

# Development Services Outreach Meeting

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October 27, 2016



WEST PALM BEACH

# Agenda



WEST PALM BEACH

- 1. Introduction and Welcome**
- 2. Departmental Update**
- 3. Financial Update**
- 4. Development Services Statistics**
  - 1. Planning**
  - 2. Building**
  - 3. Code Enforcement**
- 5. City Initiatives**
  - 1. New Stormwater Master Plan/Freeboard**
  - 2. Code Updates**
  - 3. Rosemary Corridor Incentives**
  - 4. Old City Hall Site**
  - 5. Shore to Core**
  - 6. Fern Street Extension**
  - 7. Introduction of New Engineering Director**
- 6. Summary of Development Activity**
  - 1. Projects Completed**
  - 2. Projects Under Construction**
  - 3. Projects Approved**
  - 4. Projects in Review**
- 7. Questions**

# Outreach Meetings



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## 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
- 11) October 27, 2016



# Departmental Update

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October 27, 2016

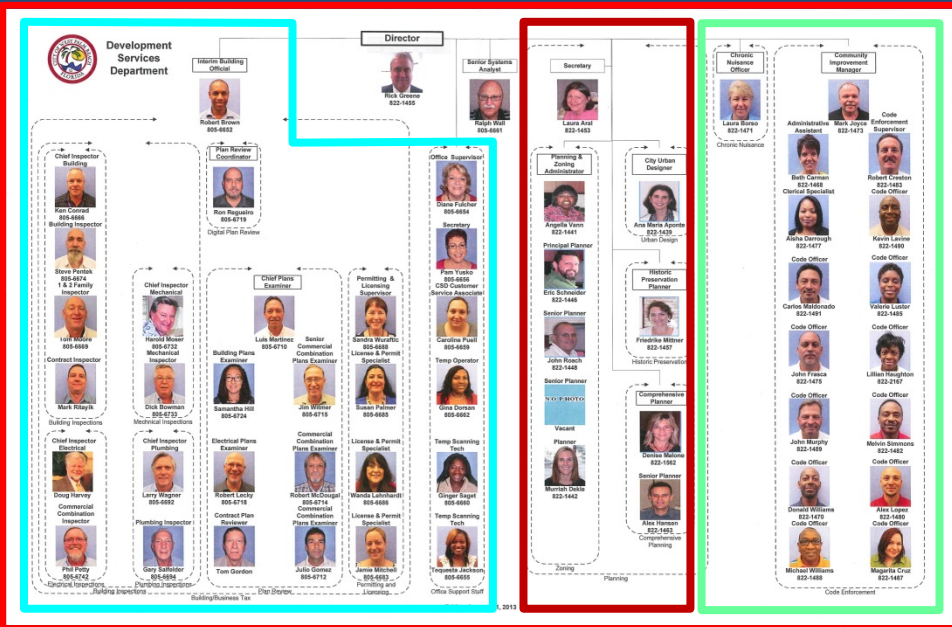


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# Organizational Update



WEST PALM BEACH



June 2013	
Administration	2
Planning	10
Code Enforcement	16
Building	29
	<hr/>
	57

# Application Process



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Zoning Board of Appeals – 12 weeks

Downtown Action Committee – 13 weeks

Planning Board/City Commission – 22 weeks

Building Permit Residential First Review – 2 weeks

Building Permit Non-Residential First Review – 4 weeks



# Organizational Update



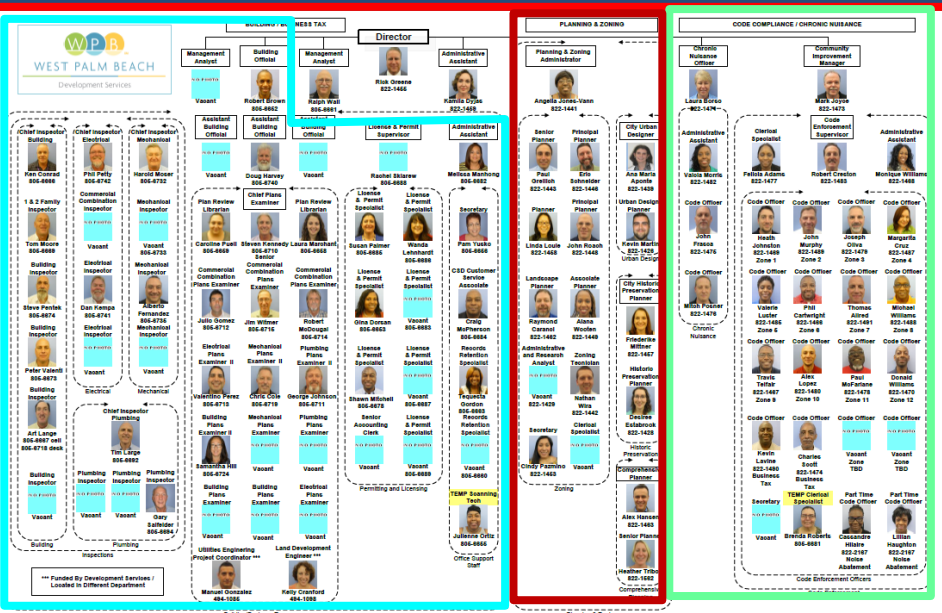
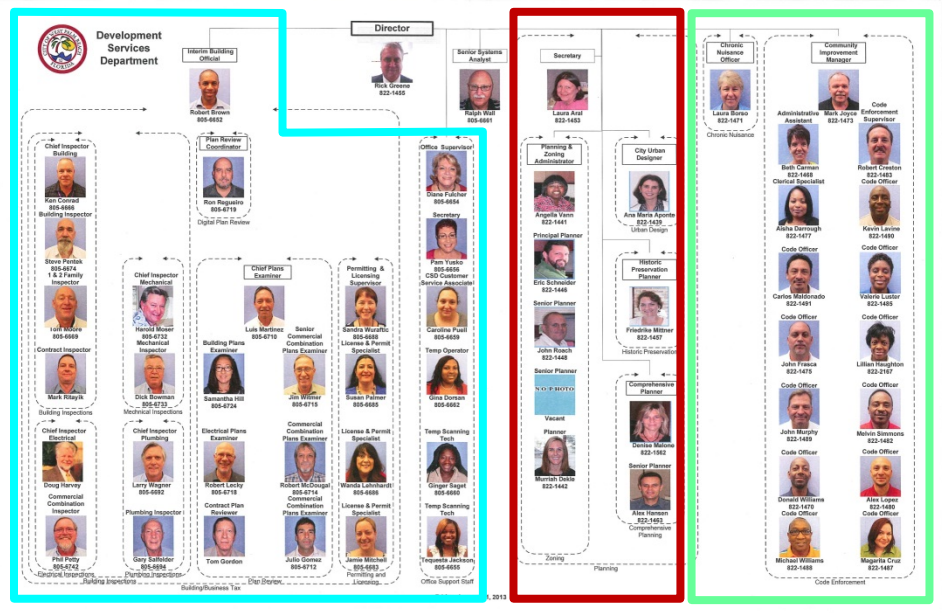
WEST PALM BEACH

June 2013

Administration	2
Planning	10
Code Enforcement	16
Building	29
<b>Total</b>	<b>57</b>

October 2016

Administration	3	+1
Planning	17	+7
Code Enforcement	28	+12
Building	55	+26
<b>Total</b>	<b>103</b>	<b>+81%</b>



# Department New Positions



WEST

1/2. Asst. Building Official

3. Building Plans Examiner

4. Electrical Plans Examiner

5. Mechanical Plans Examiner

6. Plumbing Plans Examiner

7. Building Inspector

8. Electrical Inspector

9. Mechanical Inspector

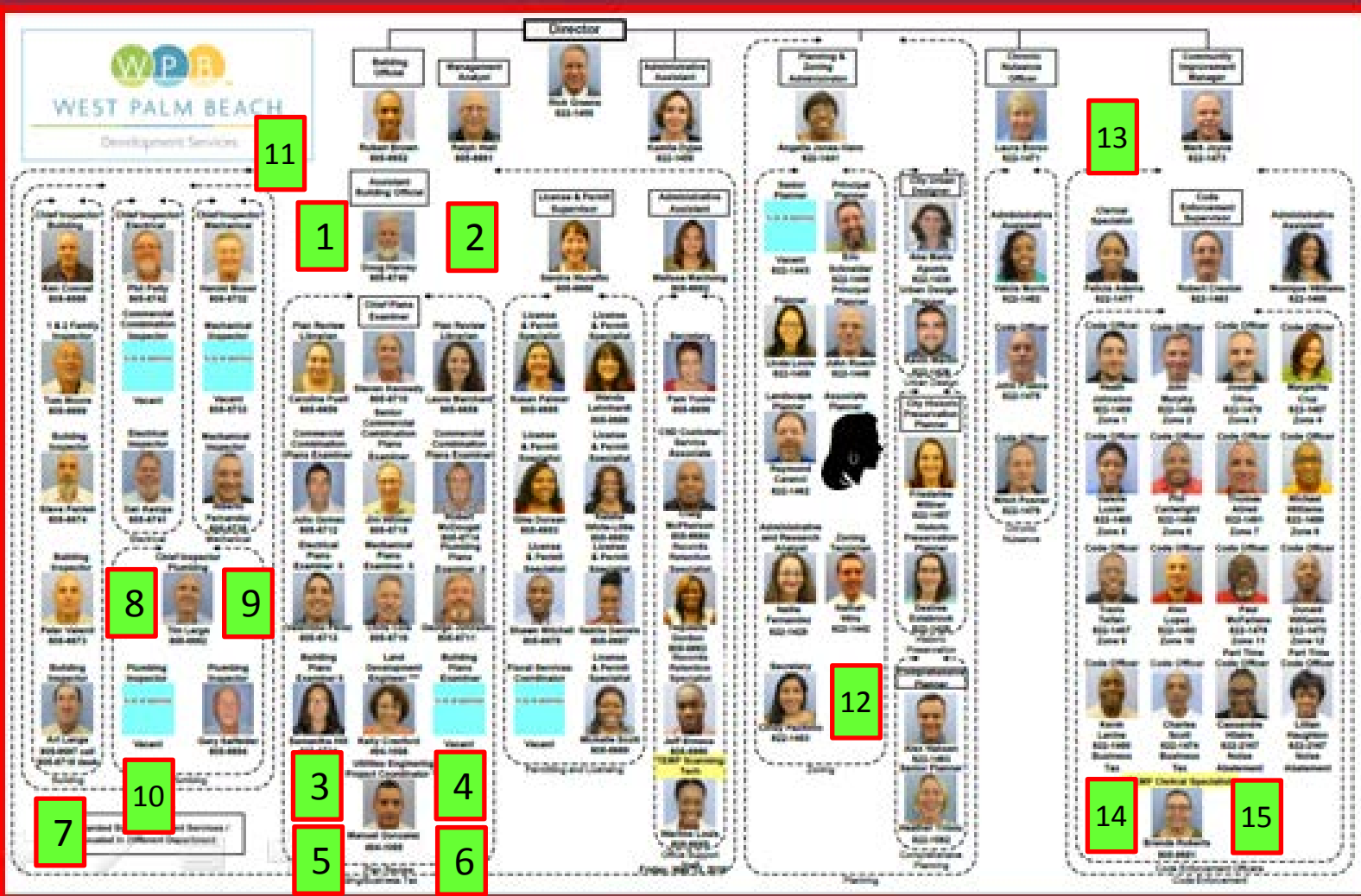
10. Plumbing Inspector

11. Mngmt. Analyst

12. Clerical Specialist

13. Code Compliance Secretary

14/15. Code officers

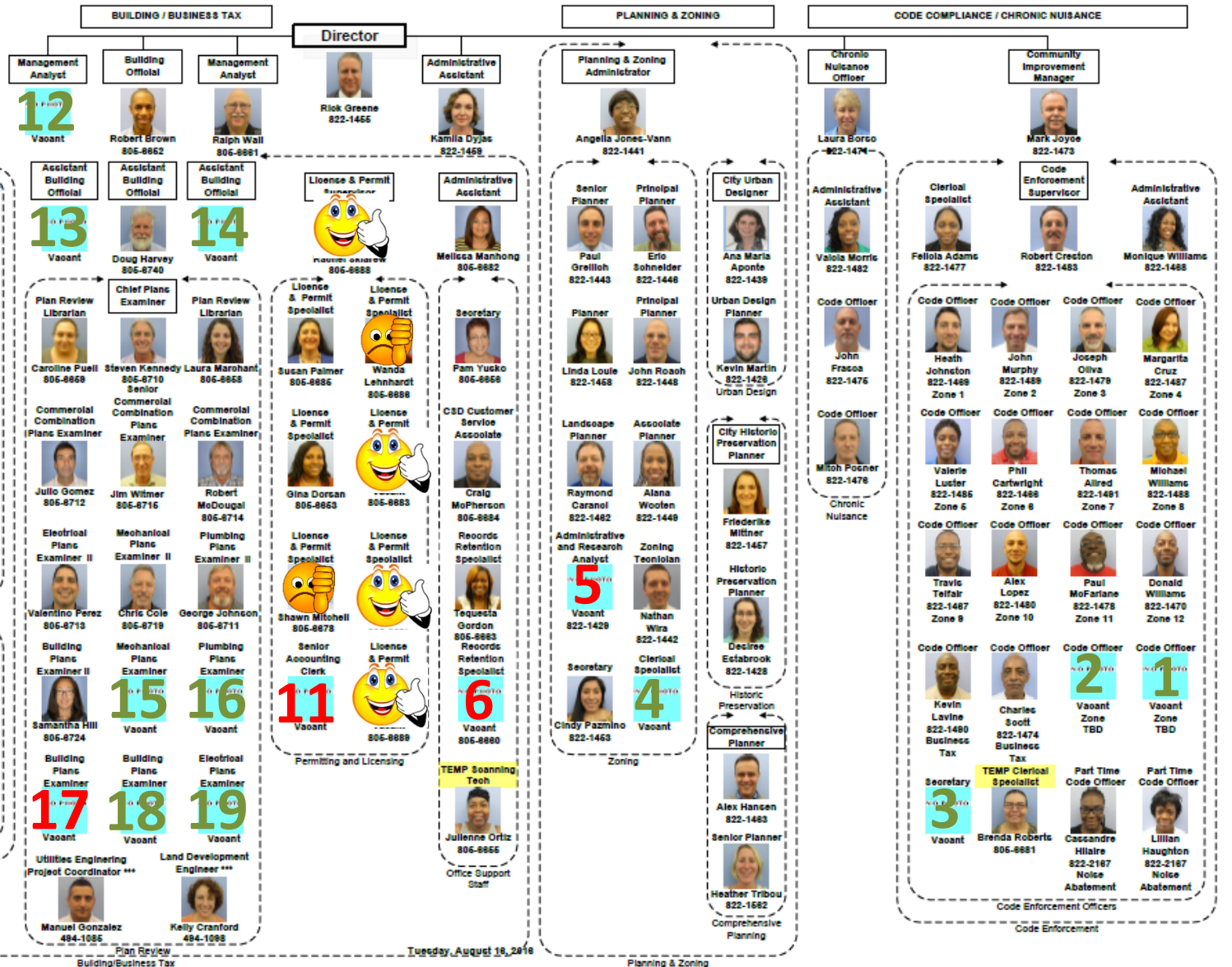




# Organization – 25% Vacancy



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

Tuesday, August 16, 2016

# Front Counter



WEST PALM BEACH

North Palm Beach

Retired

Palm Beach County

Returned to School

Boynton Beach

License & Permit Supervisor  
 [Red X]

License & Permit Specialist  
 Susan Palmer 805-8885

License & Permit Specialist  
 [Red X]

License & Permit Specialist  
 Wendy Lehoucq 805-8885

License & Permit Specialist  
 [Red X]

Vacant

License & Permit Specialist  
 [Red X]

License & Permit Specialist  
 [Red X]

Financial Services  
 [Green X]

License & Permit Specialist  
 [Red X]

Permitting and Licensing

License & Permit Supervisor  
 Rachel Sklarew 805-8888

License & Permit Specialist  
 Susan Palmer 805-8885

License & Permit Specialist  
 Selma Holder 805-8888

License & Permit Specialist  
 Gina Dorcan 805-8863

License & Permit Specialist  
 Rhonda Gonzalez 805-8885

License & Permit Specialist  
 [Red X]

Vacant 805-8887

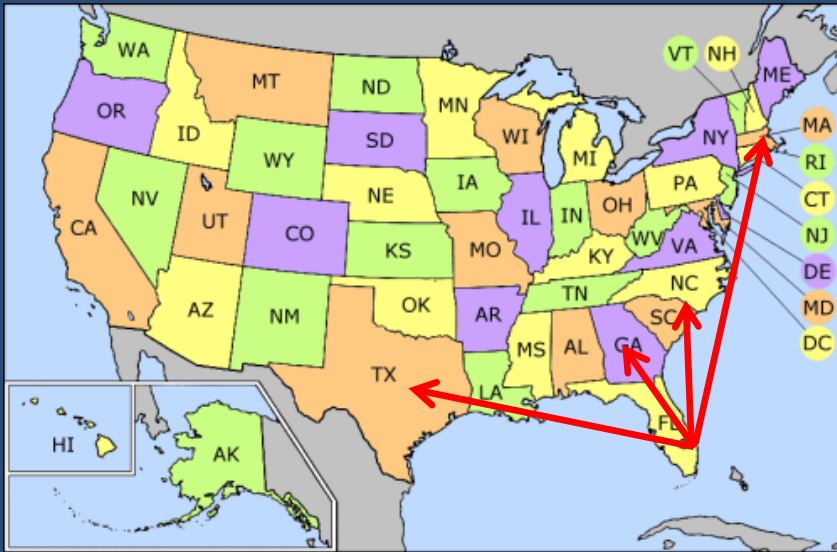
Senior Accounting Clerk  
 [Red X]

Vacant

License & Permit Specialist  
 Raymond Leung 805-8885

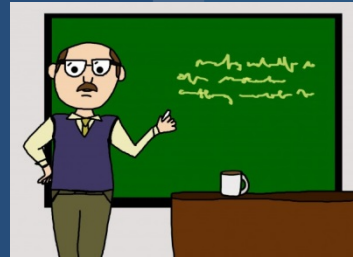
Permitting and Licensing

# Challenges



\* After the building collapse of the mid 2000's, many left the State seeking employment.

