

Development Services Outreach Meeting

February 18, 2016



WEST PALM BEACH

Agenda



WEST PALM BEACH

- I. Introduction and Welcome**
- II. Department Update**
- III. Financial Update**
- IV. Summary of Development Activity**
- V. Code Updates**
- VI. Development Opportunities**
- VII. Questions**

Outreach Meetings



WEST PALM BEACH

2013

- 1) July 26, 2013
- 2) November 1, 2013

2014

- 3) February 27, 2014
- 4) June 26, 2014
- 5) October 16, 2014

2015

- 6) March 26, 2015
- 7) July 24, 2015
- 8) October 22, 2015

2016

- 9) February 18, 2016



Departmental Update

February 18, 2016



WEST PALM BEACH

Organizational Update - 10/22/15



WEST PALM BEACH



Director



Building Official
Robert Brown
805-6652

Administrative Assistant
Jenny A. [Red X]
822-1436

Management Analyst
Ralph Wall
805-6661

Planning & Zoning Administrator
Angella Vann
822-1441

Secretary
Laura A. [Red X]
822-1453

Chronic Nuisance Officer
Laura Borsio
822-1471

Community Improvement Manager
Mark Joyce
822-1473

Assistant Building Official
Doug Harvey
805-6740

Administrative and Research Analyst
[Red X]
Vacant

License & Permit Supervisor
Sandra Wurafic
805-6688

Administrative Assistant
[Red X]
805-6654

Principal Planner
Eric Schneider
822-1446

City Urban Designer
Ana Maria Aponte
822-1439

Administrative Assistant
Valcia Morris
822-1482

Clerical Specialist
Felicia Adams
822-1477

Code Enforcement Supervisor
Robert Creston
822-1483

Administrative Assistant
Monique Williams
822-1468

Chief Inspector Building
Ken Conrad
805-6666

Chief Inspector Electrical
Phil Petty
805-6742

Chief Inspector Mechanical
Harold Moser
805-6732

1 & 2 Family Inspector
Tom Moore
805-6669

Commercial Combination Inspector
[Red X]

Mechanical Inspector
[Red X]

Building Inspector
Steve Pentek
805-6674

Electrical Inspector
Dan Kempa
805-6741

Mechanical Inspector
Alberto Fernandez
805-6735

Building Inspector
Peter Valenti
805-6673

Chief Inspector Plumbing
Tim Large
805-6692

Plumbing Inspector
[Red X]

Building Inspector
Art Lange
805-6667

Plumbing Inspector
[Red X]

Plumbing Inspector
Gary Salfelder
805-6694

Plan Review Librarian
Caroline Puell
805-6659

Chief Plans Examiner
Steven Kennedy
805-6710

Plan Review Librarian
Laura Marchant
805-6658

License & Permit Specialist
Susan Palmer
805-6685

License & Permit Specialist
Wanda Lehnhardt
805-6686

CSD Customer Service Associate
Craig McPherson
805-6684

Secretary
Pam Yusko
805-6656

Commercial Combination Plans Examiner
Julio Gomez
805-6712

Senior Commercial Combination Plans Examiner
Jim Witmer
805-6715

Commercial Combination Plans Examiner
Robert McDougal
805-6714

License & Permit Specialist
[Red X]

License & Permit Specialist
Keisha White-Little
805-6683

Records Retention Specialist
Jeff Simeus
805-6660

Records Retention Specialist
Tequesta Gordon
805-6663

Electrical Plans Examiner
[Red X]

Mechanical Plans Examiner II
David Hayes
805-6717

Plumbing Plans Examiner II
Chris Cole
805-6719

License & Permit Specialist
Shawn Mitchell
805-6678

License & Permit Specialist
Nakita Daniels
805-6687

TEMP Records Retention Specialist
Warline Louis
805-6655

TEMP Clerical Specialist
Gina Dorsan
805-6653

Building Plans Examiner II
Samantha Hill
805-6718

Land Development Engineer ***
Kelly Cranford

Building Plans Examiner
[Red X]

Fiscal Services Coordinator
Melissa Manhong
805-6692

License & Permit Specialist
Michelle Scott
805-6689

Office Support Staff

Landscape Planner
Linda Louie
822-1458

Comprehensive Planner
[Red X]

Code Officer
[Red X]

Utilities Engineering Project Coordinator ***
Manuel Gonzalez
494-1085

*** Funded By Development Services / Located in Different Department

Principal Planner
John Roach
822-1448

Senior Planner
[Red X]

Code Officer
John Frasca
822-1475

Code Officer
Heath Johnston
822-1489

Code Officer
John Murphy
822-2167

Code Officer
[Red X]

Senior Planner
Lanell Kittredge
822-1443

Historic Preservation Planner
Friederike Mittner
822-1457

Code Officer
Mitch Posner
822-1476

Code Officer
Margarita Cruz
822-1485

Code Officer
Valerie Luster
822-1488

Code Officer
Allen Cartwright
822-1466

Planner
Linda Louie
822-1458

Code Officer
[Red X]

Code Officer
Thomas Alred
822-1491

Code Officer
Michael Williams
822-1488

Code Officer
Travis Telfair
822-1467

Code Officer
[Red X]

Associate Planner
Raymond Caranci
822-1462

Code Officer
[Red X]

Code Officer
Alex Lopez
822-1480

Code Officer
Paul McFarlane
822-1478

Code Officer
Donald Williams
822-1470

Code Officer
[Red X]

Senior Planner
Alex Hansen
822-1463

Code Officer
[Red X]

Code Officer
Kevin Lavine
822-1474

Code Officer
Charles Scott
822-1474

Code Officer
[Red X]

Code Officer
[Red X]

Plan Review Building/Business Tax

Thursday, October 08, 2015

Planning

Code Enforcement

FY16 Department Staff

1. Senior Planner (50% Urban Design/50% Historic Preservation)
2. Code Officer – Business Tax
3. Code Officers (2 Part time) – Downtown Noise Monitoring

February 1, 2015 - Department Staff

- ~~1. Senior Planner (Urban Design/Historic Preservation)~~
 1. Urban Design Planner
 2. Historic Preservation Planner
2. Zoning Technician
3. Code Officer – Business Tax
4. Code Officers (2 Part time) – Downtown Noise Monitoring

Application Deadlines



WEST PALM BEACH

Planning Board/City Commission – Day after Planning Board mtg. 3rd Wednesday

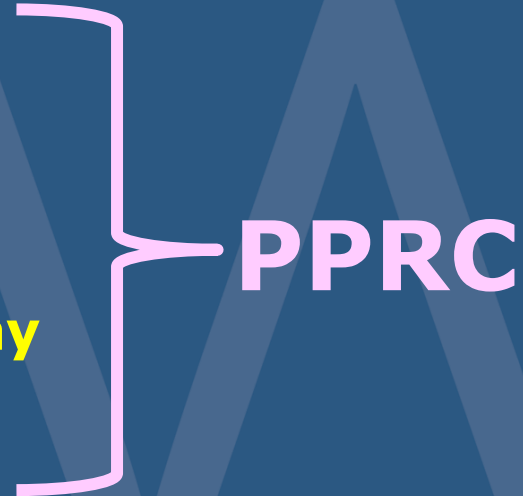
February 17

Zoning Board of Appeals – 2nd Monday

February 9

Downtown Action Committee – 4th Wednesday

February 24



APPLICATION DEADLINE	PPRC	DEADLINE TO REVISE PLANS	PLANNING BOARD
11/18/2015	12/9/2015	9 days 12/18/2015	1/20/2016
11/18/2015	12/9/2015	12/18/2015	1/20/2016
12/16/2015	1/13/2016	1/22/2016	2/17/2016
12/16/2015	1/13/2016	1/22/2016	2/17/2016

Application Deadlines

Planning Board/City Commission
Zoning Board of Appeals
Downtown Action Committee

1 Deadline
2nd Tuesday/mo.

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)
		16 days								
2nd Tuesday/month 5:00 p.m.	2nd Wed. 1:00 p.m.	PPRC 12:00 p.m.	3rd Tuesday 6:00 p.m.	4 days before Finance	Deadline set by Mayor's Office/Administration			5:00 p.m.	2 weeks after 1st @ 5:00 p.m.	
3/8/2016	4/13/2016	4/29/2016	6/21/2016	7/1/2016	7/5/2016	7/13/2016	7/19/2016	8/1/2016	8/15/2016	21
3/8/2016	4/13/2016	4/29/2016	6/21/2016	7/15/2016	7/19/2016	7/27/2016	8/2/2016	8/15/2016	8/29/2016	23
3/8/2016	4/13/2016	4/29/2016	6/21/2016	7/29/2016	8/2/2016	8/10/2016	8/16/2016	8/29/2016	9/12/2016	25
4/12/2016	5/11/2016	5/27/2016	7/19/2016	8/12/2016	8/16/2016	8/24/2016	8/30/2016	9/12/2016	9/26/2016	22
4/12/2016	5/11/2016	5/27/2016	7/19/2016	8/26/2015	8/30/2016	9/7/2016	9/13/2016	9/26/2016	10/11/2016	24
5/10/2016	6/7/2016									22
5/10/2016	6/7/2016									24
6/7/2016	7/13/2016									22
6/7/2016	7/13/2016									24
7/12/2016	8/10/2016									21
7/12/2016	8/10/2016									23

DAC APPLICATION SCHEDULE 2015-2016					ZBA APPLICATION 2015-2016					
APPLICATION DEADLINE	PPRC	DEADLINE TO REVISE PLANS AND ADDRESS ALL COMMENTS	DAC	# of OF WEEKS (Application to Hearing)	APPLICATION DEADLINE	PPRC (If Required)	DEADLINE TO REVISE PLANS AND ADDRESS ALL	ZBA	# of OF WEEKS (Application to Hearing)	
2nd Tuesday of each month	2nd Wed of each month @ 1:00 p.m.	3rd Friday after PPRC 12:00 p.m.	2nd Wed of each month @ 9:00 a.m.		2nd Wednesday of each month	2nd Wed of each month @ 1:00 p.m.	2nd Friday after PPRC 12:00 p.m.	1st Thursday of each month @ 1:30 p.m.		
3/8/2016	4/13/2016	4/29/2016	6/8/2016	13	3/8/2016	4/13/2016	4/29/2016	6/2/2016	12	
4/12/2016	5/11/2016	5/27/2016	7/13/2016	13	4/12/2016	5/11/2016	5/27/2016	7/7/2016	12	
5/10/2016	6/8/2016	6/24/2016	8/10/2016	13	5/10/2016	6/8/2016	6/24/2016	8/4/2016	12	
6/7/2016	7/13/2016	7/29/2016	9/14/2016	14	6/7/2016	7/13/2016	7/29/2016	9/1/2016	12	
7/12/2016	8/10/2016	8/26/2016	10/12/2016	13	7/12/2016	8/10/2016	8/26/2016	10/6/2016	12	
8/9/2016	9/14/2016	9/30/2016	11/9/2016	13	8/9/2016	9/14/2016	9/30/2016	11/3/2016	12	
9/13/2016	10/12/2016	10/28/2016	12/14/2016	13	9/13/2016	10/12/2016	10/28/2016	12/1/2016	11	
10/11/2016	11/9/2016	11/25/2016	1/11/2017	13	10/11/2016	11/9/2016	11/25/2016	1/5/2017	12	
11/8/2016	12/14/2016	12/30/2016	2/8/2017	13	11/8/2016	12/14/2016	12/30/2016	2/2/2017	12	
12/13/2016	1/11/2017	1/27/2017	3/8/2017	12	12/13/2016	1/11/2017	1/27/2017	3/2/2017	11	
				Average:					Average:	12.1

Financial Update

February 18, 2016



WEST PALM BEACH

2015 Property Values



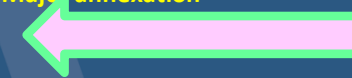
WEST PALM BEACH

Palm Beach County PROPERTY APPRAISER
2015 Final Taxable Value
 10/09/15

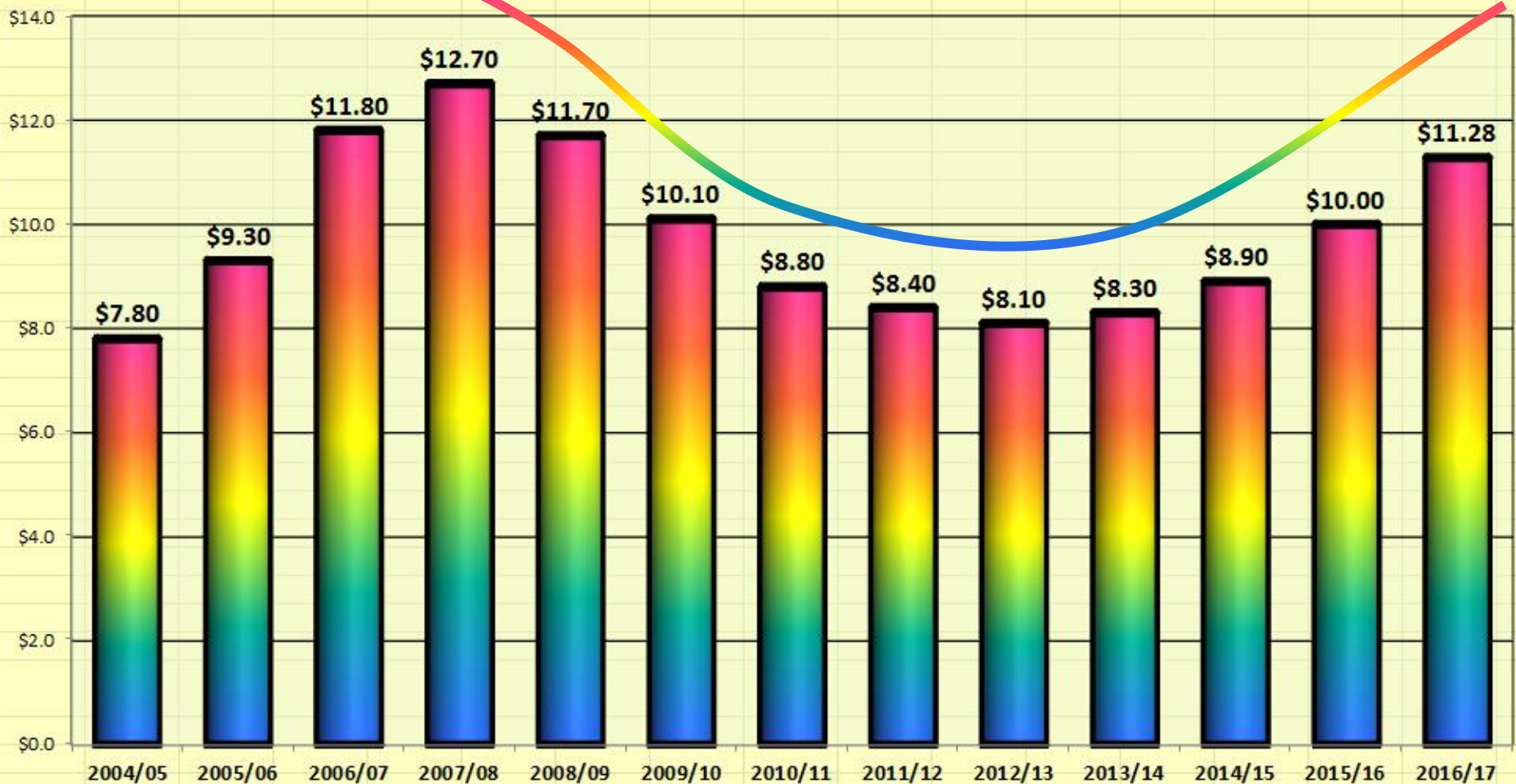


Code	Taxing Authorities	2014 Final (Ext) Taxable Value	2015 Preliminary Taxable Value	Percent Change	2015 Final (Oct) Taxable Value	Percent Change
56	Riviera Beach	3,378,891,384	4,552,561,967	34.74	4,561,328,274	34.99
70	Palm Springs	678,049,106	821,304,783	21.13	820,789,873	21.05
74	West Palm Beach	8,864,643,257	9,999,188,141	12.80	9,971,939,207	12.49
74	West Palm Beach Debt	8,874,239,949	10,007,489,298	12.77	9,980,240,364	12.46
41	Loxahatchee Groves	197,689,417	222,866,840	12.74	221,320,047	11.95
48	Pahokee	69,632,765	77,919,780	11.90	77,732,233	11.63
72	Royal Palm Beach	2,046,984,635	2,284,598,181	11.61	2,282,070,445	11.48
04	Belle Glade	266,508,120	300,637,540	12.81	295,696,617	10.95
73	Wellington	6,273,246,369	6,943,284,683	10.68	6,945,516,766	10.72
40	Lantana	725,272,244	803,027,456	10.72	802,563,507	10.66
20	Gulf Stream	873,166,897	965,427,964	10.57	965,055,696	10.52
08	Boynton Beach	4,210,796,551	4,635,365,868	10.08	4,646,176,798	10.34
38	Lake Worth	1,194,171,369	1,319,250,938	10.47	1,317,158,773	10.30
12	Delray Beach Debt	7,241,365,108	7,983,883,436	10.25	7,984,439,599	10.26
30	Jupiter	8,078,558,089	8,914,087,820	10.34	8,907,223,485	10.26
12	Delray Beach	7,239,395,652	7,980,785,319	10.24	7,981,341,482	10.25
58	South Bay	52,670,005	58,069,375	10.25	58,044,292	10.20
18	Greenacres	1,274,273,513	1,401,140,341	9.96	1,400,850,119	9.93
66	Village of Golf	129,316,088	142,548,868	10.23	142,043,518	9.84
28	Juno Beach	1,036,715,052	1,137,596,270	9.73	1,137,735,447	9.74
50	Palm Beach	13,383,397,607	14,687,090,837	9.74	14,661,632,936	9.55
36	Lake Park	479,069,059	524,406,886	9.46	523,385,701	9.25
09	Briny Breezes	35,330,590	38,633,088	9.35	38,563,642	9.15
10	Cloud Lake	4,794,958	5,219,371	8.85	5,219,371	8.85
22	Haverhill	66,994,781	72,672,897	8.48	72,564,826	8.31
32	Jupiter Inlet Colony	258,419,438	279,158,731	8.03	279,108,731	8.01
42	Manalapan	970,320,741	1,048,002,699	8.01	1,046,474,418	7.85
60	Tequesta	863,937,071	932,372,909	7.92	931,628,702	7.84
52	Palm Beach Gardens	8,759,416,672	9,440,370,859	7.77	9,443,433,434	7.81
06	Boca Raton	18,195,999,305	19,582,072,809	7.62	19,581,516,068	7.61
46	Ocean Ridge	767,010,319	825,265,695	7.60	825,113,667	7.58
68	North Palm Beach	1,604,532,533	1,726,462,395	7.60	1,724,418,553	7.47
44	Mangonia Park	144,100,274	154,627,645	7.31	154,579,093	7.27
26	Hypoluxo	273,180,080	292,884,157	7.21	292,792,546	7.18
24	Highland Beach	1,937,064,009	2,076,387,102	7.19	2,075,380,658	7.14
34	Lake Clark Shores	198,466,870	214,385,062	8.02	212,609,571	7.13
02	Atlantis	418,376,741	447,039,876	6.85	446,972,211	6.83
62	South Palm Beach	263,054,835	279,002,222	6.06	278,981,222	6.05
54	Palm Beach Shores	523,982,364	532,216,807	1.57	532,159,958	1.56
14	Glenridge	14,080,820	14,264,473	1.30	14,263,237	1.30
	All Cities	111,586,525,697	123,408,669,375	10.59	123,330,105,233	10.52
	WPB DDA	1,354,104,804	1,523,335,830	12.50	1,516,013,663	11.96
	Delray Beach DDA	646,185,941	728,127,037	12.68	727,807,881	12.63
	Palm Beach County	139,218,878,252	152,661,150,295	9.66	152,562,817,106	9.58

FPL Power Plant (\$800 million)
 Major annexation



West Palm Beach Property Values

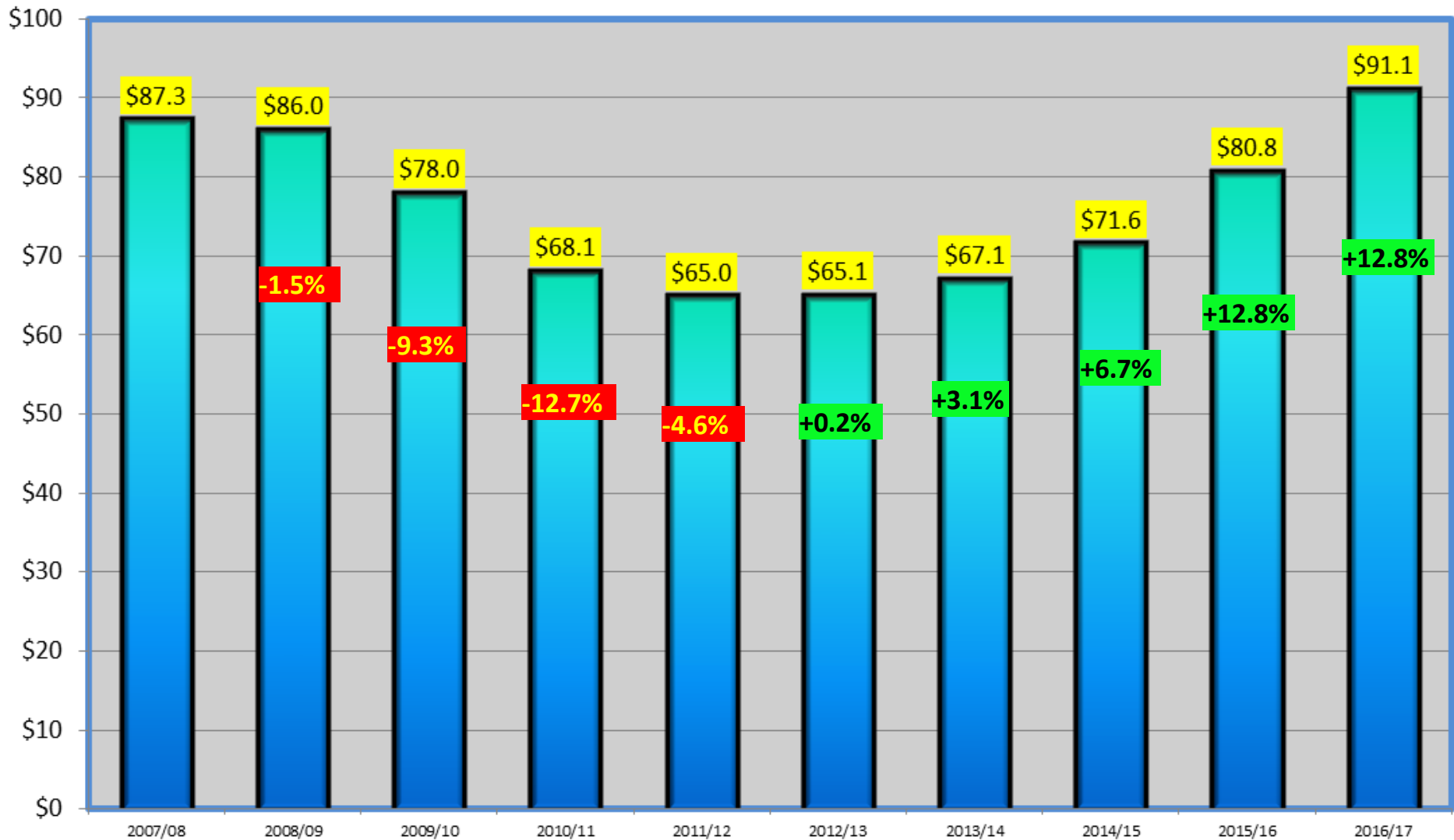


Property Tax Revenue



WEST PALM BEACH

Property Tax Revenue



ESTIMATED

Development Services Revenues



WEST PALM BEACH

	FY13	FY14	FY15	FY16 (Budgetd)	(Projected)
Building Permits	\$5,793,215	\$9,680,347	\$7,868,899	\$6,000,000	\$10,130,800
Business Tax	\$2,883,545	\$3,266,603	\$3,615,910	\$3,655,000	\$3,737,000
Planning Fees	\$ 418,392	\$ 374,455	\$ 526,148	\$ 400,000	\$ 424,100
Code Enforce.	\$ 310,159	\$ 402,354	\$1,173,903	\$1,016,000	\$ 1,206,300
TOTAL	\$ 9,405,851	\$13,723,759	\$13,184,859	\$11,345,400	\$15,498,200 +36.6%

