

Development Services Outreach Meeting

June 23, 2016



WEST PALM BEACH

Agenda



WEST PALM BEACH

- 1. Introduction and Welcome**
- 2. Departmental Update**
- 3. Financial Update**
- 4. Development Services Statistics**
 1. Planning and Zoning
 2. Building
 3. Code Enforcement
- 5. Art in Public Places Ordinance Revisions**
- 6. Housing and Community Development Update**
- 7. Code Updates**
- 8. Summary of Development Activity**
 1. North End
 2. South End
 3. West End
 4. Downtown
- 9. 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
- 10) June 23, 2016



Departmental Update

June 23, 2016

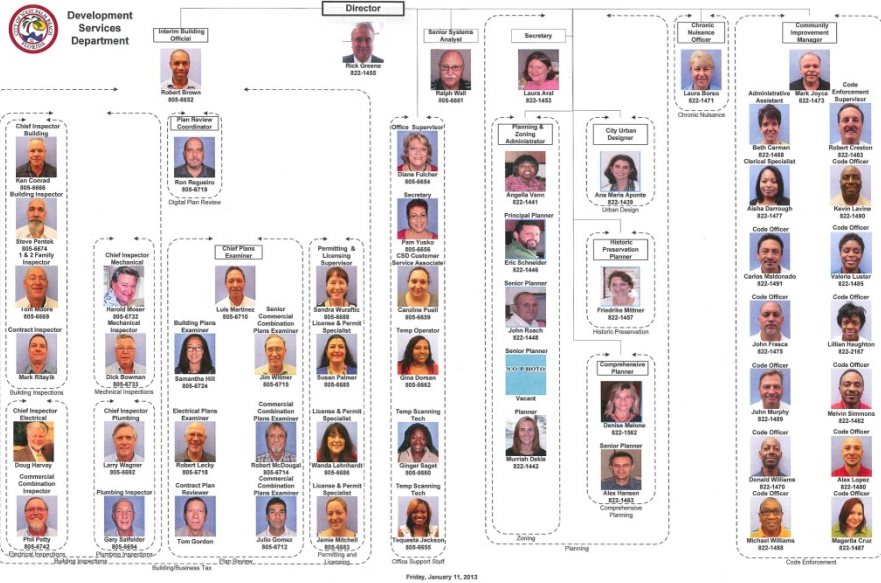


WEST PALM BEACH

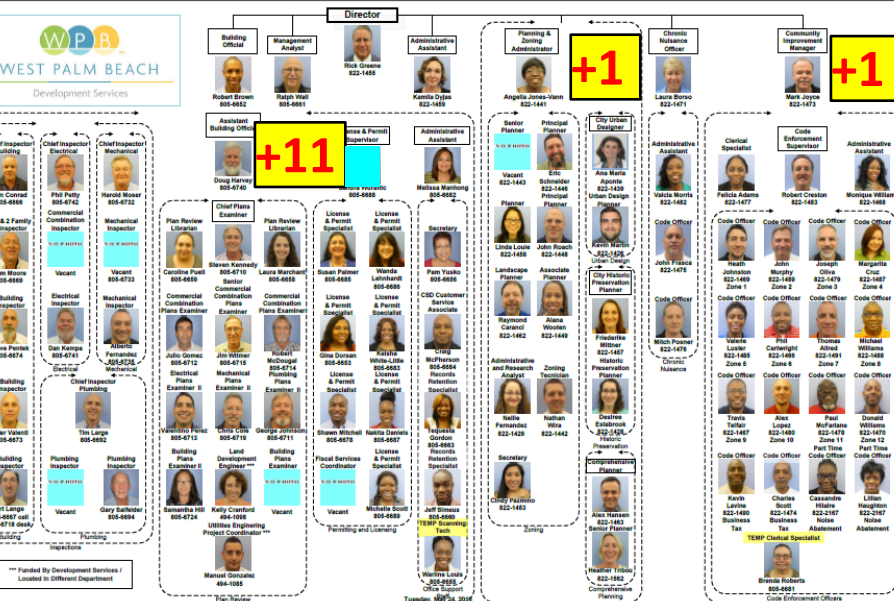
Organizational Update



WEST PALM BEACH



Administration	2
Planning	10
Code Enforcement	16
Building	29
Total	57



Administration	3	+1
Planning	16	+6
Code Enforcement	25	+9
Building	44	+15
Total	88	+54%

FY17 - +13 101 +77%

Application Deadlines



WEST PALM BEACH

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

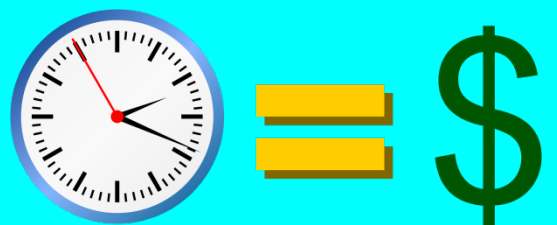


1 Deadline
2nd Tuesday/mo.

July 12, 2016
Aug. 9, 2016
Sept. 13, 2016
Oct. 11, 2016
Nov. 8, 2016
Dec. 13, 2016

APPLICATION DEADLINE	PPRC	DEADLINE TO REVISE PLANS	PLANNING BOARD	AGENDA DATE (1st Reading)	AGENDA DATE* (2nd Reading)	# of OF WEEKS (Application to 1st Reading)
5/10/2016	6/8/2016	6/24/2016	8/16/2016	10/11/2016	10/24/2016	22
5/10/2016	6/8/2016	6/24/2016	8/16/2016	10/24/2016	11/7/2016	24
6/7/2016	7/13/2016	7/29/2016	9/20/2016	11/7/2016	11/21/2016	22
6/7/2016	7/13/2016	7/29/2016	9/20/2016	11/21/2016	12/5/2016	24
7/12/2016	8/10/2016	8/26/2016	10/18/2016	12/5/2016	12/19/2016	21
7/12/2016	8/10/2016	8/26/2016	10/18/2016	12/19/2016	1/3/2017	23
8/9/2016	9/14/2016	9/30/2016	11/15/2016	1/3/2017	1/17/2017	21
8/9/2016	9/14/2016	9/30/2016	11/15/2016	1/17/2017	1/30/2017	23
8/9/2016	9/14/2016	9/30/2016	11/15/2016	1/30/2017	2/13/2017	25
9/13/2016	10/12/2016	10/28/2016	12/20/2016	2/13/2017	2/27/2017	22
9/13/2016	10/12/2016	10/28/2016	12/20/2016	2/27/2017	2/27/2017	24
9/13/2016	10/12/2016	10/28/2016	12/20/2016	3/13/2017		
10/11/2016	11/9/2016	11/25/2016	1/18/2017	3/27/2017		
10/11/2016	11/9/2016	11/25/2016	1/18/2017	4/10/2017		
10/11/2016	11/9/2016	11/25/2016	1/18/2017	4/24/2017		
11/8/2016	12/14/2016	12/30/2016	2/21/2017	5/8/2017		
11/8/2016	12/14/2016	12/30/2016	2/21/2017	5/22/2017		
11/8/2016	12/14/2016	12/30/2016	2/21/2017	6/5/2017		
12/13/2016	1/11/2017	1/27/2017	3/21/2017	6/19/2017		
12/13/2016	1/11/2017	1/27/2017	3/21/2017	7/3/2017		

DAC APPLICATION SCHEDULE					ZBA APPLICATION				
2015-2016					2015-2016				
APPLICATION DEADLINE	PPRC	DEADLINE TO REVISE PLANS AND ADDRESS ALL	DAC	# of OF WEEKS (Application to Hearing)	APPLICATION DEADLINE	PPRC (If Required)	DEADLINE TO REVISE PLANS AND	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.	
5/7/2016	7/13/2016	7/29/2016	9/14/2016	14	5/7/2016	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:				13.1	Average:				12.1



Financial Update

June 23, 2016

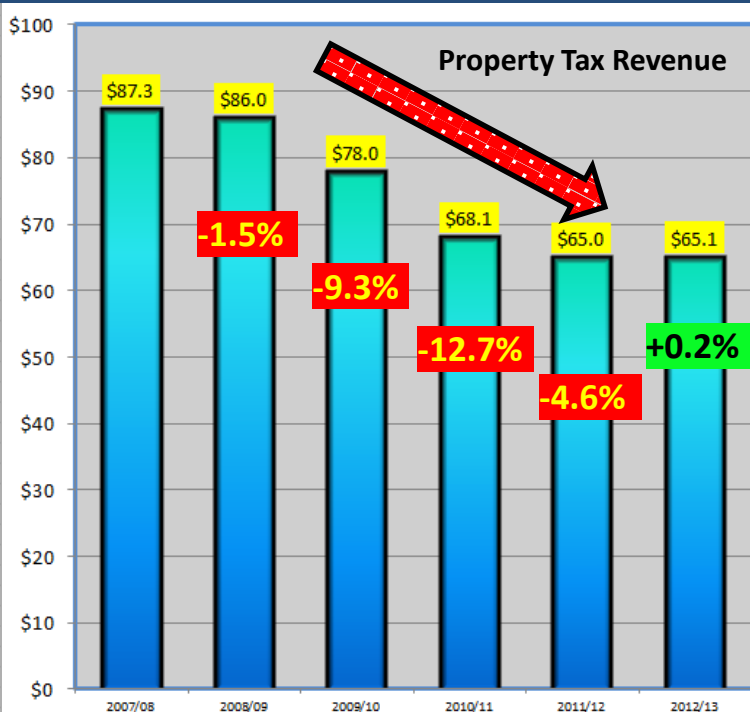
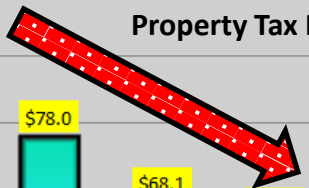
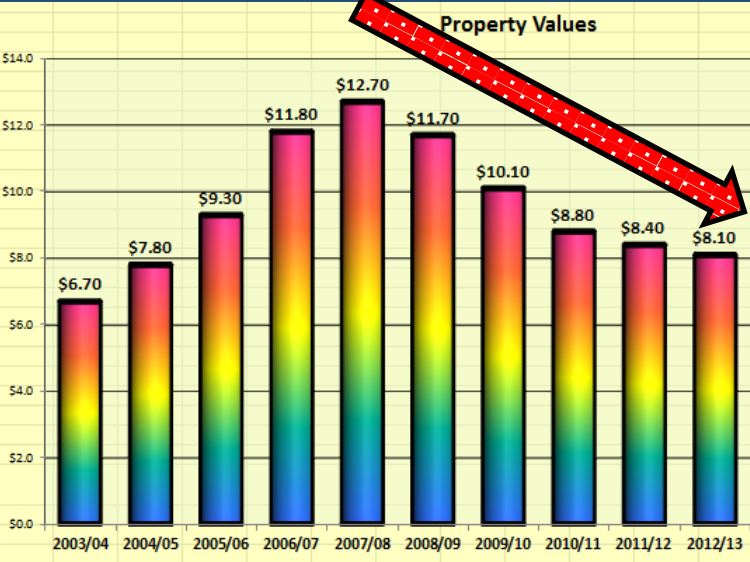
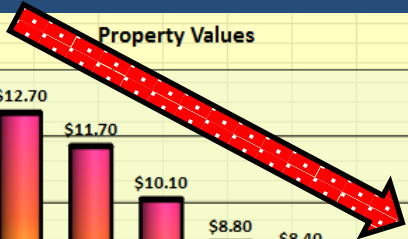


WEST PALM BEACH

W.P.B. Property Values/Tax Revenue

Values dropped by \$4.6 Billion or 36% in five years

City tax revenue dropped by \$22.3 Million or 26% in four years



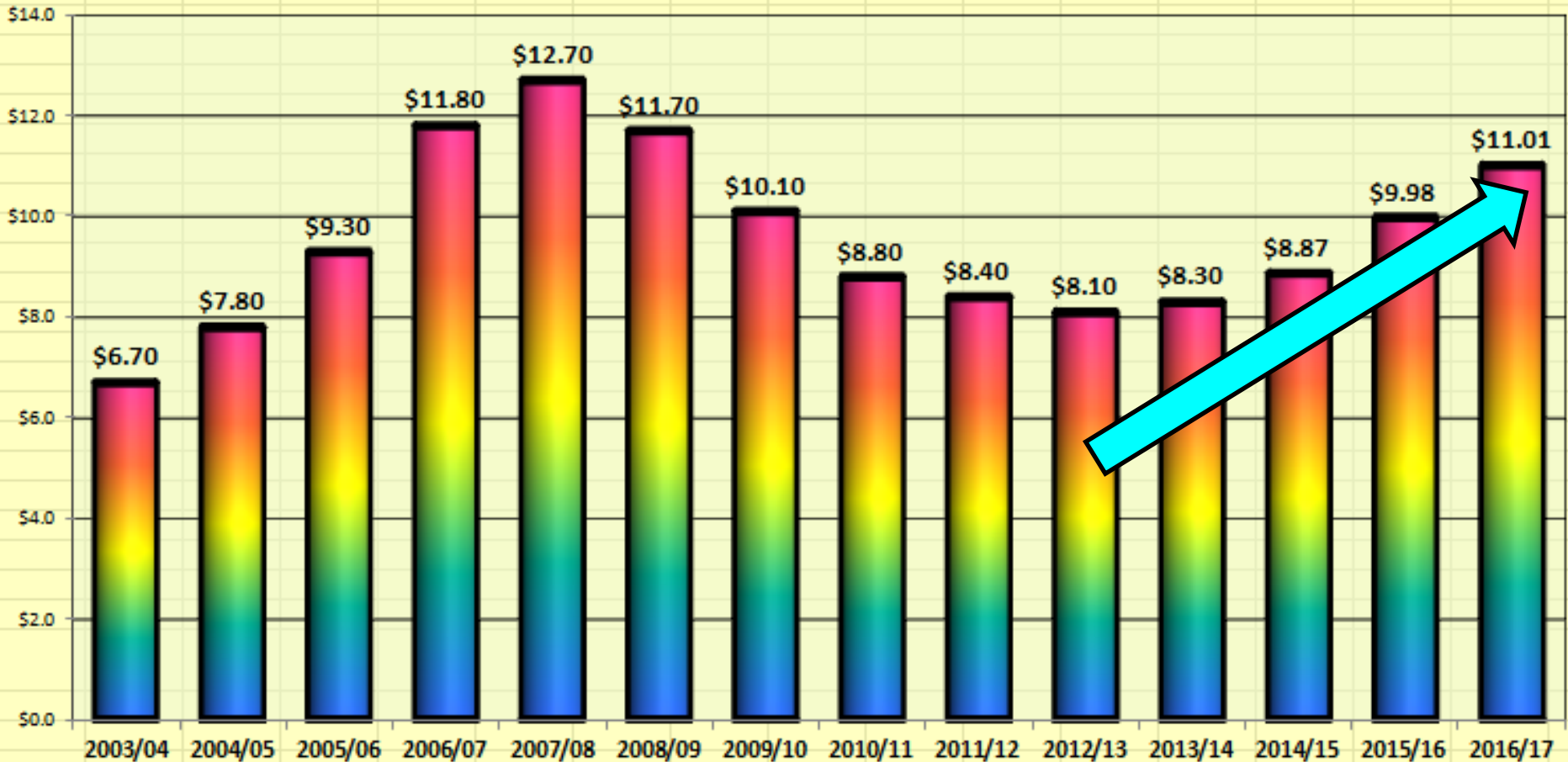
2015-2016 Property Values

Code	Taxing Authorities	2014 *Final * Taxable Value	2015 *Final * Taxable Value	2016 Estimate Taxable Value	Percent Change (15 to 16)	Percent Change (14 to 16)
74	West Palm Beach	8,864,643,257	9,971,939,207	11,011,672,052	10.43	24.22%
74	West Palm Beach Debt	8,874,239,949	9,980,240,364	11,019,099,269	10.41	24.17%
12	Delray Beach Debt	7,241,365,108	7,984,439,599	8,792,534,765	10.12	21.42%
12	Delray Beach	7,239,395,652	7,981,341,482	8,789,207,404	10.12	21.41%
30	Jupiter	8,078,558,089	8,907,223,485	9,703,892,069	8.94	20.12%
73	Wellington	6,273,246,369	6,945,516,766	7,486,616,987	7.79	19.34%
08	Boynton Beach	4,210,796,551	4,646,176,798	5,005,698,466	7.74	18.88%
50	Palm Beach	13,383,397,607	14,661,632,936	15,879,277,514	8.30	18.65%
52	Palm Beach Gardens	8,759,416,672	9,443,433,434	10,102,539,115	6.98	15.33%
06	Boca Raton	18,195,999,305	19,581,516,068	20,893,027,705	6.70	14.82%

West Palm Beach values went up **12.49%** from 2014 to 2015 and **10.43%** from 2015 to 2016.
 West Palm Beach values increased by more than **\$2.1 billion** from 2014 to 2016.
 West Palm Beach had the largest dollar increase of any city in excess of \$5 billion in value.