\* Many developers and tradesmen left the industry and secured jobs in other fields.



\* Many that remained in the industry went to work in the private sector.

# Builders Group

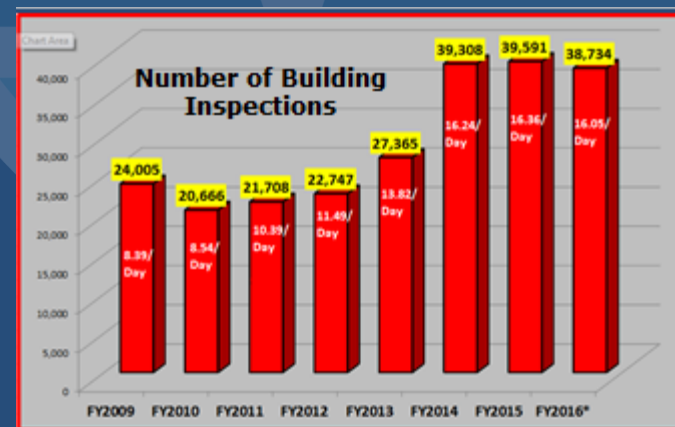
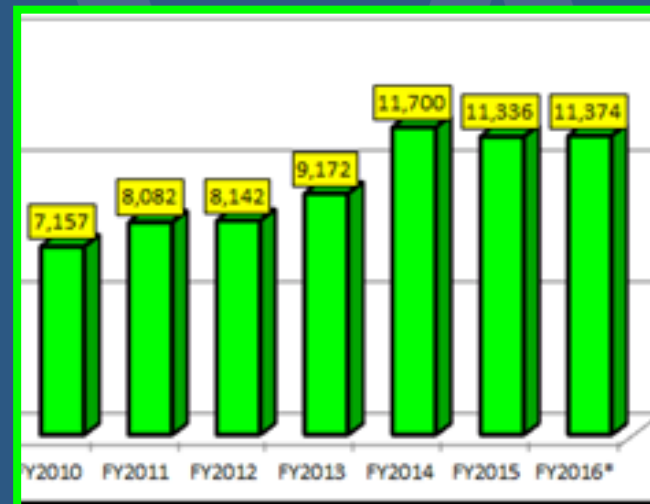


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- Started meeting again in 2015 with staff
- **Michael Stellino** Elion Partners
- **Keith Spina** Glidden Spina
- **Rick Reikenis** Reikenis & Associates
- **Rex Kirby** Verdex Construction
- **Catherine Davi** Hedrick Brothers
- **Hal Friedman** Phillips Point
- **John Chandler** Chandler & Co.
- **Rick Greene** City of WPB Development Services
- **Robert Brown** City of WPB Development Services
- **Doug Harvey** City of WPB Development Services
- **Vince Noel** City of WPB Engineering
- **Wesley Jolin** City of WPB Fire

# Overview

- We were aware of the increase in plan reviews, permit activity and inspections picking up since FY2010 and wanted to try to get ahead of the problem and began discussions with Administration more than two years ago.
- We noted the salaries were not comparable to other cities in order to recruit and, more importantly, **RETAIN** the employees we have.



# Building Salary Survey



WEST PALM BEACH

## Development Services Department

Building Services Division Positions  
Salary Study

August 2016



### JOB CLASSIFICATIONS

The following job classifications were included as part of the study:

- 
- Building Inspector
  - Building Plans Examiner I
  - Building Plans Examiner II
  - Chief Building Inspector
  - Chief Plans Examiner
  - Commercial Combination Inspector
  - Commercial Combination Plans Examiner
  - Electrical Inspector
  - Electrical Plans Examiner I
  - Electrical Plans Examiner II
  - Mechanical Inspector
  - Mechanical Plans Examiner I
  - Mechanical Plans Examiner II
  - One and Two Family Inspector
  - One and Two Family Plans Examiner
  - Plumbing Inspector
  - Plumbing Plans Examiner I
  - Plumbing Plans Examiner II
  - Senior Commercial Combination Plans Examiner
- 

**The analysis by HR included a review of salary ranges and average market salaries and how they compared to the City of West Palm Beach.**

# Building Salary Survey



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**A custom survey was sent to 35 organizations and the following was used for comparison:**

- 
- Broward County BCC
  - Charlotte County BCC
  - City of Boca Raton
  - City of Cape Coral
  - City of Coral Springs
  - City of Delray Beach
  - City of Fort Lauderdale
  - City of Hollywood
  - City of Jacksonville
  - City of Lakeland
  - City of Miami
  - City of Miami Beach
  - City of Miami Gardens
  - City of Miramar
  - City of Orlando
  - City of Palm Beach Gardens
  - City of Pompano Beach
  - City of Tampa
  - Palm Beach County
  - Sarasota County BCC
  - Town of Davie
- 

**Other factors that HR used in the questionnaire included experience, tenure, stipends and a question on recruitment challenges**

# Results



- City Commission approved the FY2017 budget w/15 positions
- Nearly all of the Building plan reviewers and inspectors saw an increase in their salary based upon their experience and survey results.
- Every City employee received a 3.25% increase in salary.
- Staff has advertised the vacant and new positions.
- The pay grades for these positions were bumped by two grades allowing us to offer a greater range in salaries when trying to fill a position.

**Building Services Salary Survey  
WPB Ranking**

Survey Job Title	# Org.	Ranking	Ranking
		Mkt. 50th Mid	Mkt. 75th Min
Building Inspector	21	12	5
Building Plans Examiner I	17	8	4
Building Plans Examiner II	9	2	2
Chief Building Inspector	17	7	5
Chief Plans Examiner	8	3	3
Commercial Combination Inspector	6	3	1
Commercial Combination Plans Examiner	6	2	1
Electrical Inspector	13	8	4
Electrical Plans Examiner I	7	4	2
Electrical Plans Examiner II	5	3	2
Mechanical Inspector	15	9	4
Mechanical Plans Examiner I	8	5	2
Mechanical Plans Examiner II	5	3	2
One and Two Family Inspector	4	2	1
One and Two Family Plans Examiner	4	1	1
Plumbing Inspector	13	10	4
Plumbing Plans Examiner I	7	5	2
Plumbing Plans Examiner II	4	2	2
Senior Commercial Combination Plans Examiner	8	3	3



# Financial Update

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October 27, 2016



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# Development Services Revenues



	Code Enforcement (Division)	Planning (Division)	Building (Business Tax)	Building (Business Tax Division)	Building (Permits)	Building (Division)	TOTAL
BUDGETED:	\$1,016,000	\$400,000	\$3,125,000	\$3,655,000	\$6,000,000	\$6,274,400	\$11,345,400
Collected To Date:	\$1,411,178	\$481,558	\$3,129,599	\$3,713,665	\$9,390,879	\$9,739,933	\$15,346,335
% To Date:	138.9%	120.4%	100.1%	101.6%	156.5%	155.2%	135.3%

The Division budgeted \$1,016,000 in revenues and collected more than \$1.4 million. Lien collections accounted for \$810,900 (\$489,000 budgeted)

Planning revenues were highest the past two years than the previous 19 years. Development applications accounted for more than 62.5% of the total amount.

The Business Tax Division collected more than \$3.7 million which is an all time high for the City of West Palm Beach.

Building permits continued to witness a sharp rise since FY2011. The nearly \$9.4 million collected was the fourth highest amount in the past 16 years behind the boom periods of FY2005 & FY2006 and FY2014 when the PB Outlets was constructed.

As a Dept., we budgeted \$11.345 million in revenue for the 2015/16 fiscal year. The Dept. has collected an **additional** \$4 million in revenue or an increase of 35% over what was budgeted.

# Development Services Revenues



	<b>FY10</b>	<b>FY16</b>
Building Permits	<b>\$3,642,742</b>	<b>\$9,739,933</b>
Business Tax	<b>\$2,925,848</b>	<b>\$3,713,665</b>
Planning Fees	<b>\$ 245,249</b>	<b>\$ 481,558</b>
<b>Subtotal:</b>	<b>\$6,813,839</b>	<b>\$13,935,156</b>

In just six years from FY10 to FY16, revenues from building permits, business taxes and planning fees have more than doubled.

Over the past two years, the City's tax base has grown by 24% (\$8.86 billion to \$11.0 billion). This percentage growth is more than what was experienced in Palm Beach, Boca Raton, Jupiter, Palm Beach Gardens and Delray Beach.

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

# Development Services Statistics

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Planning and Zoning  
October 27, 2016



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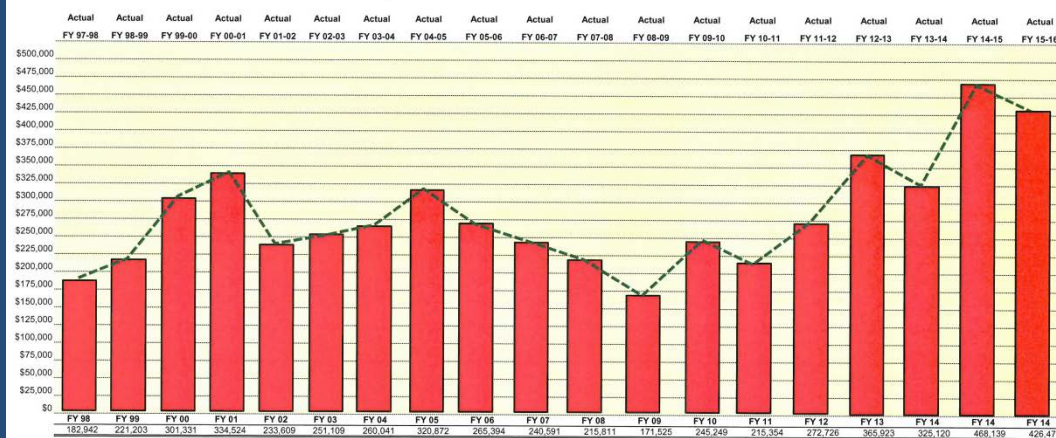
# Planning Division



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Development Services

Looking at the past 19 years, Planning revenues were highest over the past two years. These fees are an indication of development activity throughout the City and a good measure of anticipated building permit activity. Development applications accounted for more than 62.5% of the total amount while Historic Preservation and Landscape permit fees accounted for 21.5% and the remainder were miscellaneous fees.

Planning Division Revenues FY1998 to FY2016

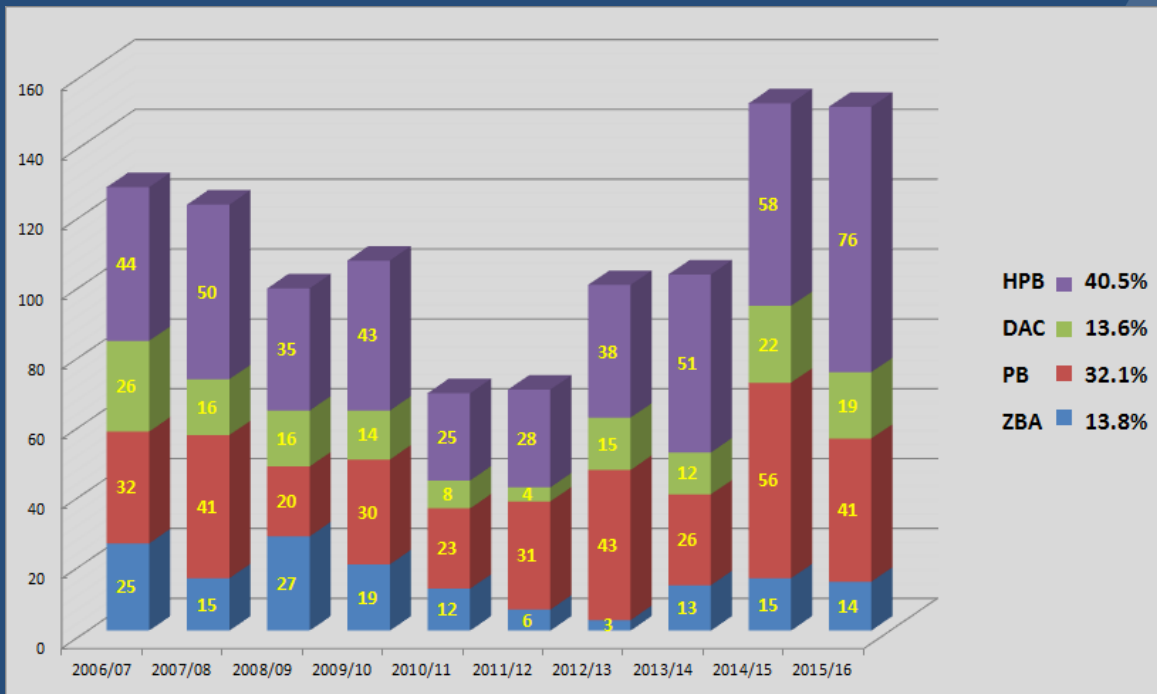


# Planning Division

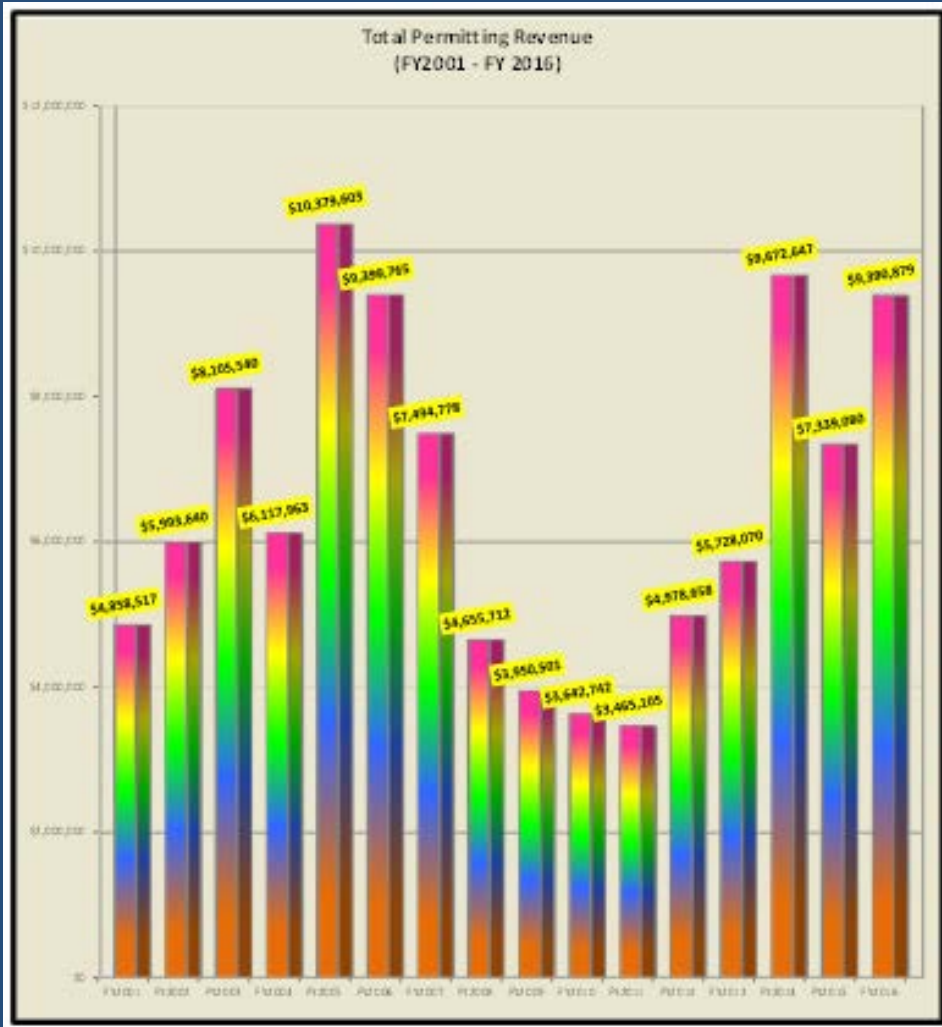


WEST PALM BEACH  
Development Services

The Planning Division works primarily with four City boards in our review of projects. From FY07 to FY14, the number of cases taken to City Boards (Historic Preservation, Downtown Action Committee, Planning Board and Zoning Board of Appeals) has averaged 99 cases. Over the past two years, this number has risen to 151 cases per year.