Building Permits (FY10): \$3,642,742

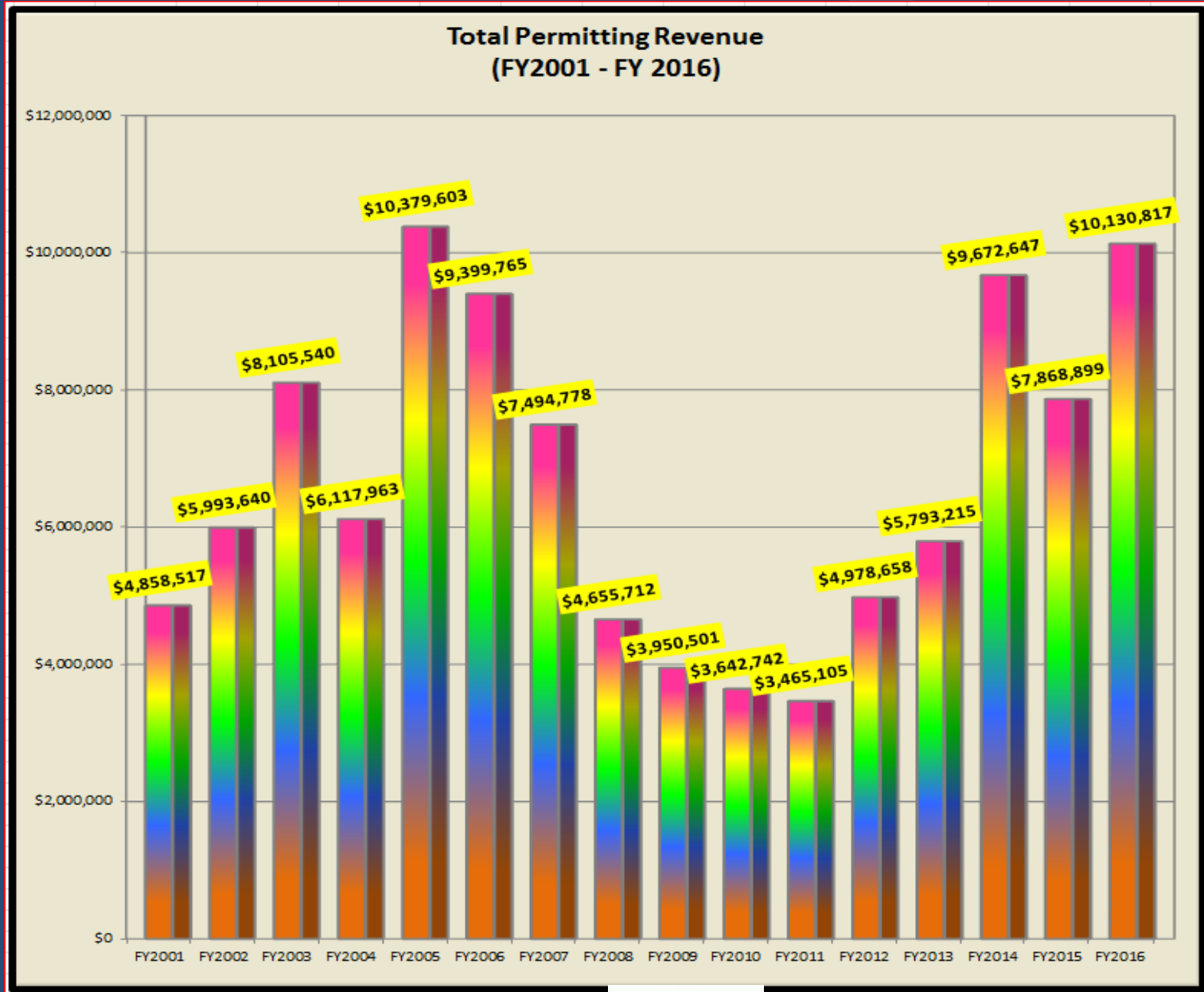
Business Tax (FY10): \$2,925,848

Planning Fees (FY10): \$ 245,249

Building Permit Revenue



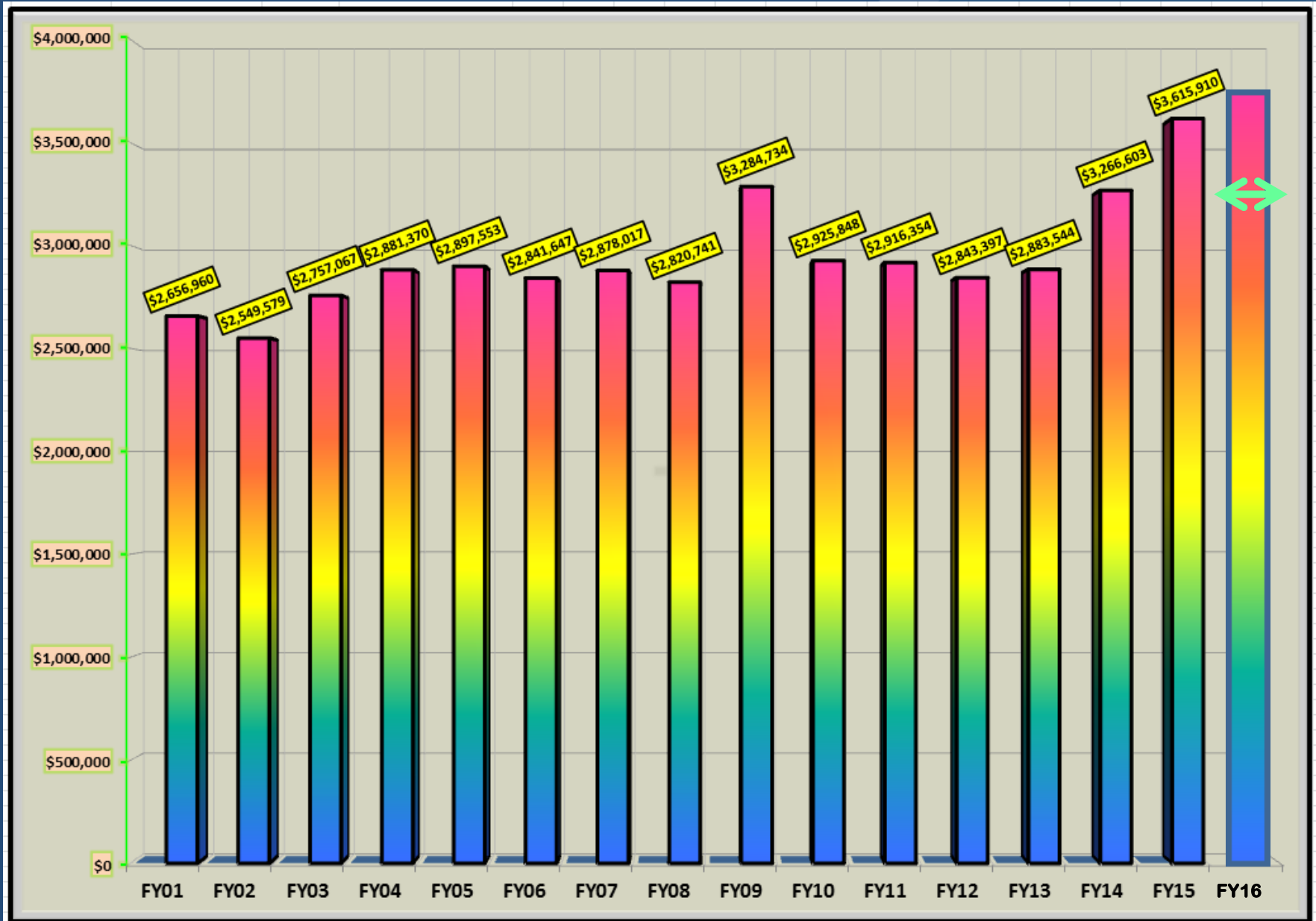
WEST PALM BEACH



Business Tax Revenues (FY01-16)



WEST PALM BEACH

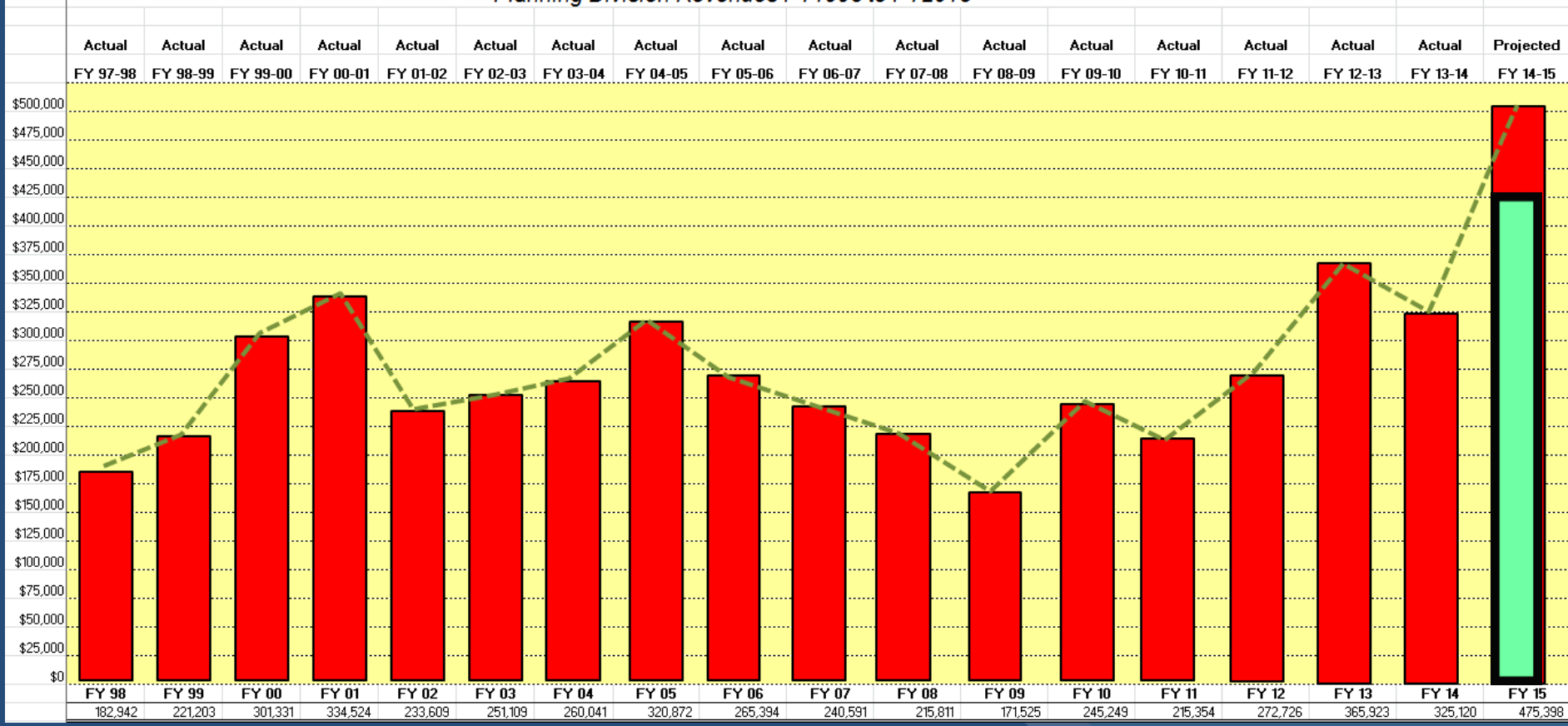


Planning Revenues



WEST PALM BEACH

Planning Division Revenues FY1998 to FY2015



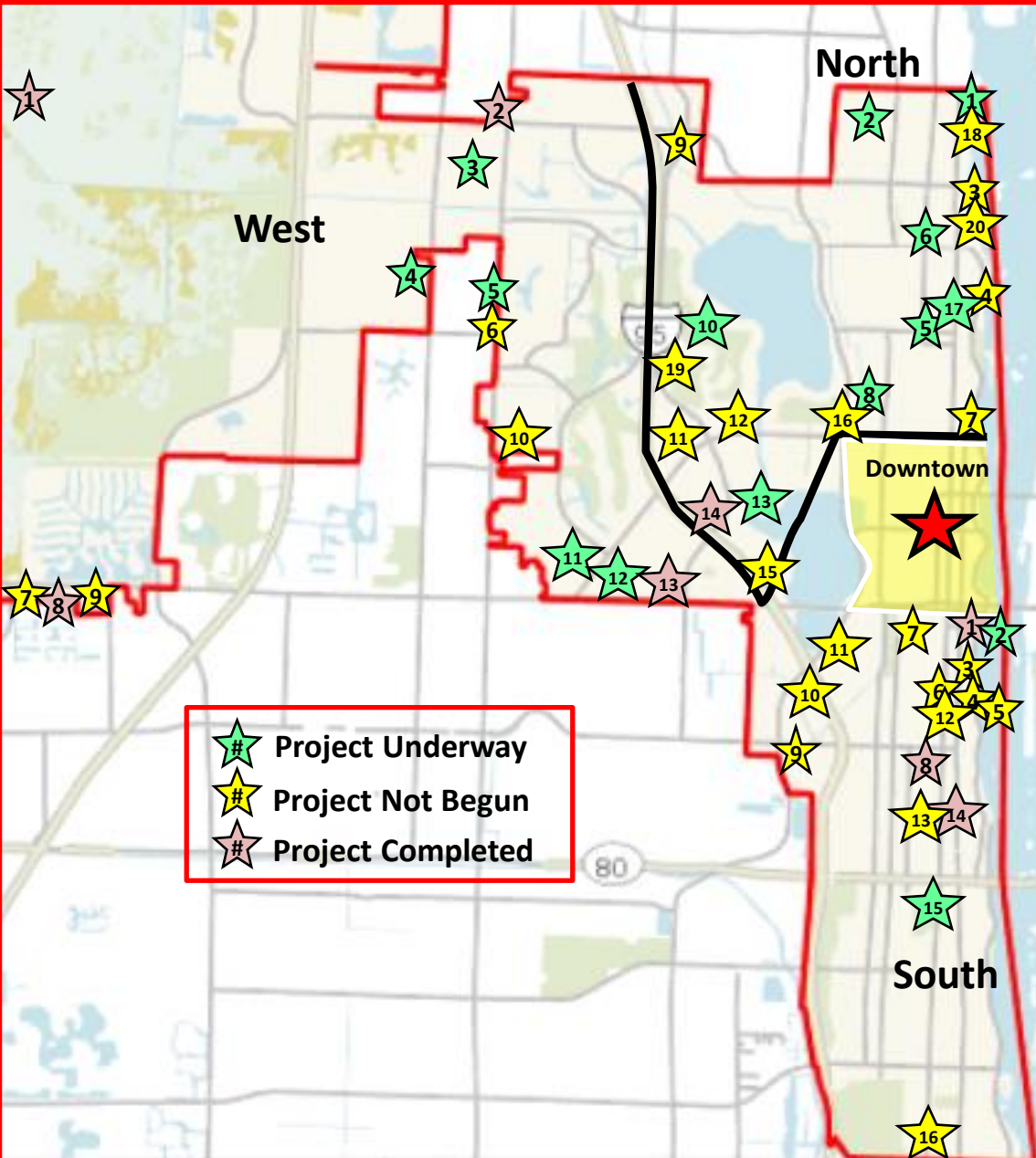
Summary of Development Activity

February 18, 2016



WEST PALM BEACH

Major Developments in West Palm Beach February 2016



★ # Project Underway
★ # Project Not Begun
★ # Project Completed

North End Projects

- | | |
|-------------------------------|------------------------------------|
| 1. FPL Manatee Viewing Center | 8. Dunbar Village |
| 2. Quantum House @ St. Mary's | 10. Banyan Cay Resort |
| 3. Rybovich/Related Dvlpmt. | 12. 4 th District Court |
| 4. Currie Park Code & Dvlpmt. | 14. Jefferson |
| 5. Northwood Code Changes | 16. Cumberland Farms |
| 6. Broadway Code Changes | 18. 80 Points West |
| 7. Good Samaritan Exp. | 20. Scuba Club |
| 9. Park Plaza 7/11 | |
| 11. P.B. Outlets Exp. | |
| 13. Mizner Lakes | |
| 15. Sail Club | |
| 17. Ponce DSI | |
| 19. Presidential Storage | |

West End Projects

- | | |
|---------------------------|---------------------------------|
| 1. Ibis Recreation | 2. Auto Zone Store |
| 3. Ballpark/P.Beaches | 4. Charleston Commons |
| 5. Tara Cove | 6. Oxbridge Acad. Ren. |
| 7. Bella Vita | 8. Golden Lakes Car Wash |
| 9. Skees Road Dvlpmt. | 10. N'wood/Keiser College |
| 11. City Furniture Parcel | 12. Auto Dealerships/Okeechobee |
| 13. Westward Center | |

South End Projects

- | | |
|------------------------------|--------------------------|
| 1. First Baptist Church | 2. Bristol (Chapel/Lake) |
| 3. Norton Art Expansion | 4. Fifteen 15 |
| 5. P.B.Day Academy Exp. | 6. Carefree Theater |
| 7. Park Slope Townhomes | 8. Publix/Belmont Ctr. |
| 9. Wawa Convenience Store | 10. Brown Distributing |
| 11. Storall | 12. 2001 S. Dixie School |
| 13. 3111 S. Dixie (Prospect) | 14. Villas/Antique Row |
| 15. S.Dixie Redevelop. | 16. 8111 S. Dixie Redev. |

Downtown Projects

★ # Project Underway
★ # Project Not Begun
★ # Project Completed

1. Nurses Residence (300 PBL)
2. Loftin Place
3. 550 Quadrille
4. Palm Harbor Hotel
5. Old City Hall Site
6. Banyan Garage
7. Clematis Boutique Hotel
8. Broadstone Clematis
9. Marriott Renaissance Hotel
10. 3 Thirty Three
11. Marriott Residence Inn
12. Phillips Point Improvements
13. Esperante Improvements
14. Canopy Hotel
15. Opera Place
16. Tent Site
17. Restoration Hardware
18. Okeechobee Blvd. Crossing
19. Hilton Hotel (Convention Center)
20. PBC Convention Ctr. Garage
21. Fire Station #4
22. Kravis Center improvements
23. All Aboard Florida
24. All Aboard Residential Dvlpmt.
25. Tony Solo Development
26. Clematis Place
27. Publix development
28. 4th District Court of Appeal
29. Transit Village
30. AloftHotel
31. Valero Station
32. Wawa Convenience Store
33. Burger King
34. Cosmopolitan
35. Fern Street Crossing