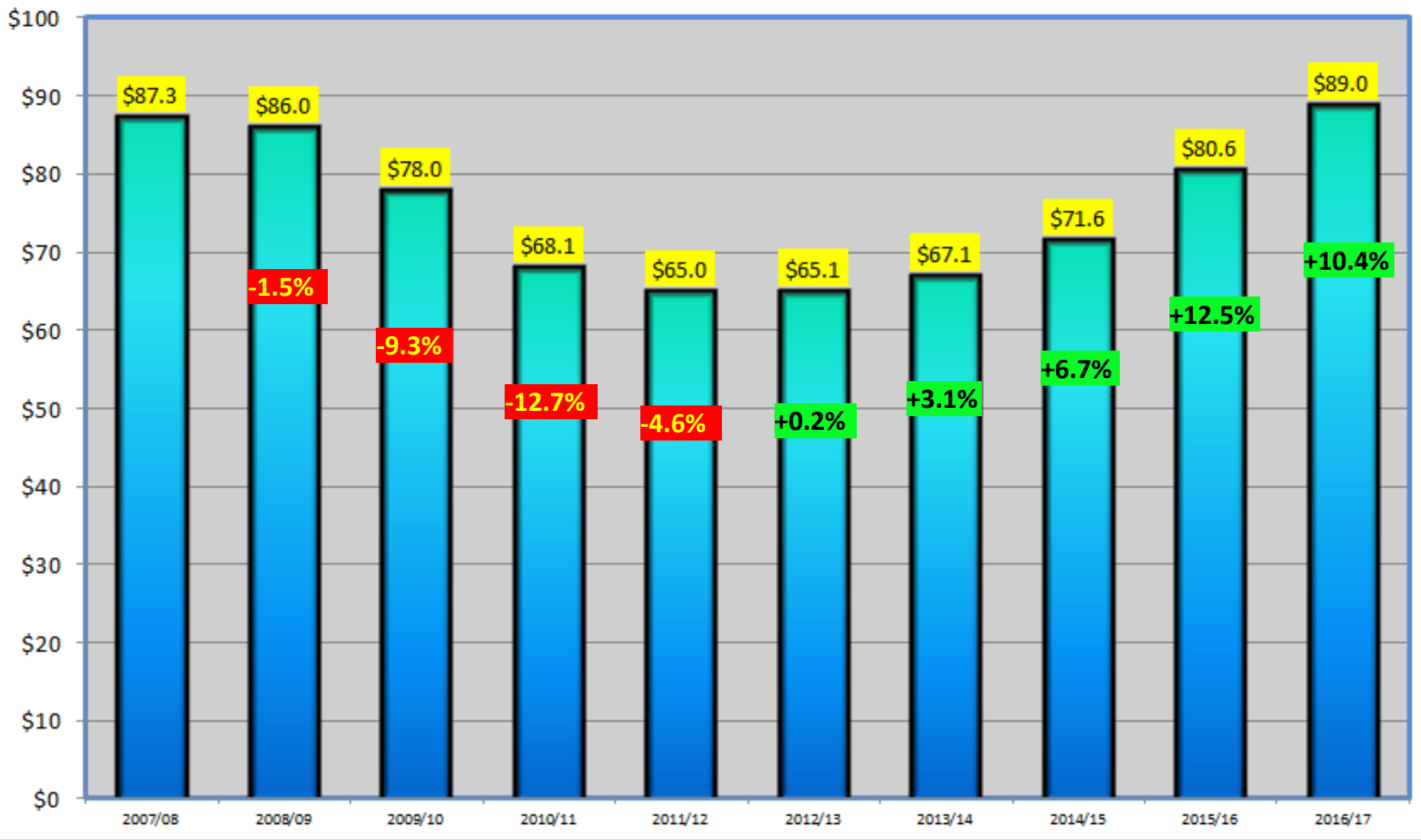
West Palm Beach Property Values

Property Values



Property Tax Revenue (FY08-16)

Property Tax Revenue



Development Services Revenues



WEST PALM BEACH

	FY10
Building Permits	\$3,642,742
Business Tax	\$2,925,848
Planning Fees	\$ 245,249
Subtotal:	\$6,813,839

Through June 17, 2016: Building Permit collections @ 108.5% = \$3.4 million over budget (73% of FY) : Total Department collections @ 105.6% = \$3.8 million over budget

Development Services Statistics

Planning and Zoning
June 23, 2016

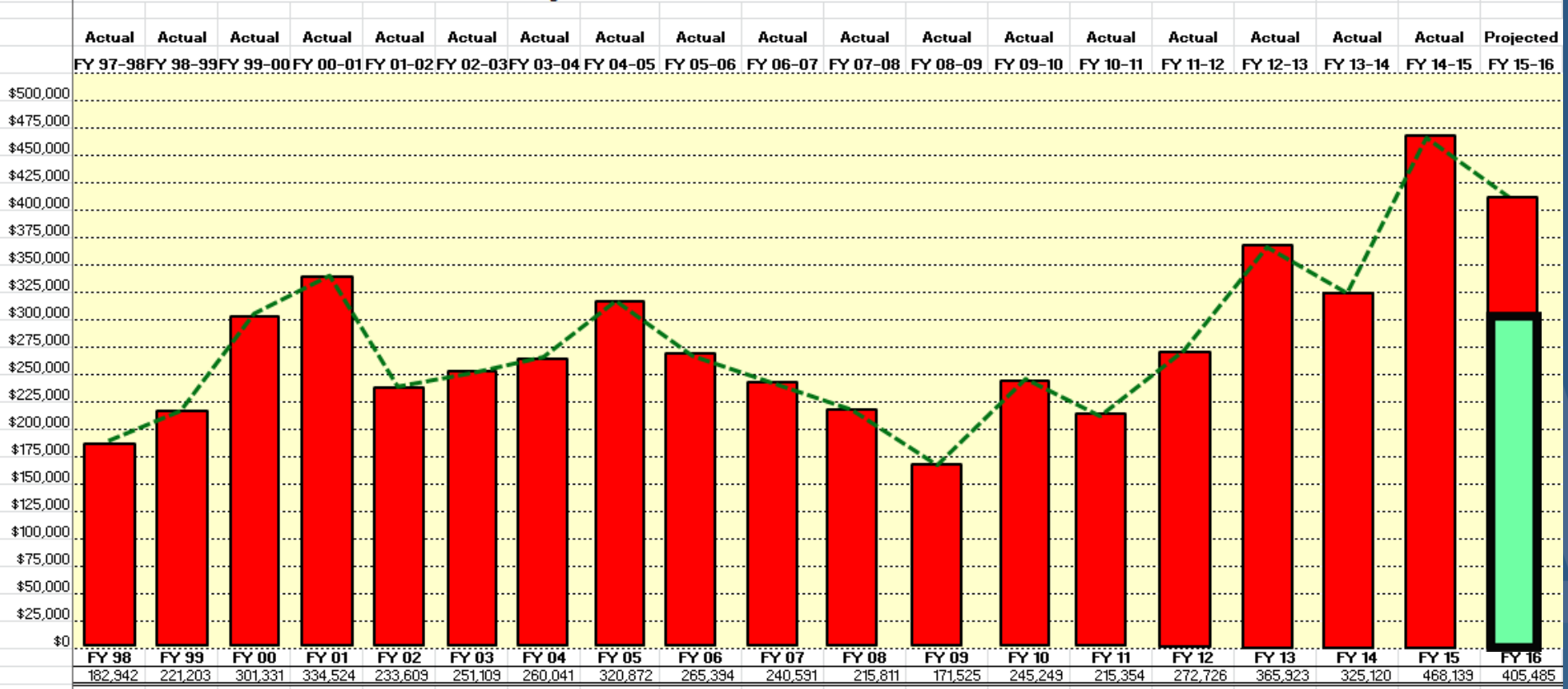


WEST PALM BEACH



Planning Revenues (FY01-16)

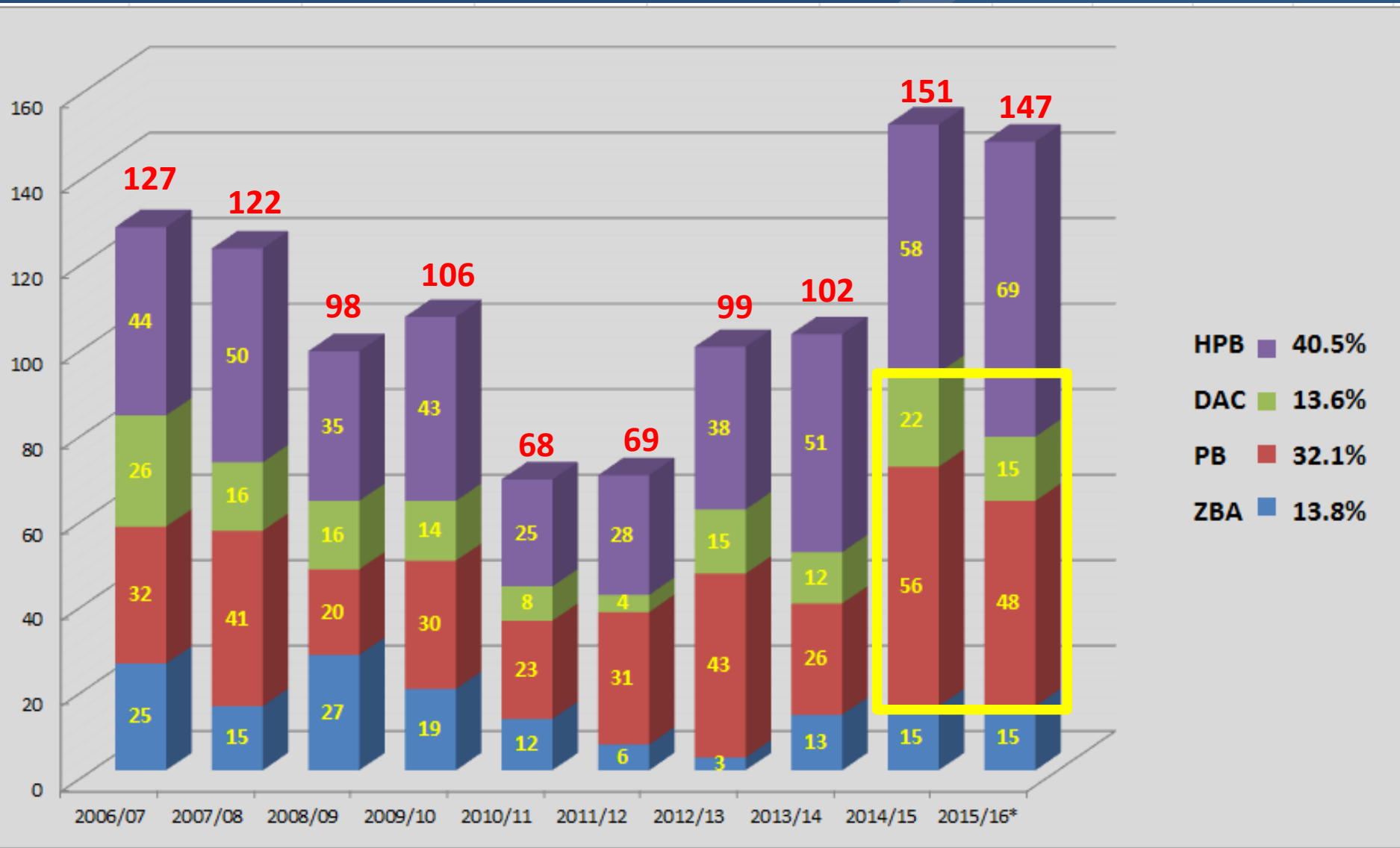
Planning Division Revenues FY1998 to FY2016



Number of Cases Taken to Advisory Boards



WEST PALM BEACH



Development Services Statistics

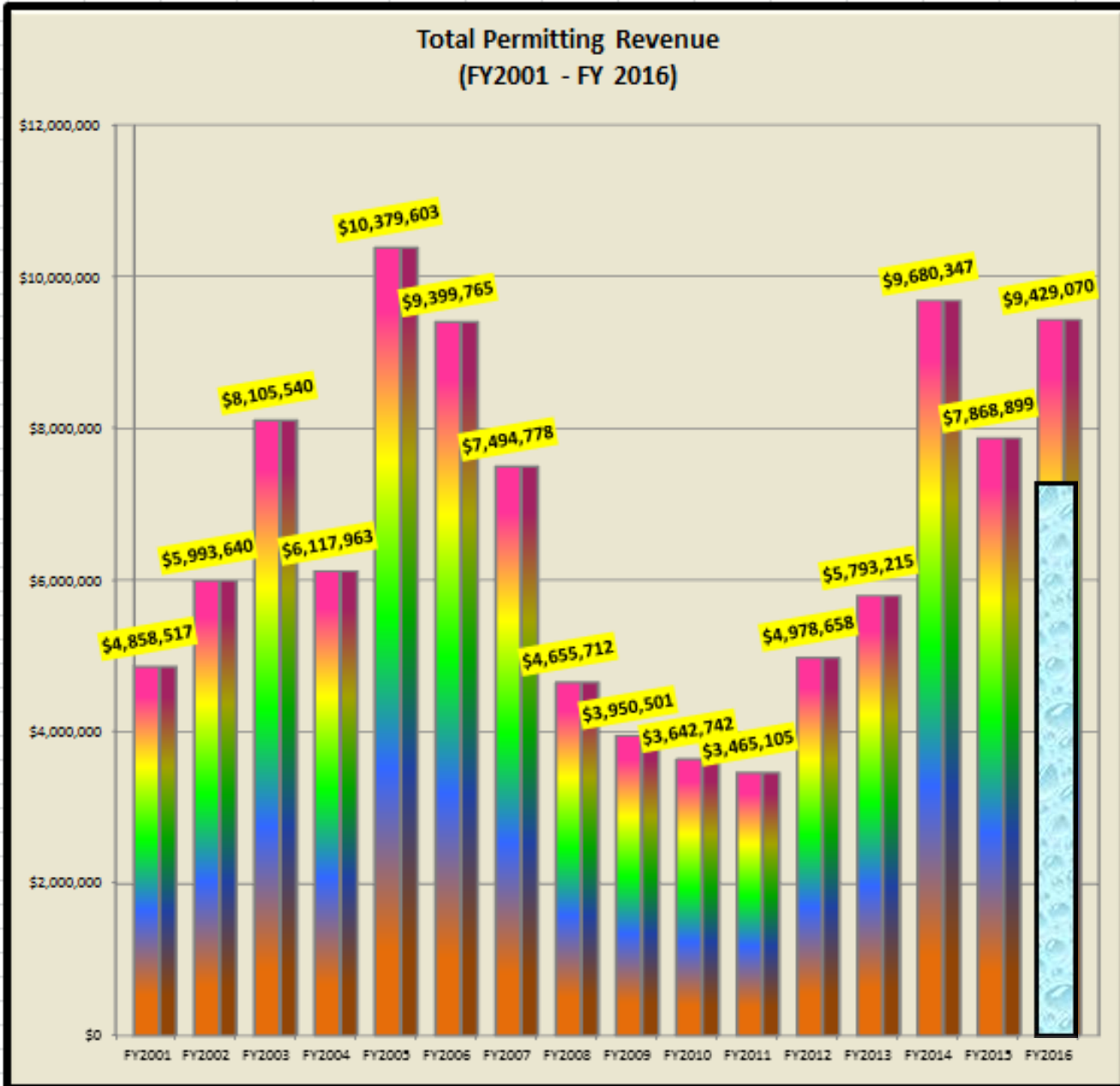
Building

June 23, 2016



WEST PALM BEACH

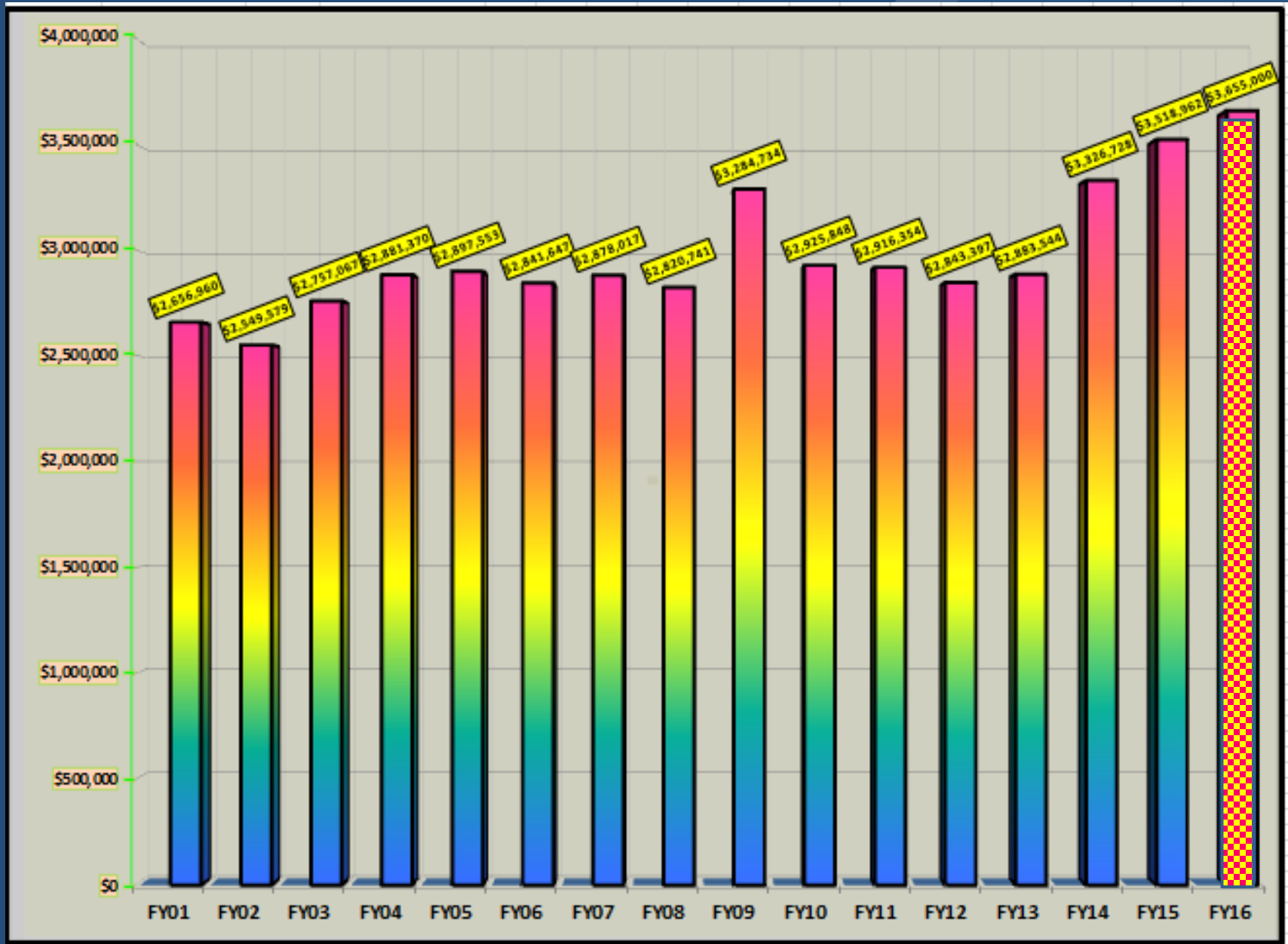
Building Permit Revenue (FY01-16)



Business Tax Revenues (FY01-16)