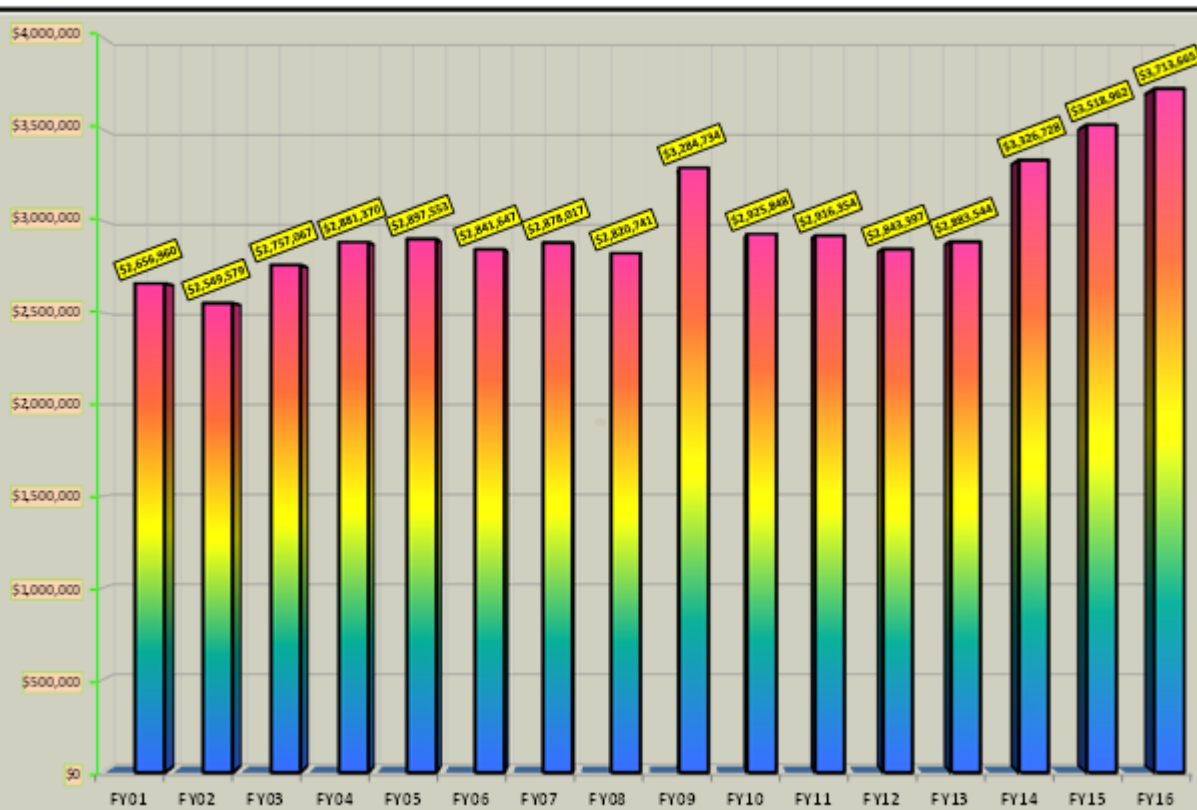
# Building Division - Permits



Building permits continued to witness a sharp rise since FY2011. The nearly \$9.4 million collected was the fourth highest amount in the past 16 years behind the boom periods of FY2005 & FY2006 and FY2014 when the Palm Beach Outlets was constructed.

# Building Division – Business Tax

Business Tax Revenues  
FY01 - FY16

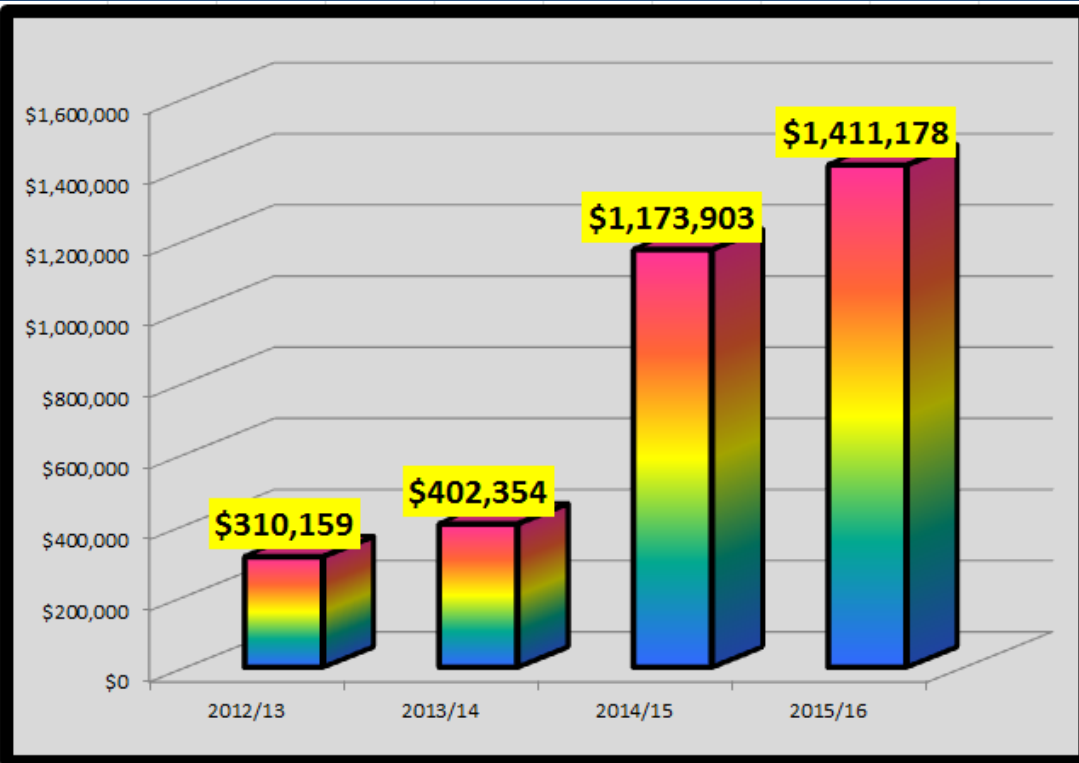


The more than \$3.7 million collected by the City represents the highest amount ever collected for Business tax revenue in the City. In addition, revenues have risen steadily over the past three years.



# Code Enforcement Division

Code Enforcement revenue continues to rise as a result of the implementation of the City's chronic nuisance program and the addition of several new Code Officers throughout the City. Charges for work performed by City subcontractors get billed to the property owner and, if not paid, gets assessed as part of their property tax bill.



# City Initiatives

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October 27, 2016



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# New Stormwater Master Plan/ CRS Rating

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- The City of West Palm Beach has chosen to be proactive and to take a comprehensive approach to flood mitigation and stormwater management. On October 24, 2016, the City Commission adopted the following:
  - ❑ Repetitive Loss Area Analysis
  - ❑ Program for Public Information
  - ❑ Floodplain Management Plan
  - ❑ Stormwater Master Plan
- The CRS Rating increase from a 6 to a 5 will reduce flood insurance premiums for all flood insurance policy holders in the City.
- \$113-\$315 per homeowner; \$1.2 million citywide

# Freeboard Elevations



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# Code Updates

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October 27, 2016



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# WPB Code Amendments



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## 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 – November 7, 2016 City Commission (2<sup>nd</sup>)

- \* Create a new light industrial zoning category

## 6) Public Notification requirements – Completed

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

## 7) Microbreweries – Completed

- Address distinction between breweries, microbreweries

## 8) Landscape code

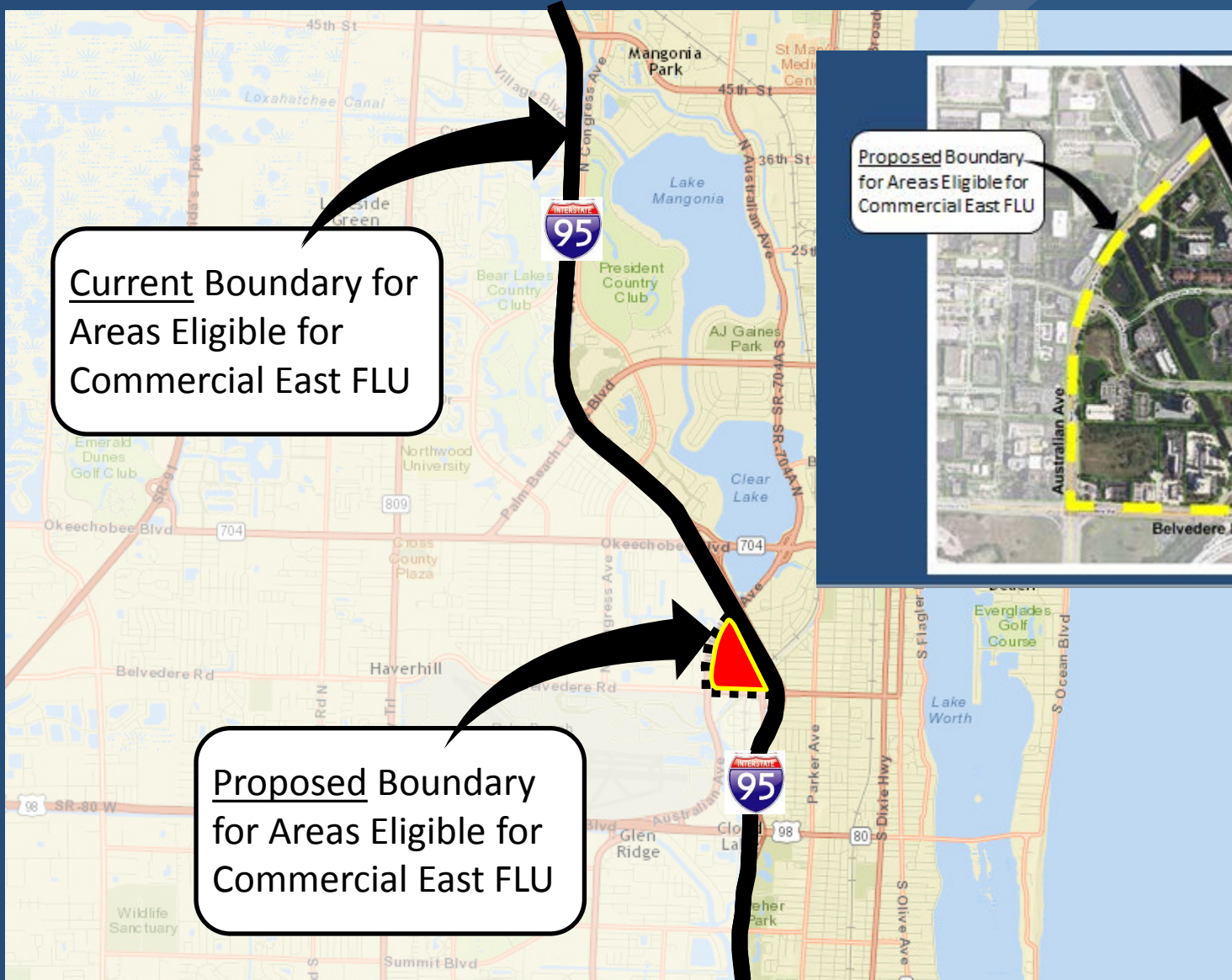
## 9) Sign code

## 10) Northwood and Broadway MUD Code Revisions

# Commercial East (CE) Changes

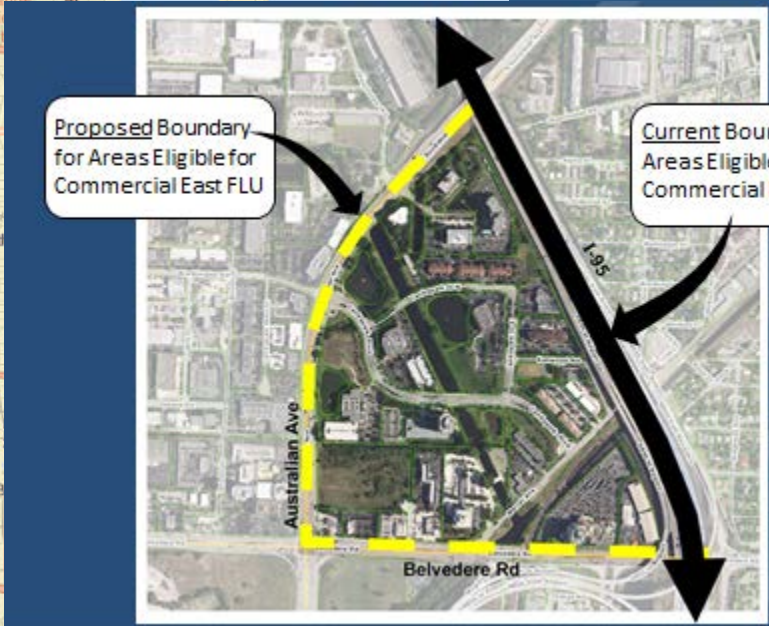


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Current Boundary for Areas Eligible for Commercial East FLU

Proposed Boundary for Areas Eligible for Commercial East FLU



Proposed Boundary for Areas Eligible for Commercial East FLU

Current Boundary for Areas Eligible for Commercial East FLU



# Rosemary Corridor Incentives



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**Aloft Hotel – 218 rooms**



**Indigo Hotel-234 rooms**



**4th St. Residential-138 units**



**Prive Suites-20 rooms**



**Figure 3: Zoning Changes:**



# Old City Hall Site



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## 195 hotel rooms



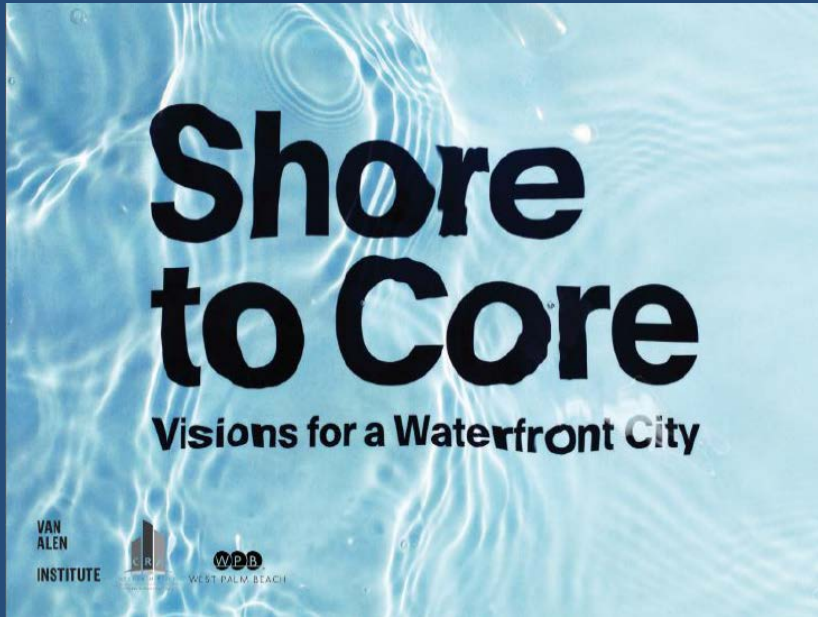
## 265 units



## Banyan Garage

CRA/City working with the Van Alen Institute to have a design competition for a mixed-use building w/parking





\* **Van Alen Institute Coordinating the program**

\* **The objective is to foster a competition between two design teams to improve the West Palm Beach waterfront.**

### Competition Site

Design and research strategies will focus on:

The Waterfront - Lakeview Avenue to Quadrille Street - From the Flagler Bridge to the Royal Park Bridge - Both east and west side of road -

Alleys - north and south of the 200 block of Clematis Street and south of the 300 block of Clematis Street - Between Narcissus Avenue and Olive Avenue

-The Great Lawn - Including the businesses both north and south of Datura

-Between Banyan and South Flagler Drive to Narcissus Avenue

- Banyan Garage - 195 North Narcissus Avenue

- Meyer Amphitheater



### JURORS

- Colin Ellard, *Associate Professor*, University of Waterloo, Department of Psychology
- Patrick Franklin, *President and CEO*, Urban League of Palm Beach County
- David van der Leer, *Executive Director*, Van Alen Institute
- Jeri Muoio, *Mayor*, City of West Palm Beach
- Penni Redford, *Sustainability Manager*, City of West Palm Beach
- Terence Riley, *Principal*, K/R
- Jon Ward, *Executive Director*, West Palm Beach Community Redevelopment Agency
- Lilly Weinberg, *Director of Community Foundations*, Knight Foundation
- Claire Weisz, *Founding Principal*, WXY Studio
- Nancy Wells, *Professor*, Cornell University, College of Human Ecology, Design & Environmental Analysis Department