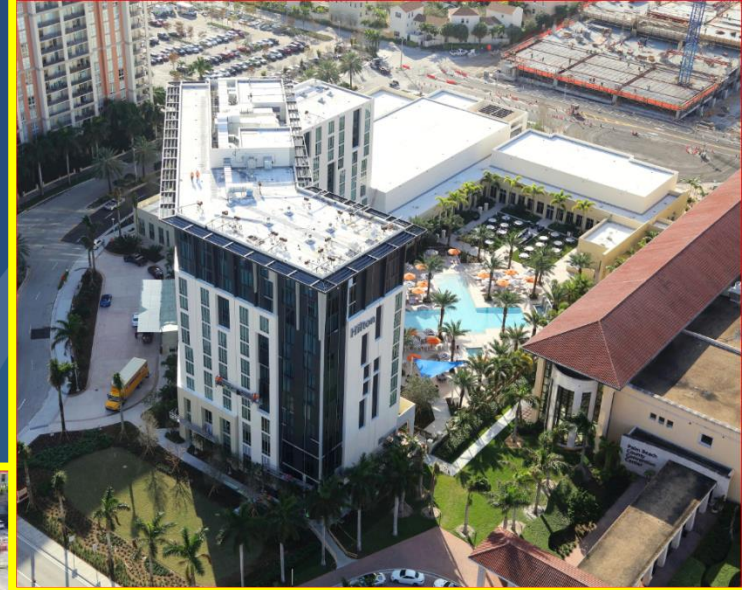
Summary of Development Activity

Projects Recently Completed



WEST PALM BEACH

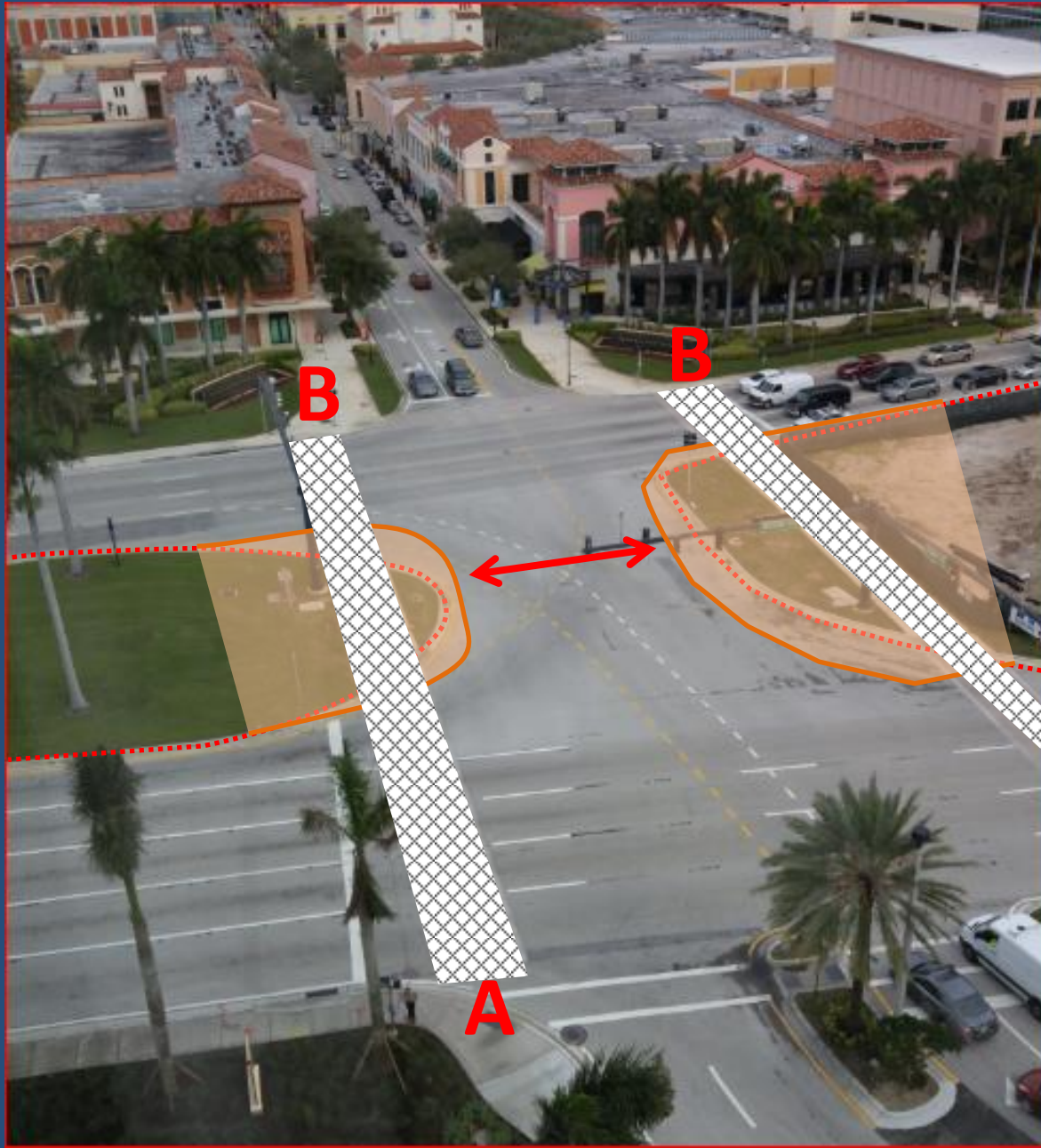
Hilton Hotel



Hilton Hotel



Okeechobee Boulevard Crossing



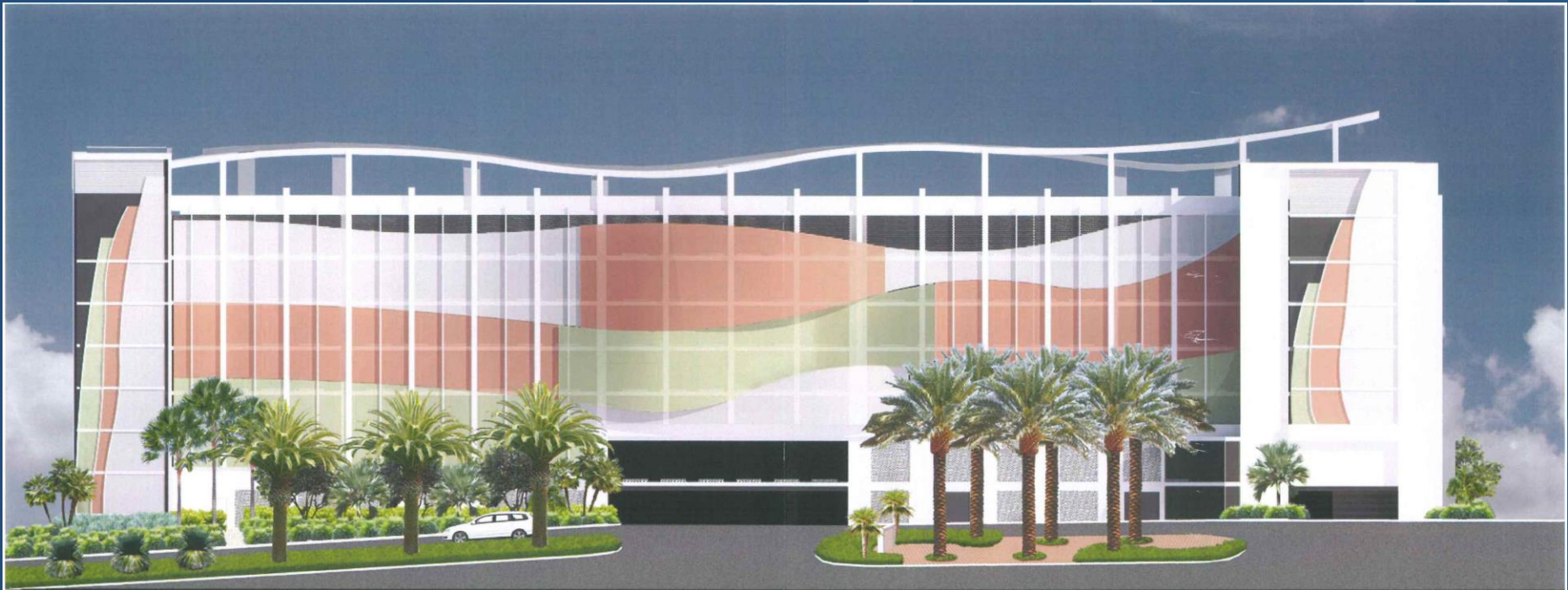
A

Palm Beach County Convention Center Garage

(January 29, 2016)



Palm Beach County Convention Center Garage

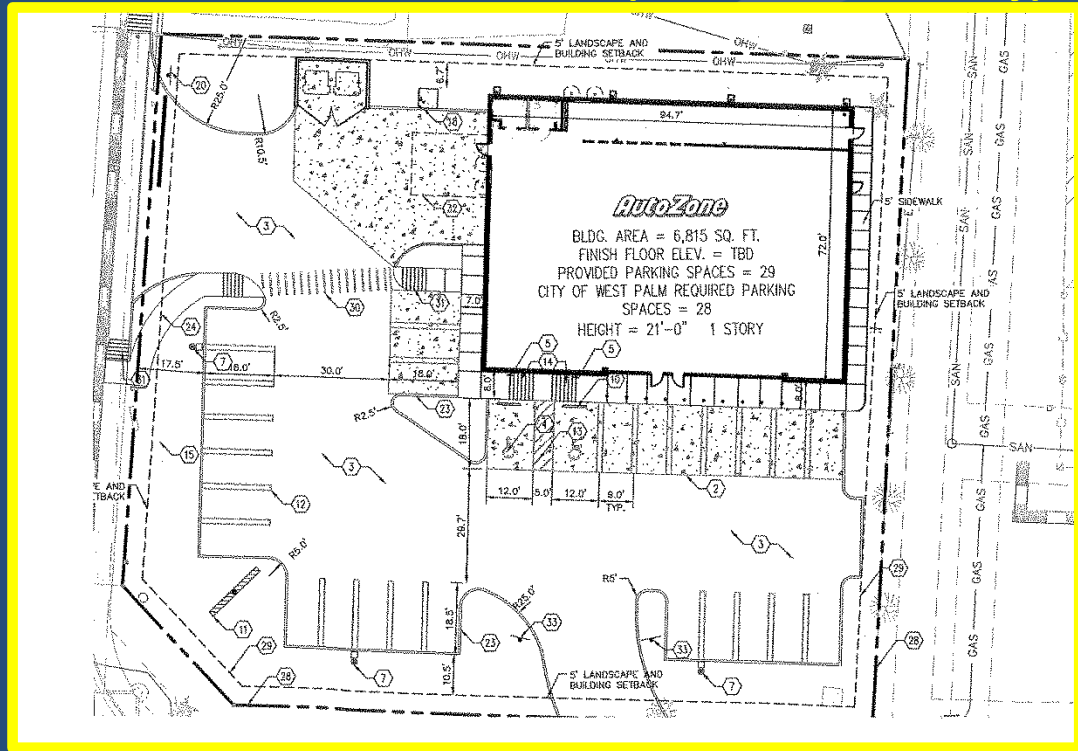
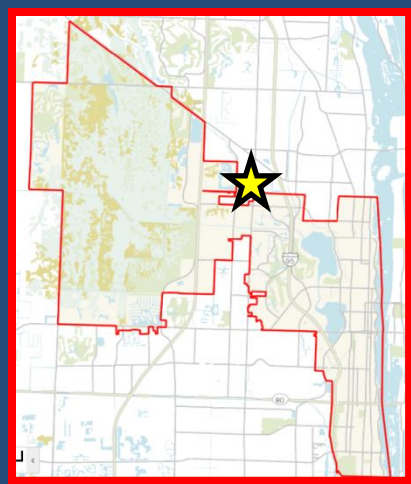


PALM BEACH COUNTY CONVENTION CENTER
PARKING GARAGE

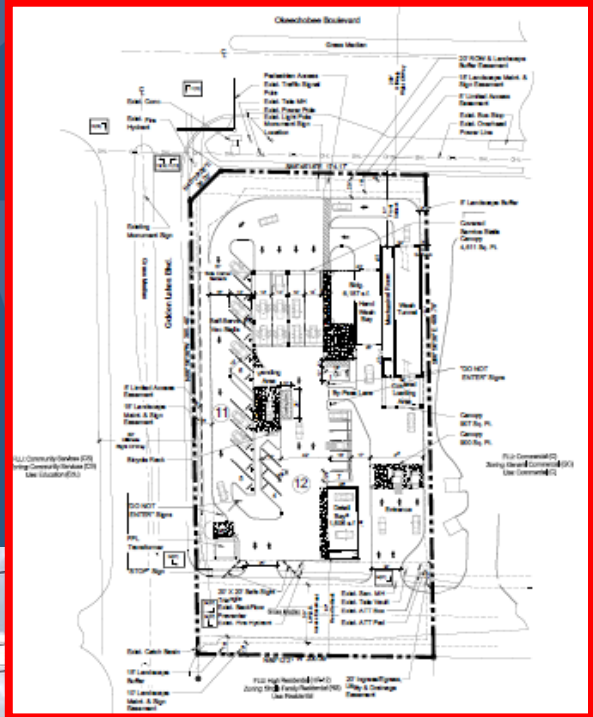
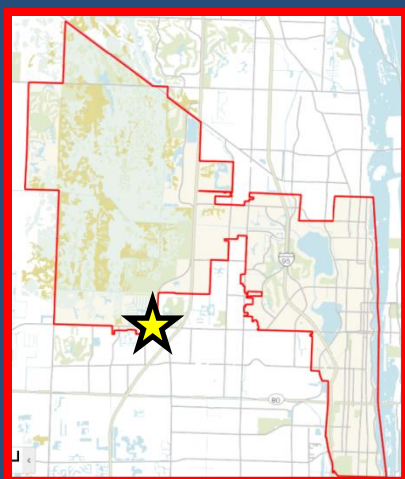
NORTH ELEVATION

LEO A DALY
PLANNING ARCHITECTURE ENGINEERING INTERIOR

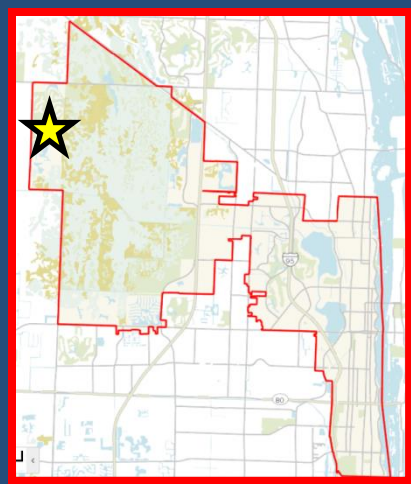
Auto Zone Store (45th St. & Military)



Golden Lakes Car Wash (Okeechobee Blvd.)



Ibis Golf and Country Club Recreational Improvements

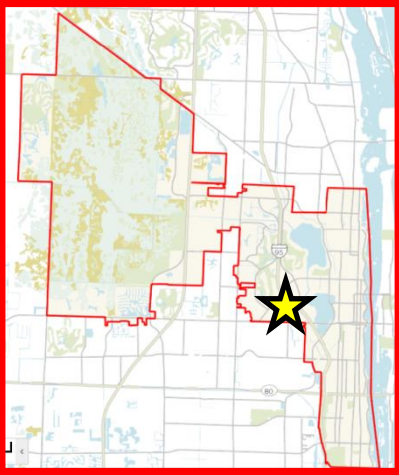


Loftin Place (Phase 1 completed)



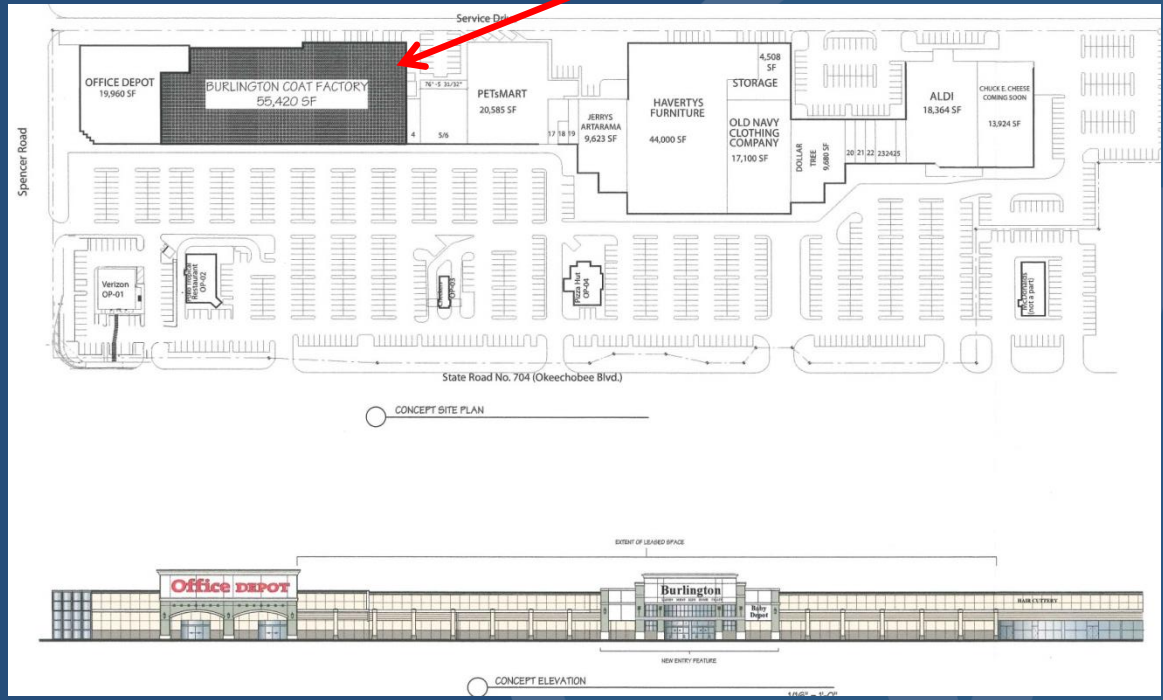
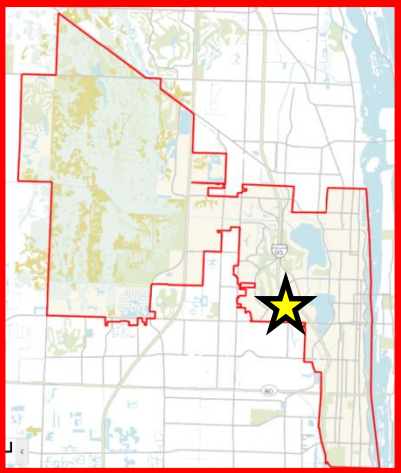
Village Commons Shopping Center

Demolition and construction of a new and expanded Publix supermarket.



Westward Shopping Center

Burlington Coat Factory

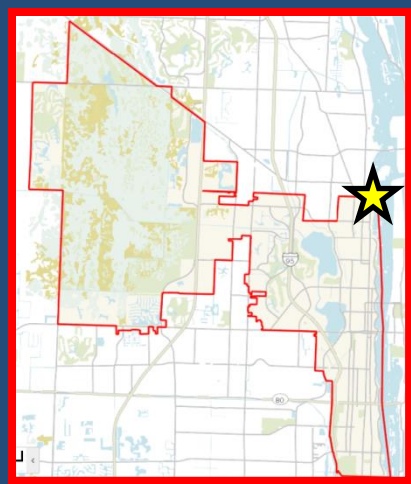


Construction for the Burlington Coat Factory along with enhancements to the façade, landscaping and parking are completed.



FPL Manatee Viewing Center

(Grand Opening Feb. 5, 2016)



FPL Manatee Viewing Center (Grand Opening Feb. 5, 2016)



ESTIMATED PROJECT CONSTRUCTION VALUE - MAJOR WEST PALM BEACH PROJECTS

Project	Status	2015	2016	2017	2018	2019	Total	
Auto Zone (45th St.)	<i>Completed</i>		\$553,503				\$553,503	
Belmont Shopping Center (Publix)	<i>Completed</i>		\$6,572,400				\$6,572,400	
Braman Audi	<i>Completed</i>		\$11,022,725				\$11,022,725	
Convention Center Hotel	<i>Completed</i>			\$41,600,000			\$41,600,000	
Evernia Place - 85 MF units	<i>Completed</i>	\$13,820,682					\$13,820,682	
First Bank	<i>Completed</i>	\$2,580,045					\$2,580,045	
First Baptist Redevelopment	<i>Completed</i>			\$0			\$0	
Golden Lakes Car Wash	<i>Completed</i>		\$2,408,748				\$2,408,748	
Ibis Country Club Expansion	<i>Completed</i>		\$20,000,000	\$10,000,000			\$30,000,000	
Jefferson at WPB	<i>Completed</i>	\$21,249,098					\$21,249,098	
Loftin Place (Ph. 1)	<i>Completed</i>		\$38,299,800				\$38,299,800	
Marriott residence Inn - 151 room	<i>Completed</i>		\$15,599,400				\$15,599,400	
Meridian Building	<i>Completed</i>		\$543,387				\$543,387	
Morse Life Amend. to add 7500 sf	<i>Completed</i>		\$1,125,000				\$1,125,000	
Palm Beach Outlets (outlet portion)	<i>Completed</i>	\$191,541,263					\$191,541,263	
Palm Beach Outlets (Power center)	<i>Completed</i>	\$57,066,755					\$57,066,755	
Valero Gas Station	<i>Completed</i>	\$1,079,582					\$1,079,582	
Village Commons Publix Rebuild (+2,698 sf)	<i>Completed</i>		\$3,940,147				\$3,940,147	
Villas on Antique Row	<i>Completed</i>	\$17,366,027					\$21,767,170	
Walgreens	<i>Completed</i>	\$3,182,080					\$3,182,080	<i>Completed</i>
Westward Shopping Ctr (Burlington Coat)	<i>Completed</i>		\$1,156,500				\$1,156,500	\$465,108,285



WEST PALM BEACH

Summary of Development Activity

Projects Under Construction



WEST PALM BEACH

3 Thirty Three



3 Thirty Three contains 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.



Ballpark at the Palm Beaches

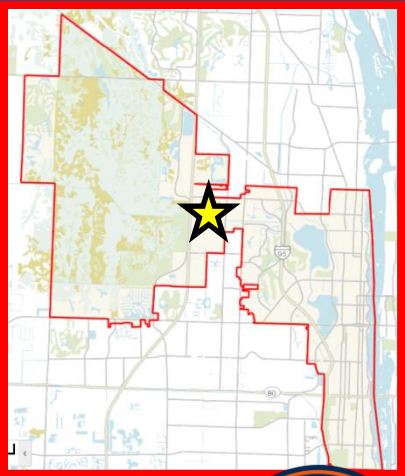


WEST PALM BEACH

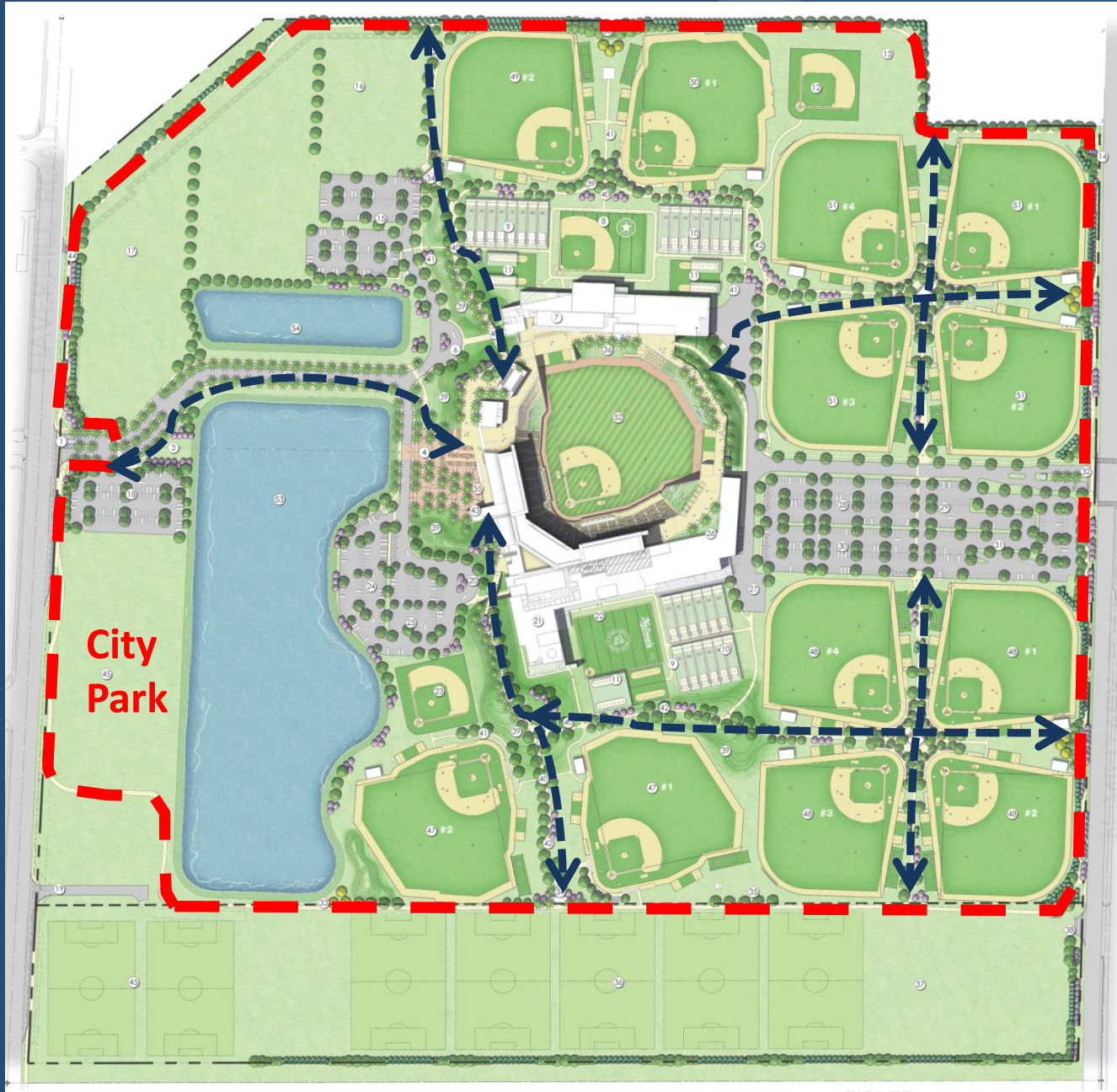
5001 N Military Trail
(500' south of 45th St. between Military Trail and Haverhill Rd.)