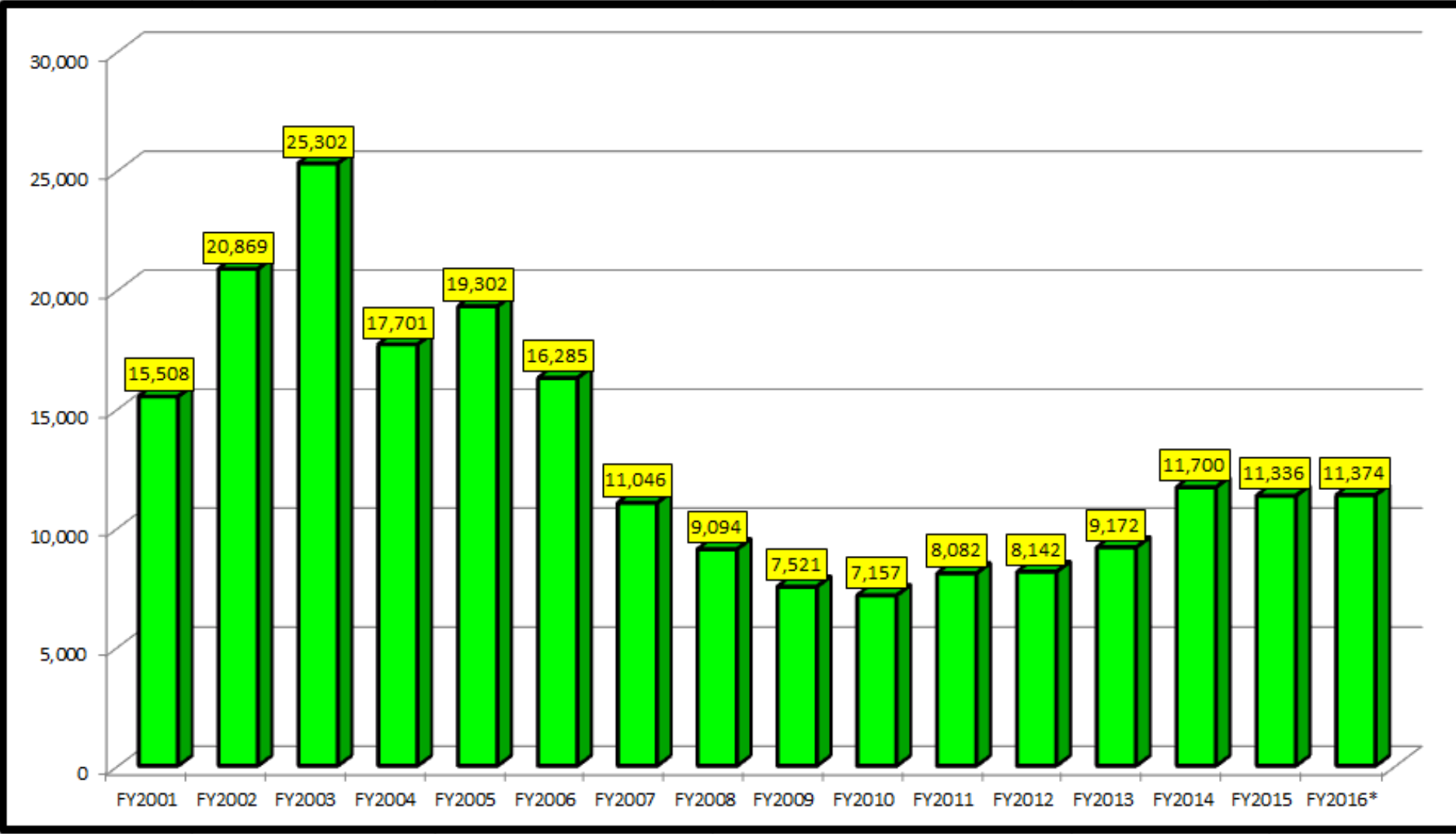


WEST PALM BEACH



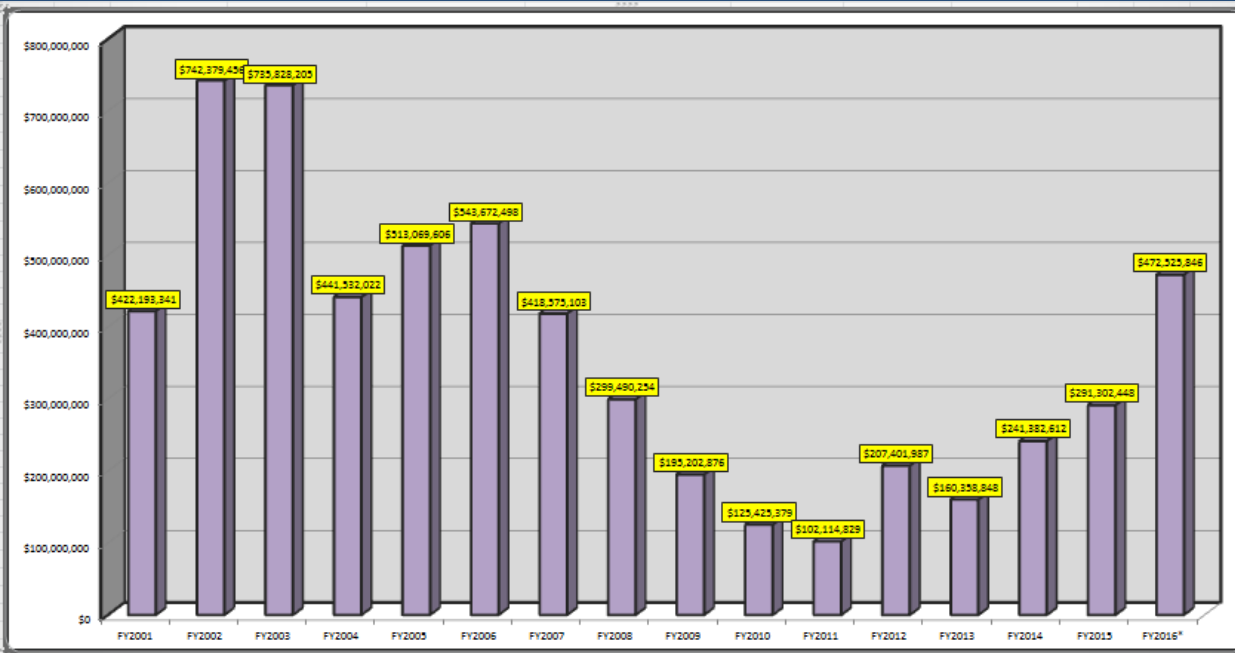
99.9%

Total Building Permits Issued (FY01-16)



Building Permit Statistics (FY01-16)

Total Value of Bldg. Permits



Average Value per Bldg. Permit

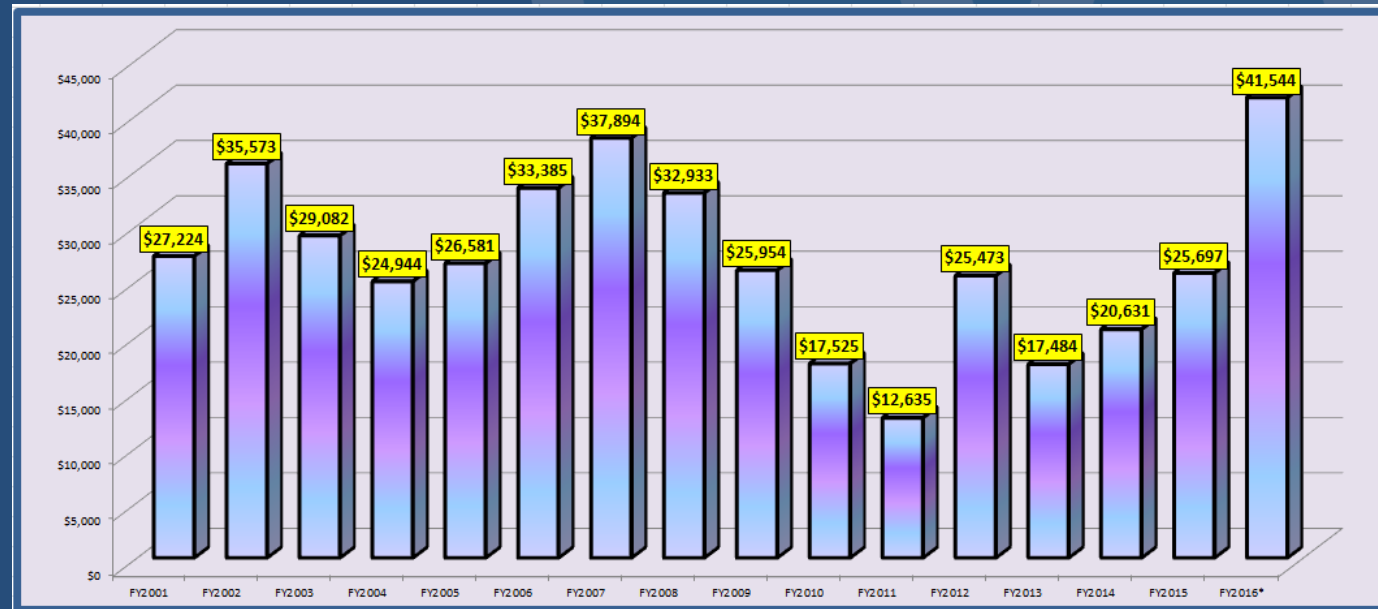
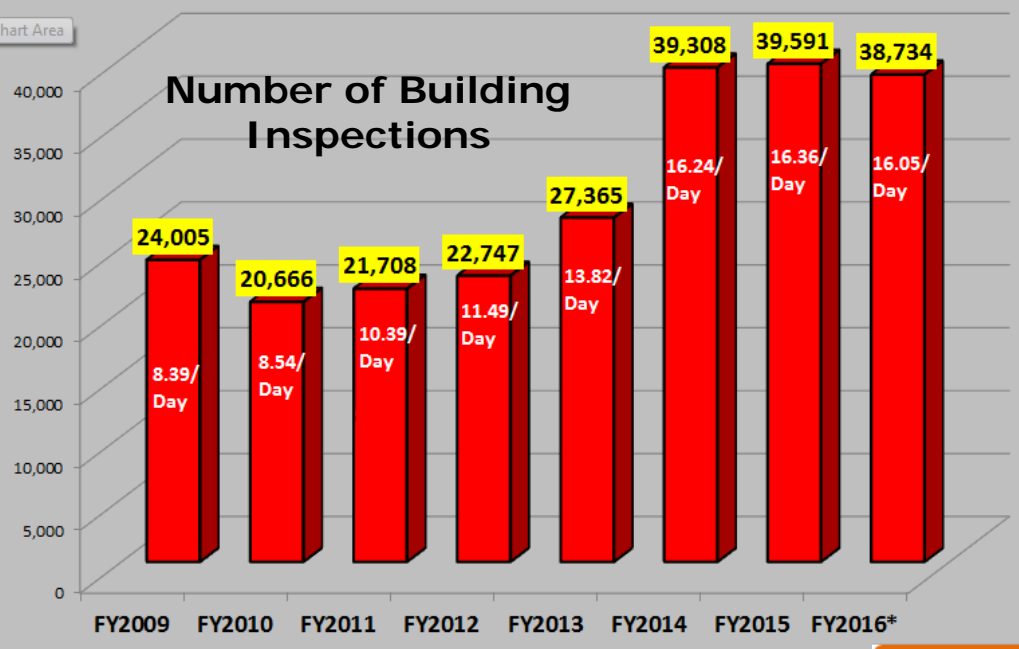
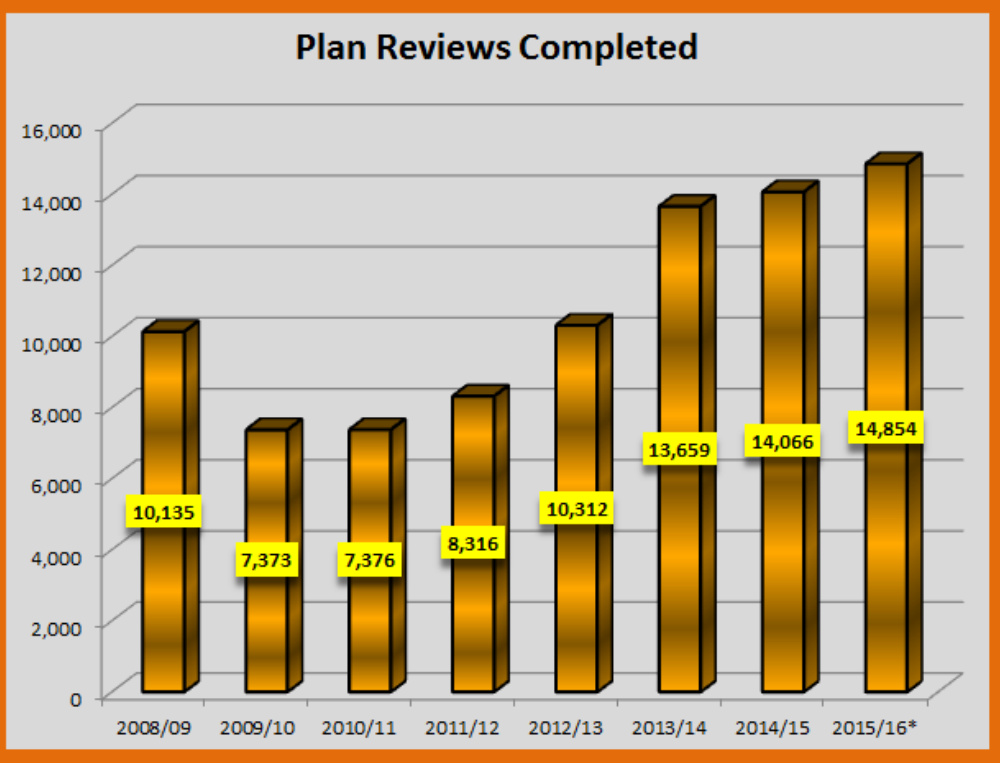


Chart Area

Number of Building Inspections



Plan Reviews Completed



Development Services Statistics

Code Enforcement
June 23, 2016

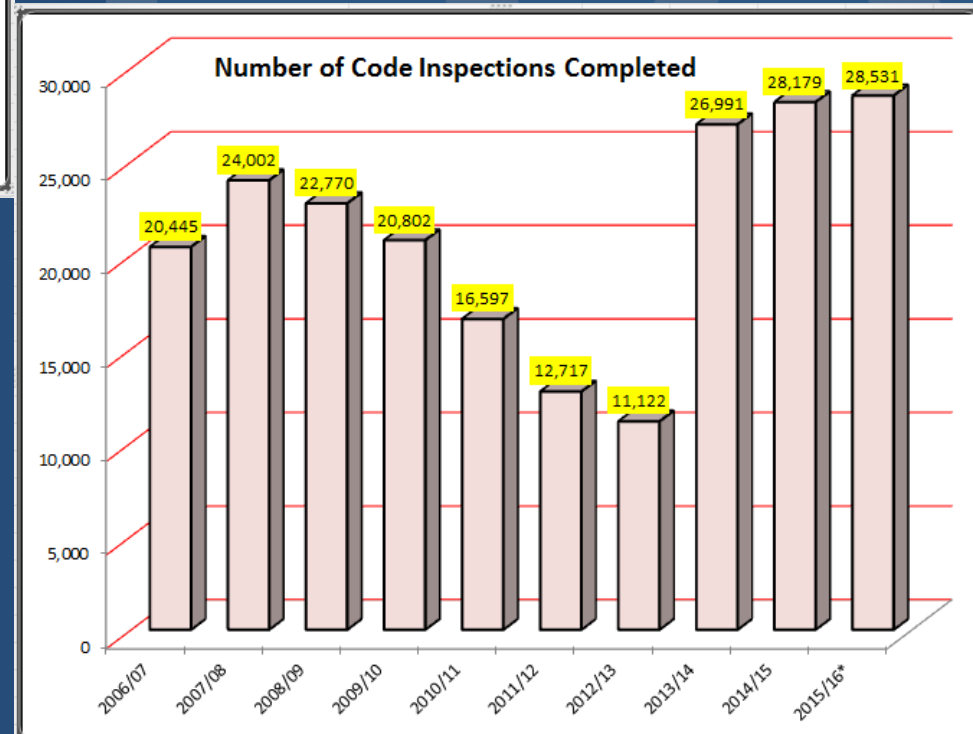
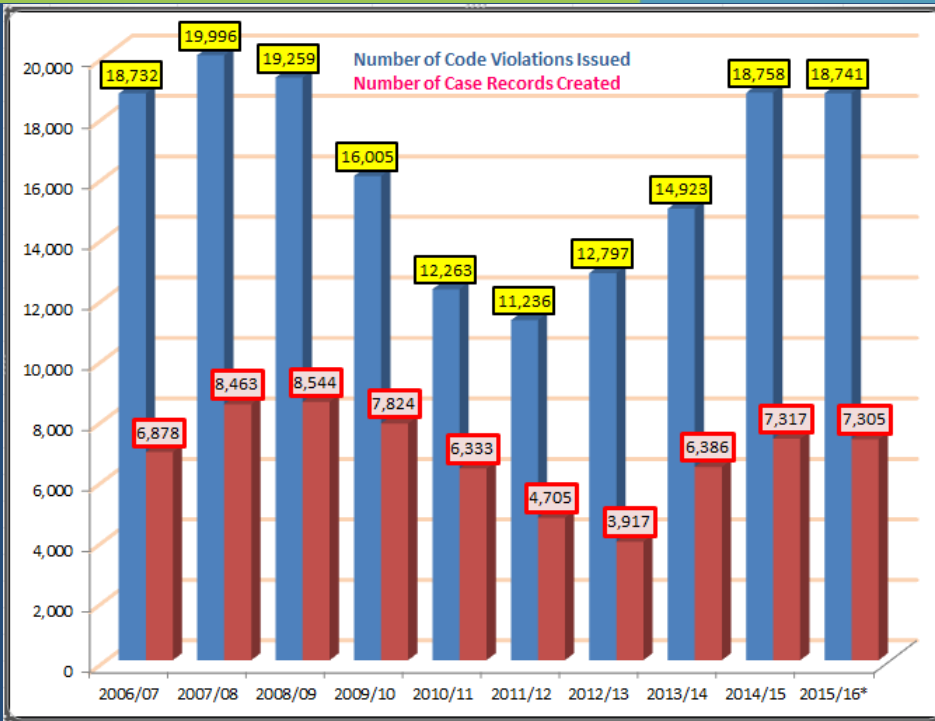


WEST PALM BEACH

of Code Violations & Inspections (FY07-16)