\* **41 design proposals and 13 research proposals were submitted.**

\* **Two firms will present in March 2017 and reviewed by a jury.**

# Introduction of New Engineering Director

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Kevin Charles Volbrecht



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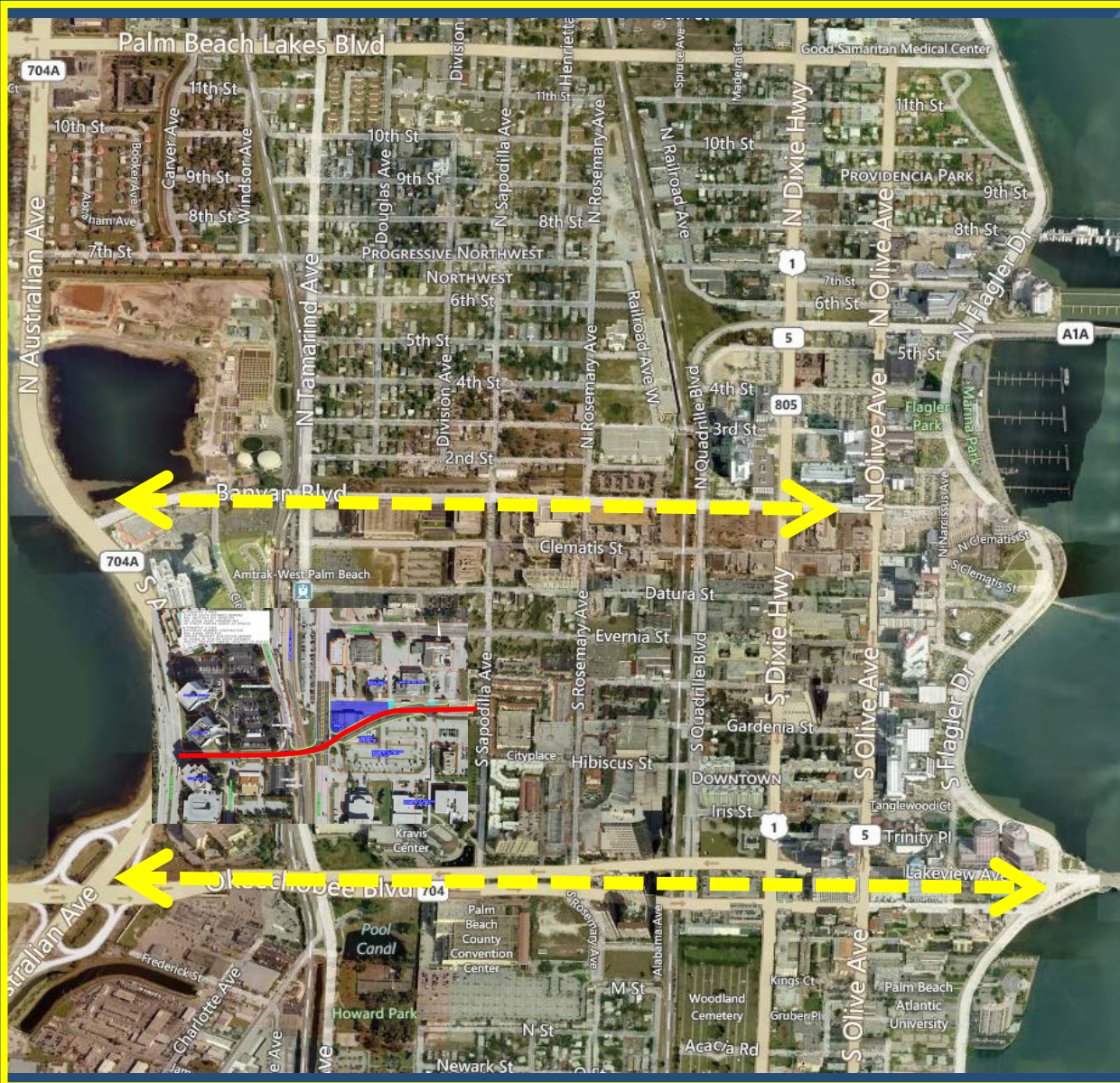
# Fern Street Extension



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City to conduct a  
**Downtown Mobility  
Study.**

Pursue a Fern Street  
crossing over the CSX  
tracks to Australian  
Avenue with FDOT.



# Summary of Development Activity

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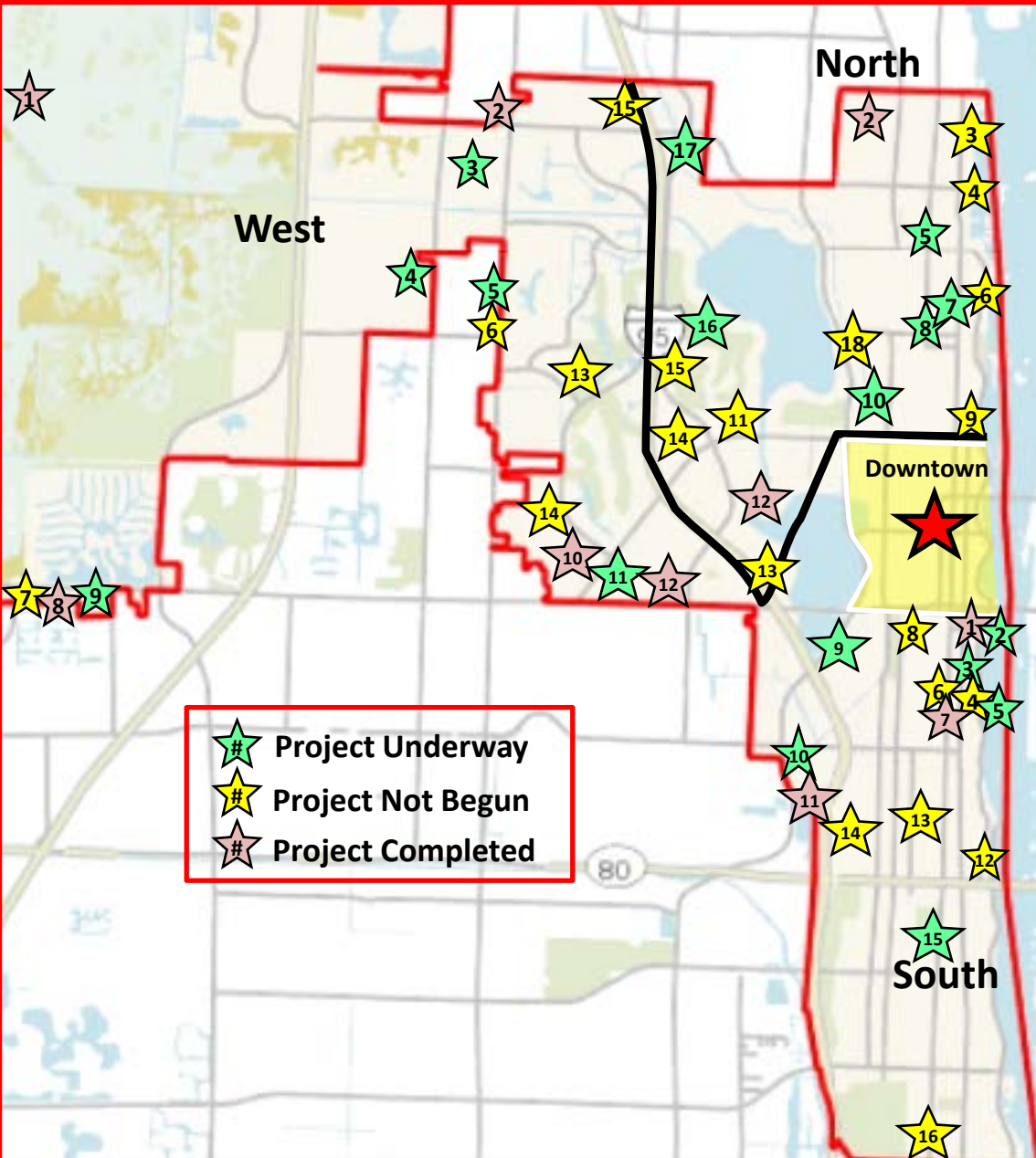
October 27, 2016



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# Major Developments in West Palm Beach

## October 2016



### North End Projects

- 45<sup>th</sup> St. Hotel
- Quantum House @ St. Mary's
- 80 Points West
- Rybovich/Related Dvlpmt.
- Broadway Code Changes
- Currie Park Code & Development
- Ponce DSI
- Northwood Code Changes
- Good Samaritan Expansion
- Dunbar Village
- 4<sup>th</sup> District Court of Appeal
- Mizner Lakes
- Sail Club
- P.B. Outlets Exp.
- Presidential Storage
- Banyan Cay Resort
- Park Plaza 7/11
- Joseph's Village

### West End Projects

- Ibis Recreation
- Auto Zone Store
- Ballpark/P.Beaches
- Charleston Commons
- Tara Cove
- Oxbridge Acad. Ren.
- Bella Vita
- Golden Lakes Car Wash
- Okeechobee Commons
- City Furniture Parcel
- Auto Dealer./Okee. Rd.
- Westward Center
- Bear Lakes Country Club
- Village Commons
- 45<sup>th</sup> St. Hotel

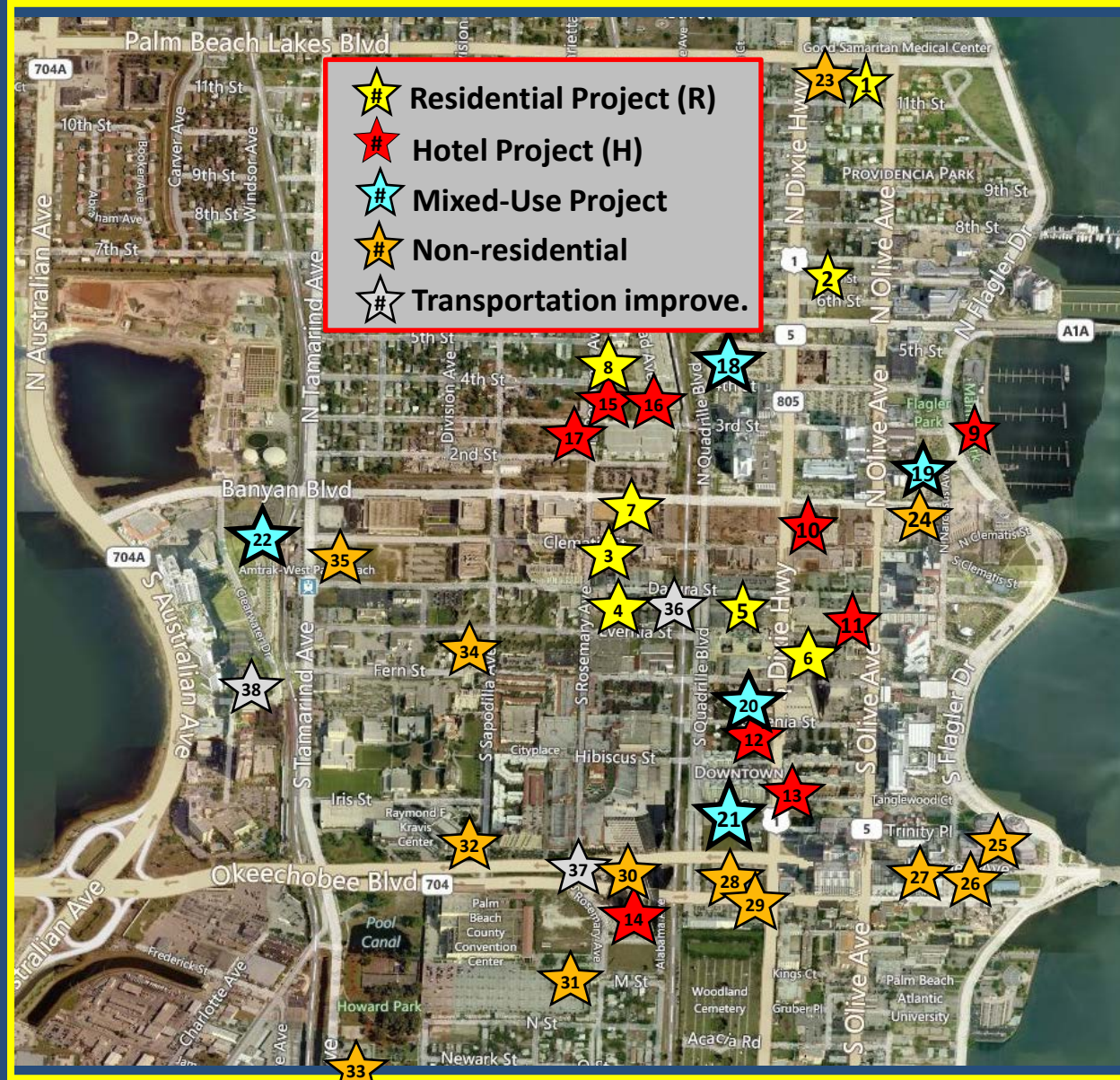
### South End Projects

- First Baptist Church
- Bristol (Chapel/Lake)
- Norton Art Expansion
- Fifteen 15
- P.B.Day Academy Exp.
- Carefree Theater
- 2001 S. Dixie School
- Park Slope THs
- Storall
- Wawa Con. Store
- Brown Distributing
- The Crystal
- 3111 S. Dixie (Prospect)
- PBAU Athletic Bldg.
- S.Dixie Redevelop.
- 8111 S. Dixie Redev.

# 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. 4<sup>th</sup> 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 Quadrille (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. 4<sup>th</sup> District Court of Appeal
36. All Aboard Florida
37. Okeechobee Blvd. Crossing
38. Fern Street Crossing





# Summary of Development Activity (Projects Recently Completed)

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October 27, 2016

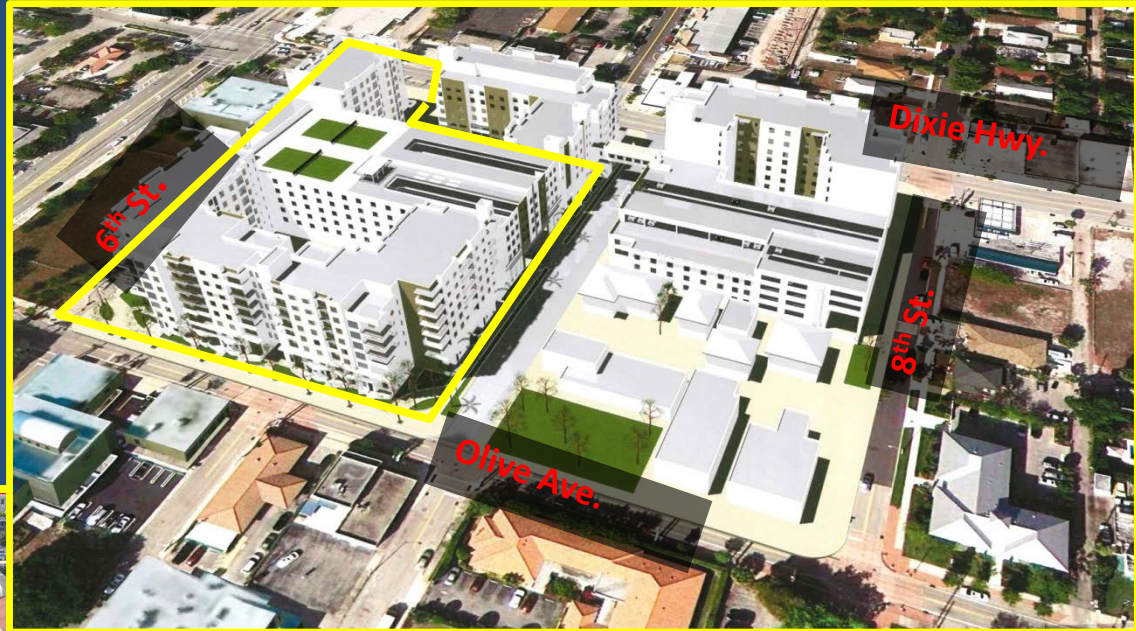


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# Projects Completed - Downtown



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Loftin Place – Ph. 1



Hilton Hotel

# Projects Completed - Centers



**\$42.48 Million to  
\$60.90 Million**

**43% increase**

**Belmart Shopping Center**  
\$3.85 million to \$10.0 million



**Village Commons  
Shopping Center**  
\$20.87 million to \$28.10 million

**Westward Shopping  
Center**

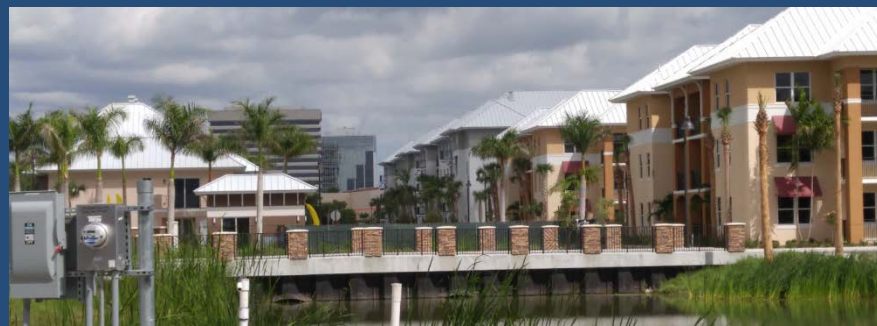
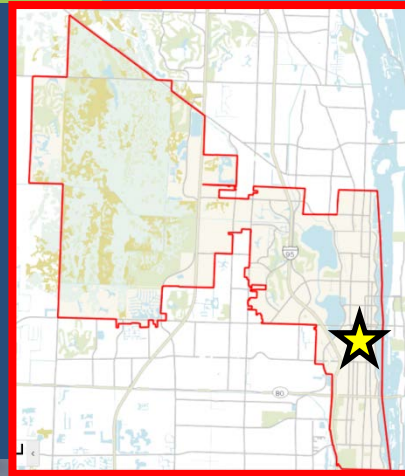
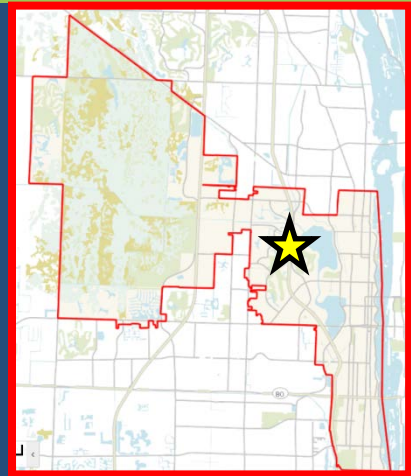
\$17.76 million to \$22.80  
million