Ballpark at the Palm Beaches



Spring Training 2017!



Ballpark at the Palm Beaches



Haverhill Road

Military Trail

Ballpark at the Palm Beaches



Boston Red Sox 2016 World Champions



Banyan Cay Resort

Noble House Hotels to develop hotel

Kona Kai resort & Spa (San Diego)

Ocean Key Resort & Spa (Key West)

Portofino Hotel & Marina (Redondo Beach)

River Terrace Inn (Napa)

Mountain Lodge at Telluride (Telluride)

Argonaut Hotel (San Francisco)

Little Palm Island Resort & Spa (Keys)

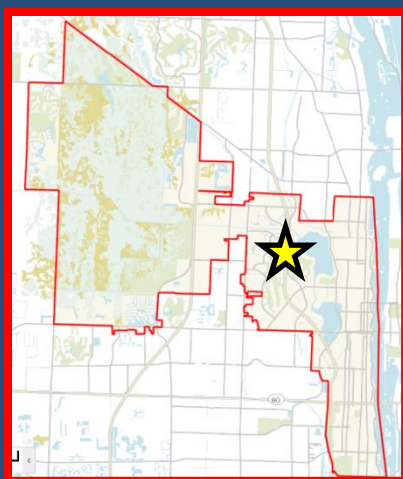
LaPlaya Beach & Golf Resort (Naples)

The Inn at Key West (Key West)

Gateway Canyons Resort (Gateway, CO)

Pelican Grand Beach Resort (Ft. Laud.)

Hilton San Diego Resort/Spa (San Diego)



Proposed Mix

SF – 94 units

Cottages – 51

MF – 200 units

Hotel–150 rooms

Spa – 5,600 sf

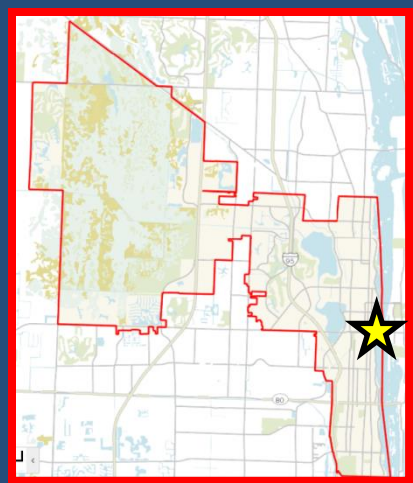
Meeting Space – 15,200 sf

Restaurant–5,808 sf (hotel) 1,660 sf
(outdoor)

Clubhouse–6,000 sf

Tennis – 4,000 sf

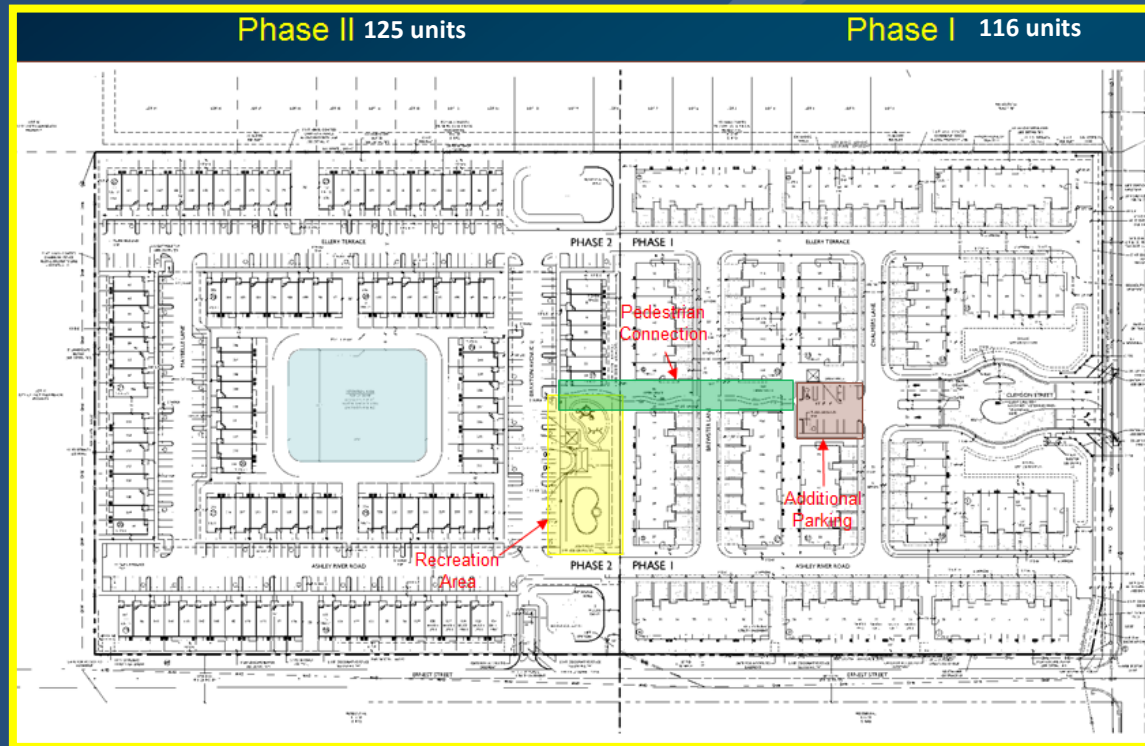
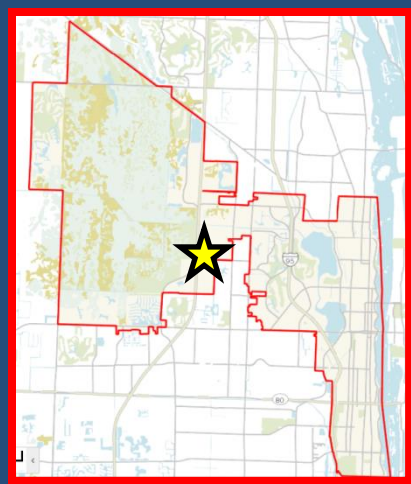
Driving Range



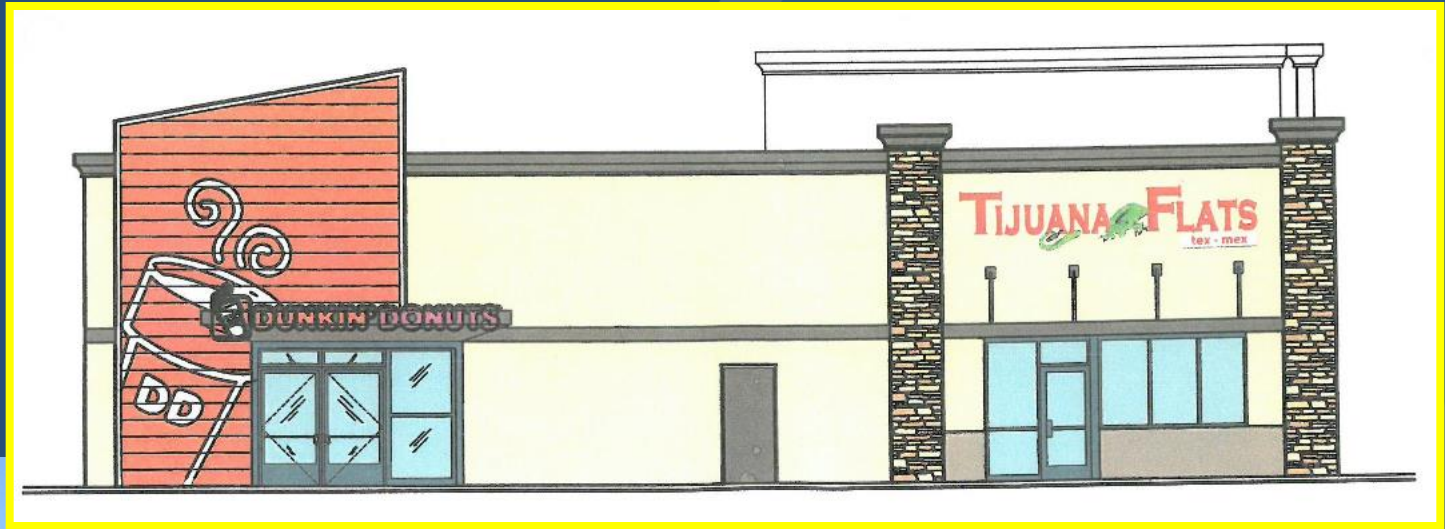
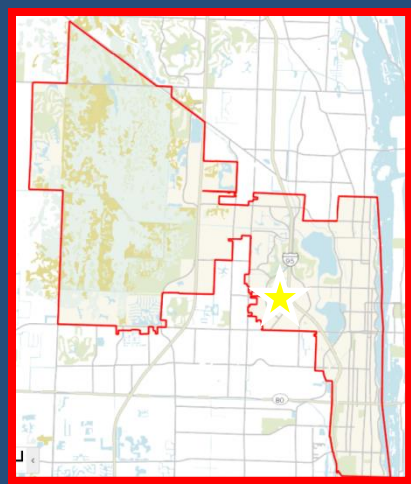
First Baptist Church Bristol (Chapel by the Lake)



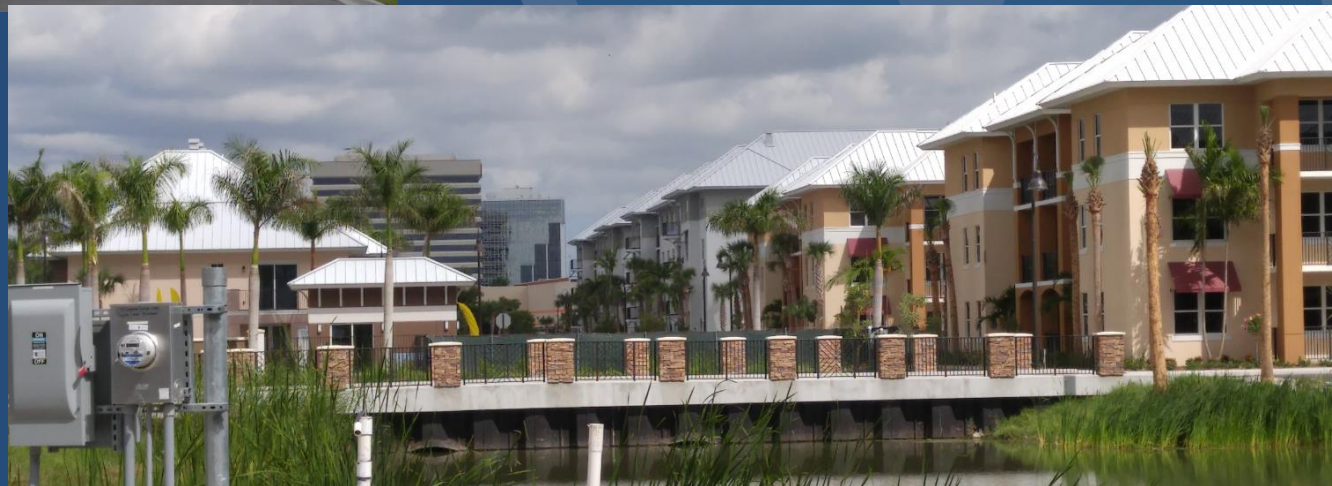
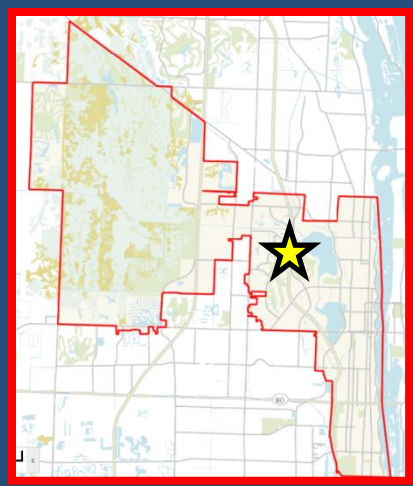
Charleston Commons (under construction)



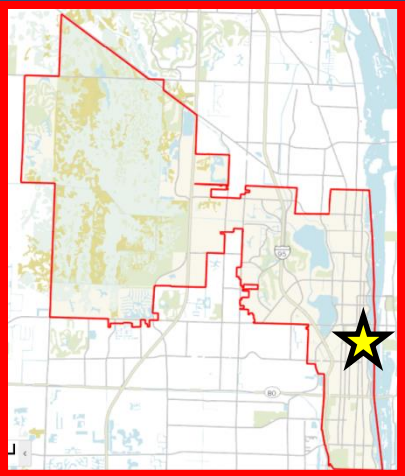
City/Ashley Furniture CPD Major Amendment



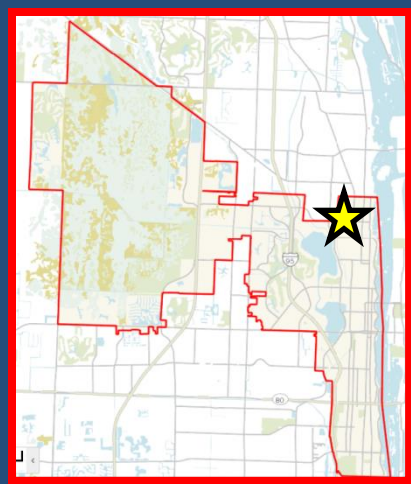
Mizner Lakes (Cameron Estates)



Norton Art Museum Renovations



Quantum House @ St. Mary's Expansion



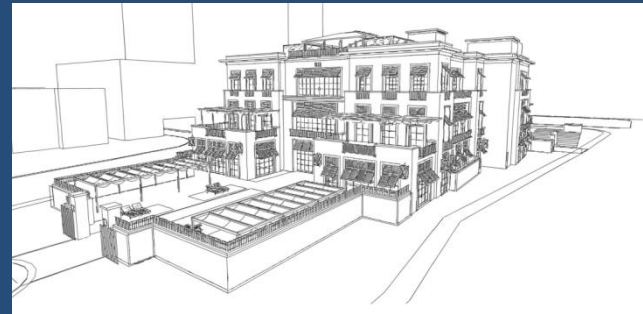
VIEW AT MAIN BUILDING ENTRANCE



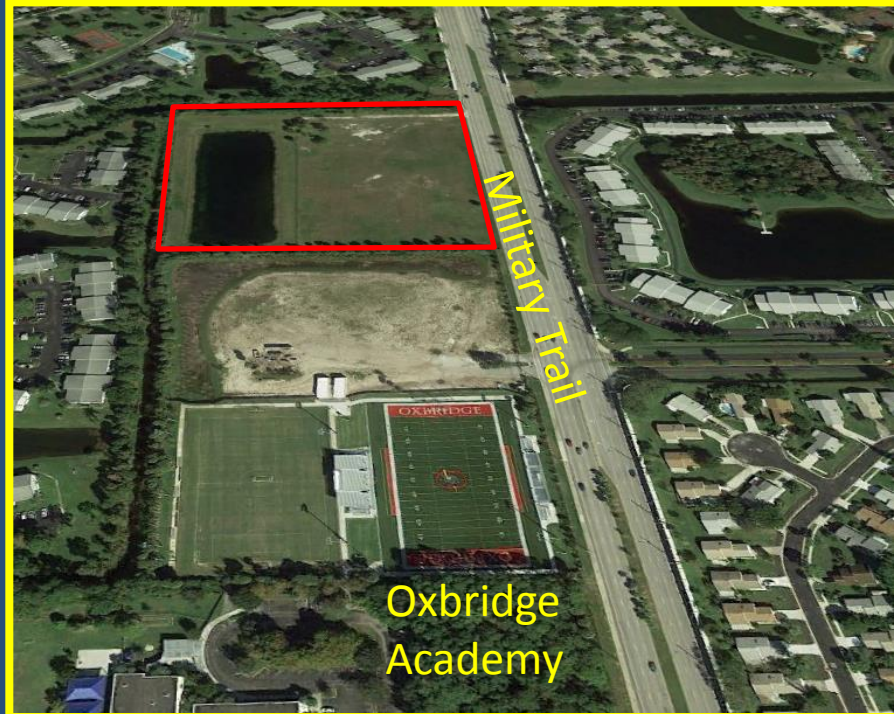
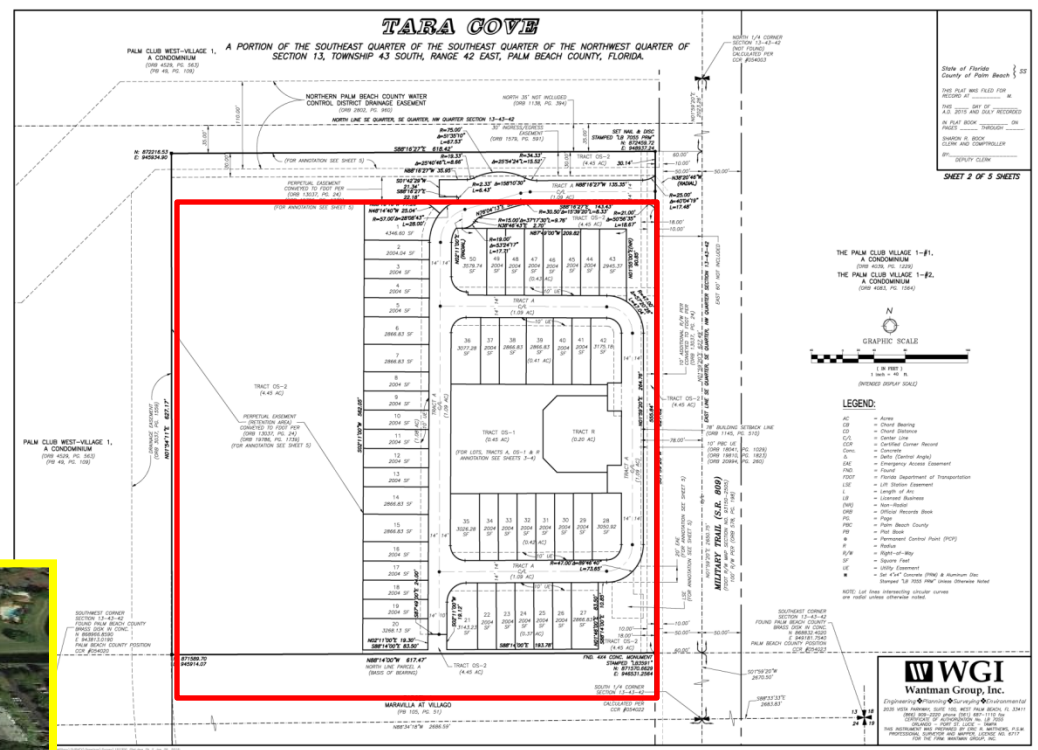
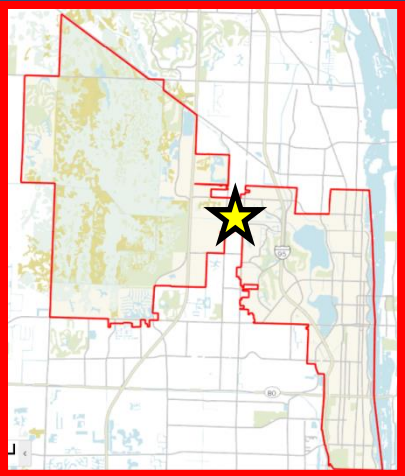
Restoration Hardware



Restoration Hardware



Tara Cove



ESTIMATED PROJECT CONSTRUCTION VALUE - MAJOR WEST PALM BEACH PROJECTS

Project	Status	2015	2016	2017	2018	2019	Total	
3 Thirty Three	<i>Under Construction</i>			\$32,690,000			\$32,690,000	
Ballpark at the Palm Beaches	<i>Under Construction</i>				\$0		\$0	
Banyan Cay Resort (Hotel)	<i>Under Construction</i>				\$149,300,000		\$149,300,000	
Banyan Cay Resorts (SF residential)	<i>Under Construction</i>				\$51,700,000		\$51,700,000	
Bristol (Chapel by the Lake)	<i>Under Construction</i>				\$283,000,000		\$283,000,000	
Charleston Commons I	<i>Under Construction</i>		\$22,800,000				\$22,800,000	
Charleston Commons II	<i>Under Construction</i>			\$25,000,000			\$25,000,000	
City Furniture Outparcel	<i>Under Construction</i>			\$900,000			\$900,000	
Dunbar Village RPD	<i>Under Construction</i>			\$7,425,000			\$7,425,000	
Mizner Lakes (Cameron Estates)	<i>Under Construction</i>		\$37,500,000	\$12,500,000			\$50,000,000	
Morse Traditions - Ph. 2	<i>Under Construction</i>						\$0	
Norton Museum Master Plan	<i>Under Construction</i>			\$50,000,000			\$50,000,000	
Ponce Block DSI	<i>Under Construction</i>			\$8,500,000			\$8,500,000	
Quantum House	<i>Under Construction</i>		\$0				\$0	
Restoration Hardware - Triangle Site	<i>Under Construction</i>			\$12,750,000			\$12,750,000	<i>Under Construction</i>
Sedona Commons	<i>Under Construction</i>			\$4,768,000			\$4,768,000	
Tara Cove	<i>Under Construction</i>			\$13,750,000			\$13,750,000	\$712,583,000



WEST PALM BEACH

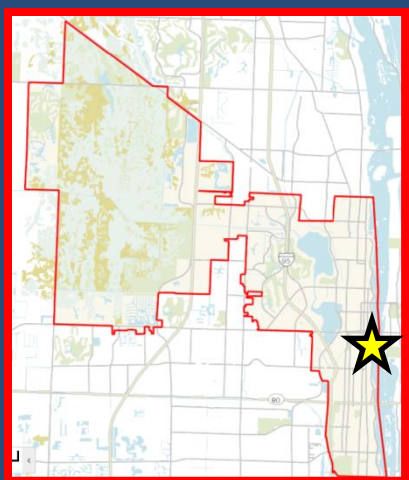
Summary of Development Activity

Projects Approved



WEST PALM BEACH

Fifteen 15



STATUS

*This project is currently
vested for 84 units.*



4th District Court of Appeal



550 Quadrille



Jeff Greene is proposing two 30-story towers consisting of Class A office, hotel and residential condominiums at 5th Street and Quadrille Boulevard.



