11/2015	8/19/2015	8/31/2015	9/14/2015	19
5/20/2015	6/10/2015	6/19/2015	7/21/2015	8/16/2015	8/18/2015	8/25/2015	9/2/2015	9/14/2015	9/28/2015	17
5/20/2015	6/10/2015	6/19/2015	7/21/2015	8/28/2015	9/1/2015	9/8/2015	9/16/2015	9/28/2015	10/13/2016	19
6/17/2015	7/8/2015	7/17/2015	8/18/2015	9/11/2015	9/15/2015	9/22/2015	9/30/2015	10/13/2015	10/26/2015	17
6/17/2015	7/8/2015	7/17/2015	8/18/2015	9/25/2015	9/29/2015	10/6/2015	10/14/2015	10/26/2015	11/9/2015	19

# Clematis Street

## One of 10 Great U.S. Streets

- 2014 Great Streets in America
- 5<sup>th</sup> and 6<sup>th</sup> Avenues – Portland Transit Mall, Portland, OR
- 25<sup>th</sup> Street, Ogden, UT
- **Broadway, New York, NY**
- Central Avenue, Hot Springs, AR
- **Clematis Street, West Palm Beach, FL**
- Congress Street, Portland, ME
- King Street, Charleston, SC
- Main Street, Sag Harbor, NY
- **Pennsylvania Avenue, Washington, DC**
- State Street, Santa Barbara, CA



American Planning Association

*Making Great Communities Happen*

October 1, 2014

Mr. Rick Greene  
Development Services Director  
Planning Division  
401 Clematis Street  
West Palm Beach, FL 33401

Dear Mr. Greene:

On behalf of the American Planning Association (APA), I am honored to notify you that Clematis Street has been selected as one of ten Great Streets in the Great Places in America program for 2014. We are proud to recognize your Great Street as a role model of good planning. Such places do not happen without leaders like yourself, and I commend you for your dedication to making great communities happen.

Altogether, more than 100 potential candidates were considered and reviewed, making the selection process difficult. While we found many good examples of planning, those selected for designation illustrate most effectively what it means to be a "great" place, including design, functionality, sustainability, character, quality, and public participation.

APA will formally announce the 2014 Great Places in America on Wednesday, October 1, including a national media announcement and posting on our website ([www.planning.org/greatplaces](http://www.planning.org/greatplaces)). Our media team will send an embargoed news release (i.e. not for publication until 12:01 a.m. Oct. 1) to a variety of national and local media outlets beginning on Tuesday, September 30, so they can prepare stories for publication, posting or airing October 1.

We hope that you will embark on your own local celebrations or announcements to honor this designation, promote and advance your local planning efforts, and draw attention to National Community Planning Month ([www.planning.org/ncpm](http://www.planning.org/ncpm)). If we can assist you in this process, please reach out to Lynsey Knowles at [lknowles@planning.org](mailto:lknowles@planning.org) or Jake Sacks at [jsacks@planning.org](mailto:jsacks@planning.org).

On behalf of APA President William Anderson, FAICP, and the APA Board of Directors, I offer sincere congratulations to you and your community. We are very proud to know that places like yours are helping to create communities of lasting value.

Sincerely,

James M. Drinan, J.D.  
Executive Director

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205 N. Michigan Avenue  
Suite 1200  
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William R. Anderson, FAICP  
President  
James M. Drinan, J.D.  
Executive Director