# Projects Completed- Jeff Greene



WEST PALM BEACH



**Greene School – Dixie/Flamingo**

**Cameron Estates (Mizner Lakes)**

\$6.26 million to \$76.76 million

# Projects Completed – S. Dixie

**Walgreens**



\$1.18 million ('14) to \$3.5 million

**Villas of Antique Row**



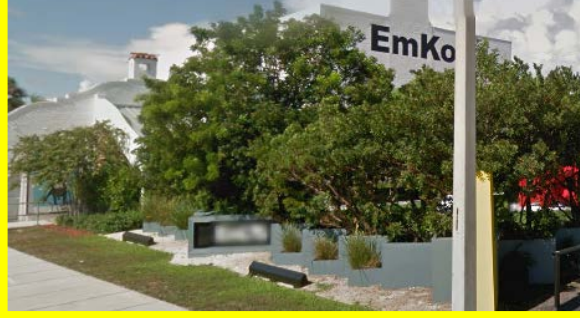
**Dunkin Donuts**



**Havana**



**Emko**



**Grato**



**The Nest**



\$280,194 to \$916,484

**Table 26**



\$624,400 ('14) to \$755,500

**Greene School**



# Projects Recently Completed



Tijuana Flats/Dunkin Donuts - PBLakes

Club at Ibis

\$5.40 million ('14) to \$15.41 million



VIEW AT MAIN BUILDING ENTRANCE



Brown Distributing

Quantum House

# Summary of Development Activity (Projects Under Construction)

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October 27, 2016



WEST PALM BEACH

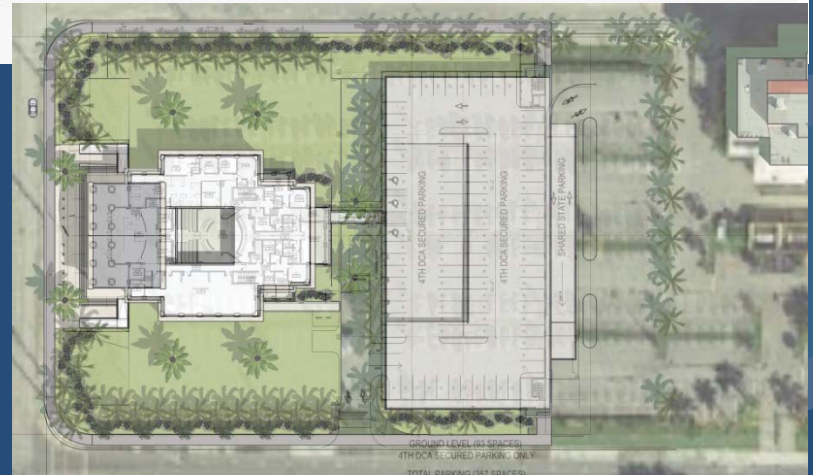
# 4<sup>th</sup> District Court of Appeal (groundbreaking May 26, 2016)



Proposed building



Existing building on PBLakes

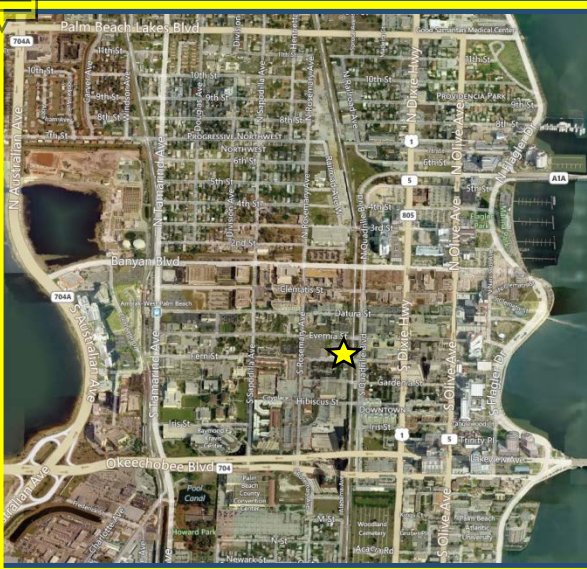




# All Aboard Florida (Brightline)

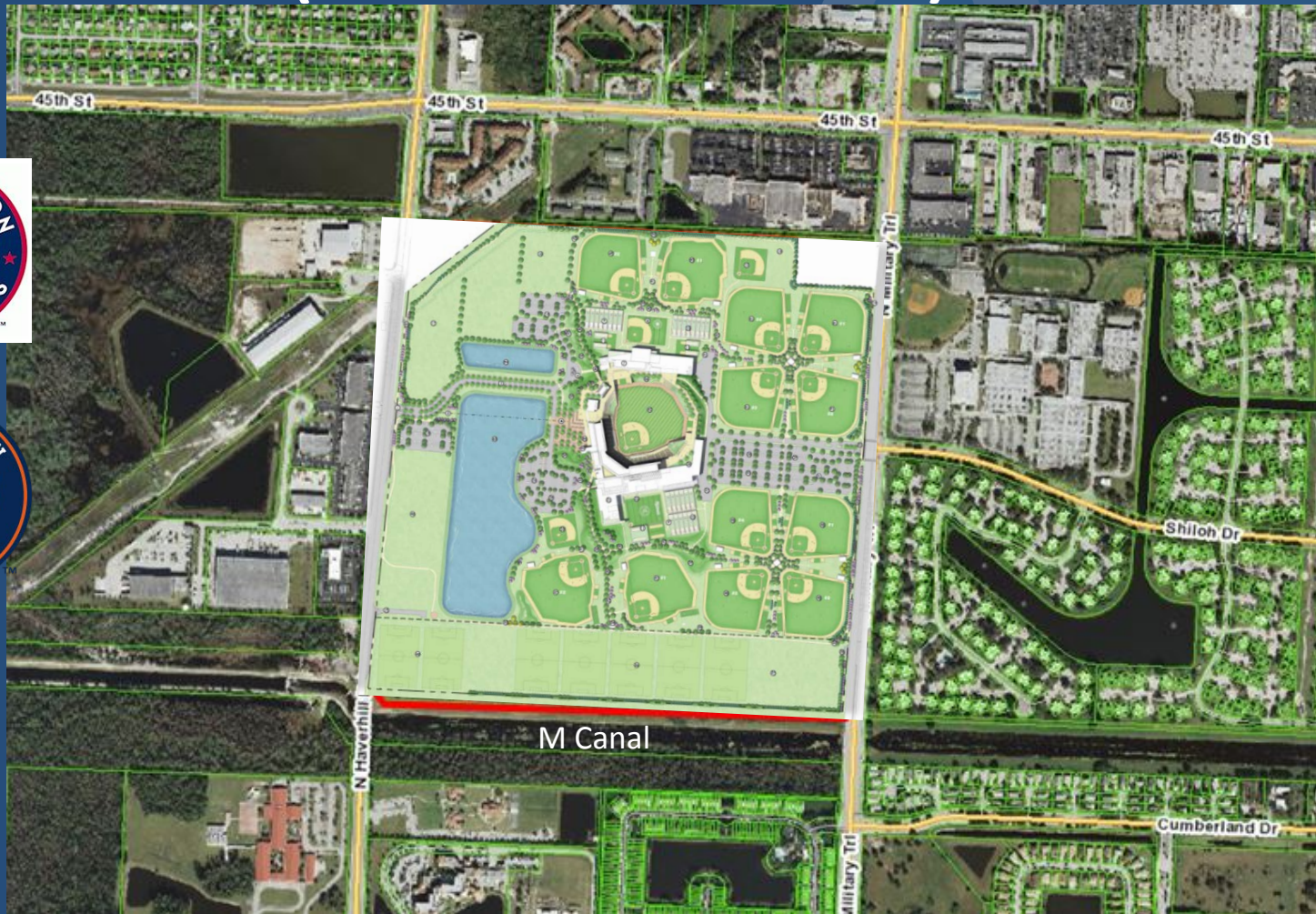


# All Aboard Residential 285 units



# Ballpark at the Palm Beaches

Completion spring 2017  
(under construction)



# Ballpark at the Palm Beaches



# Ballpark at the Palm Beaches



# Ballpark at the Palm Beaches



# 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

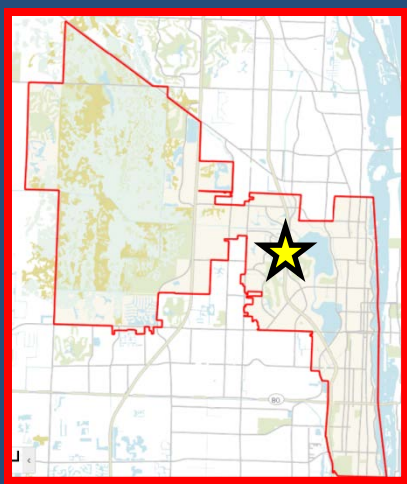
Driving Range

Cottages – 51

Hotel – 150 rooms

Meeting Space – 15,200 sf

Tennis – 4,000 sf

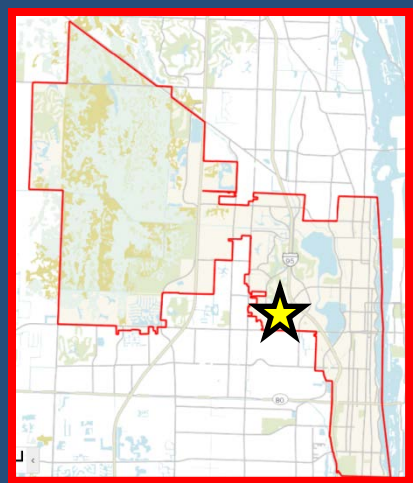


**NOBLE HOUSE**  
HOTELS & RESORTS

Seattle (2)  
Gateway, CO  
Naples  
Teluride, CO  
Redondo Beach, CA  
San Francisco, CA (2)  
Teton Mountain, WY

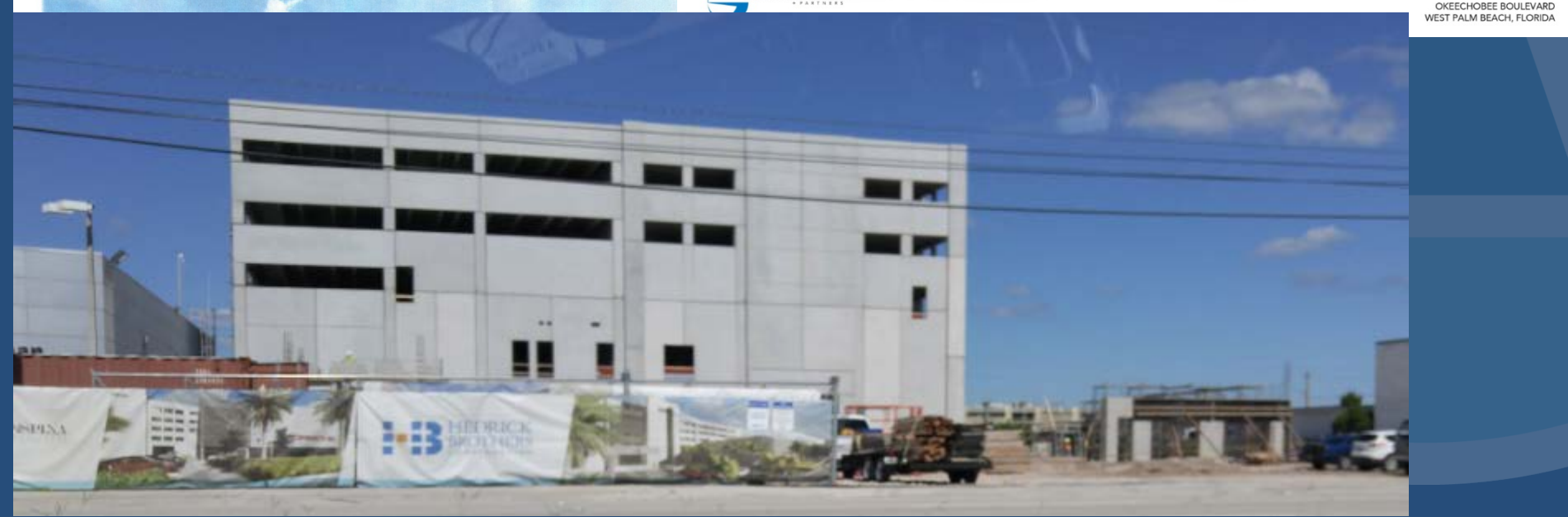
Minneapolis  
San Diego (2)  
Keys (2)  
Ft. Lauderdale  
Napa, CA  
Jackson Hole, WY

# Braman Car CPD



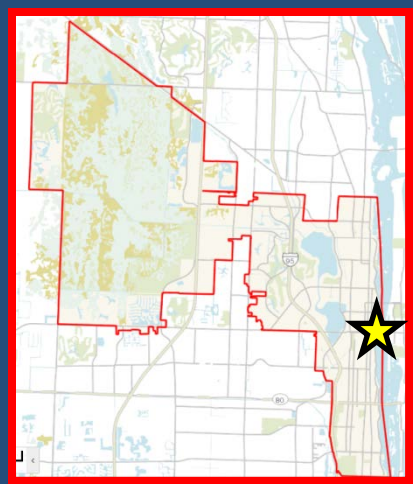
CONCEPT SKETCH

NEW BRAMAN CAR DEALERSHIP  
OKEECHOBEE BOULEVARD  
WEST PALM BEACH, FLORIDA





# Bristol (Chapel by the Lake)



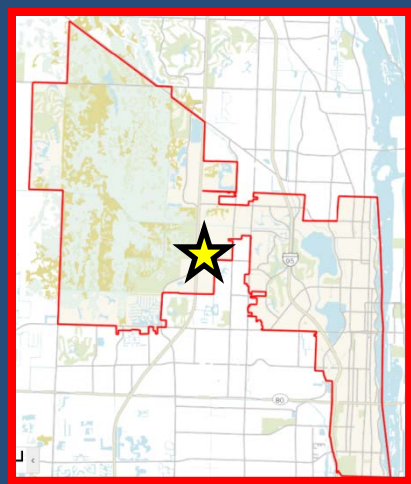
Construction  
expected to  
commence in  
2017



# Broadstone City Center 315 units

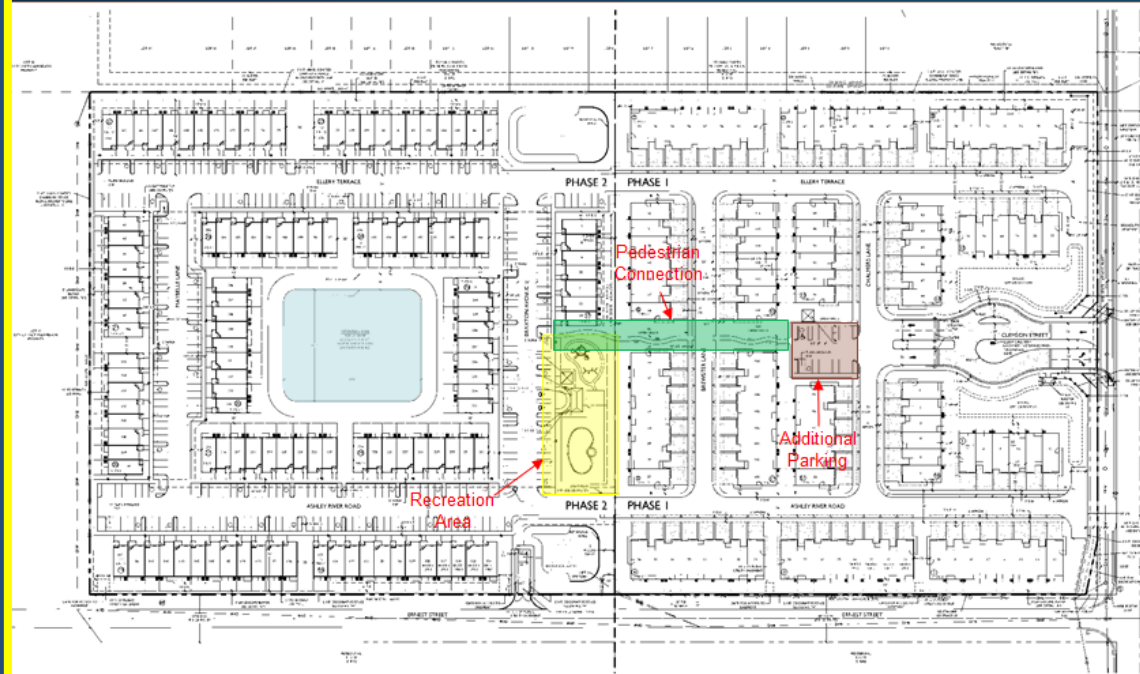


# Charleston Commons (under construction)



Phase II 125 units

Phase I 116 units



# Dunbar Village



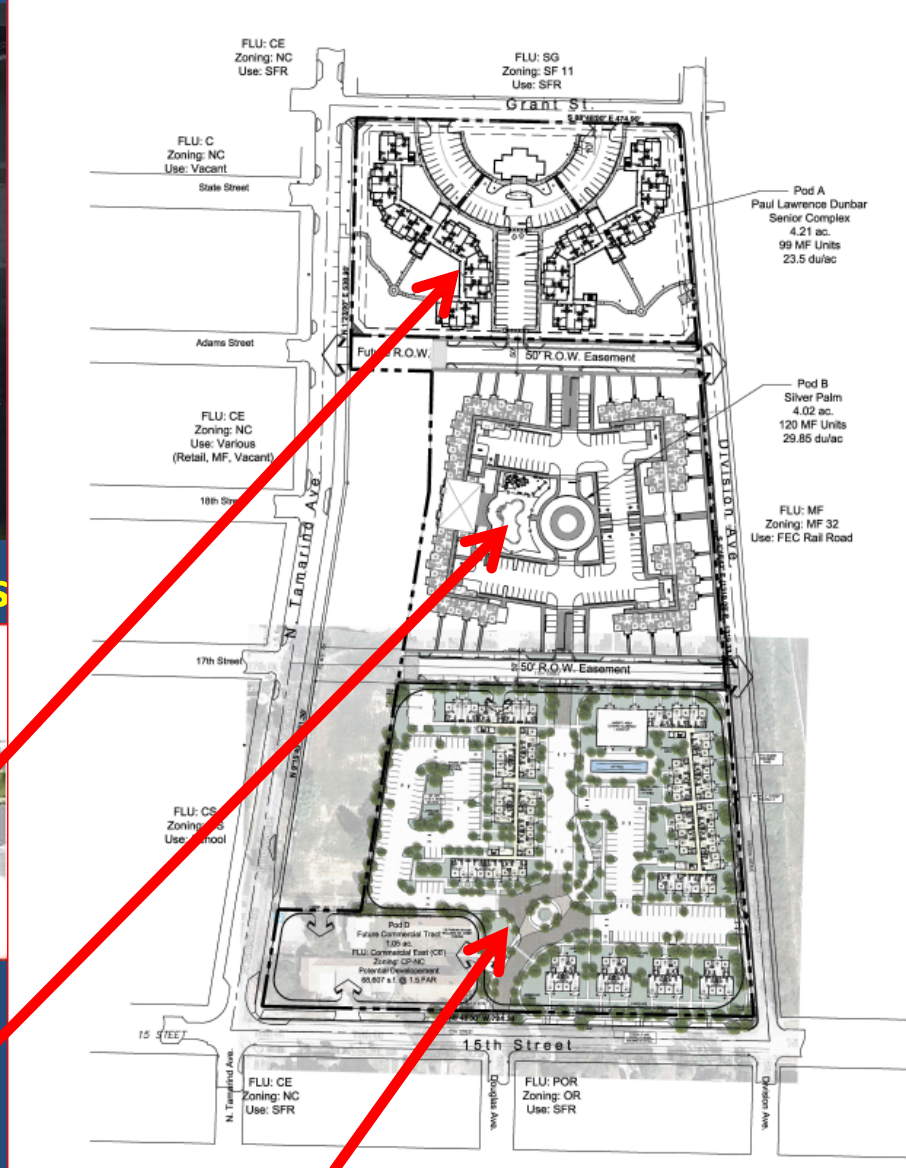
**Paul Lawrence Dunbar Sr. Complex – 99 units**