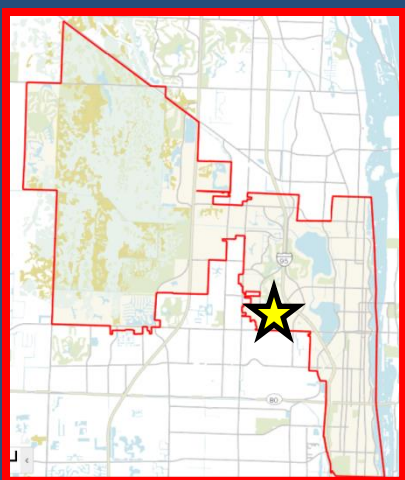
All Aboard Florida



All Aboard Florida Residential



Braman Car CPD



CONCEPT SKETCH

NEW BRAMAN CAR DEALERSHIP
OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA



CONCEPT SKETCH

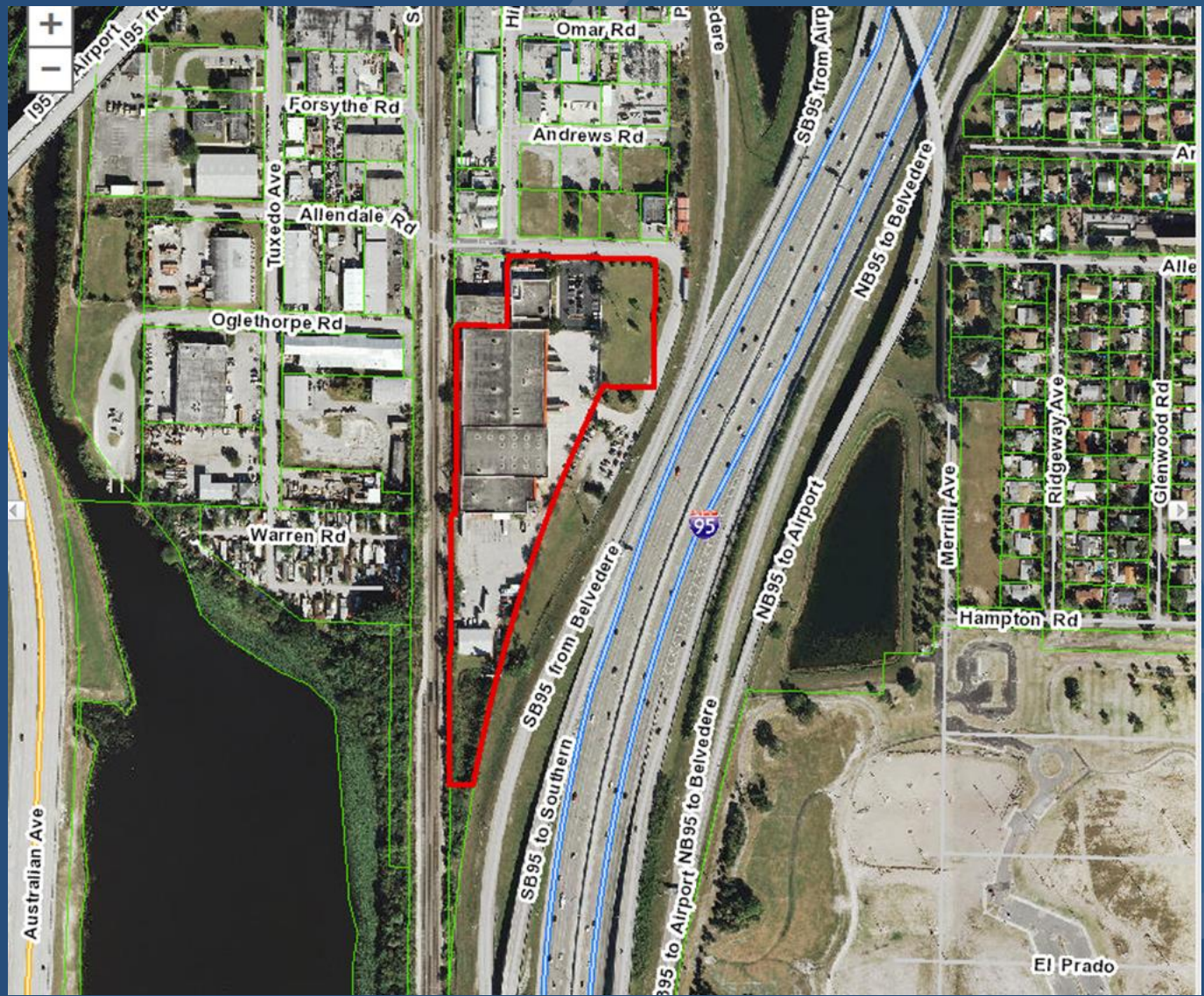
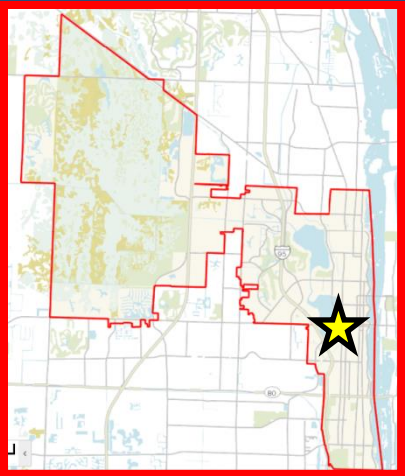
NEW BRAMAN CAR DEALERSHIP
OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA

Broadstone Clematis

316 units (540-1,133 s.f.)



Brown Distributing (1300 Allendale Road)



STATUS

Plans have been submitted to construct a 28,775 s.f. expansion with parking and landscape improvements.

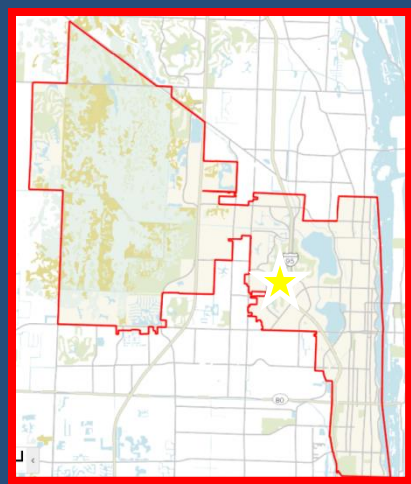
Marriott Renaissance Hotel



162 rooms
5,000 sf retail
4,000 sf restaurant



Palm Beach Outlets



Outlets Sold Dec. 2015 - \$116,677,500
Marketplace Sold May 2015 - \$267,093,881



Park Slope Townhomes (1200 Lake Avenue)

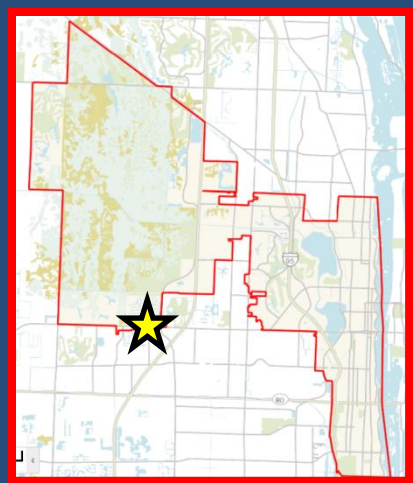


STATUS

*Property is
under contract
and plans are
being
formulated.*



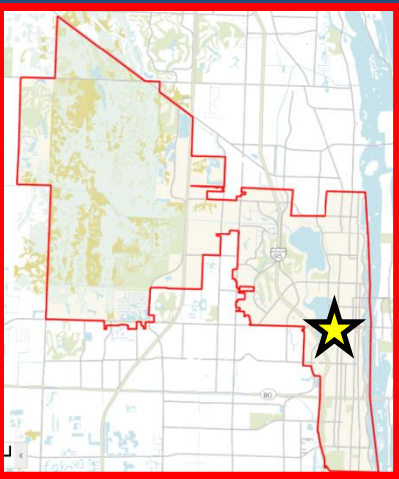
Okeechobee Commons (Skees Road Development)



**Skees Road
Development
Proposal of 245
apartments with
a commercial
outparcel**



StorAll (1301 Mercer Avenue)



STATUS

Plans have been approved to construct a 5-story self-storage facility totalling 110,500 sf on 1.7 acres.



EXTERIOR ELEVATION - VIEW FROM AUSTRALIAN AVENUE



EXTERIOR ELEVATION - VIEW FROM MERCER AVENUE

Transit Village (Approved)

* Hotel - 300 rooms

* Residential - 420 units

* Office – 335,862 sf



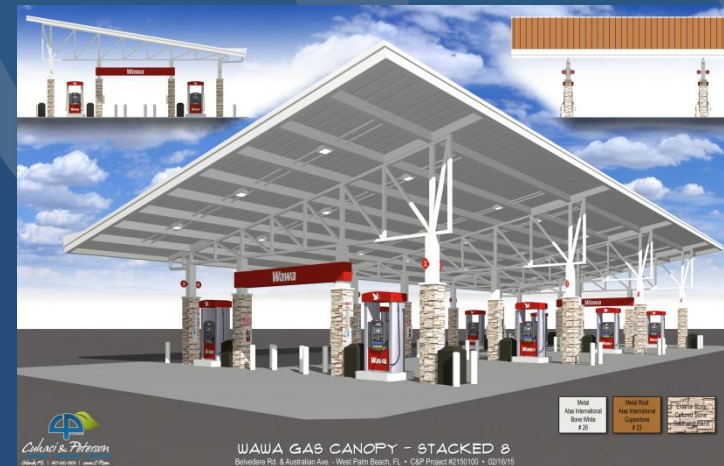
Wawa Convenience Store

(Southeast corner of Belvedere Rd. & Australian Ave.)
(Approved)



Wawa Facts

- Privately held company (1803) with 23,000 employees
- A chain of over 680 convenience stores (400 offering gasoline) located in PA, DE, MD, VA, FL
- Stores serve more than 400 million customers annually
- Wawa brews their own coffee and builds more than 80 million built-to-order hoagies annually



Wawa Convenience Store



ESTIMATED PROJECT CONSTRUCTION VALUE - MAJOR WEST PALM BEACH PROJECTS

Project	Status	2015	2016	2017	2018	2019	Total	
1515 South Flagler (The Modern)	Approved				\$50,400,000		\$50,400,000	
300 P. Beach Lakes (Nurses residence)	Approved				\$3,500,000		\$3,500,000	
3416 S. Dixie	Approved			\$725,000			\$725,000	
4th District Court of Appeal	Approved			\$0			\$0	
550 Quadrille Boulevard	Approved				\$200,000,000		\$200,000,000	
80 Points West	Approved				\$32,000,000		\$32,000,000	
All Aboard Florida Residential	Approved				\$71,319,800		\$71,319,800	
Bella Vita	Approved				\$26,850,000		\$26,850,000	
Braman CPD	Approved				\$31,033,800		\$31,033,800	
Broadstone Clematis	Approved				\$51,422,400		\$51,422,400	
Brown Distributing Expansion	Approved			\$5,035,625			\$5,035,625	
Clematis Street Hotel	Approved				\$11,100,000		\$11,100,000	
Dunbar Village RPD (Silver Palm Place)	Approved			\$13,500,000			\$13,500,000	
Good Samaritan Hospital Expansion - Ph. 1	Approved			\$14,620,950			\$14,620,950	
Hanley Center (Ph 1-5200 East Ave.)	Approved			\$3,397,600			\$3,397,600	
Hanley Center (Ph 2-5200 East Ave.)	Approved				\$5,200,000		\$5,200,000	
Hanley Center (Ph. 1 - 1100 54th St.)	Approved			\$11,945,600			\$11,945,600	
Hanley Center (Ph. 2 - 1100 54th St.)	Approved				\$3,200,000		\$3,200,000	
Hulett Office	Approved				\$6,233,000		\$6,233,000	
Loftin Place (Ph. 2)	Approved			\$27,337,100			\$27,337,100	
Marriott Renaissance (Datura Hotel)	Approved			\$16,984,250			\$16,984,250	
Palm Beach Day Academy - Ph. 2	Approved						\$0	
Palm Beach Day Academy - Ph. 3	Approved						\$0	
Palm Beach Outlets Expansion	Approved			\$28,250,000			\$28,250,000	
Palm Harbor Marina Resort	Approved				\$9,000,000		\$9,000,000	
Park Plaza 7/11	Approved			\$1,125,000			\$1,125,000	
Park Slope Townhomes	Approved			\$3,500,000			\$3,500,000	
Phillips Point Major Amendment	Approved			\$750,000			\$750,000	
Skees Road Development	Approved			\$32,156,250	\$1,125,000		\$33,281,250	
StorAll Expansion	Approved				\$19,407,500		\$19,407,500	
Transit Village (TOD)	Approved				\$183,950,900		\$183,950,900	
TRG/Related & Rybovich	Approved					(see The Marina)	\$0	Approved
Wawa Convenience Store (Belvedere)	Approved			\$1,125,000			\$1,125,000	\$866,194,775



Summary of Development Activity

Projects In Review



WEST PALM BEACH

Banyan Residential



STATUS
Project submitted
2/10/16
400 units
320 sf to 440 sf
1,160 sf retail
12 stories (131'4")
1.259 acres



Canopy Hotel (704/718 S. Dixie Hwy.)



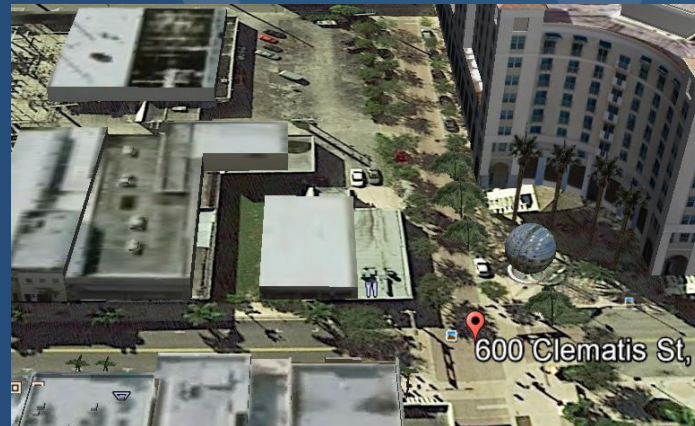
*The proposed
Canopy Hotel by Hilton:
150 hotel rooms
14 stories (168'7")
2,313 sf of restaurant
142 parking spaces*



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



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 17,530 s.f. of retail and 162 residential units



Cosmopolitan (North of Gardenia between Dixie & Quadrille)



The Cosmopolitan consists of the following:
Hotel - 206 rooms
Office - 116,273 sf
Bank - 4,846 sf
Total: 267,514 sf

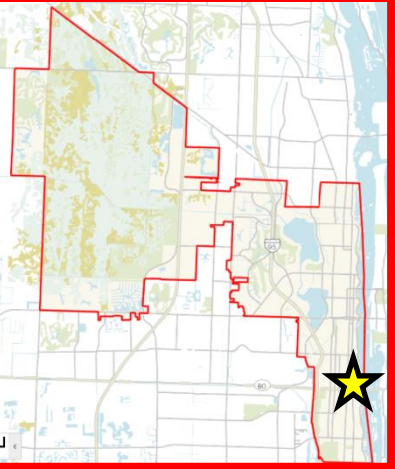


BUILDING 1
VIEW FROM S. QUADRILLE BLVD.
1/17/2015



BUILDING 2
VIEW FROM S. DIXIE HIGHWAY
1/17/2015

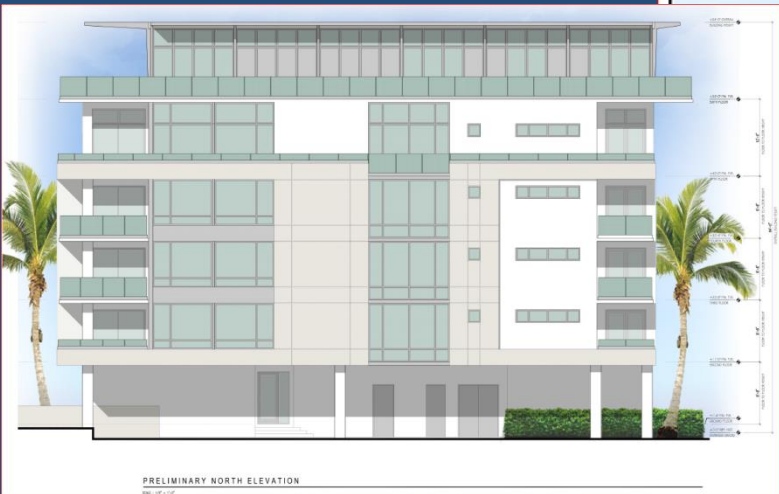
The Crystal (3611 S. Flagler)



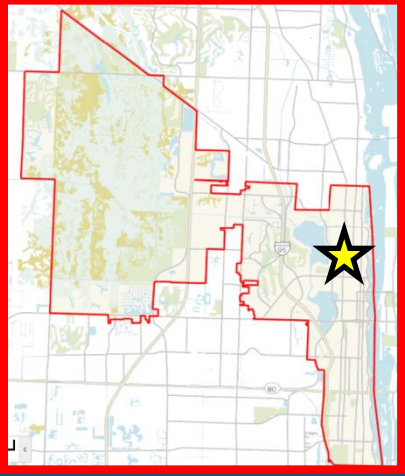
STATUS
 9 units
 0.419 acres
 21.47 density



PRIMARY EAST ELEVATION



Dunbar Village



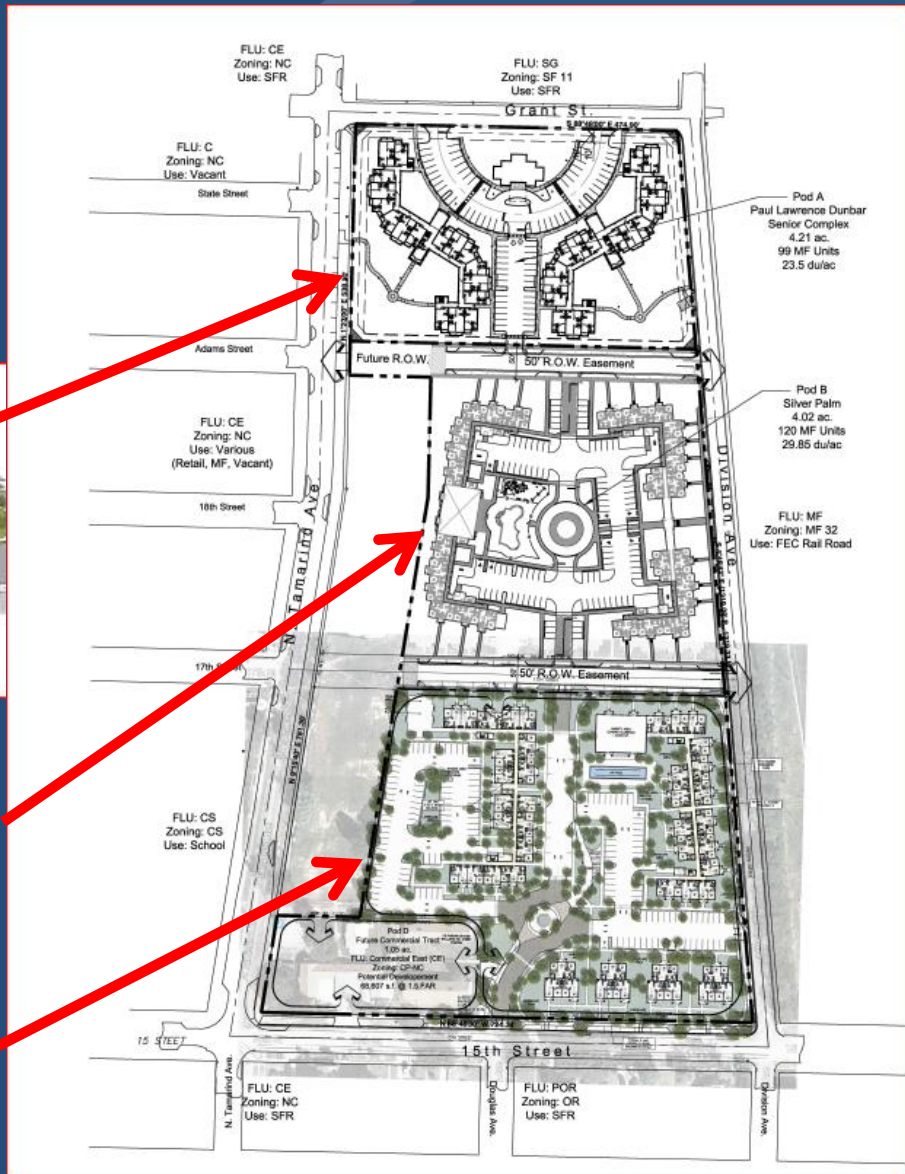
Paul Lawrence Dunbar Sr. Complex – 99 units