WEST PALM BEACH

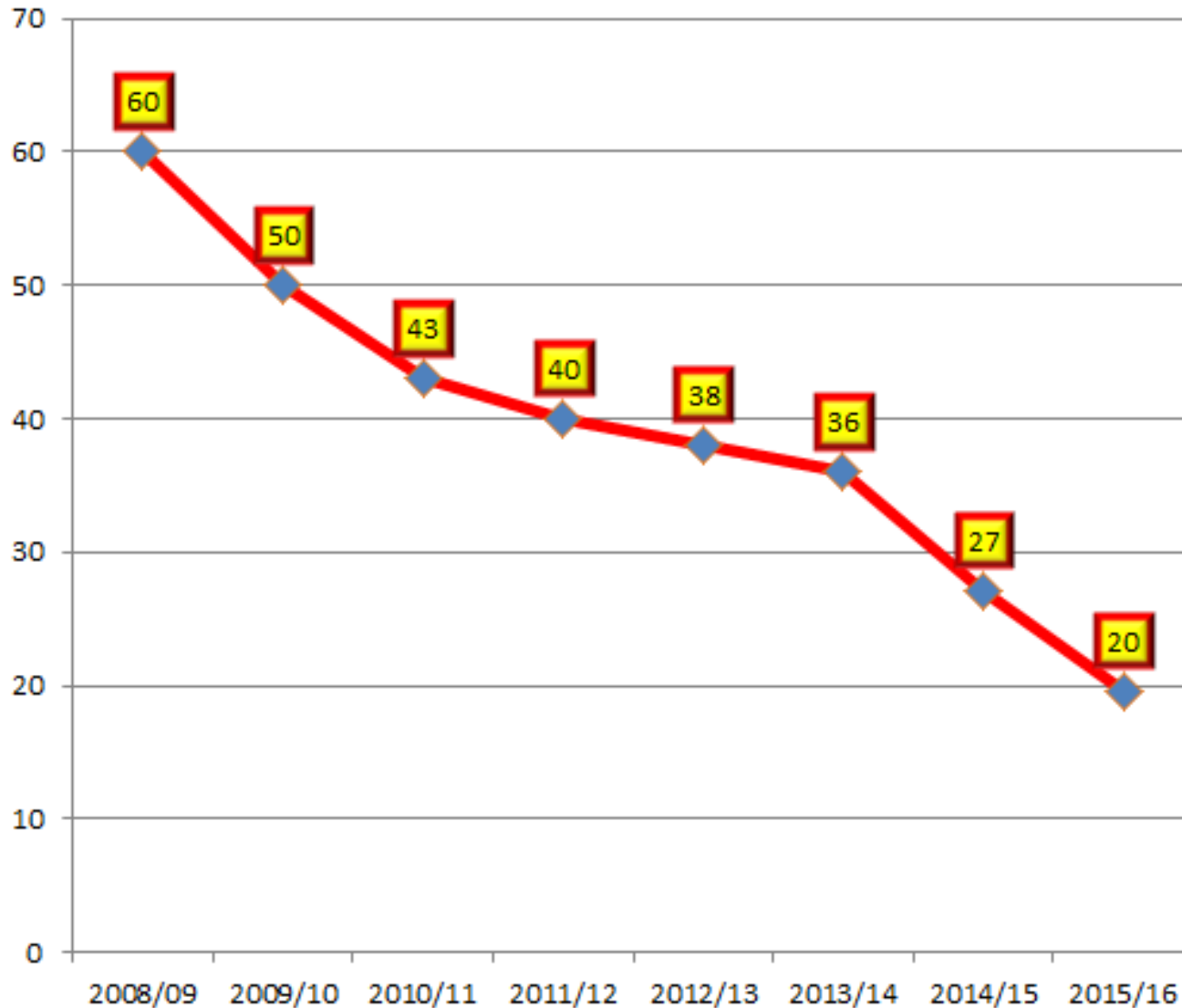


Average Time to Close A Case (FY01-16)



WEST PALM BEACH

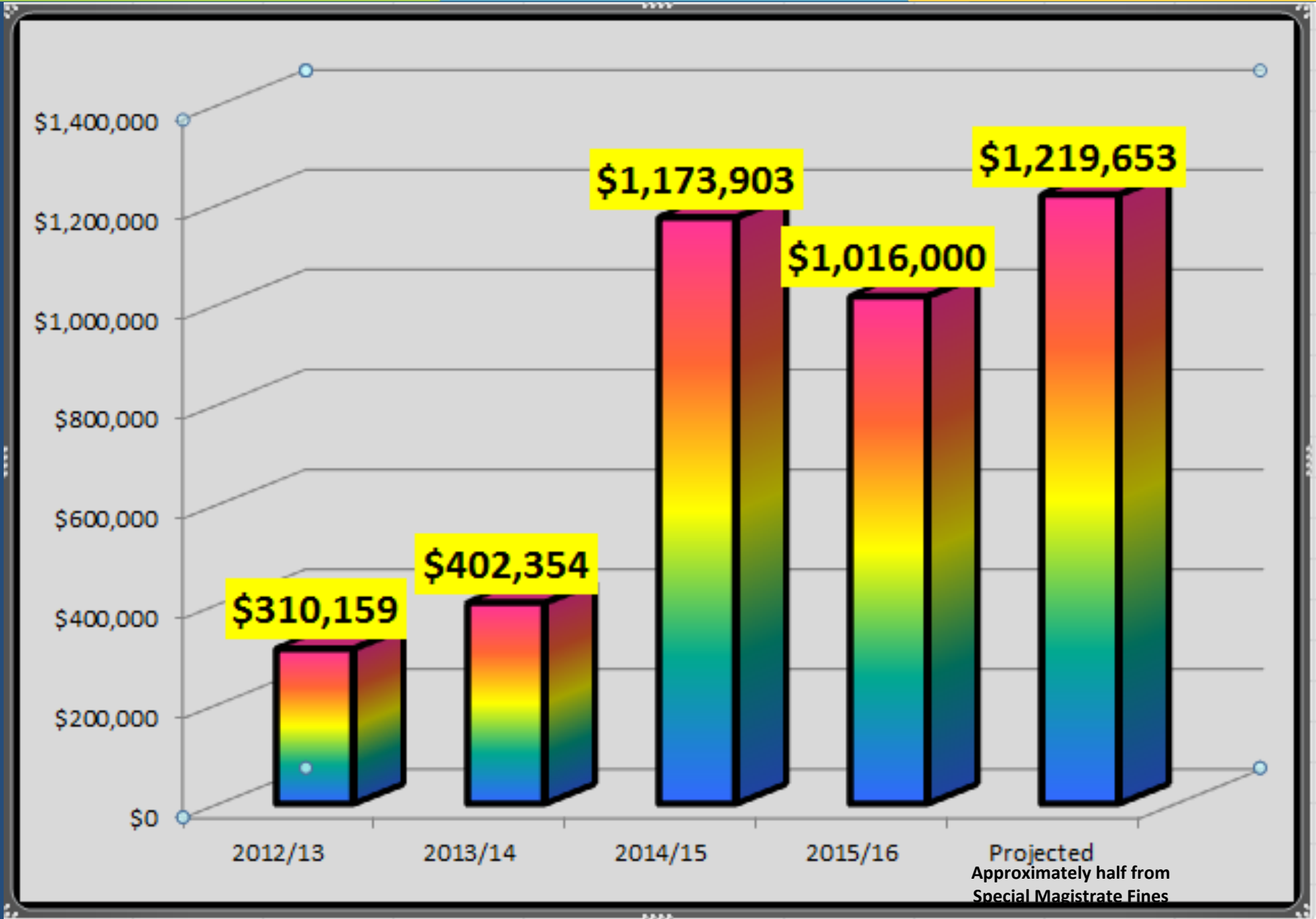
Average Time To Close A Case



Code Enforcement Revenues (FY01-16)



WEST PALM BEACH



Art in Public Places Ordinance Revisions

Sybille Welter
June 23, 2016



WEST PALM BEACH

1. Intent

2. Private Art Program

3. Revised Definitions

A. Art or artwork

B. Project

C. Renovation

D. Public Art Assessment

E. Total construction costs

4. Assessment for private development

A. Trigger: Increased from \$500,000 to \$750,000

B. Cap: \$2 million

C. Options: #1, #2, #3, #4

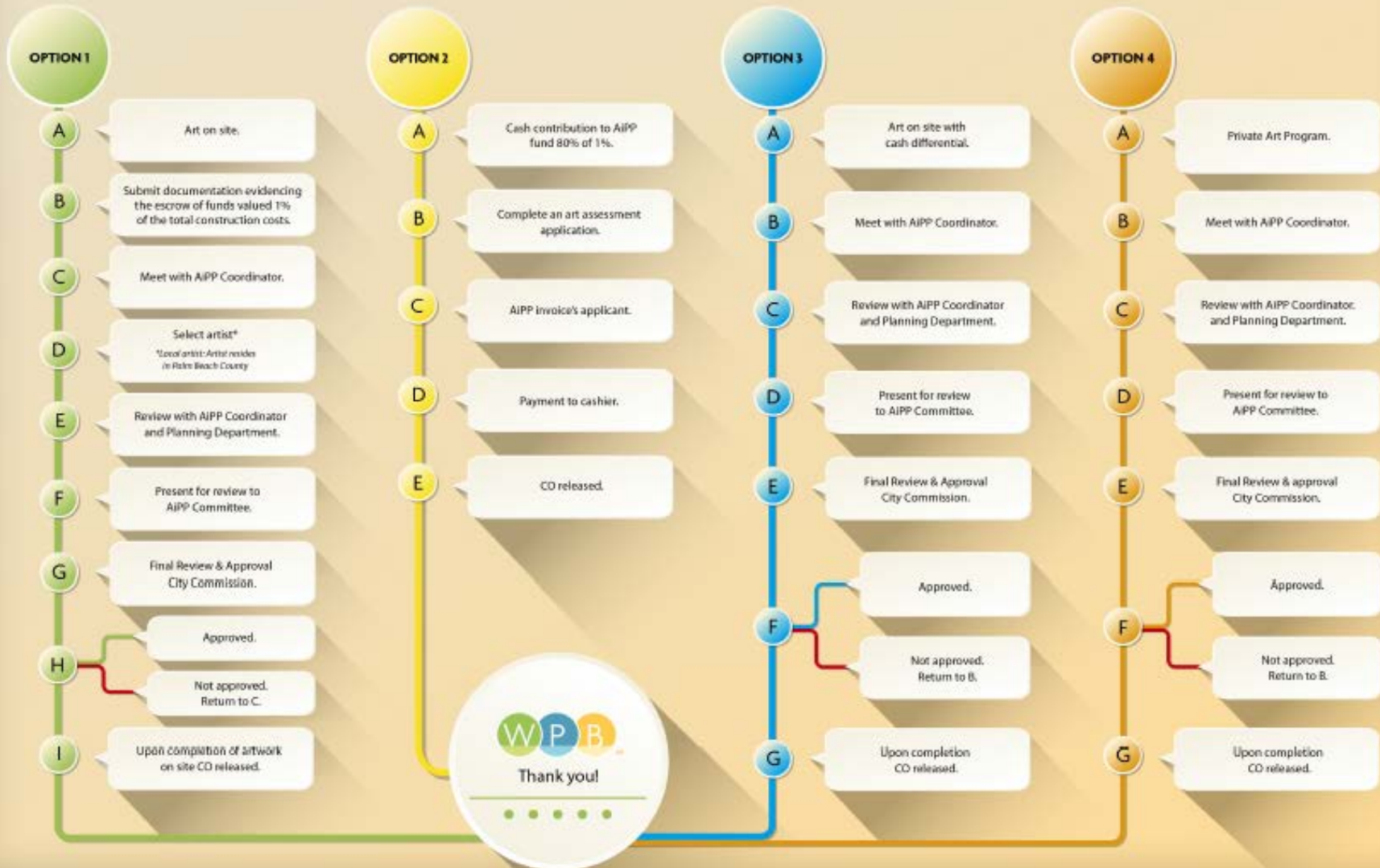
5. Exceptions

Art In Public Places



WEST PALM BEACH

Plan and Plats Review Introduction to Arts in Public Places Process



Application



WEST PALM BEACH



WEST PALM BEACH

Art in Public Places Art Assessment Application

Sybille Welter
 AiPP Coordinator
 401 Clematis Street, 3rd Floor
 West Palm Beach, Florida 33401
 Direct: 561.822.1521

The assessment applies to all private development projects including new construction, or the renovation or improvement of an existing building where total construction are equal or greater than \$750,000.00. The art assessment for any single project shall not exceed \$2 million.

*Total construction costs means the total project construction costs, excluding demolition costs, real property acquisition costs and soil remediation costs. Calculations shall be based on construction and site improvement costs declared on all building permit applications for the project. For purposes of calculating the public art assessment, construction costs shall include, but not be limited to, all building, plumbing, mechanical, and electrical permit applications for the project. Excluded are costs of grading and site preparation.

All applicable private developments shall:

- Elect one of the following options;
- Submit a completed art assessment application and;
- Submit documentation evidencing the escrow of funds for a work of art or historic or cultural element.

The above documents are due to the Art in Public Places Coordinator within ninety (90) days of the issuance of the first building permit for any portion of the development

Option 1	<p>Provide work(s) of art or element of historical or cultural significance on site.</p> <p>A. Submit documentation evidencing the escrow of funds of art or historic or cultural elements valued in an amount of one percent of the total vertical construction costs; AND</p> <p>B. Submit an application for approval of the work of art or historic or cultural elements for review and approval; AND</p> <p>C. If local artist commissioned, the work shall be valued at no less than 90% of the 1% of the total construction costs.</p> <p>D. Local artist(s) means a visual artist who resides in Palm Beach County.</p>
-----------------	--

Option 2	<p>Contribute to the Art in Public Places fund</p> <p>A. Contribute an amount equal to 80% of the 1% of the total construction costs for deposit to the Art in Public Places fund.</p>
Option 3	<p>Provide work(s) of art or element of historical or cultural significance on project site AND contribute to AiPP fund</p> <p>A. Submit documentation evidencing the escrow of funds of art or historic or cultural elements valued in an amount less than one percent of the total construction costs; AND</p> <p>B. Contribute 80% of the balance to the AiPP fund;</p> <p>C. Submit an application for approval of the work of art or historic or cultural elements for review and approval.</p>
Option 4	<p>Private Art Program Section See Section 78-122</p> <p>A. Submit documentation evidencing the escrow of funds of art or historic or cultural elements valued at one percent of the total construction costs; AND</p> <p>B. Submit an application for approval of the work of art or historic or cultural elements for review and approval.</p>

Developer understands that this application, building permit applications, petitions, attachments and fees become part of the official records of the Development Services Department and are not returnable. Developer also understands that completion of the attached Affidavit is required to process the Art Assessment Application.

PROJECT LOCATION/NAME:

DEVELOPER/CONTACT PERSON:

TELEPHONE & EMAIL:

PERMIT NUMBER(S):

PERMIT ISSUANCE DATE:

TOTAL CONSTRUCTION COSTS: \$

APPLICANT'S SIGNATURE & DATE

AFFIDAVIT

_____(the Developer) hereby submits to the City of West Palm Beach, Florida, its election of options with respect to the Art in Public Places Art Assessment application. Developer affirms and certifies that the ordinances, rules, policies and regulations of the City of West Palm Beach will be observed, including but not limited to section 78-121 through Section 78-138 Art in Public Places.

It is further certified that the statements, exhibits or plans, and project cost data and affidavits submitted with respect to the Project and the art assessment are true and accurate to the best of the knowledge and belief of the Developer.

The undersigned hereby swears or affirms that the matters contained herein are true and correct, to the best knowledge of the Developer. The undersigned hereby swears or affirms that she is duly authorized by Developer to make this Affidavit, and understands that she may be subject to penalty for perjury.

Signature _____

Print Name _____

Title _____

STATE OF _____ }
 COUNTY OF _____ } SS:

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized in the State and County named above to take acknowledgements, personally appeared _____, as _____ of _____ (Developer), _____, in and who executed the foregoing instrument. She acknowledged before me that she executed the foregoing Affidavit, and that the foregoing instrument is the act of the Developer organization. She did take an oath.

Witness my hand and seal this _____ day of _____, 20____.

Notary Public _____ [Seal]

State of _____

Print Name: _____

Housing and Community Development Update

Armando Fana
June 23, 2016



WEST PALM BEACH

Program Objectives



WEST PALM BEACH

The **Housing Assistance Incentives Program** is designed to promote the development of affordable and workforce housing units by:

- Providing fee reductions and waivers of development fees;
- Providing loans and grants to leverage private and other public investment;
- Making available the use of City owned vacant lots;
- Making available programs that provide assistance for homeownership, rental, rehabilitation, sustainability, and special needs housing opportunities; and
- Promoting the use of existing City infrastructure and services.