**Silver Palm Place – 120 units**



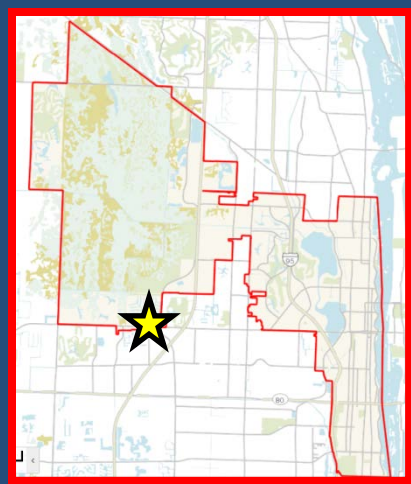
BUILDING # 2 FRONT ELEVATION  
SCALE 1/8"



**Royal Palm Place – 125 units**

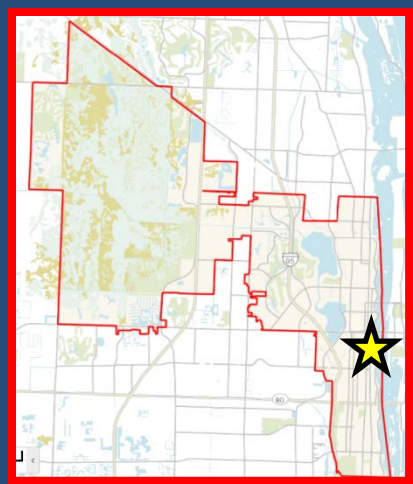
# Napleton's PB Import

Sb to allow car wash

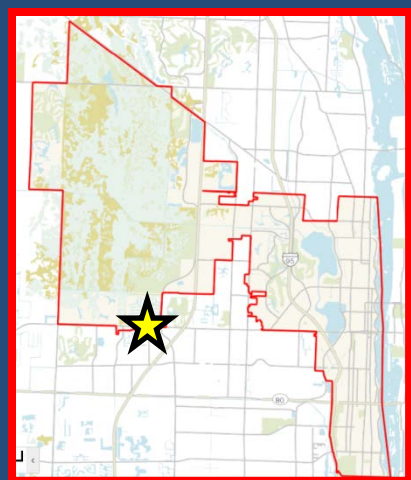


# Norton Art Museum

(demo permit issued, building permit submitted)



# Okeechobee Commons



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

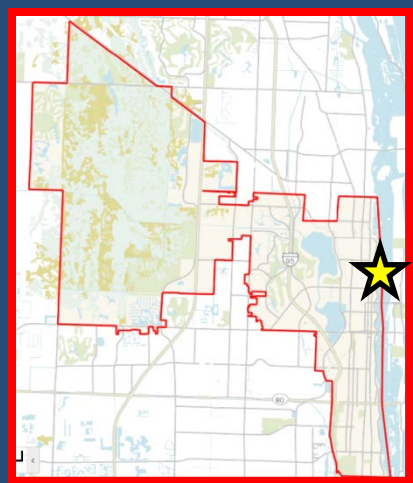


# Ponce Block DSI (312 23<sup>rd</sup> St.)

## Opening December 2016



### 105 units

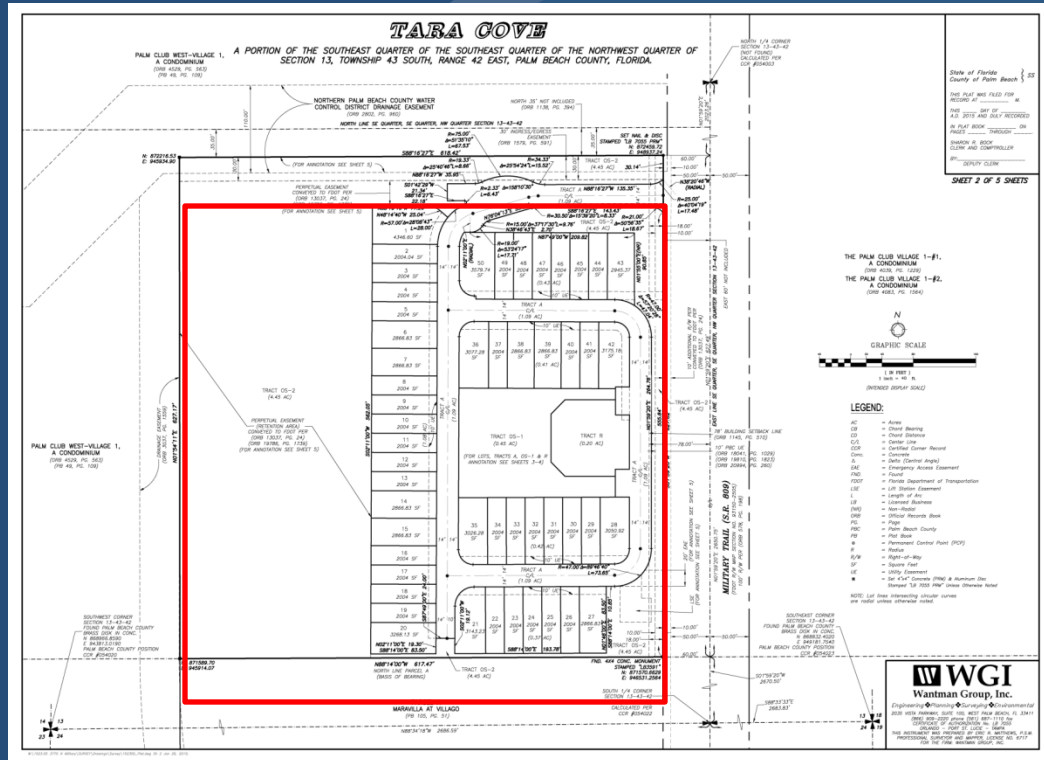
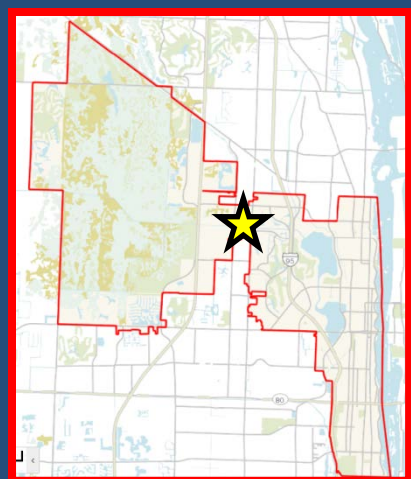




# Restoration Hardware



# Tara Cove

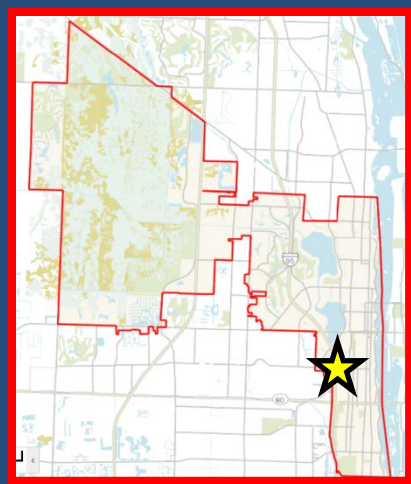


# The Alexander 205 units



# Wawa Convenience Store

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



# Summary of Development Activity (Projects Approved)

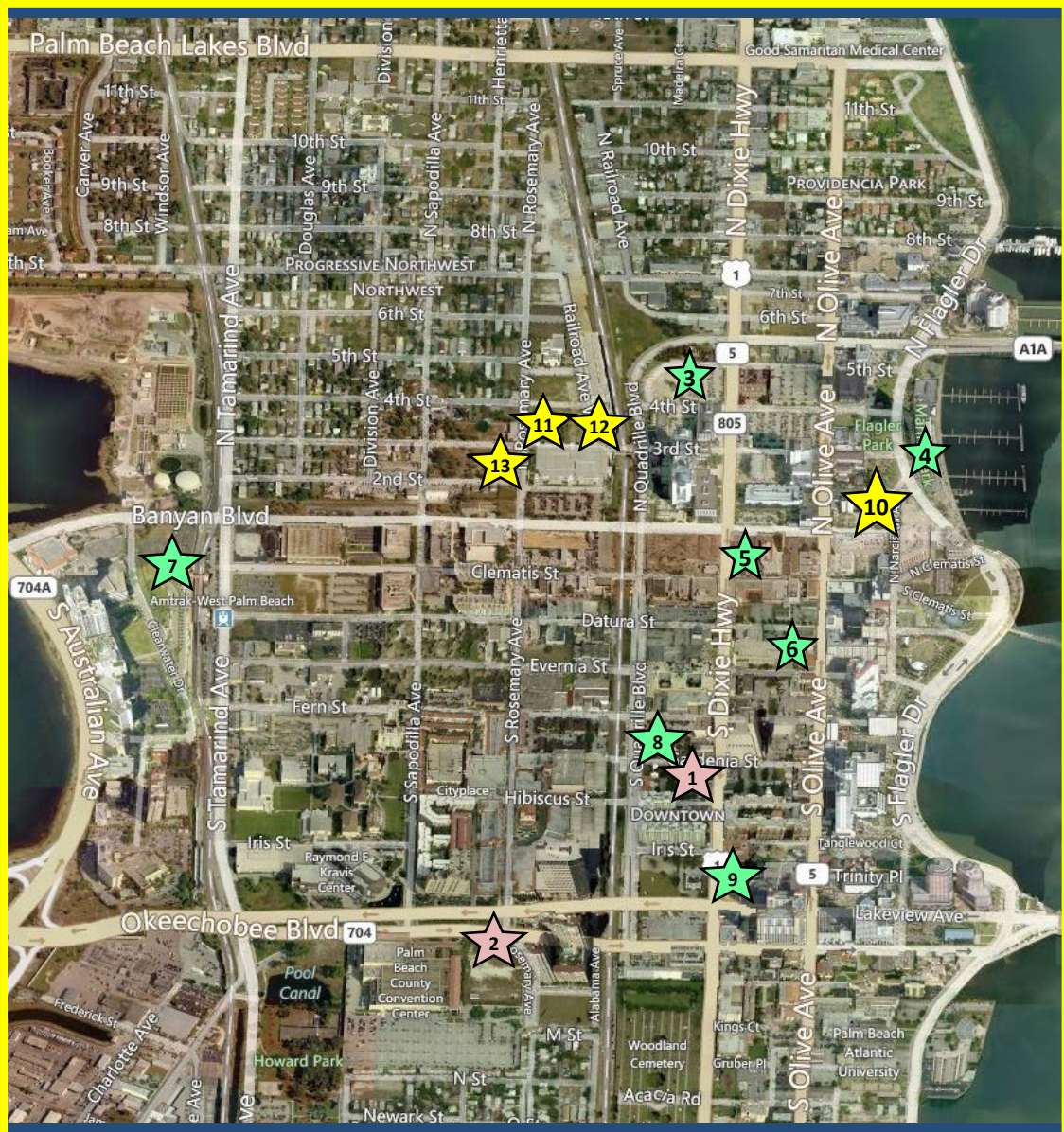
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October 27, 2016



WEST PALM BEACH

# Summary of Downtown Hotels



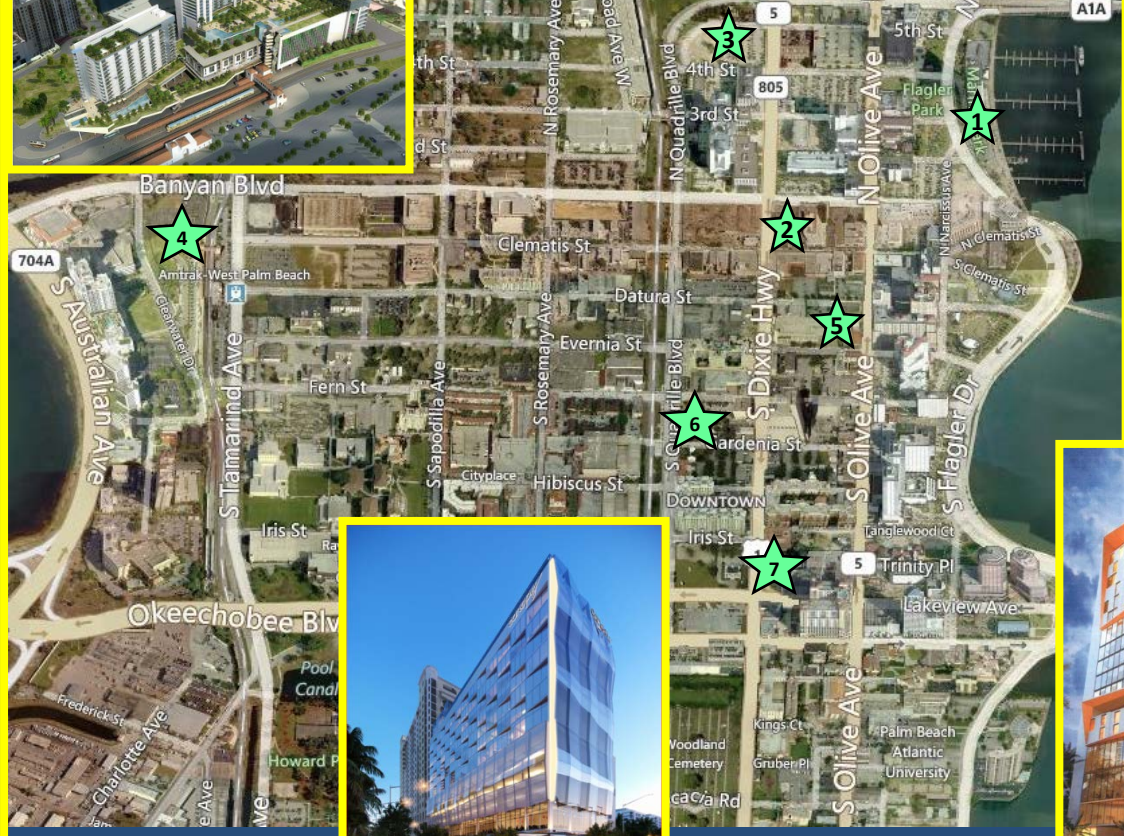
-  Project Completed
-  Project Approved
-  Project Not Begun

	<u>HOTEL</u>	<u>ROOMS</u>
1.	Marriott Residence Inn	151
2.	Hilton Hotel	403
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.	Canopy Hotel	150
10.	Old City Hall Site	195
11.	Aloft Hotel	218
12.	Indigo Hotel	224
13.	Prive Suites	20

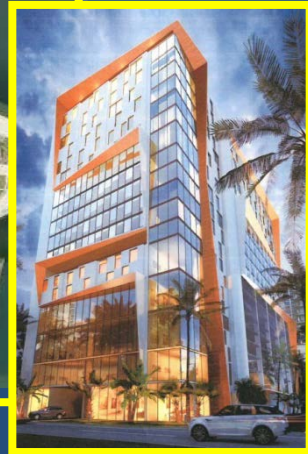
**TOTAL: 2,417**

# Summary of Approved Hotels

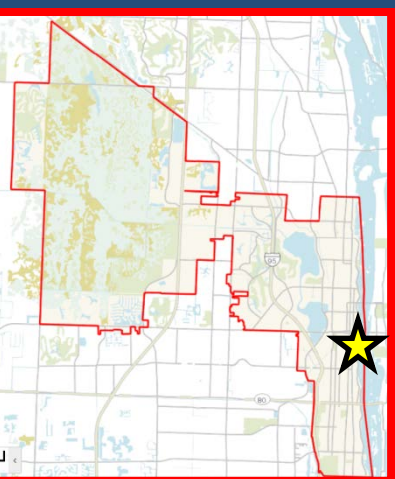
- Project Completed
- Project Approved
- Project Not Begun