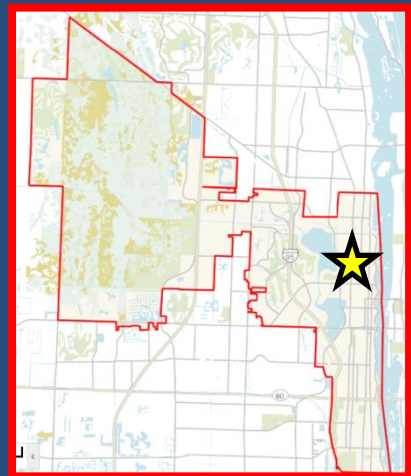
Silver Palm Palace – 120 units



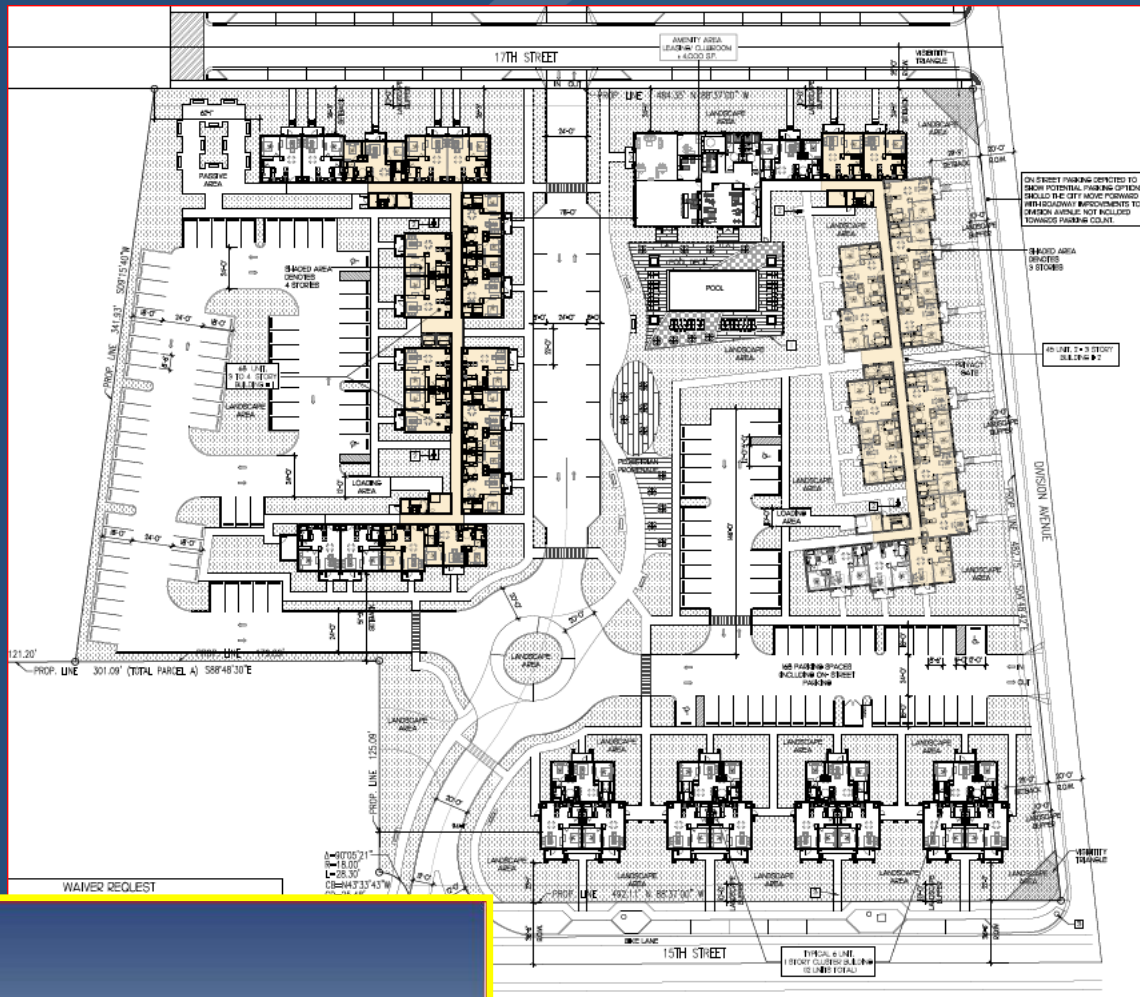
Final Phase - TBD



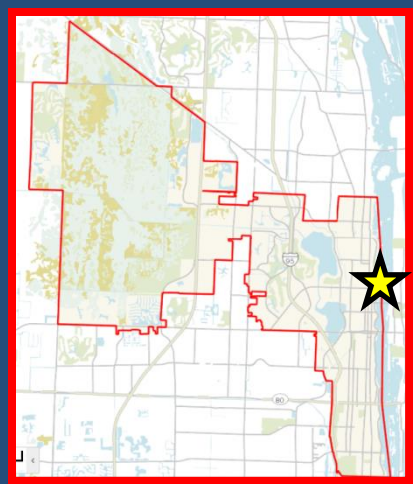
Royal Palm Place at Dunbar Village



125 Units
1 BR (75) 2 BR (50)
23.28 density



Good Samaritan Hospital Expansion



Good Samaritan Medical Center
West Palm Beach, Florida

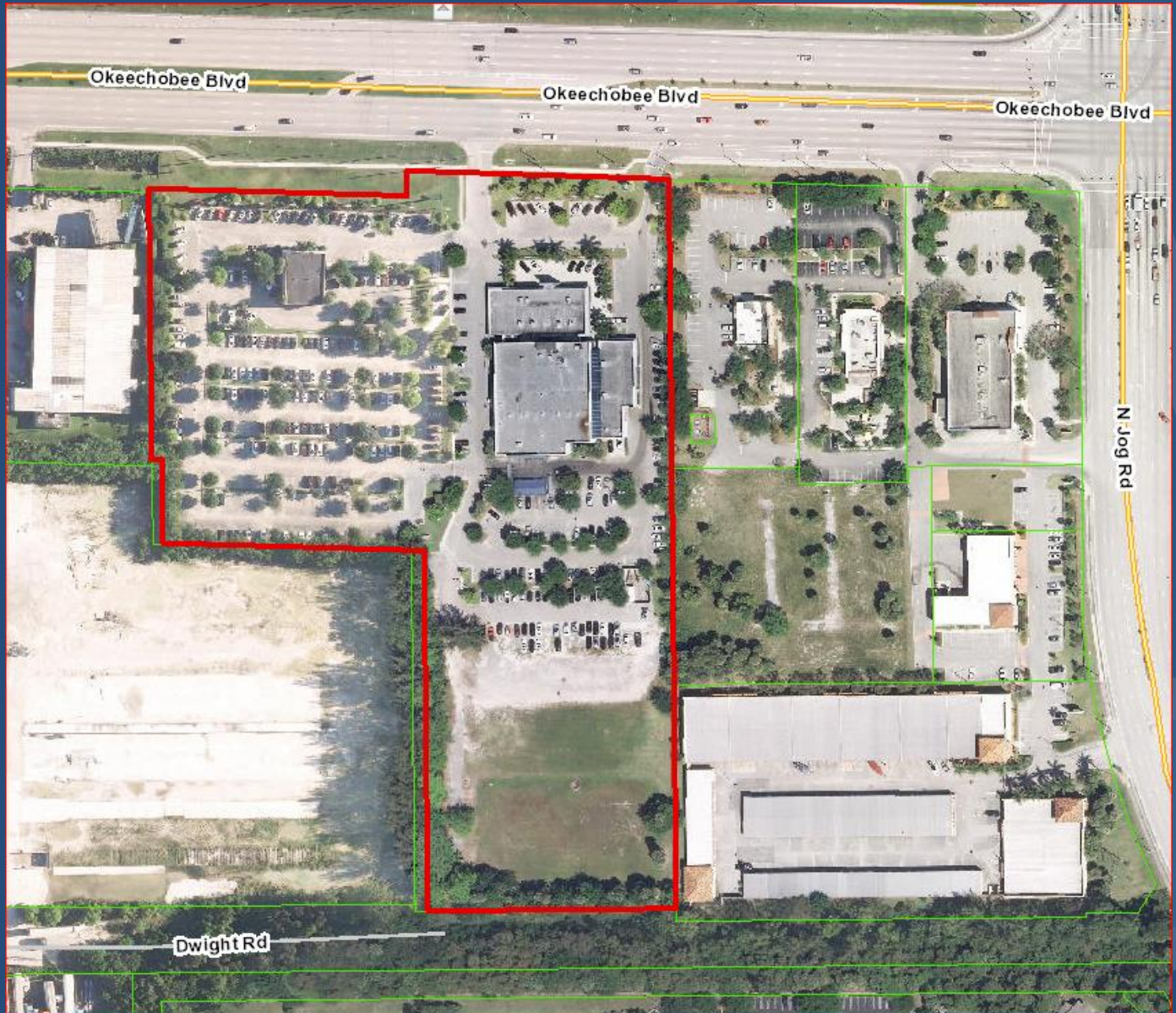
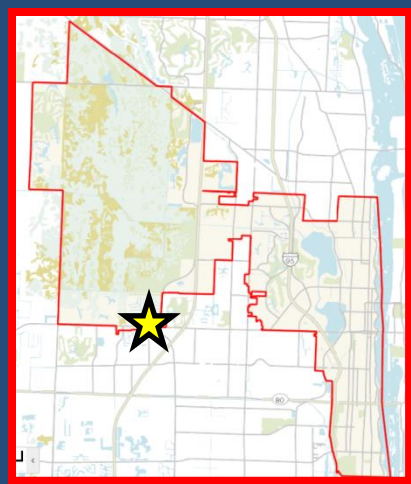


Good Samaritan Medical Center
West Palm Beach, Florida

HARVARD JOLLY
ARCHITECTURAL

Napleton's PB Import

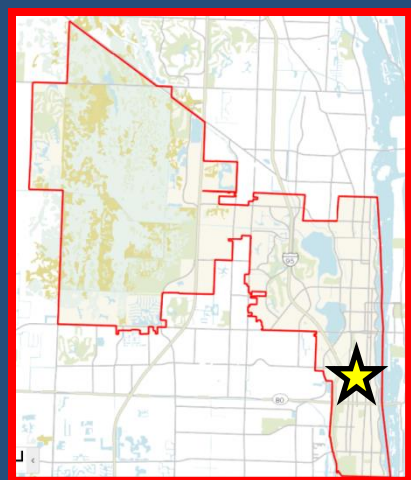
Sb to allow car wash



Prospect Place (3111 S. Dixie)

FLUP (C to CE); Rezoning (NC & OC to GC) to CPD

300 residential units (5 buildings @ 60 units) and 18,800 s.f. of retail and restaurant in five buildings.



Rybovich/Related Development

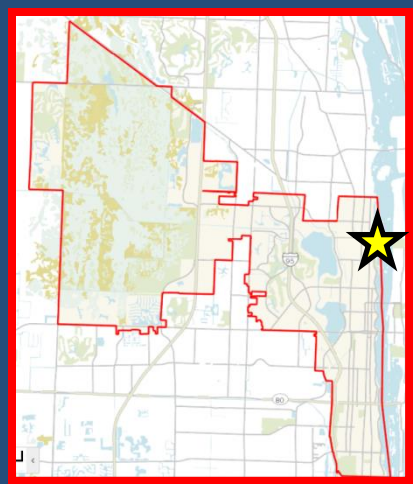
Product Mix

- 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



The Marina

TRG North Flagler Venture, Ltd.



Proposal

	<u>Permitted</u>	<u>Provided</u>
Units:	174	132
Height	25	25
	299'	280'
Parking	198	214
Max. SF	265K	215K

+Beach Club – 3,025 sf



The Marina

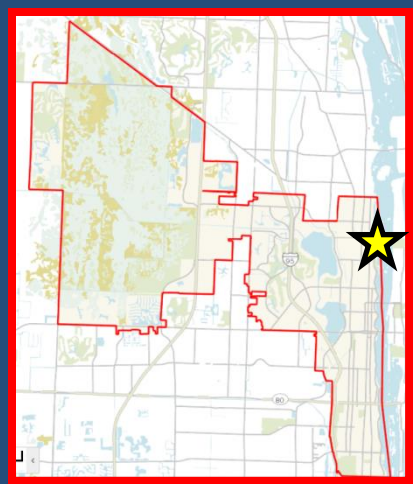
TRG North Flagler Venture, Ltd.



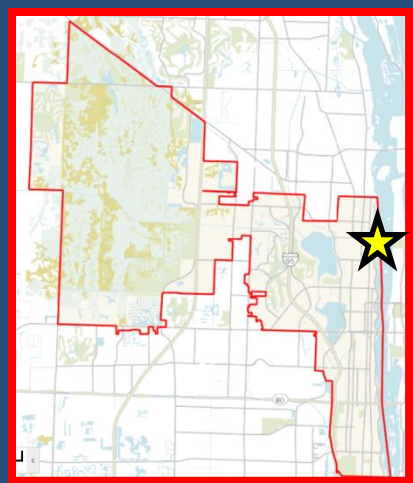
Proposed Mix

MF – 132 units

Beach Club – 3,025 sf



Scuba Club Condominiums



- 28 units on 1.21 acres
- 3 BR/3 ½ Baths
- 2,100 sf
- 4 stories



PROPOSED EAST VIEW FROM INTRACOASTAL



PROPOSED WEST VIEW FROM FLAGLER DR.



PROPOSED VIEW FROM TERRACE @ UNIT 10

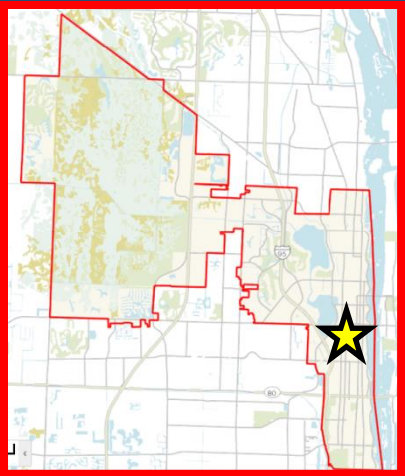
South Dixie & Flamingo School

Xeriscape Calculations

Item	Points	Weight
1. Utilization of moisture sensing controller rather than timer.	5	10
2. Plan submitted with low, medium, and high water savings trees indicated.	5	10
3. Grass:		
(a) 25-50% of the grass areas are made up of drought tolerant grass species from the list.	10	10
(b) 51% or more of the grass areas are made up of drought tolerant grass species from the list.	10	10
4. Shrubs:		
(a) 25-50% of the required shrubs are made up of drought tolerant species from the list.	5	10
(b) 51% or more of the required shrubs are made up of drought tolerant species from the list.	10	10
5. Trees:		
(a) 25-50% of the required trees are made up of drought tolerant species from the list.	10	10
(b) 51% or more of the required trees are made up of drought tolerant species from the list.	10	10
6. Extra Shade Trees in Vehicle Use Areas:		
(a) 25% more than the required shade trees planted in the vehicular use areas.	5	10
(b) 50% more than the required shade trees planted in the vehicular use areas.	10	10
7. Soil area less than 50% of landscaped area.	10	10
8. Utilization of unperforated mulching beds of least three (3) inches in depth in all planted areas.	10	10
TOTAL POINTS	30	

Planting Schedule:

Plant Species	Quantity
1. 12" DB (D.B.) 100' 100'	1
2. 12" DB (D.B.) 100' 100'	1
3. 12" DB (D.B.) 100' 100'	1
4. 12" DB (D.B.) 100' 100'	1
5. 12" DB (D.B.) 100' 100'	1
6. 12" DB (D.B.) 100' 100'	1
7. 12" DB (D.B.) 100' 100'	1
8. 12" DB (D.B.) 100' 100'	1
9. 12" DB (D.B.) 100' 100'	1
10. 12" DB (D.B.) 100' 100'	1
11. 12" DB (D.B.) 100' 100'	1
12. 12" DB (D.B.) 100' 100'	1
13. 12" DB (D.B.) 100' 100'	1
14. 12" DB (D.B.) 100' 100'	1
15. 12" DB (D.B.) 100' 100'	1
16. 12" DB (D.B.) 100' 100'	1
17. 12" DB (D.B.) 100' 100'	1
18. 12" DB (D.B.) 100' 100'	1
19. 12" DB (D.B.) 100' 100'	1
20. 12" DB (D.B.) 100' 100'	1
21. 12" DB (D.B.) 100' 100'	1
22. 12" DB (D.B.) 100' 100'	1
23. 12" DB (D.B.) 100' 100'	1
24. 12" DB (D.B.) 100' 100'	1
25. 12" DB (D.B.) 100' 100'	1
26. 12" DB (D.B.) 100' 100'	1
27. 12" DB (D.B.) 100' 100'	1
28. 12" DB (D.B.) 100' 100'	1
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34. 12" DB (D.B.) 100' 100'	1
35. 12" DB (D.B.) 100' 100'	1
36. 12" DB (D.B.) 100' 100'	1
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79. 12" DB (D.B.) 100' 100'	1
80. 12" DB (D.B.) 100' 100'	1
81. 12" DB (D.B.) 100' 100'	1
82. 12" DB (D.B.) 100' 100'	1
83. 12" DB (D.B.) 100' 100'	1
84. 12" DB (D.B.) 100' 100'	1
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93. 12" DB (D.B.) 100' 100'	1
94. 12" DB (D.B.) 100' 100'	1
95. 12" DB (D.B.) 100' 100'	1
96. 12" DB (D.B.) 100' 100'	1
97. 12" DB (D.B.) 100' 100'	1
98. 12" DB (D.B.) 100' 100'	1
99. 12" DB (D.B.) 100' 100'	1
100. 12" DB (D.B.) 100' 100'	1



18,779 s.f.
1.75 acres
200 students
K-8



ESTIMATED PROJECT CONSTRUCTION VALUE - MAJOR WEST PALM BEACH PROJECTS

Project	Status	2015	2016	2017	2018	2019	Total	
2001 S. Dixie Private School	<i>In Review</i>				\$1,877,900		\$1,877,900	
3111 S. Dixie (Prospect Place)	<i>In Review</i>					\$64,700,000	\$64,700,000	
Canopy Hotel	<i>In Review</i>				\$14,828,250		\$14,828,250	
Clematis Place	<i>In Review</i>				\$35,906,000		\$35,906,000	
Cosmopolitan	<i>In Review</i>				\$46,251,775		\$46,251,775	
Good Samaritan Hospital Expansion	<i>In Review</i>				\$9,720,000		\$9,720,000	
Napleton's Palm Beach Imports	<i>In Review</i>				\$481,800		\$481,800	
Presidential Self Storage	<i>In Review</i>				\$18,375,000		\$18,375,000	
Prive Suites	<i>In Review</i>				\$8,250,000		\$8,250,000	
Banyan Residential	<i>In Review</i>					\$30,400,000	\$30,400,000	
The Crystal	<i>In Review</i>				\$4,500,000		\$4,500,000	
Scuba Club (4708-4714 N. Flagler)	<i>In Review</i>			\$11,760,000			\$11,760,000	<i>In Review</i>
The Marina (TRG/Related & Rybovich)	<i>In Review</i>					\$50,256,250	\$50,256,250	\$297,306,975



WEST PALM BEACH

Summary of Development Activity

In Discussion



WEST PALM BEACH

Carefree Theater Site (under contract with private venture)

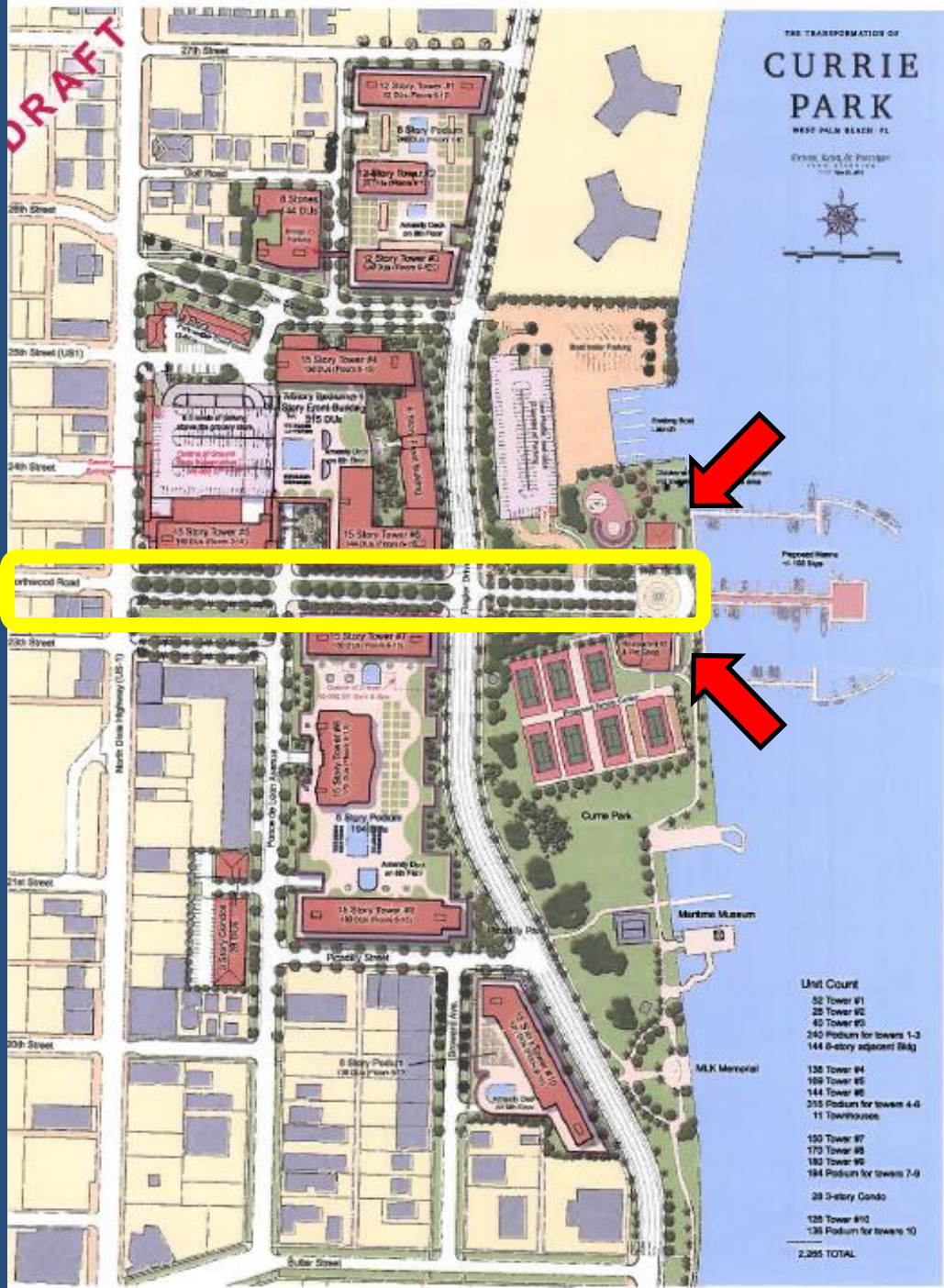
STATUS

Property is under contract and plans are being formulated for a multiplex movie theater and residential development.