Incentives Program



WEST PALM BEACH

Reduction of engineering construction administration fees from 2.5% of cost to 1.875%

Construction Administration Fee Reduction

a 10% reduction in parking requirements

Parking Requirement Reductions

Waiver of water and waste-water capacity where 51% or more of the units are reserved as affordable, attainable, or workforce units

Water/Waste Water Capacity Fee Waiver

Incentives Program (Continued)



WEST PALM BEACH

Reduction of engineering fees associated with roadway closure or obstruction, sidewalk closure or obstruction and roadway sidewalk closure or delay by 25%

Roadway and Sidewalk closure/obstruction Fee Reduction

Pro-rated waiver of the water/waste water capacity fees where at least ten percent (10%) of the total units are reserved for affordable, attainable or workforce housing

Multi-family projects located within the Downtown Master Plan area or the Transit Oriented Development Zone

Regular fee of 25% of the permit cost is waived contingent upon availability of plan reviewers

Expedited Permitting Fee Waiver

Incentives Program Qualifications



WEST PALM BEACH



Meet minimum requirements



Complete application within 30 days after Planning approval



Applications will be reviewed and approved by applicable Dept. directors

Request for Proposal



WEST PALM BEACH



HUD HOME Program

\$1.5 million available
Rental or homeownership
Units for households at or below
80% Area Median Income



RFP can be found at
www.wpb.org/hcd

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 - Completed

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

3) High Density Residential – No Action

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

4) DMP Garage rooftops - Completed

- * Provide more flexibility for screening downtown rooftop garages

5) Industrial uses – July 19, 2016 Planning Board

- * Create a new light industrial zoning category

6) Public Notification requirements – Completed

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

7) Microbreweries – June 21, 2016 Planning Board

- * Address distinction between breweries, microbreweries

8) Group/Sober Homes – July 19, 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



Summary of Development Activity

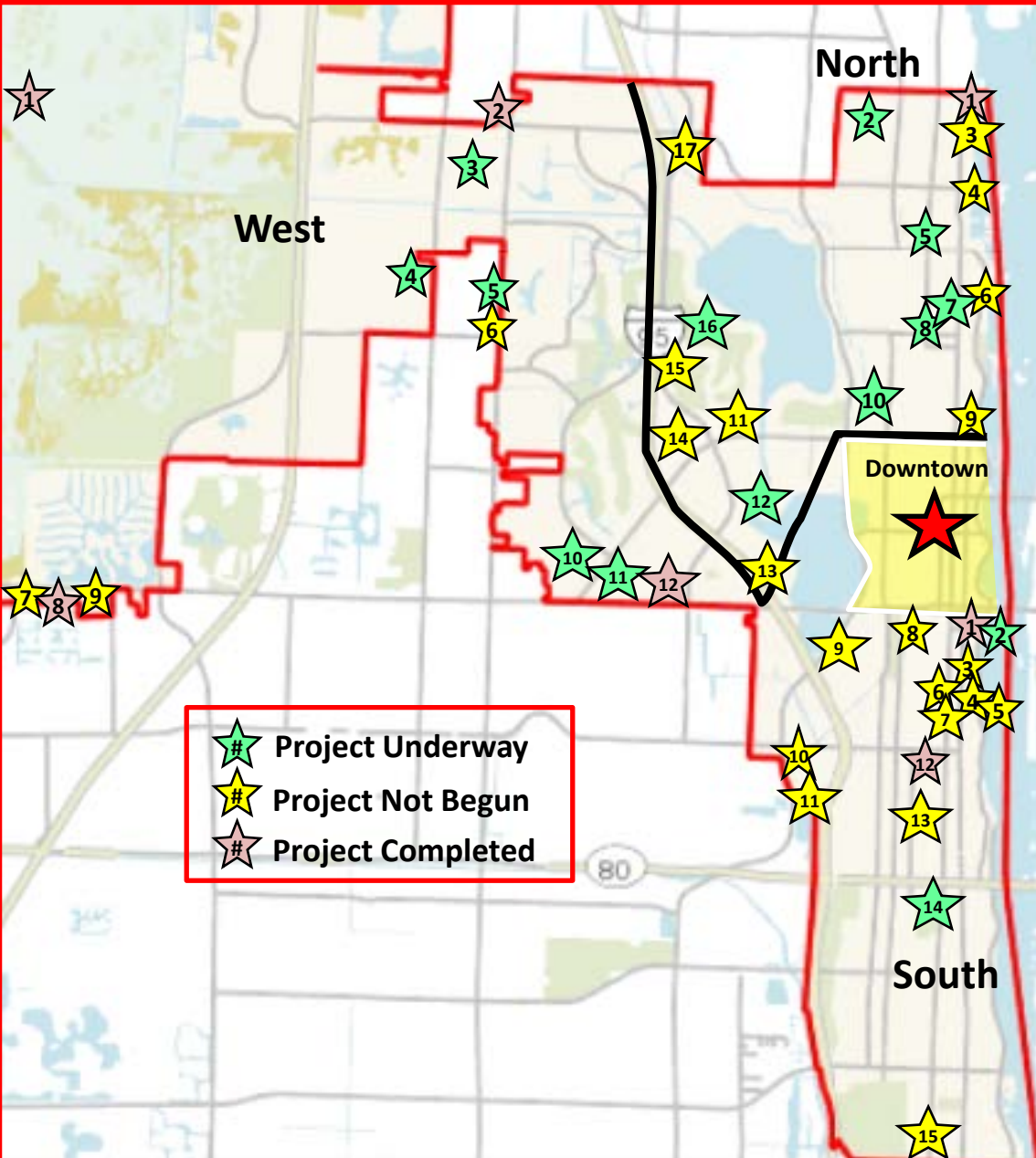
June 23, 2016



WEST PALM BEACH

Major Developments in West Palm Beach

June 2016



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

North End Projects

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

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. City Furniture Parcel |
| 11. Auto Dealerships/Okeechobee | 12. 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. 2001 S. Dixie School | 8. Park Slope THs |
| 9. Storall | 10. Wawa Con. Store |
| 11. Brown Distributing | 12. Publix/Belmont Ctr. |
| 13. 3111 S. Dixie (Prospect) | 14. S.Dixie Redevelop. |
| 15. 8111 S. Dixie Redev. | |

Summary of Development Activity

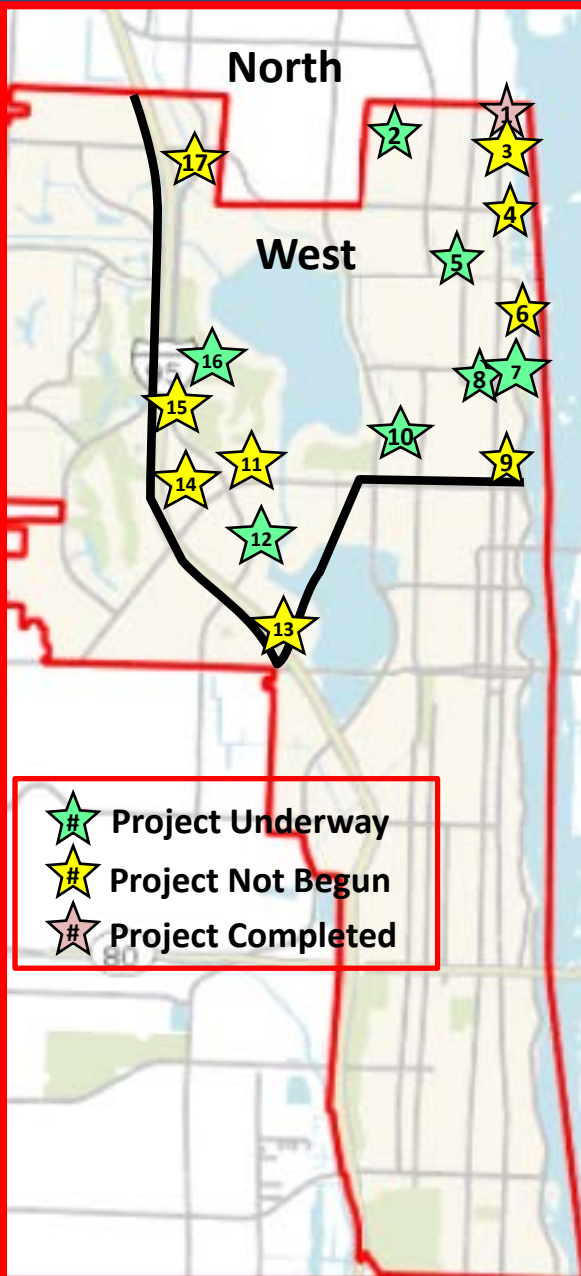
North End
June 23, 2016



WEST PALM BEACH

Major Developments in West Palm Beach

June 2016



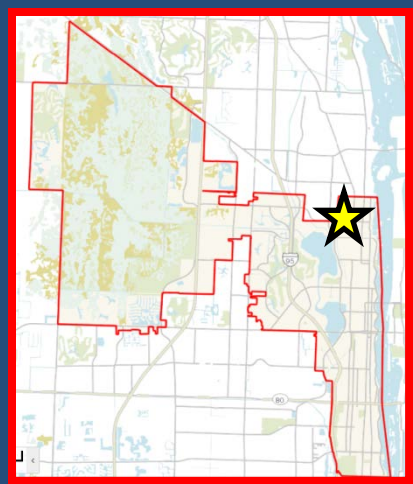
North End Projects

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

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



Quantum House @ St. Mary's Expansion



VIEW AT MAIN BUILDING ENTRANCE



Rybovich/Related Development

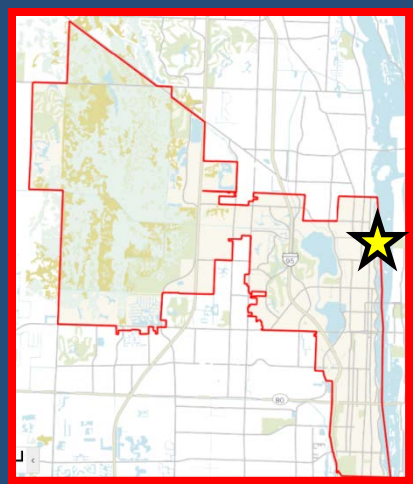
Product Mix

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



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

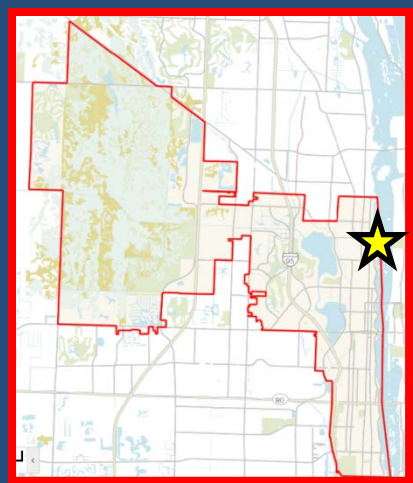
TRG North Flagler Venture, Ltd.



Proposed Mix

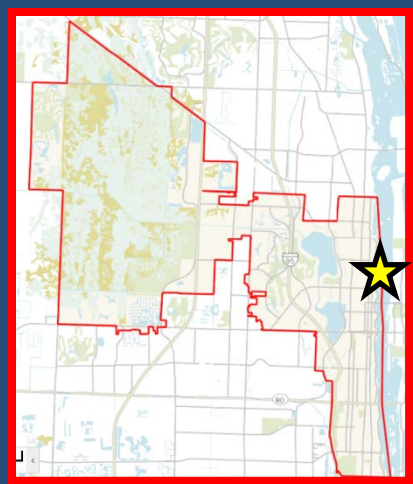
MF – 132 units

Beach Club – 3,025 sf



Currie Park Code Revisions

Adopted November 10, 2014

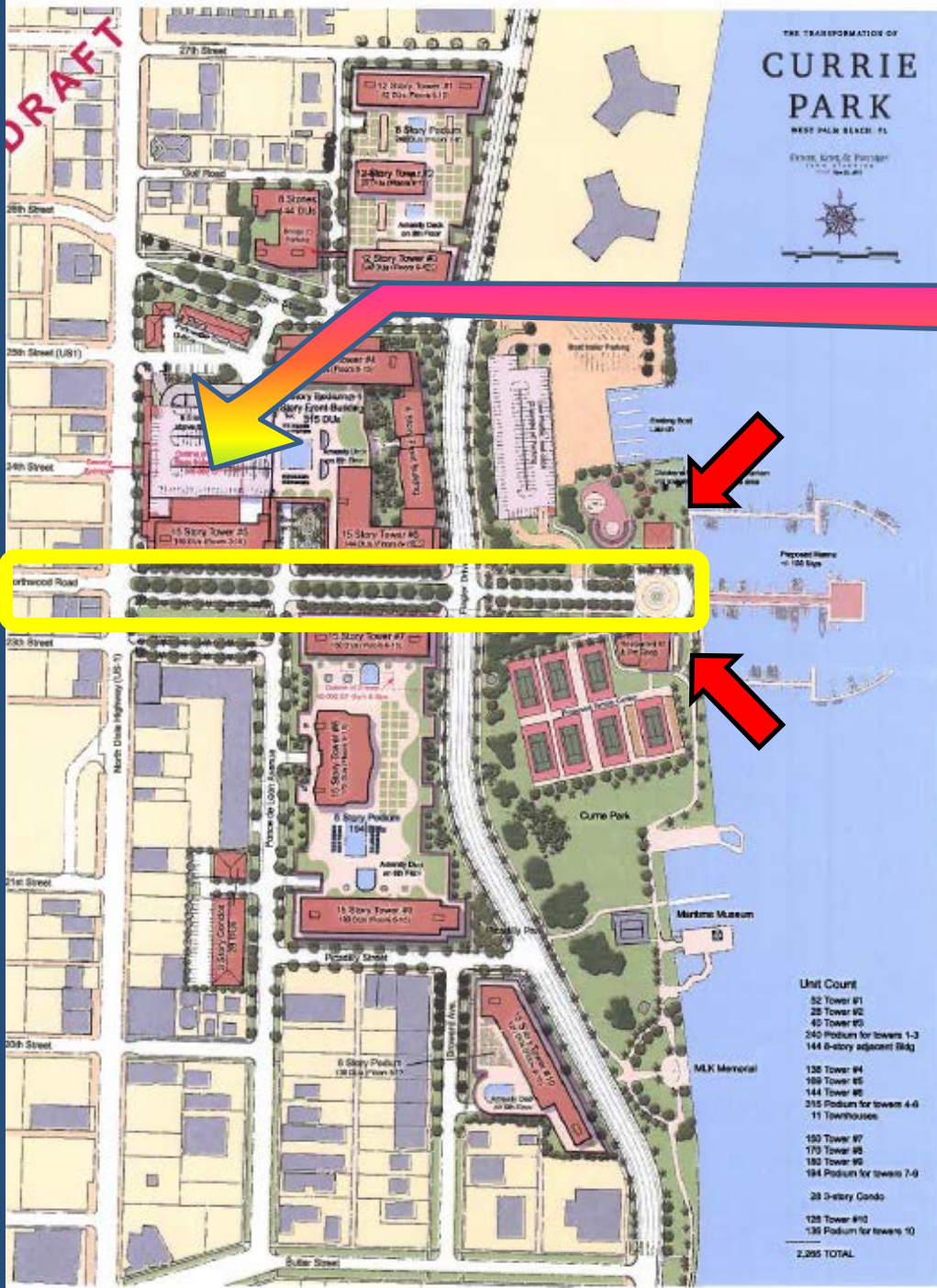


15

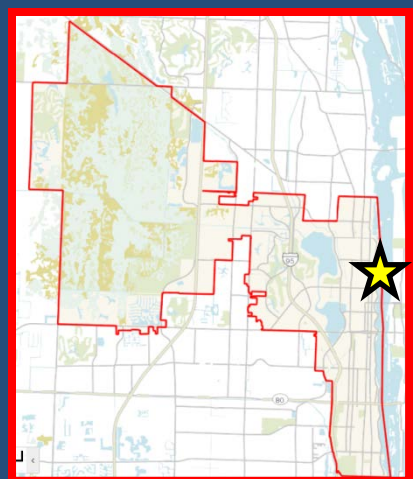
12

10

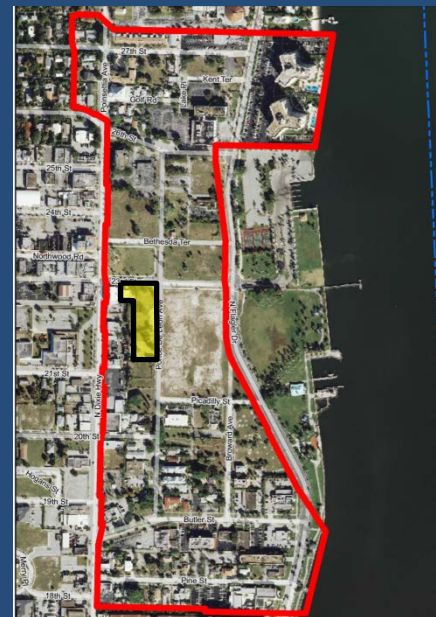
Jeff Greene Assemblage



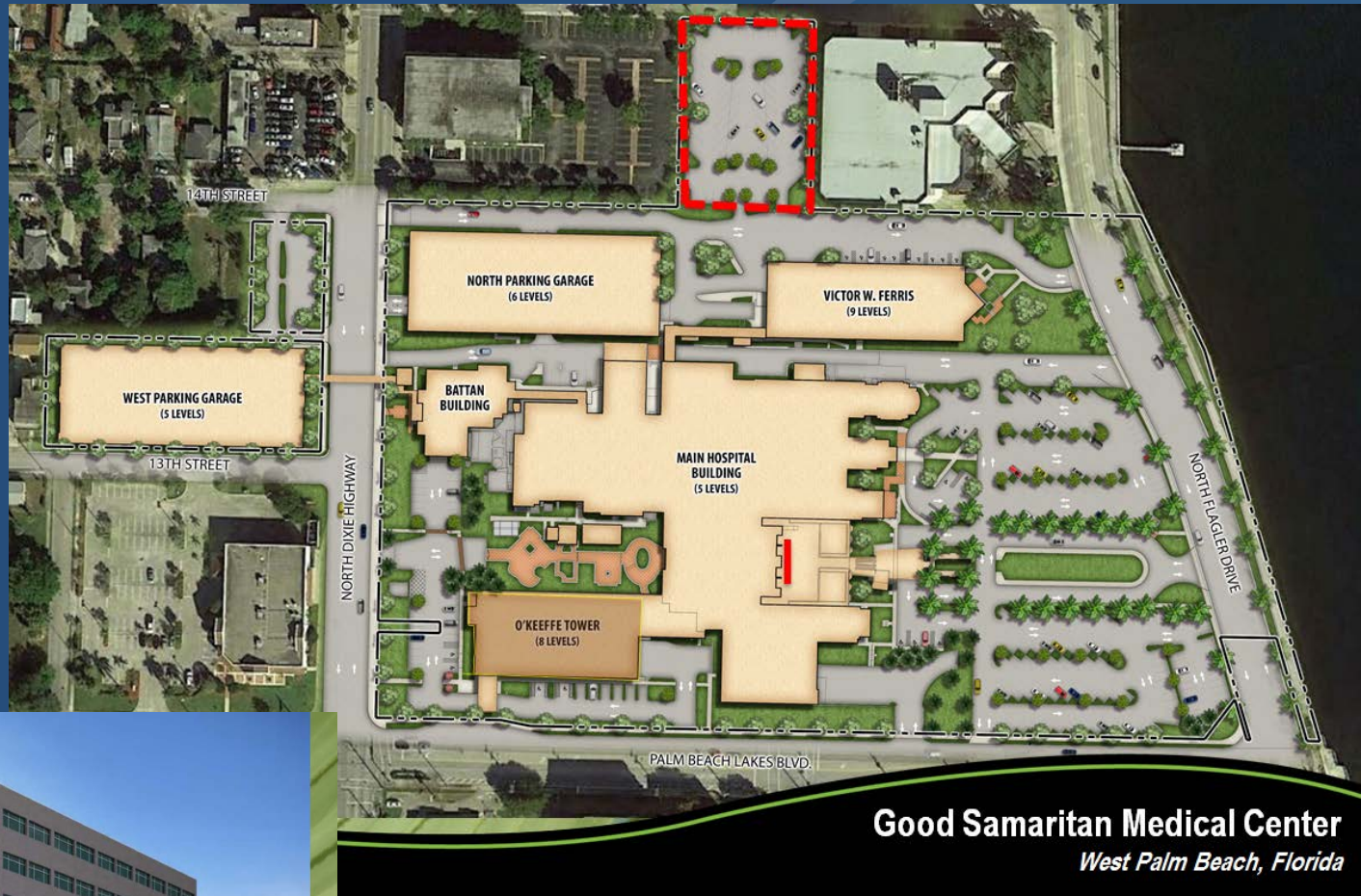
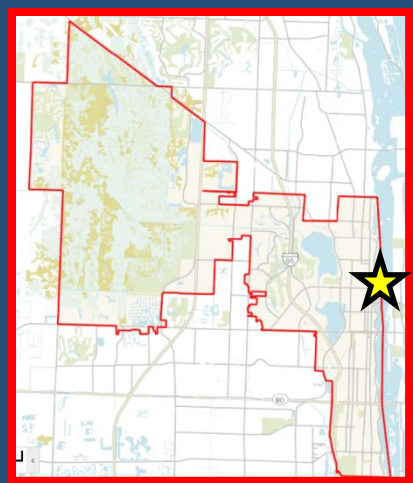
Ponce Block DSI