HOTEL	ROOMS
1. Palm Harbor Hotel	108
2. Clematis Boutique Hotel	96
3. 550 Quadrille	200
4. Transit Village	300
5. Marriott Renaissance Hotel	152
6. Cosmopolitan	200
7. Canopy Hotel	150
	<b>1,206</b>



# Fifteen 15



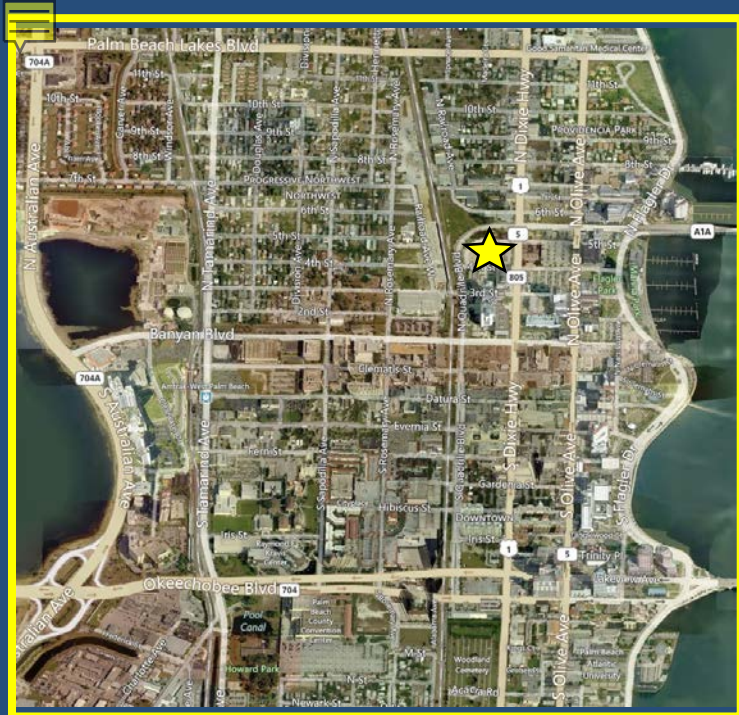
## STATUS

*This project is currently  
vested for 84 units.*



# 550 Quadrille (One West Palm)

(388,620 sf office, 66,000 sf retail,  
200 hotels rooms, 84 condos)



# Canopy Hotel

(150 hotel rooms 2,313 sf retail)



# Cosmopolitan

(200 hotel rooms 116,273 sf office)



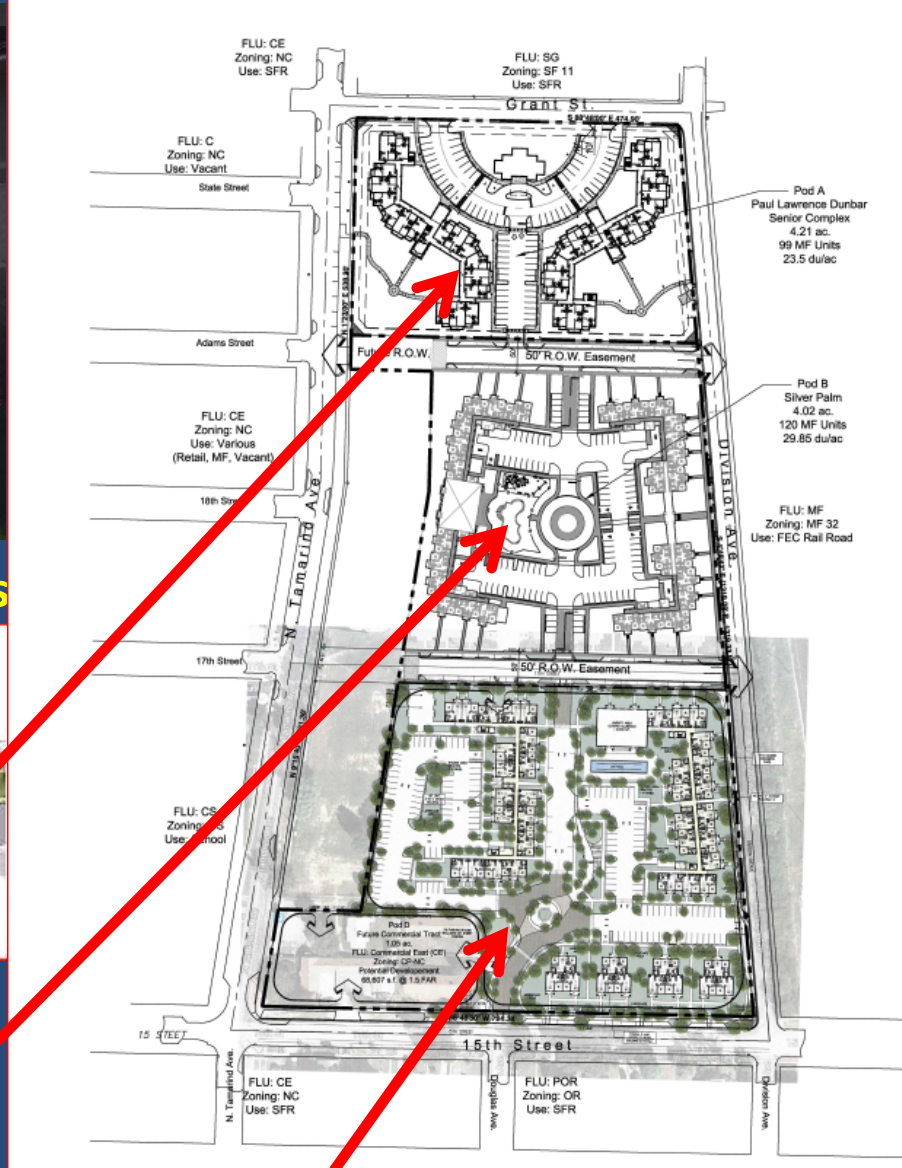
# Dunbar Village



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

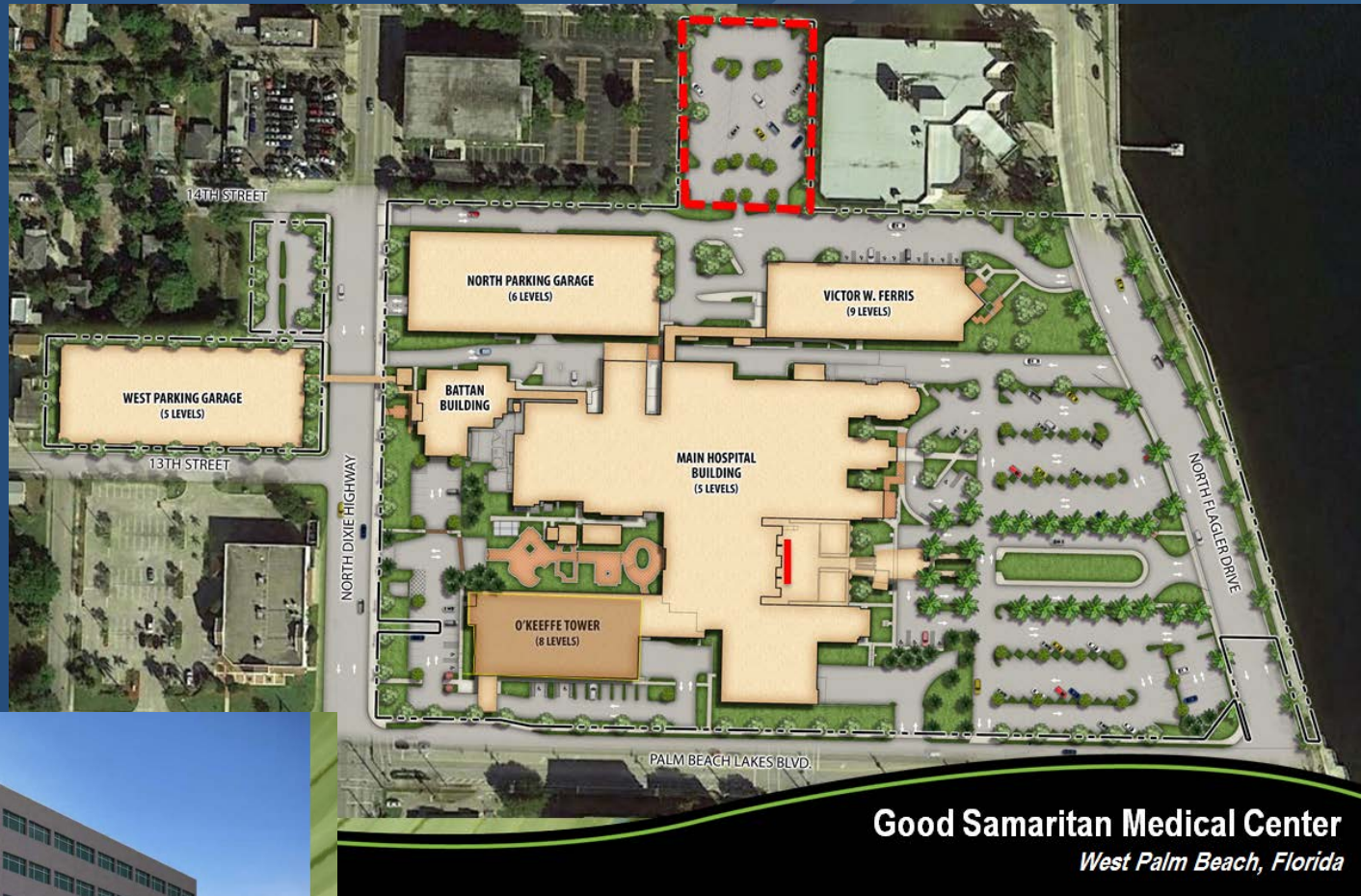
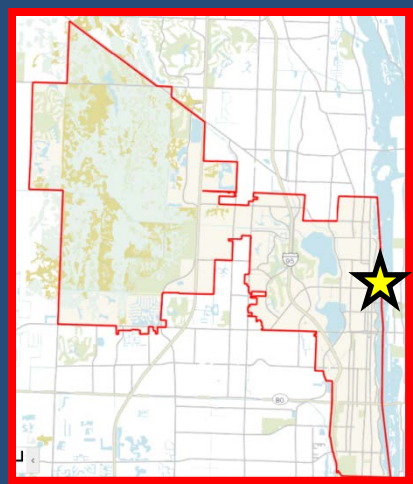


**Silver Palm Place – 120 units**



**Royal Palm Place – 125 units**

# Good Samaritan Hospital Expansion



**Good Samaritan Medical Center**  
*West Palm Beach, Florida*



**Good Samaritan Medical Center**  
*West Palm Beach, Florida*

**Building permit submitted**

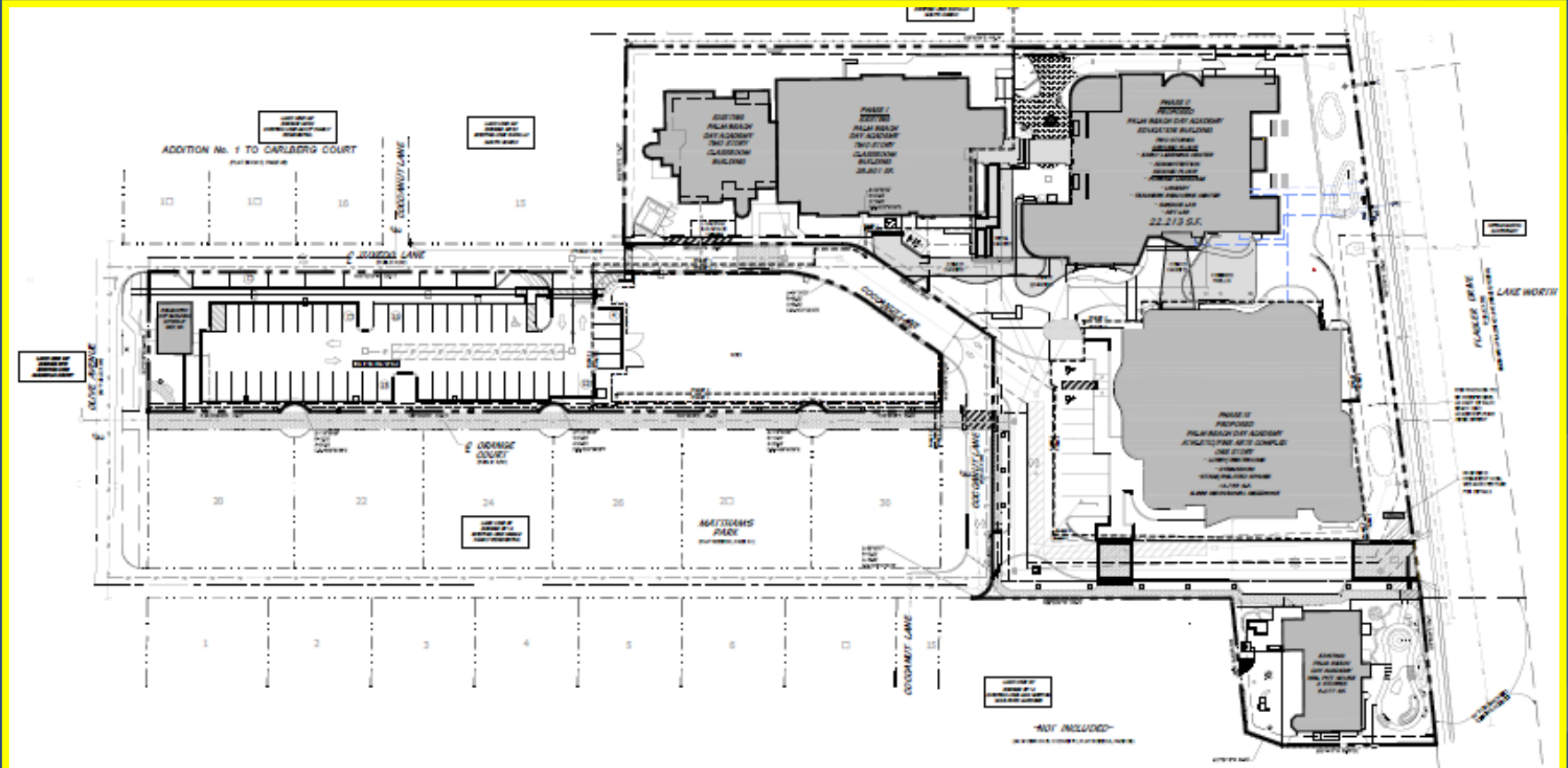
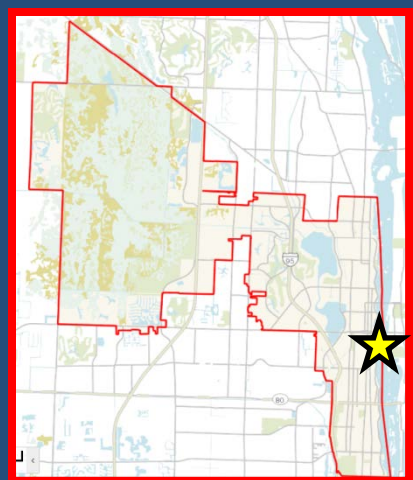
# Palm Beach Day Academy

Existing School: 30,878 sf

Proposed Phase 2: 22,213 sf

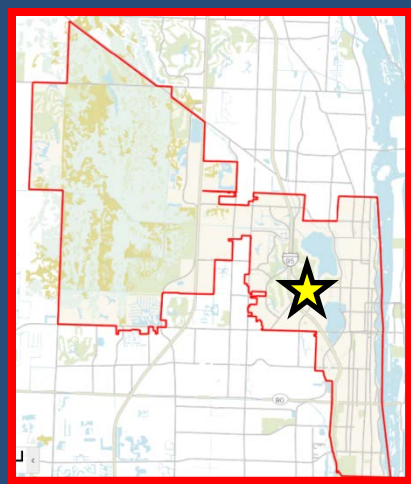
Proposed Phase 3: 14,755 sf

Proposed out building: 592 sf



# Presidential Self Storage

## 105,000 sf Storage facility on Congress Avenue



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

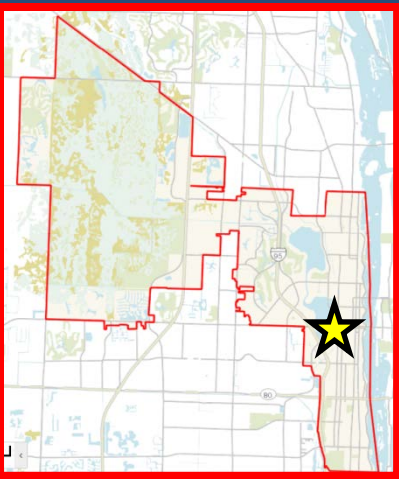


**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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

# 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. Permits have been submitted to the City.*



EXTERIOR ELEVATION - VIEW FROM AUSTRALIAN AVENUE



EXTERIOR ELEVATION - VIEW FROM MERCER AVENUE



# TRG/Rybovich/Related Development

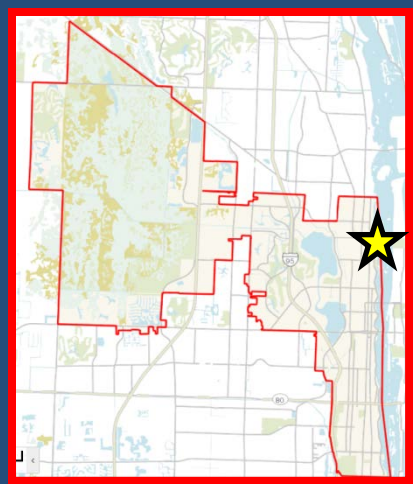
## Product Mix

- 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

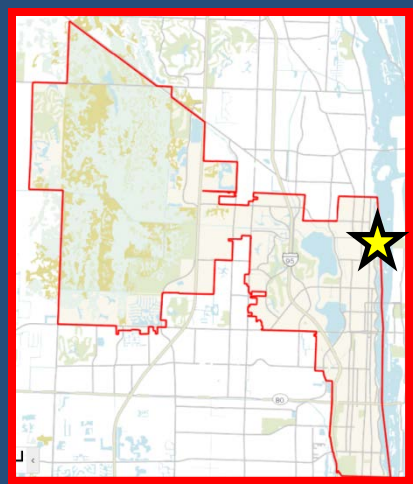
## TRG North Flagler Venture, Ltd.