Redevelopment:

- 1) Theater
- 2) Parking Lot
- 3) Historic home
- 4) Parking Lot



Jeff Green Assemblage



Old City Hall Site (in negotiation with developer)

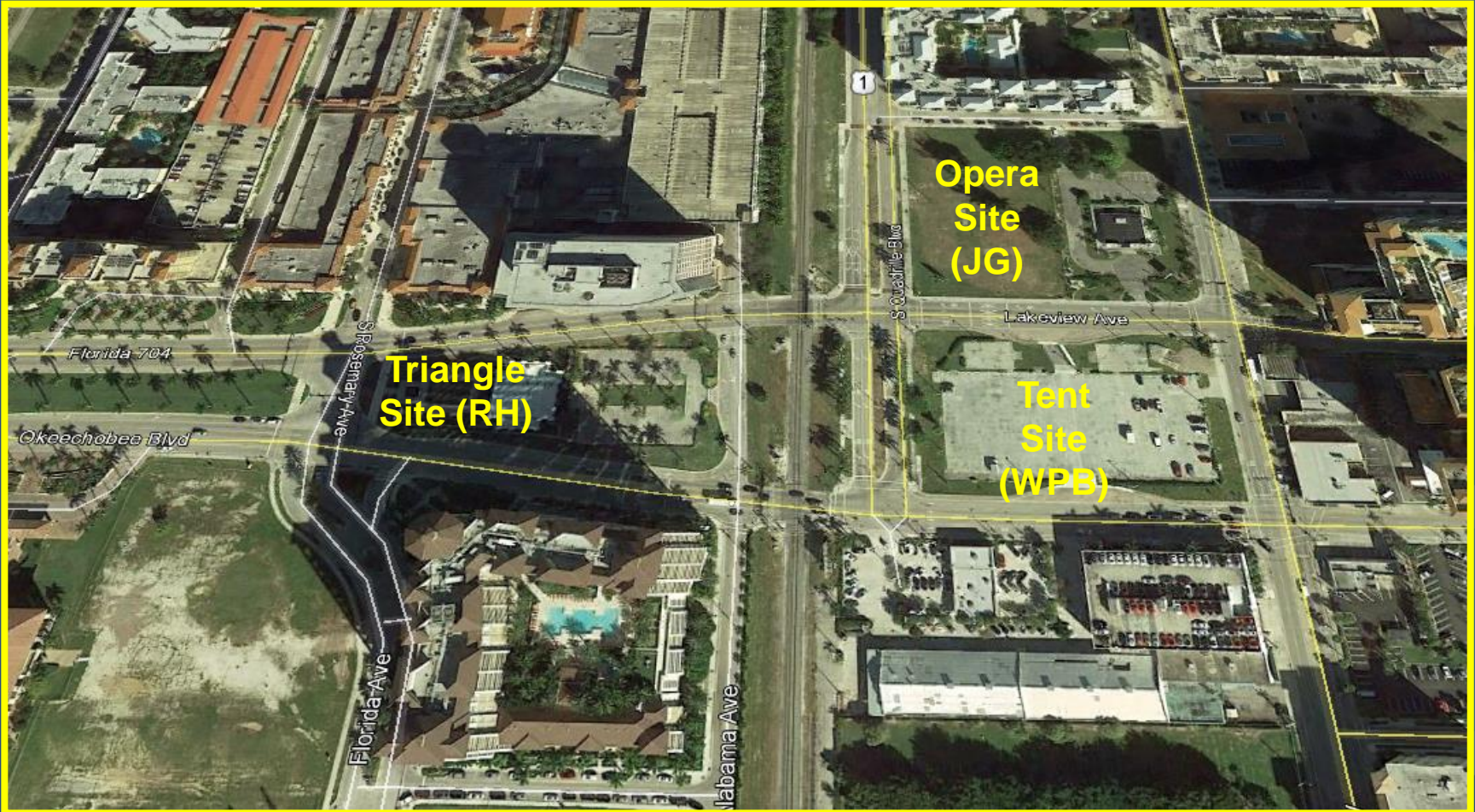


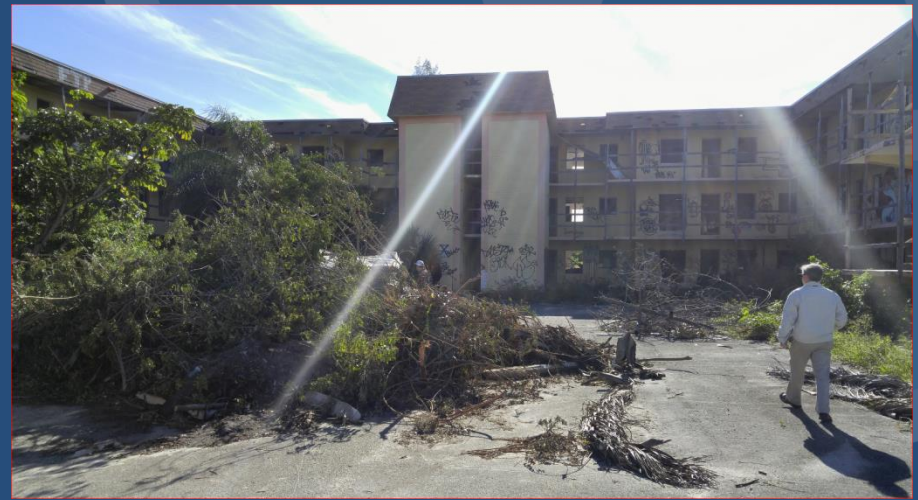
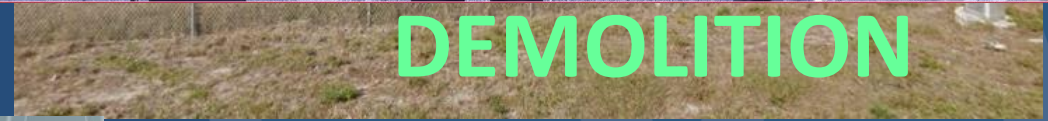
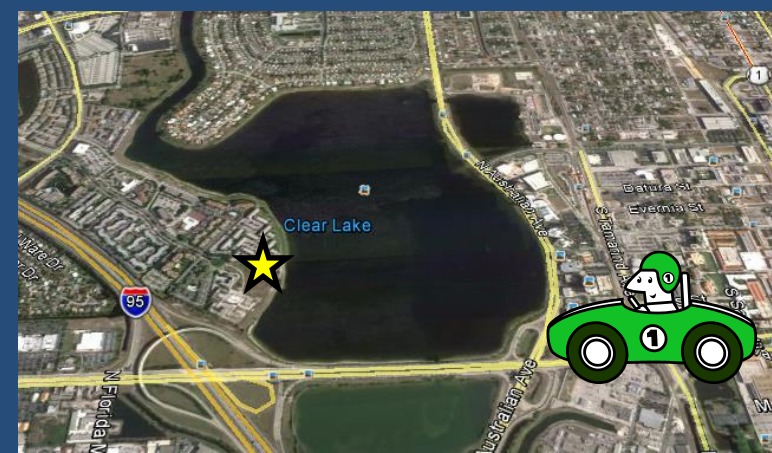
The WPB Community Redevelopment Agency is in negotiation to develop the 3+ acre site bounded by Flagler Drive, Olive Avenue, 2nd Street and Banyan Boulevard.



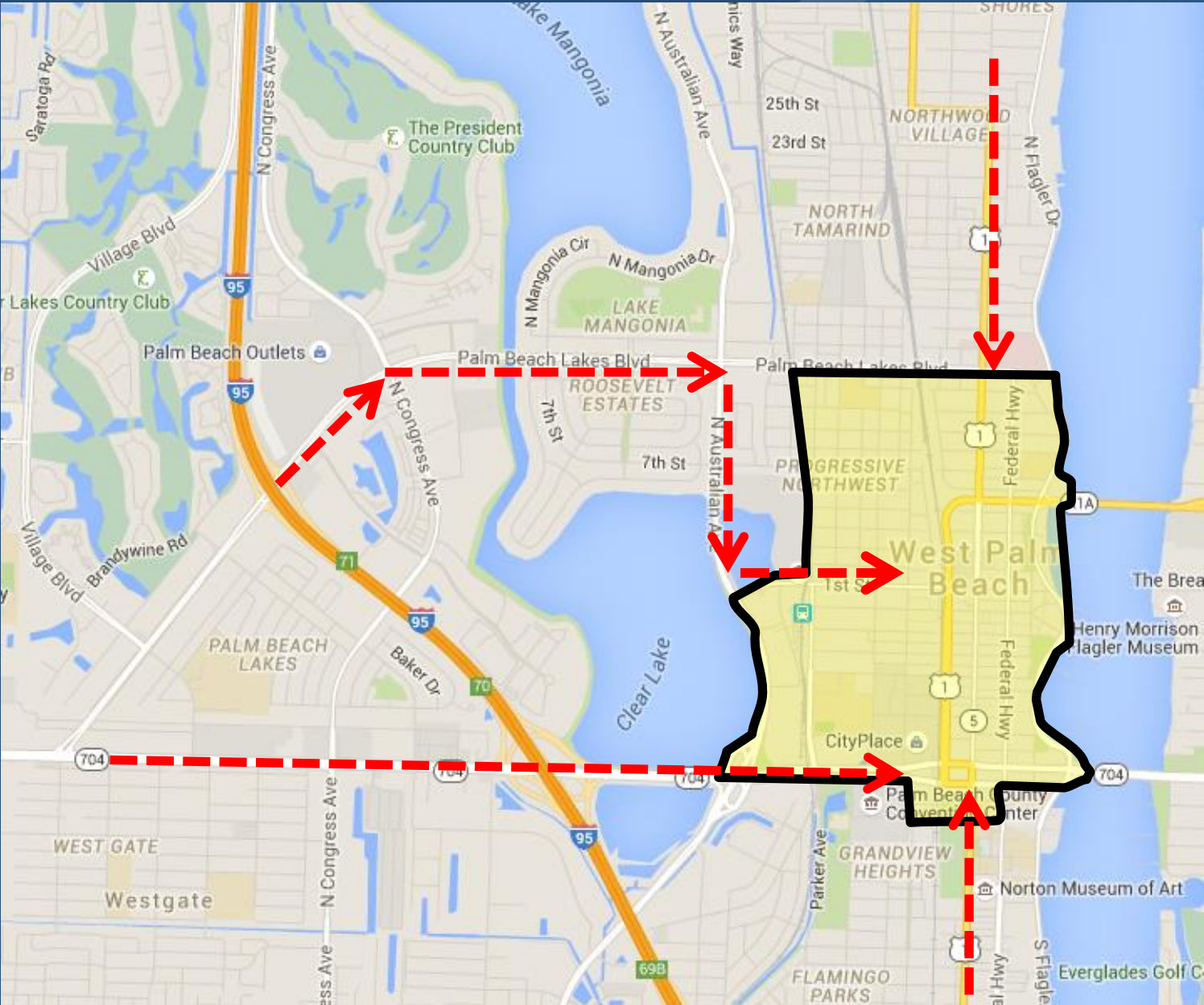
-  Old City Hall Site
-  Banyan garage
-  Palm Harbor Hotel

Downtown Development Sites



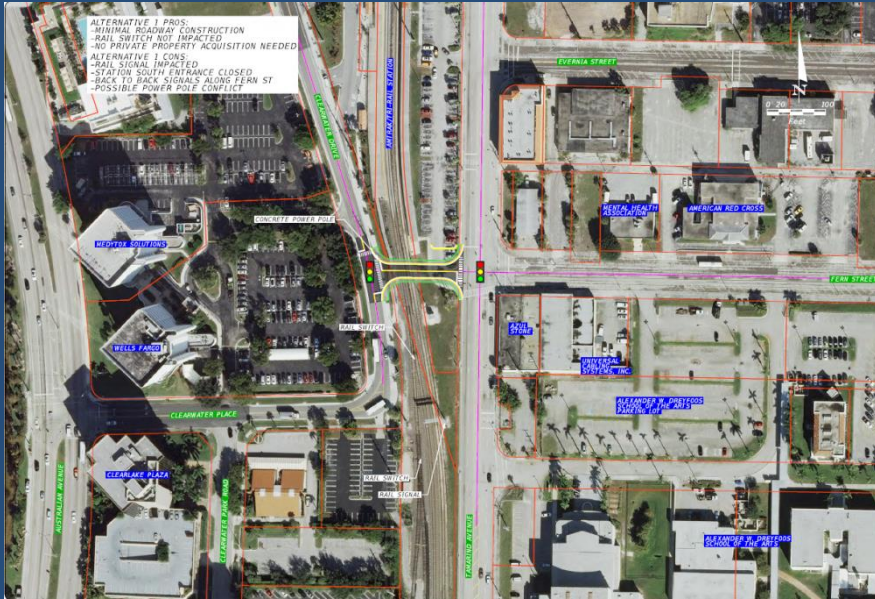


Fern Street Crossing

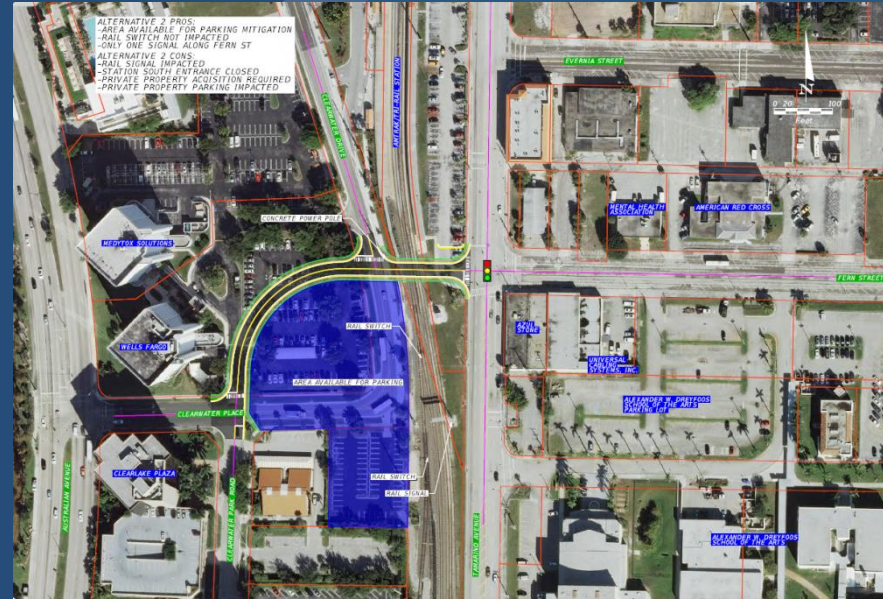


Fern Street Crossing

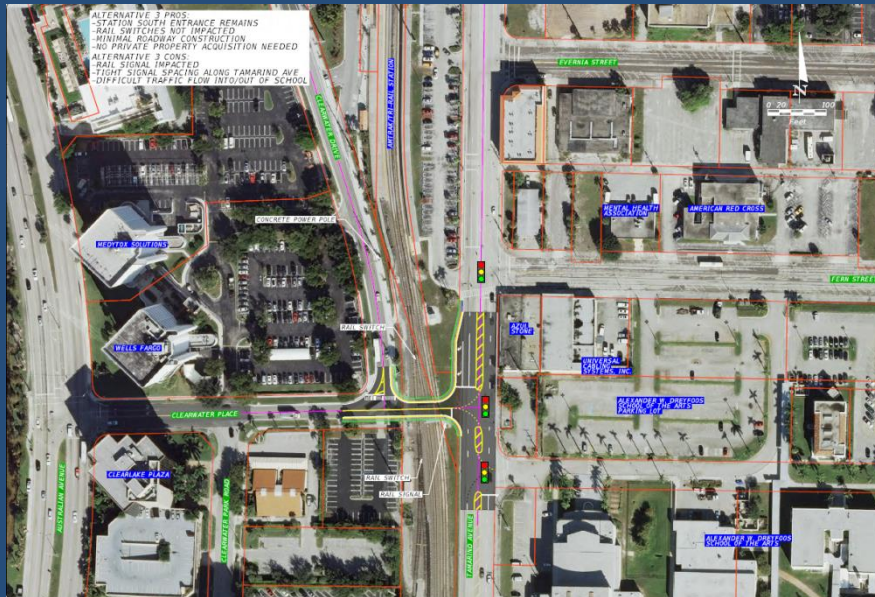
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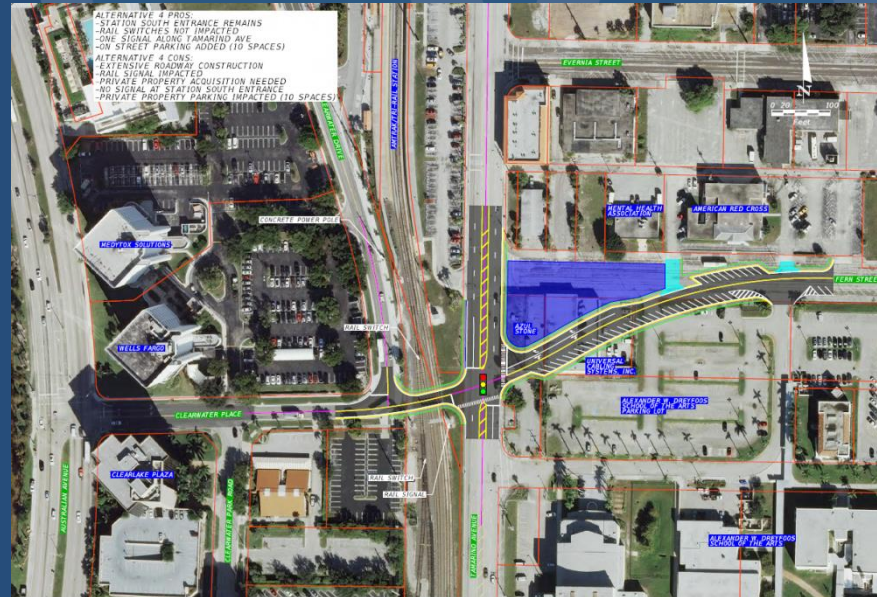
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3



4



ESTIMATED PROJECT CONSTRUCTION VALUE - MAJOR WEST PALM BEACH PROJECTS

Project	Status	2015	2016	2017	2018	2019	Total	
Carefree Theater redevelopment	<i>Not Submitted</i>						\$0	
Currie Park development	<i>Not Submitted</i>				TBD		\$0	
Dunbar Village RPD (Ph. III)	<i>Not Submitted</i>				\$7,500,000		\$7,500,000	
Old City Hall site	<i>Not Submitted</i>				\$32,670,000		\$32,670,000	
Palm Beach Opera Site	<i>Not Submitted</i>				TBD		\$0	
Sail Club	<i>Not Submitted</i>					\$90,000,000	\$90,000,000	<i>Not Submitted</i>
Tent Site (Okeechobee Boulevard)	<i>Not Submitted</i>				TBD		\$0	\$130,170,000
Subtotal:		\$307,885,532	\$161,521,610	\$392,095,375	\$1,370,103,125	\$235,356,250	\$2,471,363,035	\$2,471,363,035



WEST PALM BEACH

Code Updates

February 18, 2016



WEST PALM BEACH

West Palm Beach Strategic Plan – Code Amendments

1) Dock Ordinance – Completed

- * Allow docks citywide with valid riparian rights

2) Flamingo Park overlay - February 16, 2016 Planning Board

- * Change land use and zoning for commercial properties in residential

3) High Density Residential – February 29, 2016 City Commission

- * Create new HDR land use category and new MFHDR70 zoning category

4) DMP Garage rooftops - February 29, 2016 City Commission

- * Provide more flexibility for screening downtown rooftop garages

5) Industrial uses – March 15, 2016 Planning Board

- * Create a new light industrial zoning category

6) Public Notification requirements – March 15, 2016 Planning Board

- * Increase the notification requirements from 400' to 500'

7) Microbreweries – March 15, 2016 Planning Board

- * Address distinction between breweries, microbreweries

8) Group/Sober Homes – March 15, 2016 Planning Board

- * Amend the code to address changes in legislation pertaining to group and sober homes

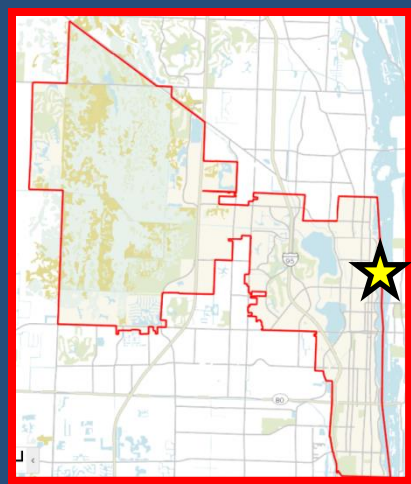
West Palm Beach Strategic Plan – Code Amendments

- 9) Subdivision Regulations
- 10) Landscape code
- 11) Sign code
- 12) Nonconformities
- 13) Northwood Code Revisions
- 14) Broadway Code Revisions



Currie Park Code Revisions

Adopted November 10, 2014

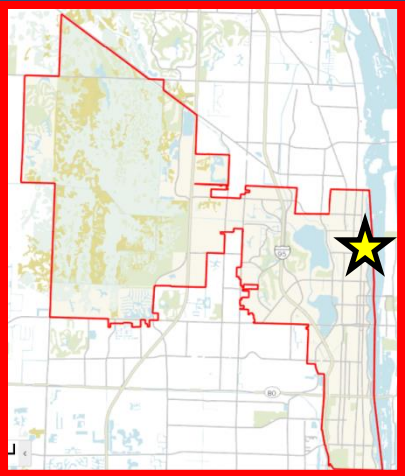


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12

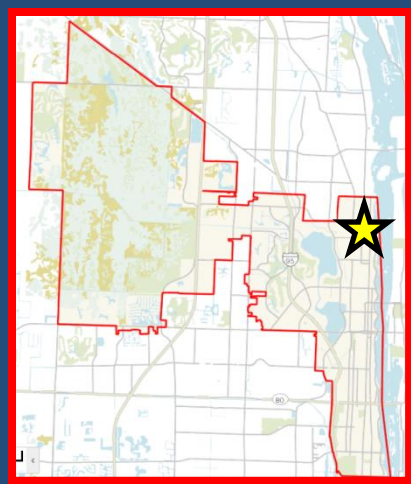
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Northwood Code Revisions