105 units



Good Samaritan Hospital Expansion



Good Samaritan Medical Center
West Palm Beach, Florida



Good Samaritan Medical Center
West Palm Beach, Florida

Building permit submitted

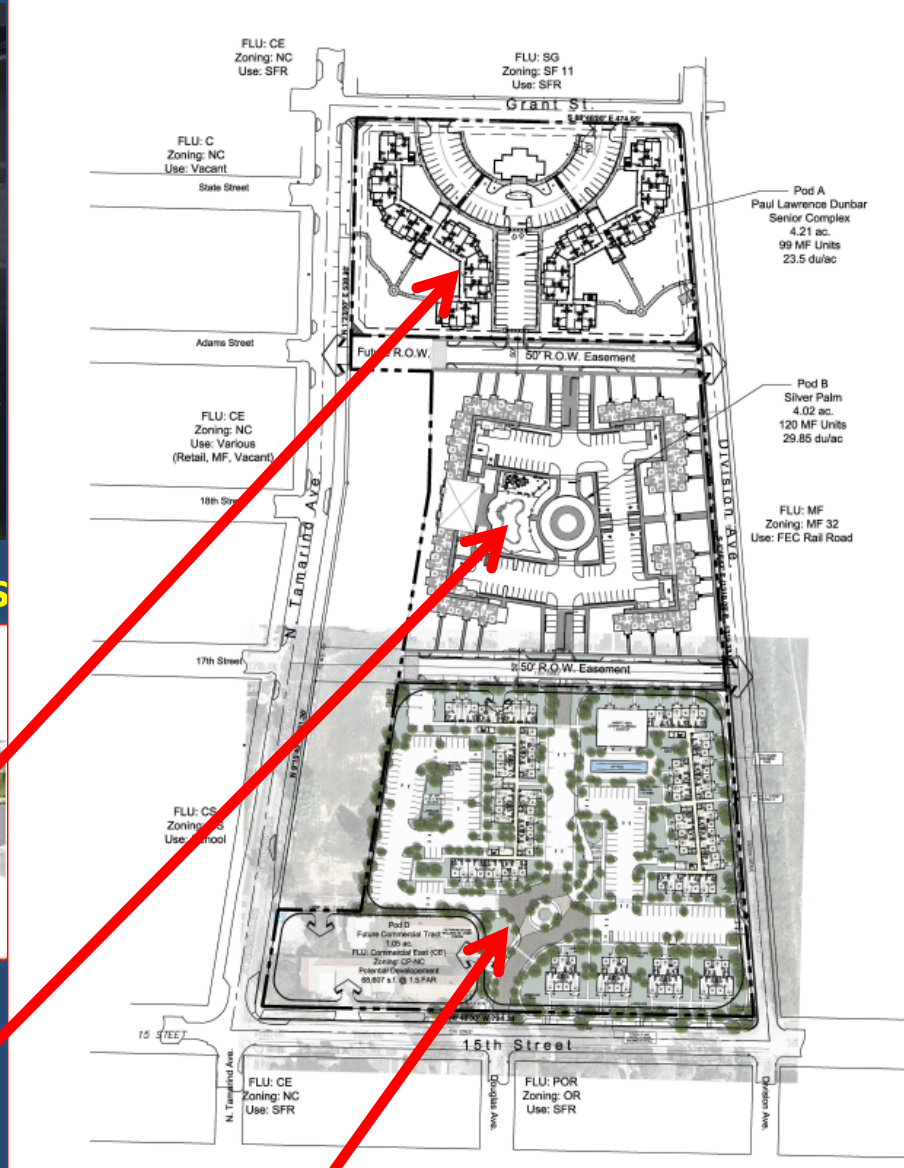
Dunbar Village



Paul Lawrence Dunbar Sr. Complex – 99 units



Silver Palm Place – 120 units



Royal Palm Place – 125 units

4th District Court of Appeal (groundbreaking May 26, 2016)



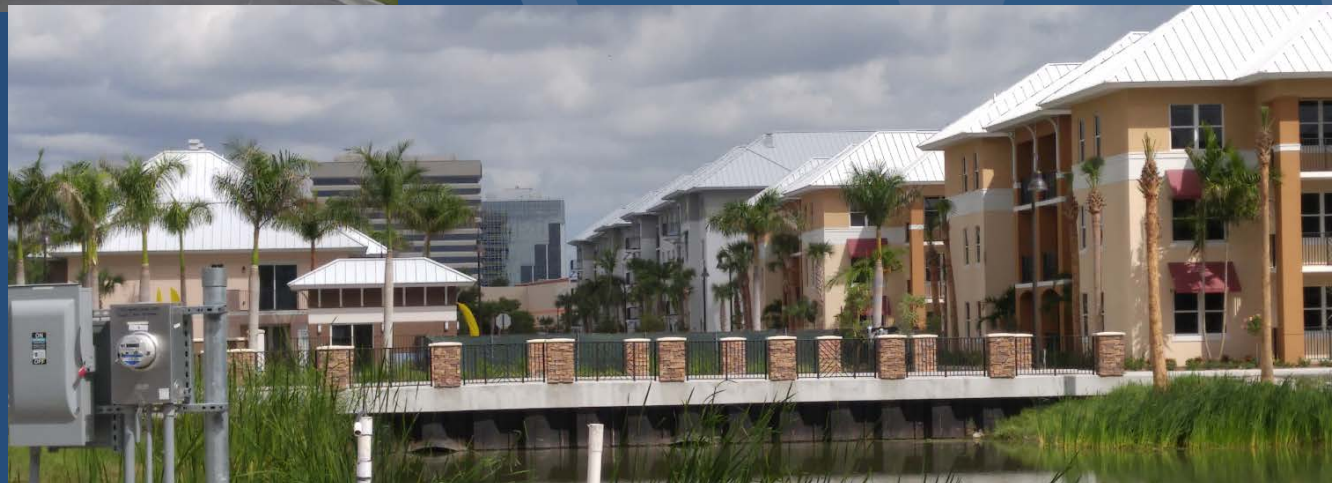
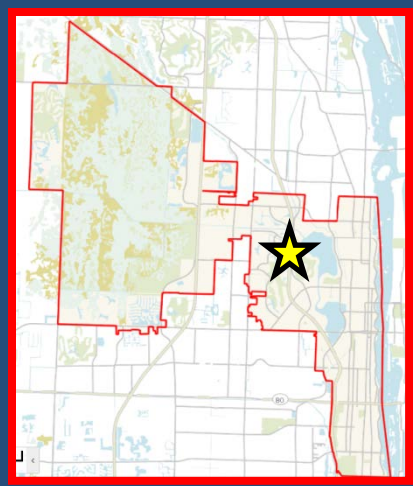
Proposed building



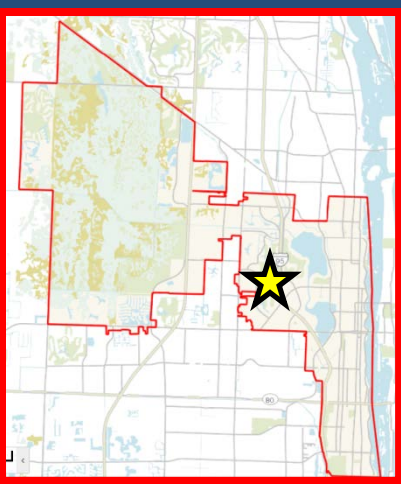
Existing building on PBLakes



Mizner Lakes (Cameron Estates)



Palm Beach Outlets

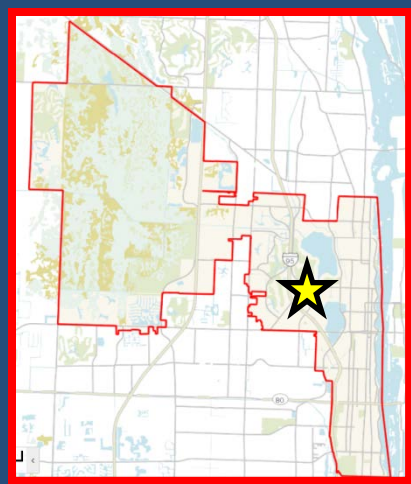


Outlets Sold Dec. 2015 - \$116,677,500
Marketplace Sold May 2015 - \$267,093,881



Presidential Self Storage

105,000 sf Storage facility on Congress Avenue



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

Banyan Cay Resort

Proposed Mix

SF – 94 units

MF – 200 units

Spa – 5,600 sf

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

Clubhouse–6,000 sf

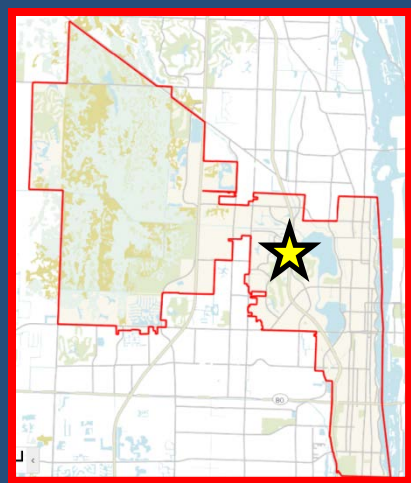
Driving Range

Cottages – 51

Hotel–150 rooms

Meeting Space – 15,200 sf

Tennis – 4,000 sf

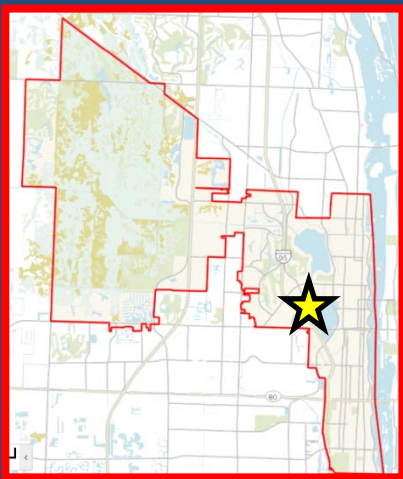


THE TOP 100

Next 100 >

RANK	PREV. RANK	COMPANY	TOTAL CLOSINGS		GROSS REVENUE (IN MILLIONS)
			2015	2015	
1	1	D.R. Horton (p)	36,736	\$10,938	
2	2	Lennar Corp. (p)	24,292	\$9,474	
3	3	PulteGroup (p)	17,127	\$5,982	
4	4	NVR (p)	13,326	\$5,159	
5	N/A	CalAtlantic Group (p)	12,560	\$5,280	
6	6	KB Home (p)	8,196	\$3,032	
7	9	Meritage Homes Corp. (p)	6,522	\$2,579	
8	7	Taylor Morrison (p)	6,311	\$2,977	
9	8	Hovnanian Enterprises (p)	5,757	\$2,264	
10	10	Toll Brothers (p)	5,525	\$4,171	

Sail Club Property Demolition Completed



Summary of Development Activity

South End
June 23, 2016



WEST PALM BEACH

Major Developments in West Palm Beach

June 2016

- Project Underway
- Project Not Begun
- Project Completed

South End Projects

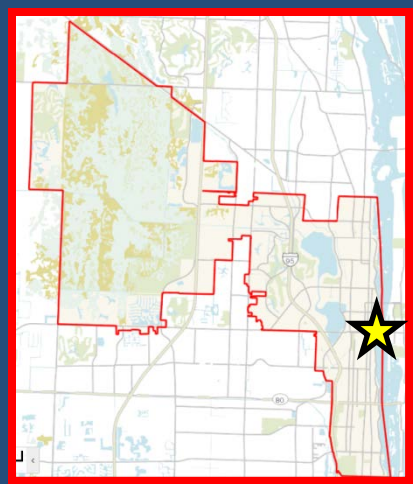
1. First Baptist Church
2. Bristol (Chapel/Lake)
3. Norton Art Expansion
4. Fifteen 15
5. P.B.Day Academy Exp.
6. Carefree Theater
7. 2001 S. Dixie School
8. Park Slope Townhomes
9. Storall
10. Wawa Convenience Store
11. Brown Distributing
12. Publix/Belmart Ctr.
13. 3111 S. Dixie (Prospect Place)
14.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



Bristol (Chapel by the Lake)

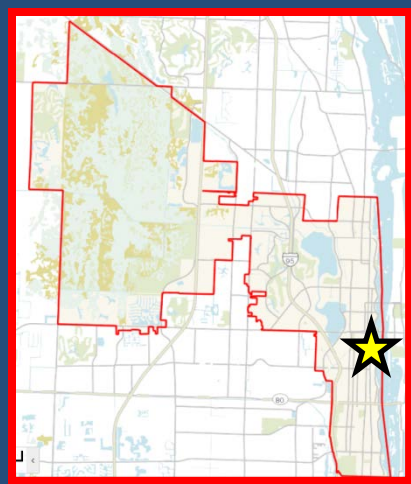


Completion
early 2018

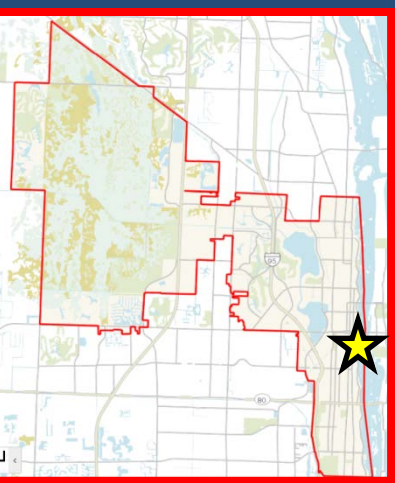


Norton Art Museum

(demo permit issued, building permit submitted)



Fifteen 15



STATUS

*This project is currently
vested for 84 units.*

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.

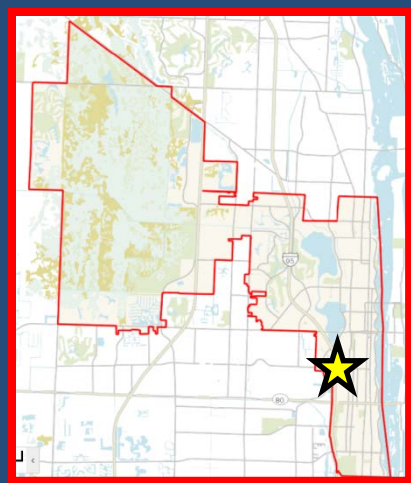


Redevelopment:

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

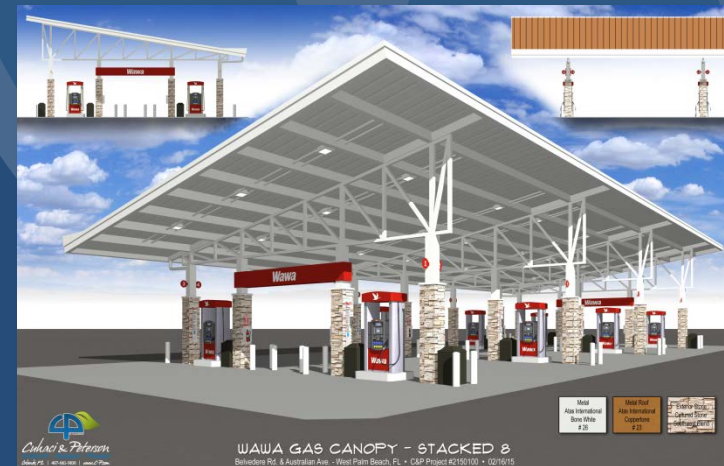
Wawa Convenience Store

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



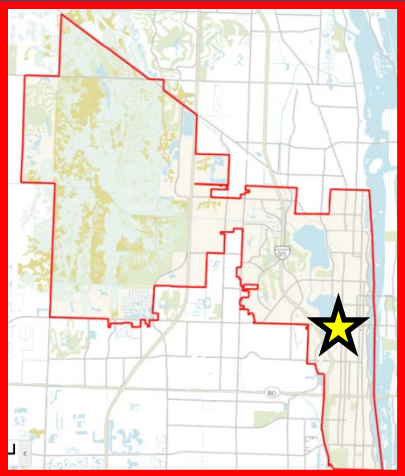
Wawa Facts

- 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



Brown Distributing

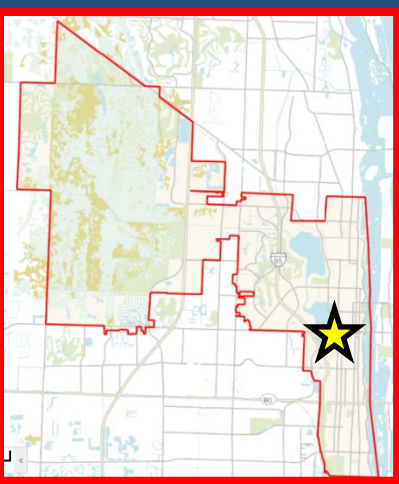
(1300 Allendale Road; building permit issued)



STATUS

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

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

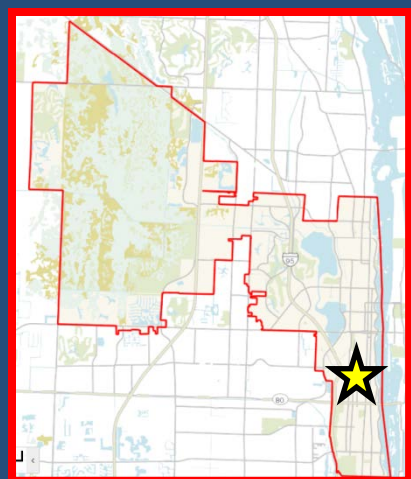


EXTERIOR ELEVATION - VIEW FROM MERCER AVENUE

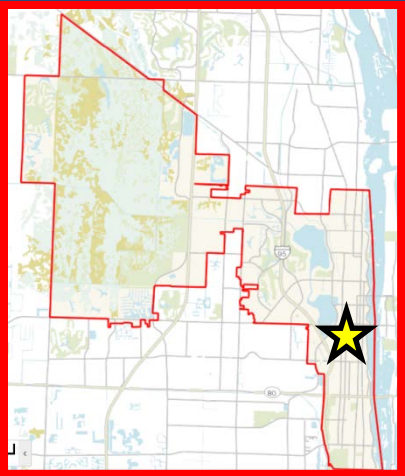
Prospect Place (3111 S. Dixie)

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.