### Proposed Mix

MF – 132 units

Beach Club – 3,025 sf



# Summary of Development Activity (Projects In Review)

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October 27, 2016

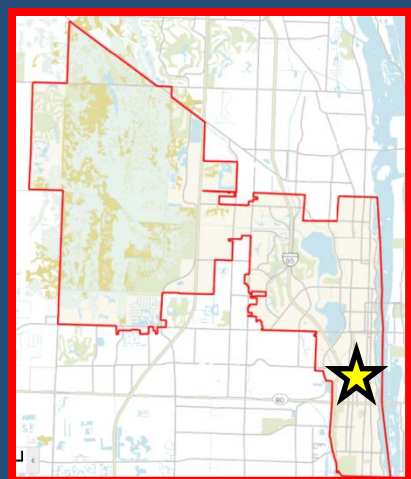


WEST PALM BEACH

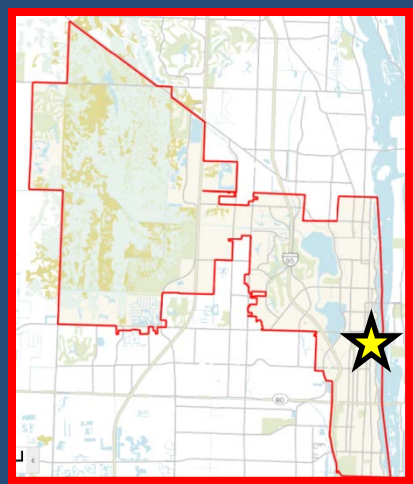
# Prospect Place (3111 S. Dixie)

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.



# Carefree Theater Site



EL FLAMINGO VIEW FROM SOUTH DIXIE

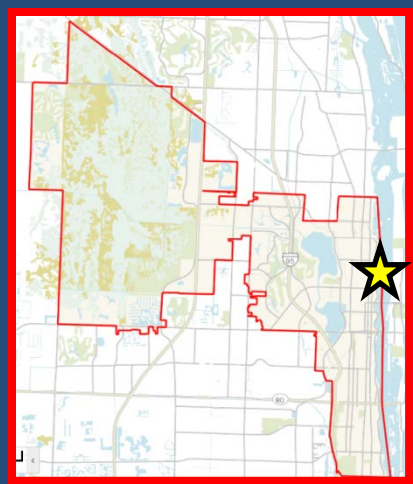
## Redevelopment:

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



# Currie Park Code Revisions

Adopted November 10, 2014



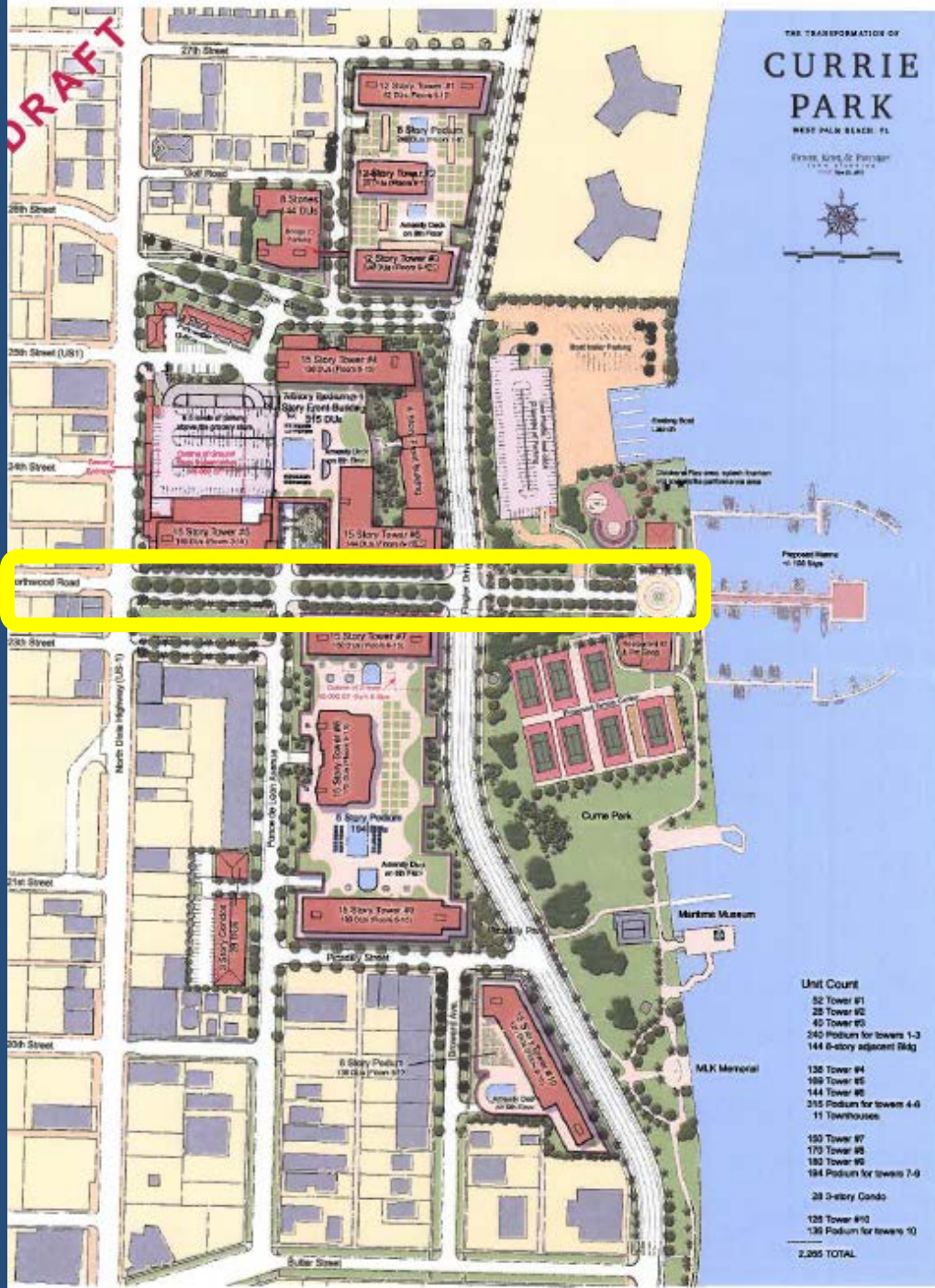
15

12

10

# Currie Park redevelopment

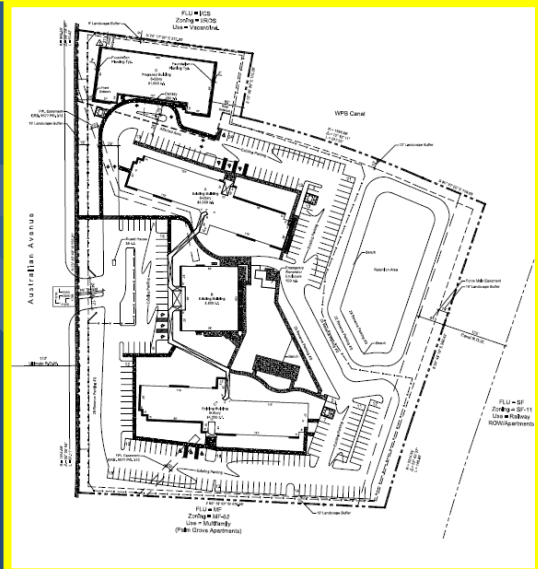
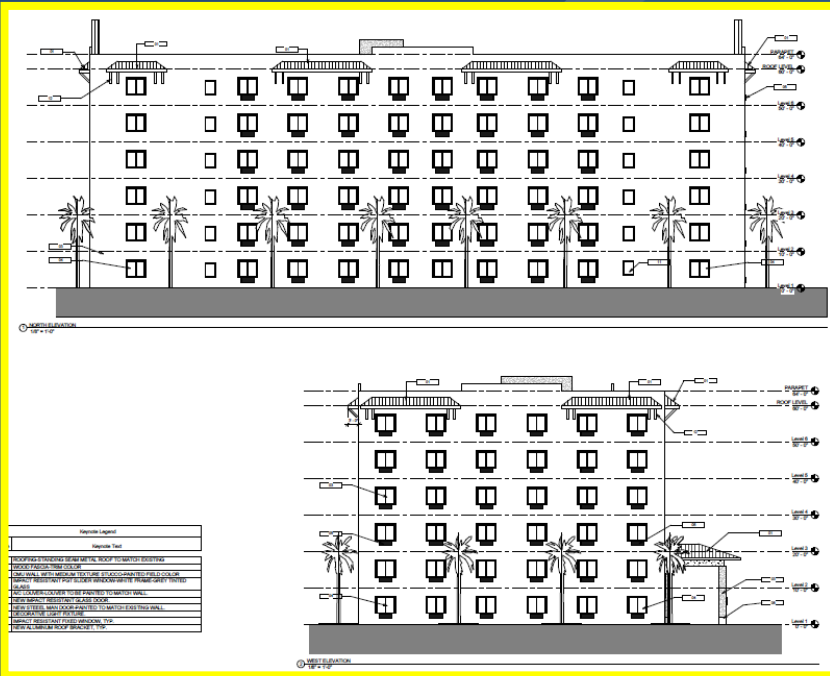
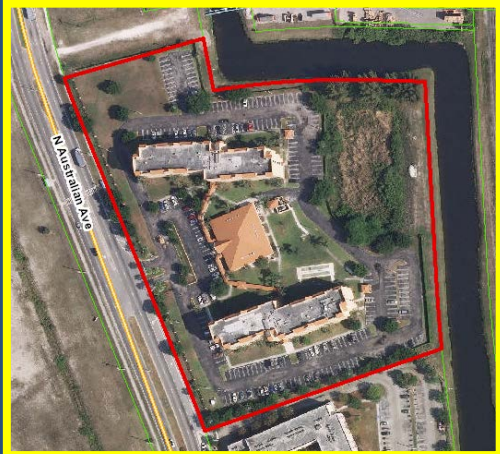
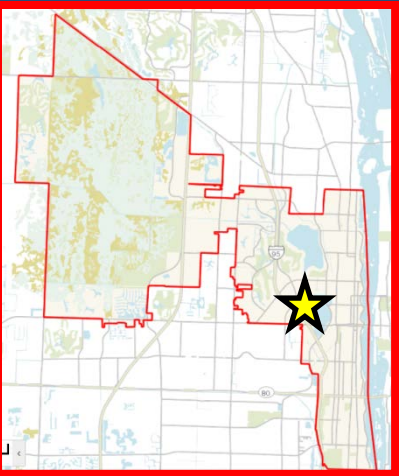
CARLO RATTI ASSOCIATI®





# Joseph's Village

138 beds



One West Palm (550 Quadrille)



# Jeff Greene Properties

Clematis Place



80 Points West



Banyan Residential



Sail Club



Currie Park Properties



Opera Place

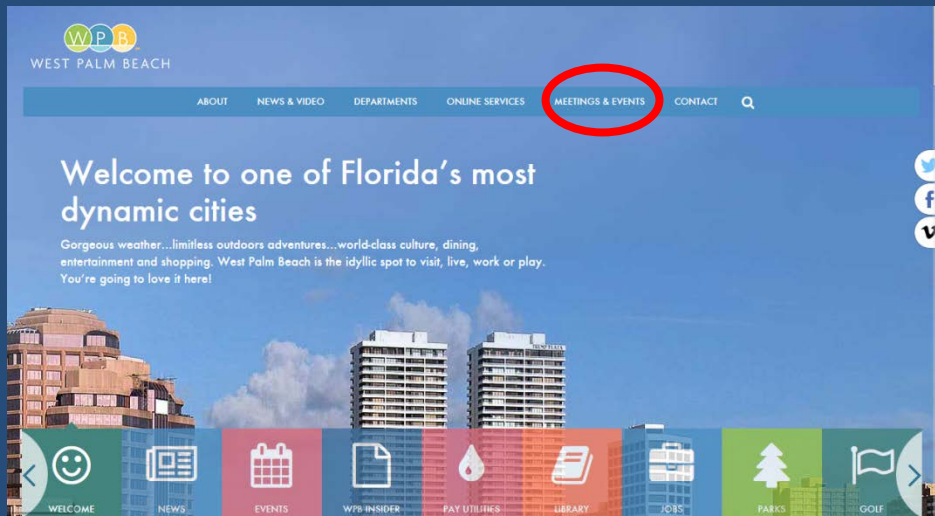
# CITYWIDE DEVELOPMENT ACTIVITY

## SUMMARY

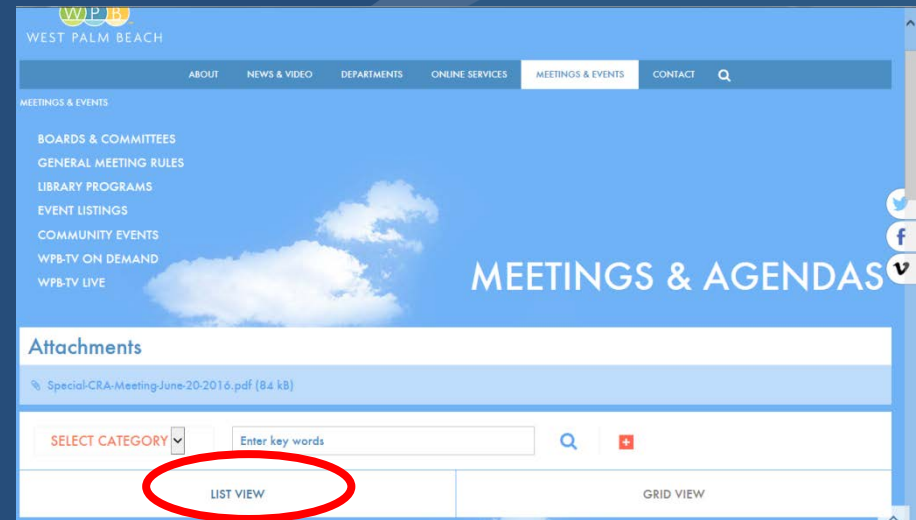
- **Projects Completed..... \$263,000,000**
  - Hilton Hotel, Ibis CC., Belmart S.C. , Loftin Place (Ph. 1), Village Commons S.C., Westward S.C., Charleston Commons (Ph.1),
- **Projects Under Construction..... \$806,900,000**
  - 4<sup>th</sup> District Court of Appeal, AAF Residential, Ballpark at the Palm Beaches, Banyan Cay, Braman, Bristol, Broadstone CC, Charleston Commons (Ph. 2), Norton Art Museum, Okeechobee Commons, Ponce Block DSI, Restoration Hardware, Tara Cove, the Alexander, Wawa Convenience Store
- **Projects Approved ..... \$841,200,000**
  - 550 Quadrille, Canopy Hotel, Cosmopolitan, Marriott Renaissance, Presidential Self Storage, StorAll, Transit Village, the Marina
- **Projects In Review ..... \$327,600,000**
  - 3111 S. Dixie (Prospect Place), 4<sup>th</sup> Street residential, Aloft Hotel, Indigo Hotel, Banyan Residential, Carefree Theater, Joseph's Village, Prive Suites
- **Projects Not Submitted ..... \$32,700,000**
  - Currie Park Development (TBD), Old City Hall Site, Palm Beach Opera Site (TBD), Sail Club (TBD), Tent Site (TBD), Palm Beach Motorcars (TBD)

**TOTAL: \$2,271,400,000**

# 1 – Click “Meetings & Events”



# 2– Click “List View” near bottom



# 3– Scroll down to October 27, 2016

OCT 26 2016	Preschool Halloween Play & Party! ⌚ 11:00 AM   📅   📍 411 Clematis Street / Mandel Public Library
OCT 27 2016	"Get That Job!" Career Workshop ⌚ 10:00 AM   📅   📍 Mandel Public Library / 411 Clematis Street
OCT 27 2016	Developer Outreach Meeting ⌚ 8:30 AM   📅   📍 Flagler Gallery
OCT 28 2016	Art Night Out ⌚ 6:00 PM   📅   📍 Northwood Village

TODAY'S  
PRESENTATION  
[www.wpb.org](http://www.wpb.org)

# Questions?

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October 27, 2016



WEST PALM BEACH