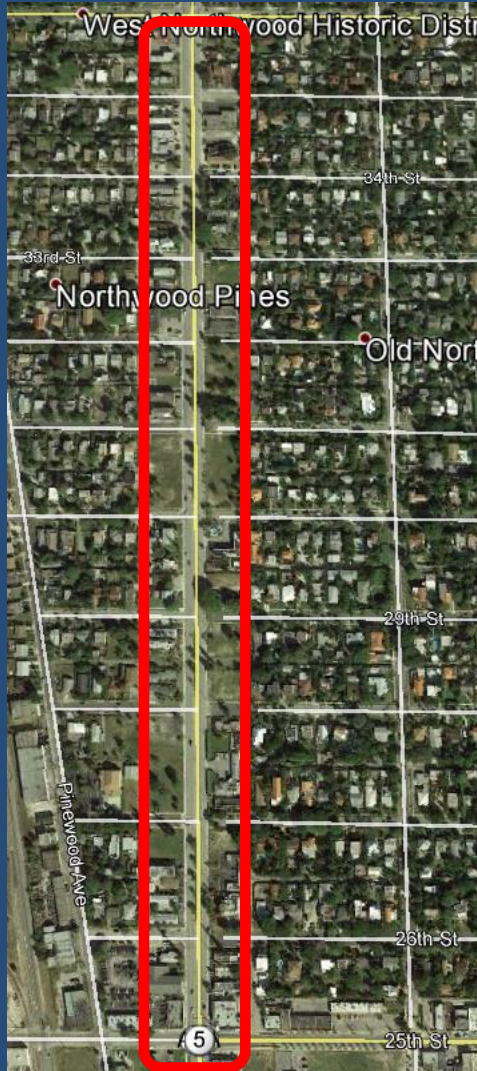


Broadway Code Revisions

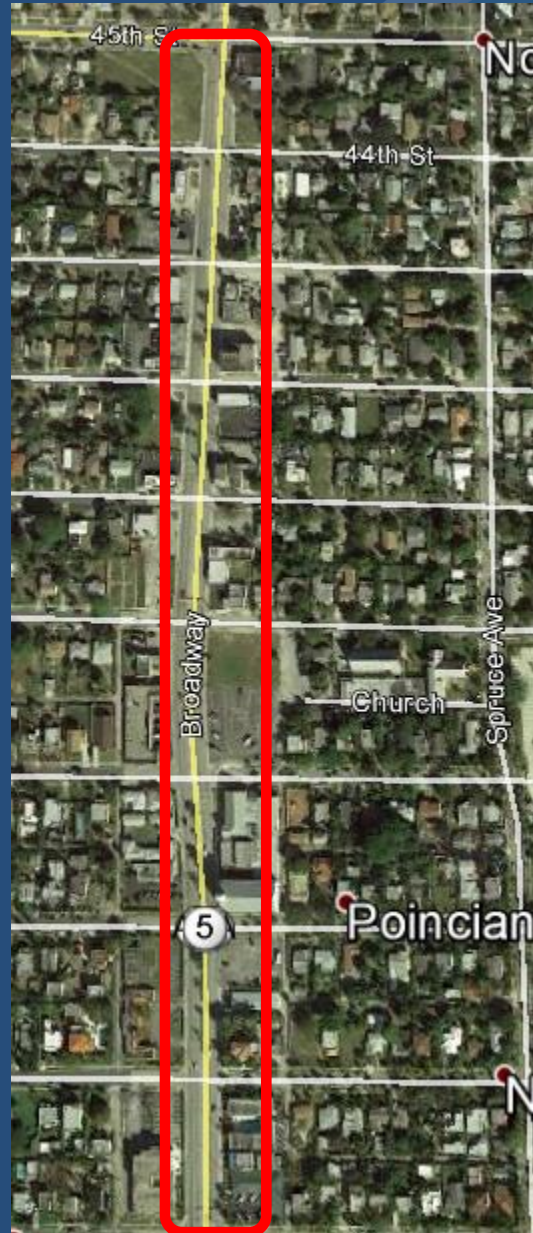
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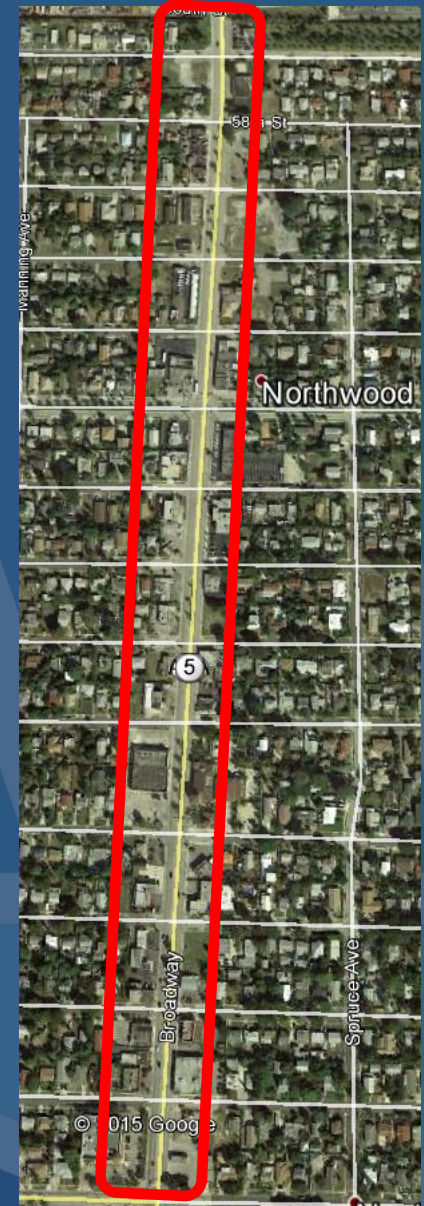
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1



2



3

Code Amendment Flamingo Park Overlay



Creating a
Railroad
Transition
District (RTD)

Tasks #1-4

1. Create a Multifamily High Density Residential Future Land Use Category (HDR)

Future Land Use Policy 1.1.3: The following Future Land Use Designations, and their associated densities and intensities shall be utilized to guide the future growth and development in the City:

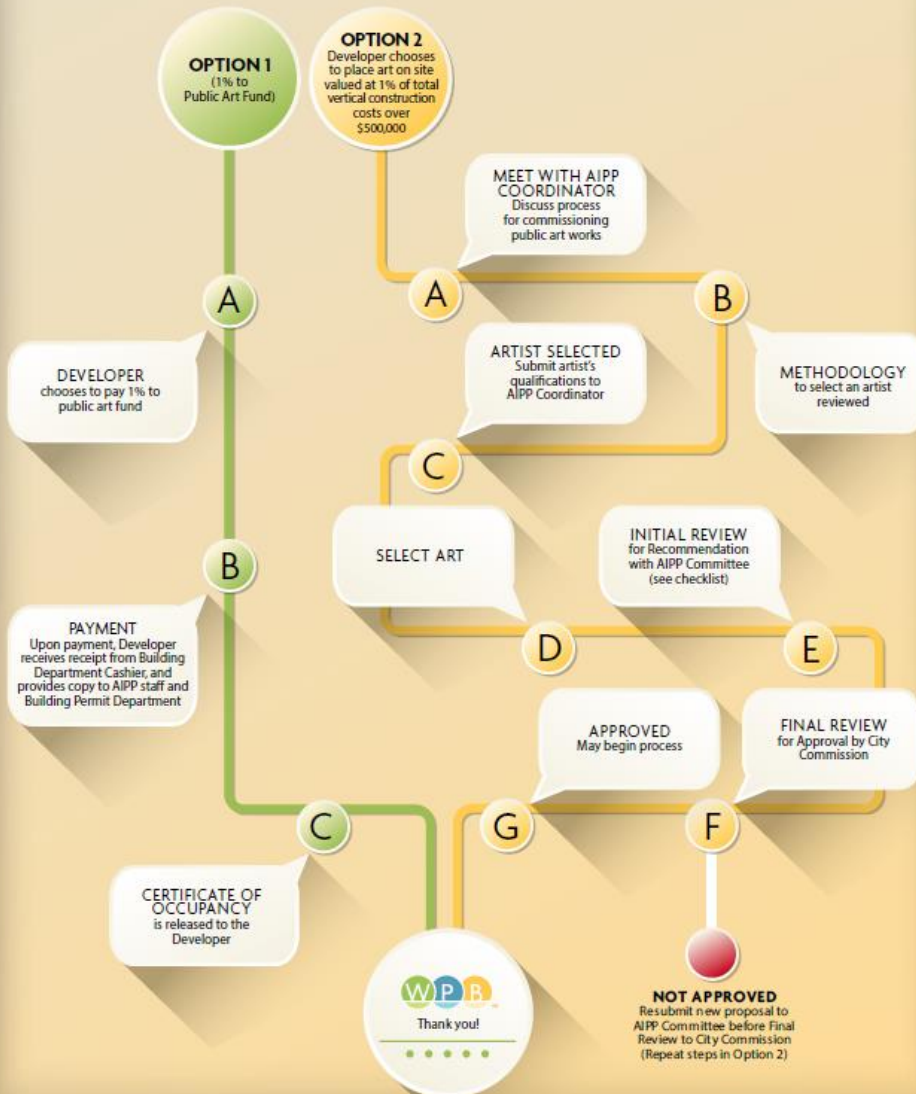
FUTURE LAND USE DESIGNATION	DENSITY (Dwelling Unit/Gross Acre)	INTENSITY - FLOOR AREA RATIO (FAR)
Single Family Low Density (SFLD)	1 TO 3	-
Single Family Medium Density (SFMD)	3 TO 5	-
Single Family (SF)	7.26 TO 13.40	-
Multifamily Medium Density (MFMD)	7 TO 20	-
Multifamily (MF)	14.52 TO 32.27	**
<u>Multifamily High Density Residential (HDR)</u>	<u>32.27 TO 70</u>	<u>3.50</u>
Commercial (C)	-	0.75
Commercial East (CE) (East of I-95)	1 TO 7	1.50
Commercial DRI (C-DRI) (within an approved Development of Regional Impact (DRI))	As regulated by the DRI Master Plan	As regulated by the DRI Master Plan
Industrial (I)	-	0.75
Conservation (CON)	-	.01
Utility (UT)	-	.75 (with lot coverage)
Community Service (CS)	-	1.00
Office Residential (OR)***	1 to 14	.75
Planned Community (PC) Residential Non-Residential (5% of PC project land area)	1 to 10	0.50
Mixed Use District* (MU)	See Policies 1.7.2 through 1.7.2.4.	See Policies 1.7.2 through 1.7.2.4.
Urban Central Business District (UCBD)	See Downtown Master Plan Element Policies 3.1.1 and 3.1.3	

2. Create a Multifamily High Density Residential Zoning Category (HDMF)

3. Establish density and FAR cap (Today there is no cap on development)

4. Identify which properties could be rezoned to HDR

Plan and Plats Review Introduction to Arts in Public Places Process



PROPOSED CHANGES

- Minimum value increased from \$500,000 to \$750,000
- Art assessment capped at \$1.5 million
- Includes a definition of private art program
- Projects not required to provide art include:
 - Repair due to fire, flood, wind etc.
 - Historic preservation or restoration
 - Flood protection work items
 - Fire sprinkler installation work

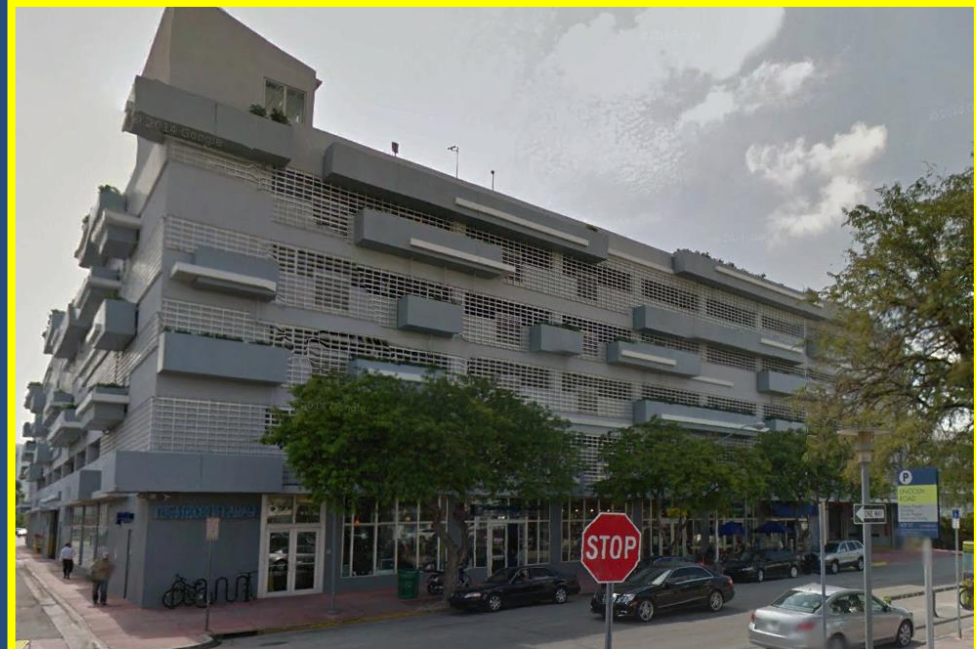
Development Opportunities

October 22, 2015

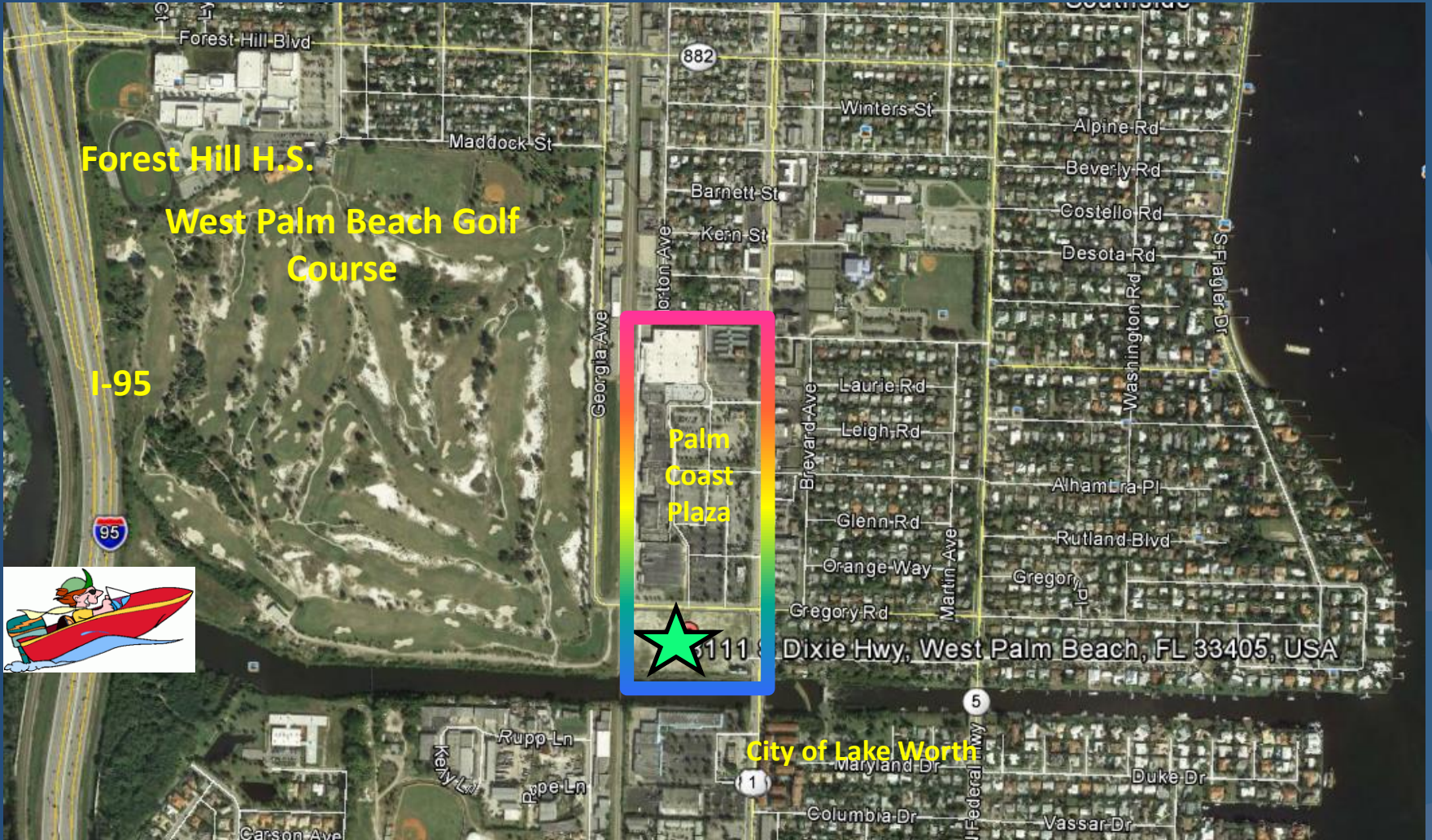


WEST PALM BEACH

Banyan Garage (planning phase for bidding)



8111 South Dixie Highway



Redevelopment of Foreclosed Properties

- The city is in possession of 565 total properties.
- Many properties in the City have liens assessed against them that greatly exceed the value of the home or are owned by the City with no one living in them.
- Through our chronic nuisance program, we can cite the property owner for a violation and if the violation is not handled then the city can send in a contractor to make the repair, clean the property etc.
- That charge is assessed to the property owner and, if not paid, goes on the property tax bill.
- While that may correct the violation it does not put a family in the home and the property does not help surrounding property values.
- **PROGRAM**
- **City begins foreclosure process on problem properties (ones that have remained boarded for some time or have a large number of liens placed on the property).**
- **End result is the owner takes definitive action or the City takes title to the property.**
- **City issues an RFP to a builder(s)/contractor(s) to take title to the property, make the necessary repairs and sell the property, preferably to an owner occupant.**
- **GOAL: 1) repair the home 2) provide housing to a family 3) provide an enhanced tax base to the City.**

Redevelopment of Foreclosed Properties



Redevelopment of Foreclosed Properties

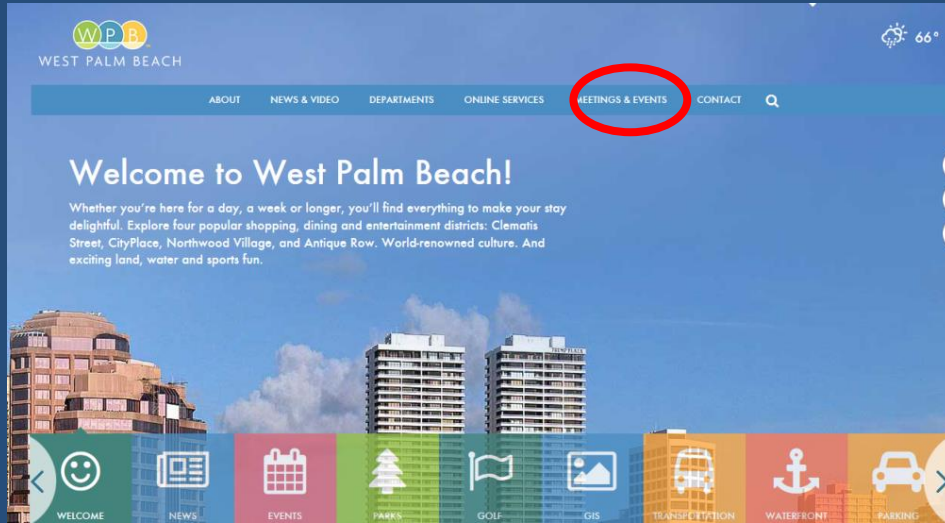


CITYWIDE DEVELOPMENT ACTIVITY SUMMARY

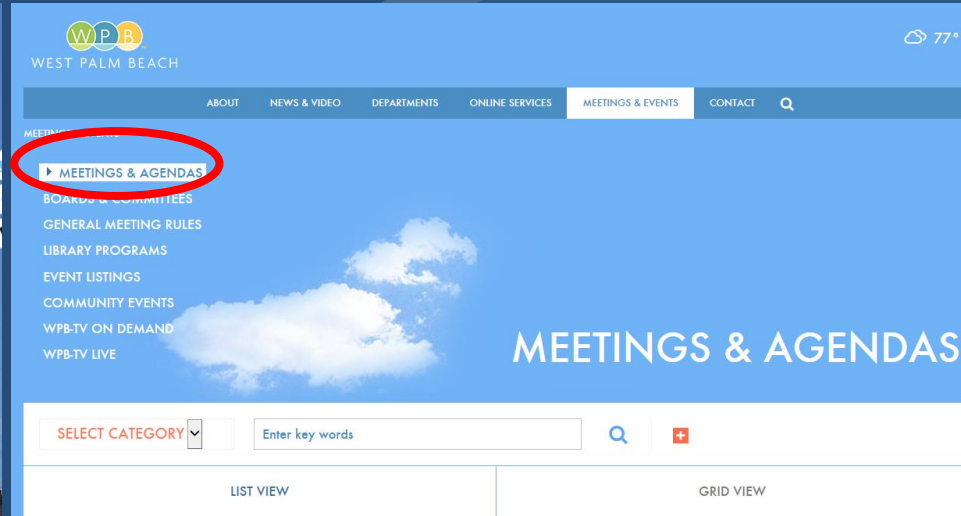
- **Projects Completed..... \$465,100,000**
 - **Convention Center Hotel (Hilton), Belmart S.C. , Loftin Place (Ph. 1), Ibis Country Club, Village Commons S.C., Westward S.C., First Baptist**
- **Projects Under Construction..... \$712,600,000**
 - **Bristol (Chapel/Lake), Mizner Lakes, Charleston Commons, Tara Cove, Banyan Cay Resorts, 3 Thirty Three, Ponce Block DSI, Norton Art Museum, Restoration Hardware, Ballpark at the Palm Beaches**
- **Projects Approved \$866,200,000**
 - **550 Quadrille, Skees Road Development, Palm Beach Outlets Expansion, Transit Village, P.B. Outlets Expansion, AAF Residential, Broadstone Clematis, Marriott Renaissance, Wawa Convenience Store**
- **Projects In Review \$297,300,000**
 - **3111 S. Dixie (Prospect Place), Canopy Hotel, Cosmopolitan, Good Sam. Expansion, Scuba Club, The Marina**
- **Projects Not Submitted \$130,200,000**
 - **Tent Site (TBD), Opera Site (TBD), Old City Hall Site, Currie Park Development, Sail Club, Carefree Theater, Dunbar Village Ph. III**

TOTAL: \$2,471,400,000

1 – Click “Meetings & Events”



2– Click “Meetings & Agendas”



3– Scroll down to Feb. 18, 2016

FEB 15 2016	Final City Commission Agenda 9:00 AM
FEB 16 2016	The Special Magistrate Hearing Agenda 1:32 PM
FEB 16 2016	City Commission Meeting 5:00 PM City Center - Commission Chambers
FEB 17 2016	Planning Board 6:00 PM City Hall City Commission Chambers
FEB 18 2016	Tentative Meeting List - Week of Feb 15, 2016 9:00 AM

TODAY'S
PRESENTATION

Questions?

February 18, 2015



WEST PALM BEACH