South Dixie & Flamingo School (permit issued)



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

Xeriscape Calculations

Item	Points	Volume
1. Installation of minimum watering controller system for automatic.	5	5
2. Plan submitted with low, moderate, and high water usage zones indicated.	5	5
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 area 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	10	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	5	5
(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 Vehicular Use Areas:		
(a) 25% more than the required shade trees planted in the vehicular use areas.	10	10
(b) 50% more than the required shade trees planted in the vehicular use areas.	10	10
7. Soil save new that 50% of landscape areas.	10	10
8. Installation of compacted mulched planting beds at least three (3) inches in depth in all placed.	10	10
TOTAL POINTS	30	



Summary of Development Activity

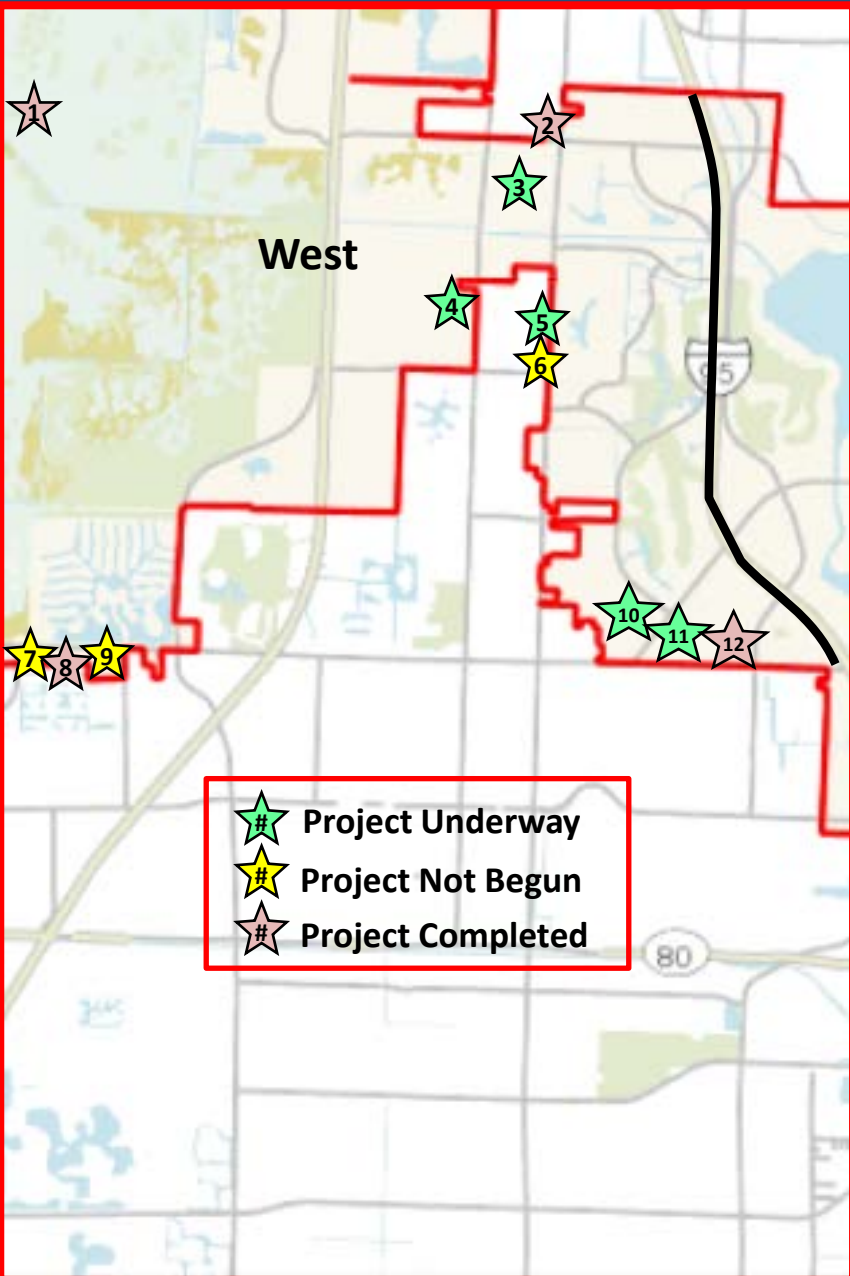
West End
June 23, 2016



WEST PALM BEACH

Major Developments in West Palm Beach

June 2016

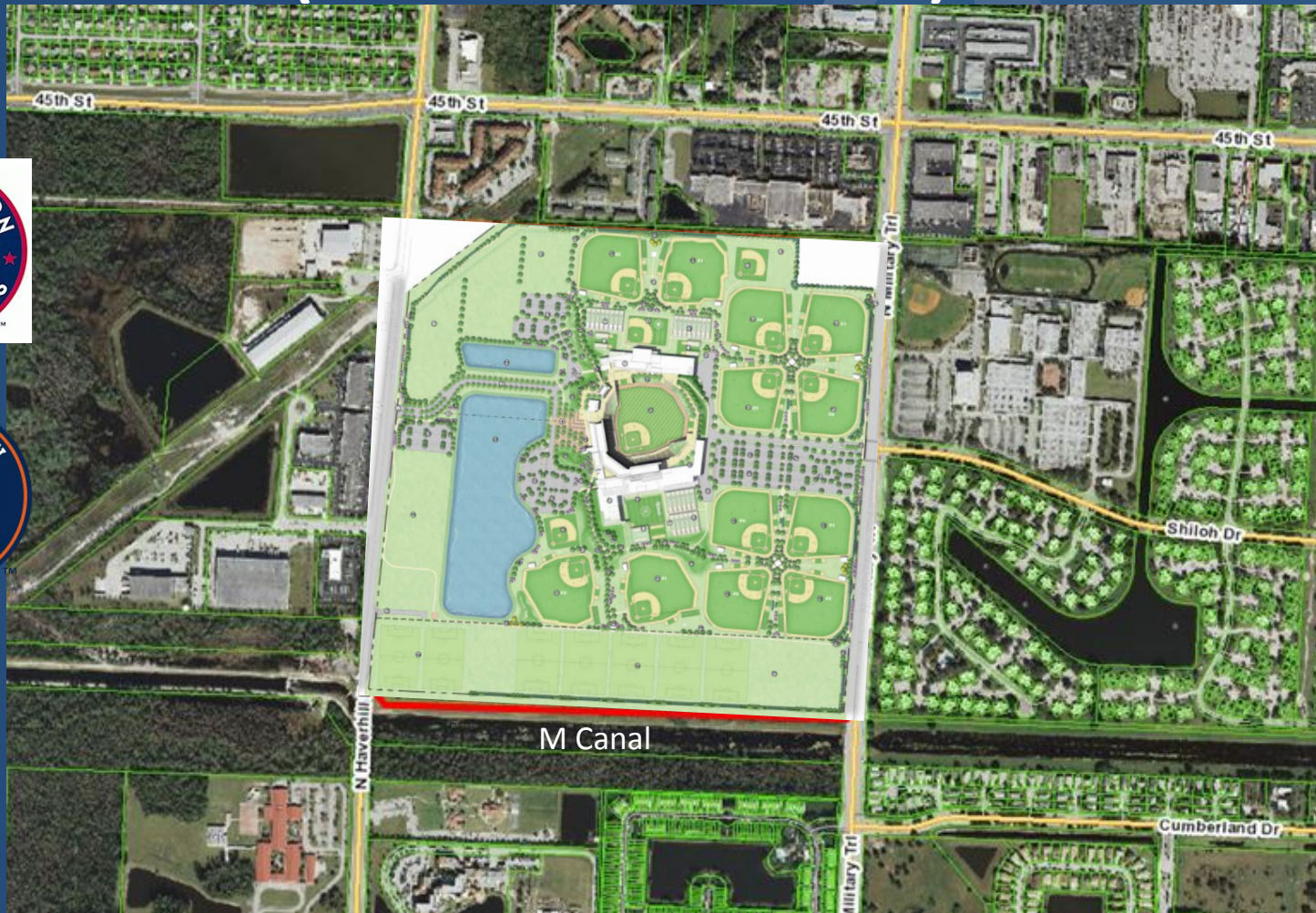


West End Projects

1. Ibis Recreation
2. Auto Zone Store
3. Ballpark/P.Beaches
4. Charleston Commons
5. Tara Cove
6. Oxbridge Academy Renovations
7. Bella Vita
8. Golden Lakes Car Wash
9. Skees Road Development
10. City Furniture Parcel
11. Auto Dealerships/Okeechobee
12. Westward Center

Ballpark at the Palm Beaches

Completion spring 2017
(under construction)



Ballpark at the Palm Beaches



Major League Baseball

American League

Eastern Division

1. **Boston Red Sox**
2. Baltimore Orioles
3. Toronto Blue Jays
4. New York Yankees
5. Tampa Bay Rays

Central Division

1. Cleveland Indians
2. Kansas City Royals
3. Detroit Tigers
4. Chicago White Sox
5. Minnesota Twins

Western Division

1. Texas Rangers
2. Seattle Mariners
3. **Houston Astros**
4. Los Angeles Angels
5. Oakland A's

National League

Eastern Division

1. **Washington Nationals (Viera)**
2. Miami Marlins (Jupiter)
3. New York Mets (PSL)
4. Philadelphia Phillies
5. Atlanta Braves

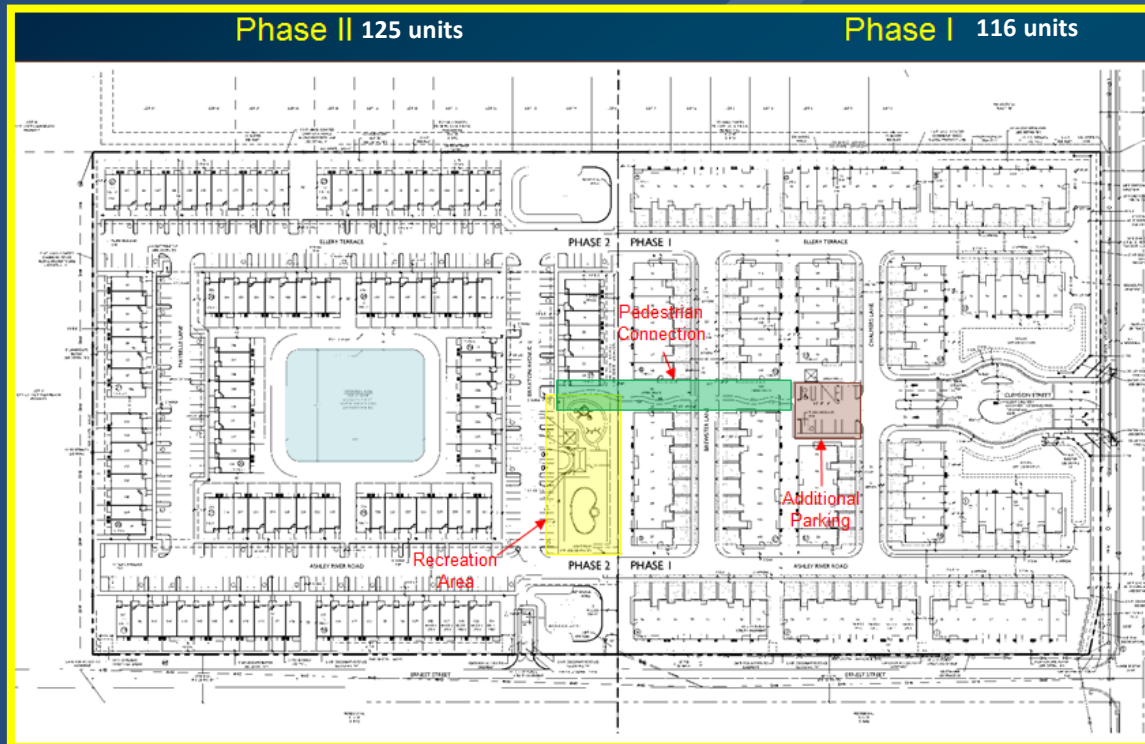
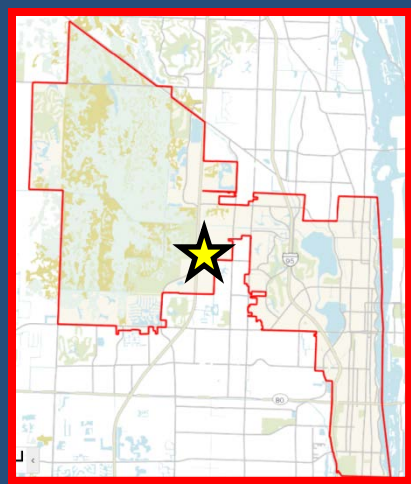
Central Division

1. Chicago Cubs
2. St. Louis Cardinals (Jupiter)
3. Pittsburgh Pirates
4. Milwaukee Brewers
5. Cincinnati Reds

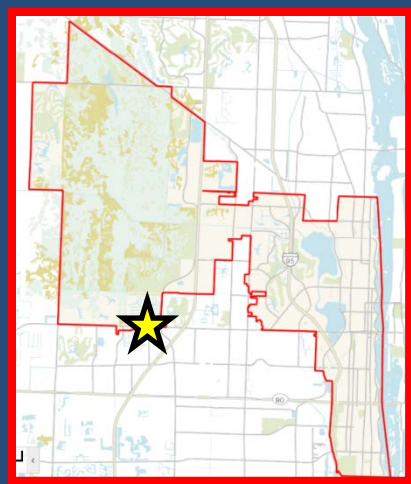
Western Division

1. San Francisco Giants
2. Los Angeles Dodgers
3. Colorado Rockies
4. Arizona Diamondback
5. San Diego Padres

Charleston Commons (under construction)



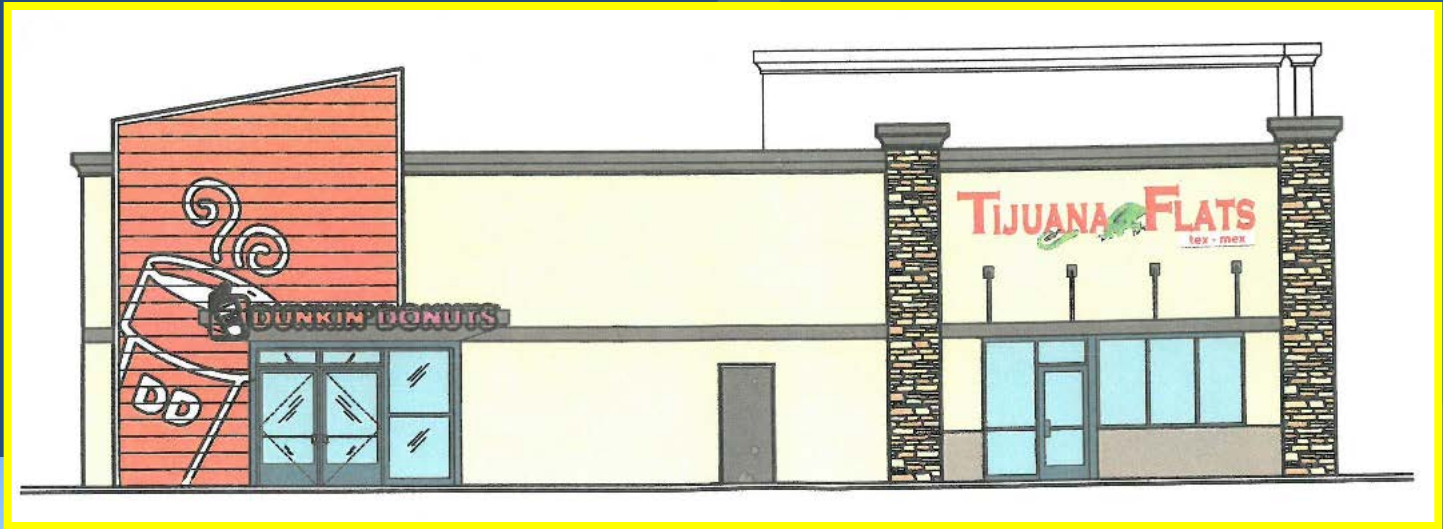
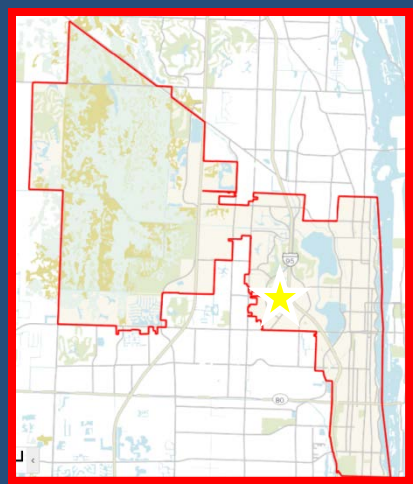
Okeechobee Commons (building permit submitted)



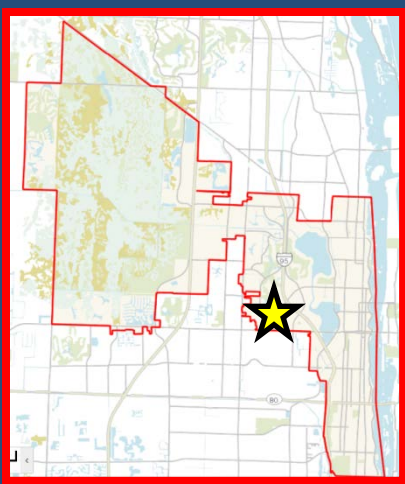
**Skees Road
Development
Proposal of 245
apartments with
a commercial
outparcel**



City/Ashley Furniture CPD Major Amendment



Braman Car CPD



CONCEPT SKETCH

NEW BRAMAN CAR DEALERSHIP
OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA

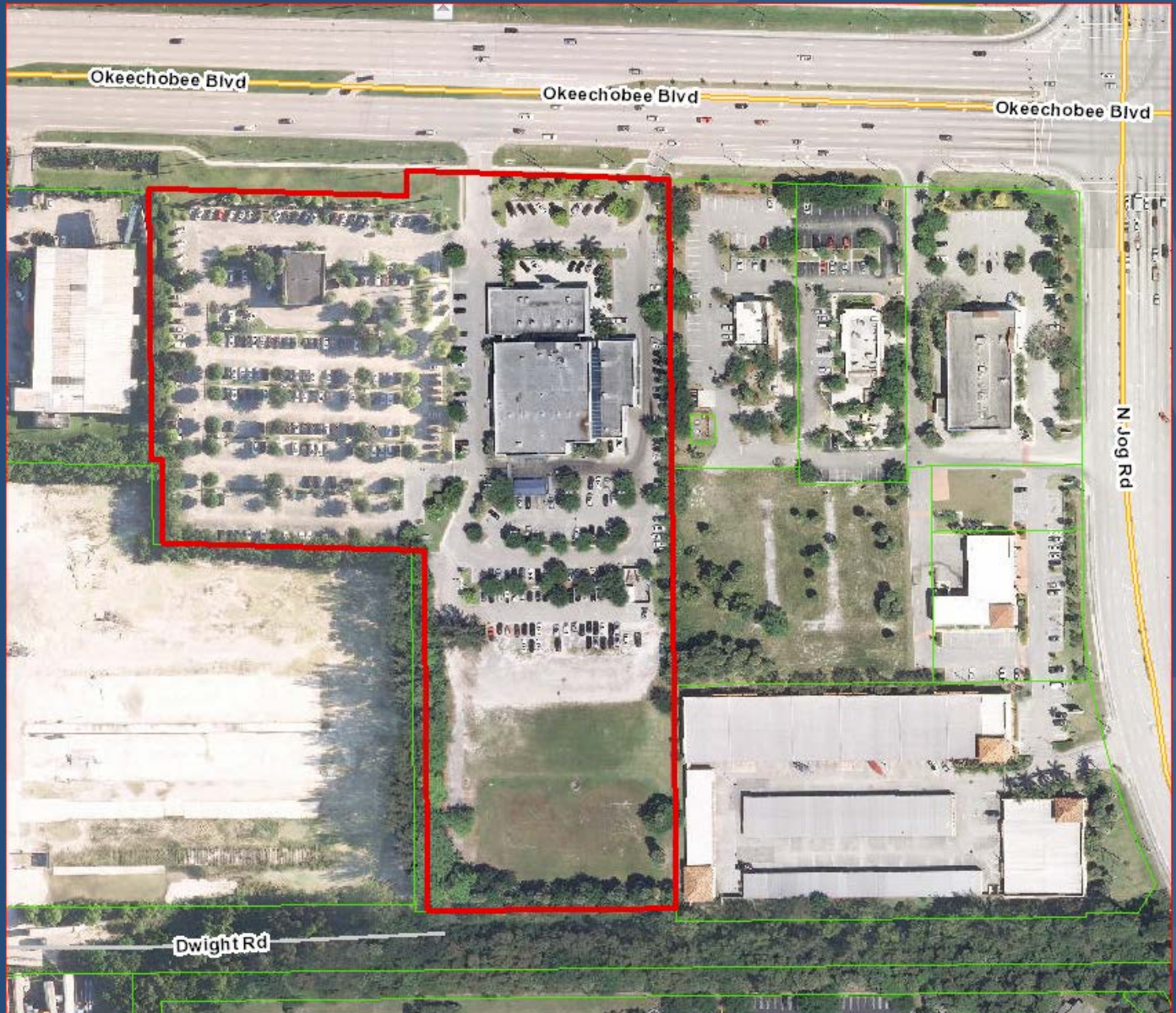
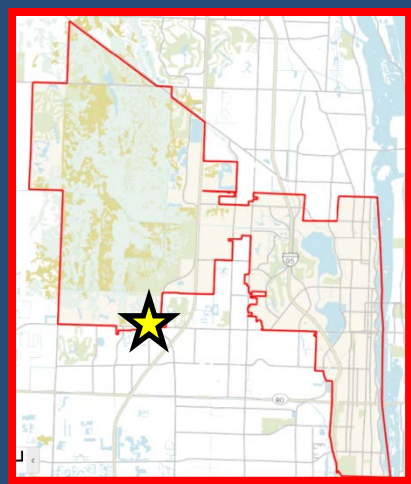


CONCEPT SKETCH

NEW BRAMAN CAR DEALERSHIP
OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA

Napleton's PB Import

Sb to allow car wash



Summary of Development Activity

Downtown
June 23, 2016



WEST PALM BEACH

Downtown Projects

★ # Residential Project (R)
★ # Hotel Project (H)
★ # Mixed-Use Project
★ # Non-residential
★ # Transportation improve.

1. Nurses Residence (300 PBL)
2. Loftin Place
3. Clematis Place
4. All Aboard Residential Dvlpmt
5. Broadstone City Center
6. The Alexander (333)
7. Banyan Residential
8. 4th Street Residential
9. Palm Harbor Hotel
10. Clematis Boutique Hotel
11. Marriott Renaissance Hotel
12. Marriott Residence Inn
13. Canopy Hotel
14. Hilton Hotel (Convention Center)
15. Aloft Hotel
16. Indigo Hotel
17. Prive Suites
18. 550 Quadriple (R/O/H)
19. Old City Hall Site (R/H)
20. Cosmopolitan (O/H/C)
21. Opera Place
22. Transit Village (H/O/R)
23. Burger King
24. Banyan Garage
25. Phillips Point Improvements
26. First Scientist Church
27. Esperante Improvements
28. Tent Site
29. Palm Beach Motors
30. Restoration Hardware
31. PBC Convention Ctr. Garage
32. Kravis Center improvements
33. Fire Station #4
34. Publix development
35. 4th District Court of Appeal
36. All Aboard Florida
37. Okeechobee Blvd. Crossing
38. Fern Street Crossing



Downtown Projects - Residential



1. Nurses Residence
2. Loftin Place
3. Clematis Place
4. All Aboard Residential
5. Broadstone City Center
6. The Alexander (333)
7. Banyan Residential
8. 4th Street Residential
18. 550 Quadrille
19. Old City Hall Site
21. Opera Place
22. Transit Village

Downtown Projects - Residential

1. Nurses Residence (300 PBL)
2. Loftin Place - 259



3. Clematis Place - 162



4. All Aboard Residential - 285



Downtown Projects - Residential

5. Broadstone City Center - 315



6. The Alexander - 205



7. Banyan Residential - 400



Downtown Projects - Residential

8. 4th Street Residential - 138



18. 550 Quadville - 84



19. Old City Hall Site - 265

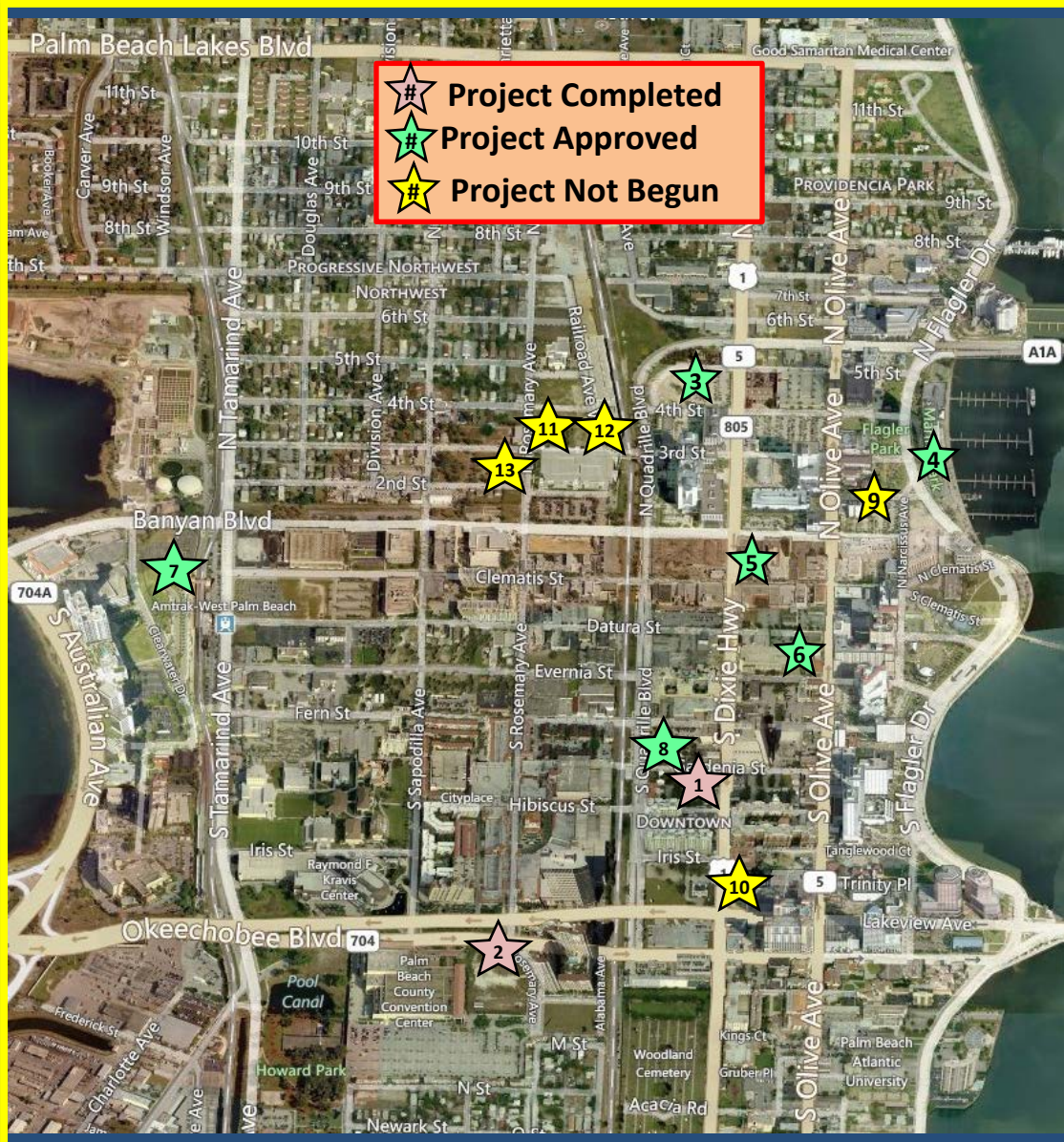


21. Opera Place - 350

22. Transit Village - 408



Summary of Downtown Hotels



Shortage of approximately 2,000 hotel rooms in the downtown area.

<u>HOTEL</u>	<u>ROOMS</u>
1. Marriott Residence Inn	151
2. Hilton Hotel	400
3. 550 Quadrille	200
4. Palm Harbor Hotel	108
5. Clematis Boutique Hotel	96
6. Marriott Renaissance Hotel	152
7. Transit Village	300
8. Cosmopolitan	200
9. Old City Hall Site	195
10. Canopy Hotel	150
11. Aloft Hotel	218
12. Indigo Hotel	224
13. Prive Suites	20

TOTAL: 2,414

Downtown Hotels - Completed



WEST PALM BEACH



HOTEL

ROOMS

1. **Marriott Residence Inn** 151



2. **Hilton Hotel**

400



Downtown Hotels - Approved



HOTEL	ROOMS
3. 550 Quadrielle	200



4. Palm Harbor Hotel	108
----------------------	-----



Downtown Hotels - Approved



HOTEL	ROOMS
5. Clematis Boutique Hotel	96



6. Marriott Renaissance Hotel	152
-------------------------------	-----



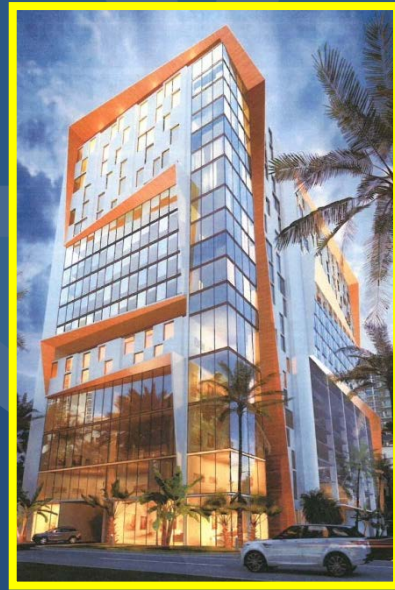
Downtown Hotels - Approved



HOTEL	ROOMS
7. Transit Village	300



8. Cosmopolitan	200
-----------------	-----



Downtown Hotels - Pending



HOTEL	ROOMS
9. Old City Hall Site	195



10. Canopy Hotel	150
------------------	-----



Downtown Hotels - Pending



HOTEL	ROOMS
11. Aloft Hotel	218



12. Indigo Hotel	224
------------------	-----



13. Prive Suites	20
------------------	----



Downtown Projects

32. All Aboard Florida



33. Okeechobee Blvd. Crossing



34. Fern Street Crossing

* Downtown Mobility Study

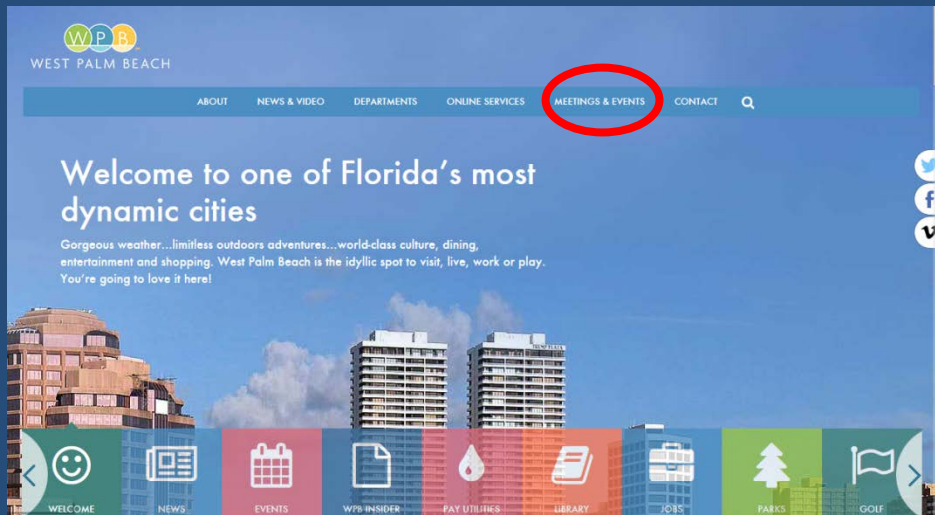


CITYWIDE DEVELOPMENT ACTIVITY SUMMARY

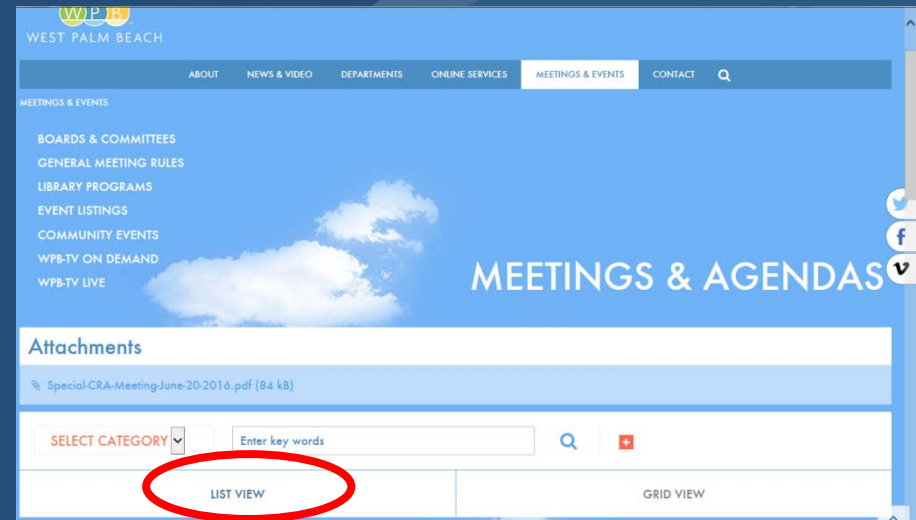
- **Projects Completed..... \$462,400,000**
 - **Convention Center Hotel (Hilton), Belmart S.C. , Loftin Place (Ph. 1), Ibis Country Club, Village Commons S.C., Westward S.C., First Baptist**
- **Projects Under Construction..... \$715,400,000**
 - **4th District Court of Appeal, Ballpark at the Palm Beaches, Banyan Cay, Bristol, Charleston Commons, Norton Art Museum, Ponce Block DSI, Restoration Hardware Tara Cove, the Majestic, Wawa Convenience Store**
- **Projects Approved \$1,017,500,000**
 - **550 Quadrille, AAF Residential, Broadstone City Center, Marriott Renaissance, Skees Road Development, StorAll, Transit Village,**
- **Projects In Review \$267,800,000**
 - **3111 S. Dixie (Prospect Place), Banyan Residential, Canopy Hotel, Carefree Theater, Presidential Self Storage, Royal Palm Place**
- **Projects Not Submitted \$122,700,000**
 - **Currie Park Development, Old City Hall Site, Palm Beach Opera Site, Sail Club, Tent Site**

TOTAL: \$2,585,700,000

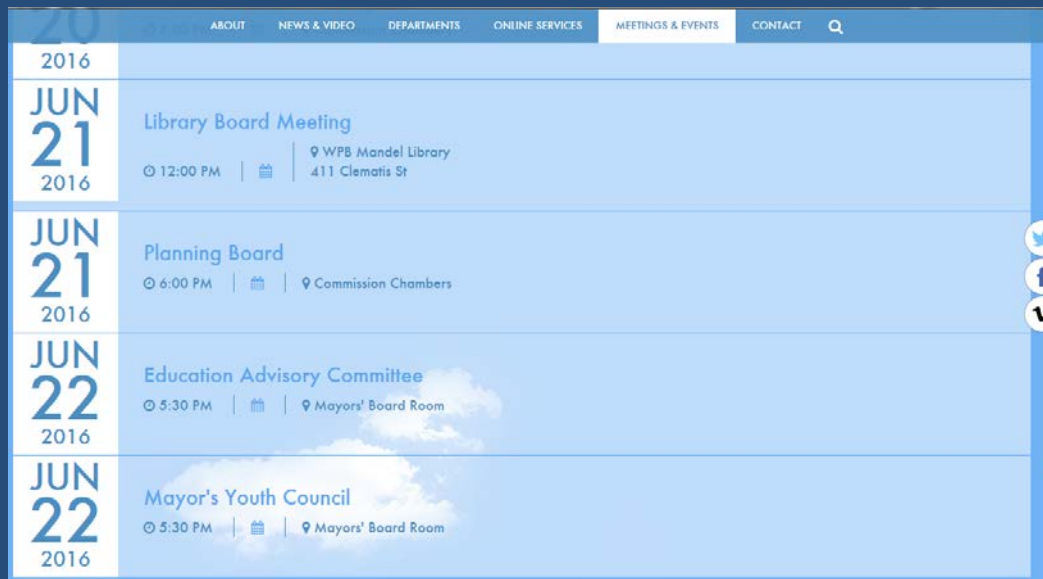
1 – Click “Meetings & Events”



2– Click “List View” near bottom



3– Scroll down to June 23, 2016



TODAY'S
PRESENTATION
www.wpb.org

Questions?

June 23, 2016



WEST PALM BEACH