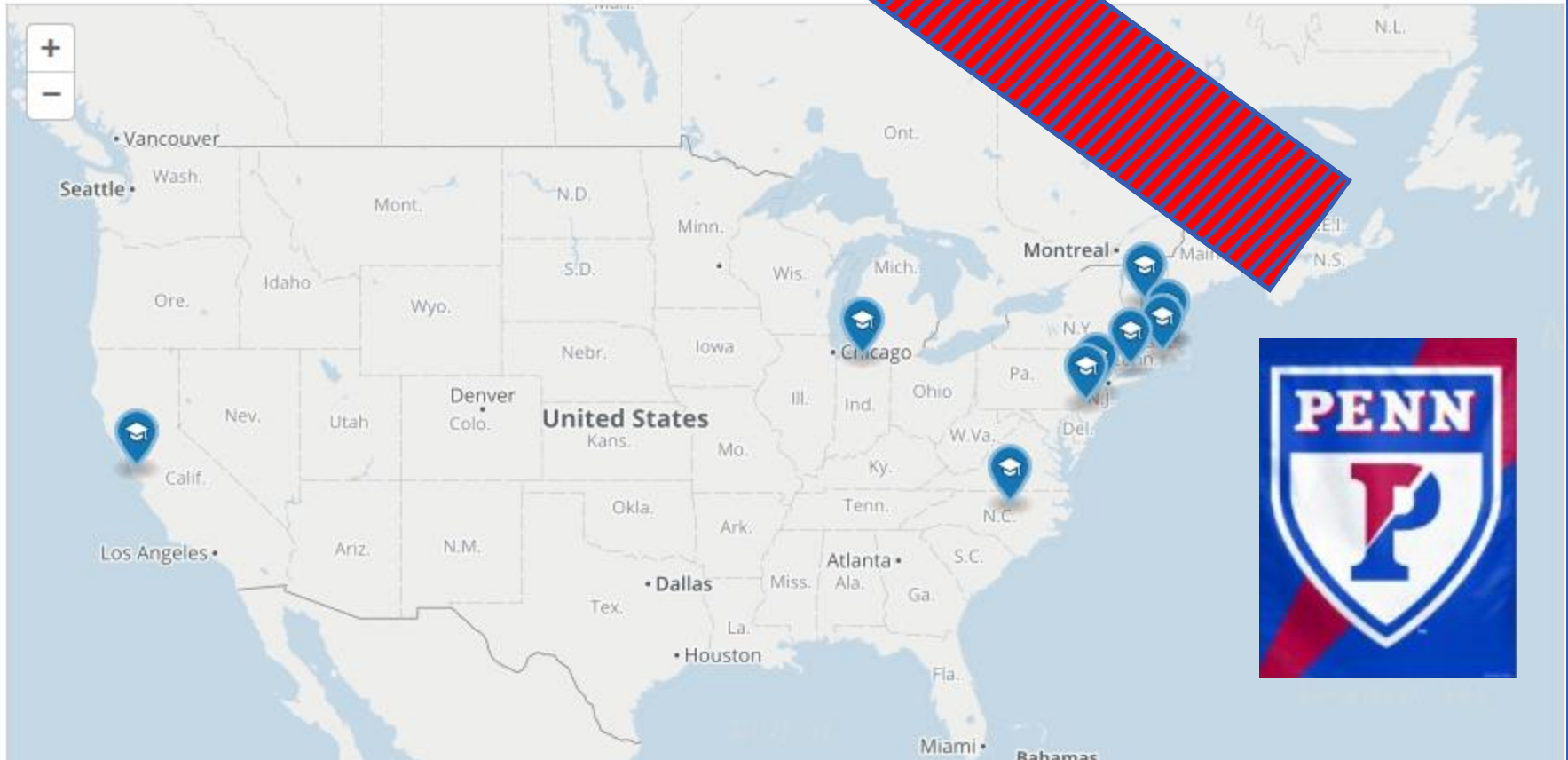
# Best College Nationwide for 2015????????



# University of Pennsylvania named best college nationwide for 2015

## BEST COLLEGES FOR 2015

The map below shows the top 10 four-year colleges for undergraduate study in 2015. The top schools are: University of Pennsylvania, Yale University, Duke University, Harvard University, Massachusetts Institute of Technology, Stanford University, Princeton University, Dartmouth College and the University of Notre Dame.



**Questions and  
Comments?**