

Development Services Outreach Meeting

March 22, 2018



WEST PALM BEACH

Agenda



WEST PALM BEACH

- 1. Introduction and Welcome**
- 2. Department Update**
 - A. Department Performance Metrics
 - B. Building
 - C. Planning
 - D. Code Enforcement/Chronic Nuisance
- 3. Financial Update**
- 4. Summary of City Initiatives**
- 5. Summary of Development Activity**
 - 1. Projects Completed**
 - 2. Projects Under Construction**
 - 2. Projects Approved**
 - 3. Projects in Review**
- 6. Presentation by Brightline/Gehl**
- 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

329 Persons on our contact list

rgreene@wpb.org

2016

- 9) February 18, 2016
- 10) June 23, 2016
- 11) October 27, 2016

2017

- 12) March 9, 2017
- 13) July 20, 2017
- 14) November 9, 2017

2018

- 15) March 22, 2018

Department Update

March 22, 2018



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Department Performance Metrics

March 22, 2018



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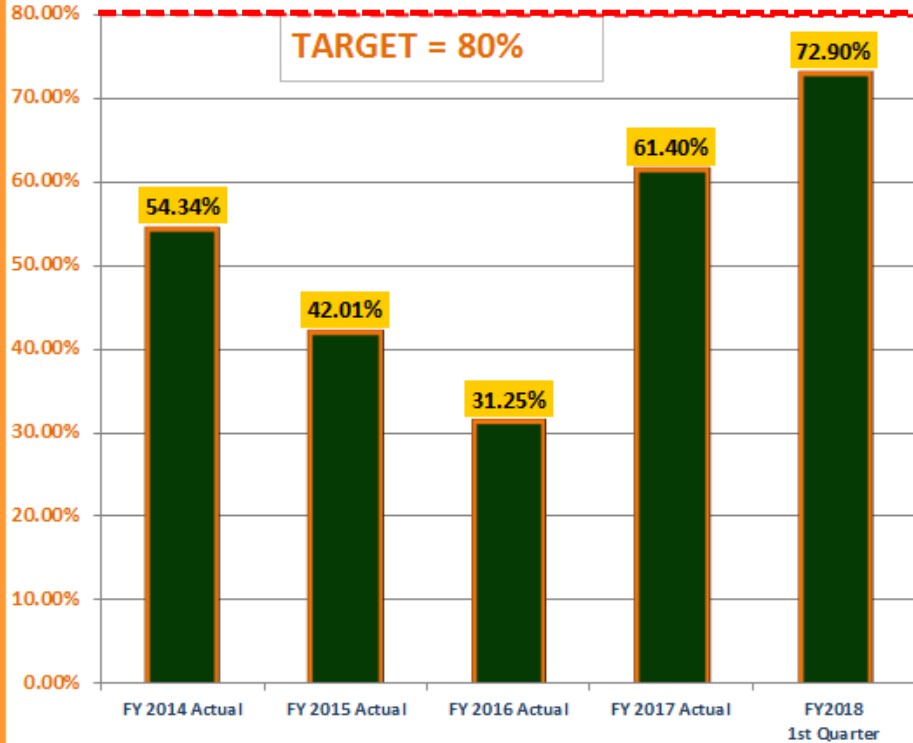
1. Percent of nonresidential building permit application plan reviews completed within 30 working days
2. Building permit revenue
3. Planning application revenue collected
4. Percent of residential building permit application plan reviews completed within 14 working days
5. Business tax receipt revenue collected
6. Total fines/assessments/fees collected
7. Maximum number of building inspections per day, per inspector
8. Maximum number of plan reviews per day, per reviewer FTE
9. Number of days to close a code enforcement case
10. Number of new business tax receipts

Plan Reviews Completed 14/30 Days

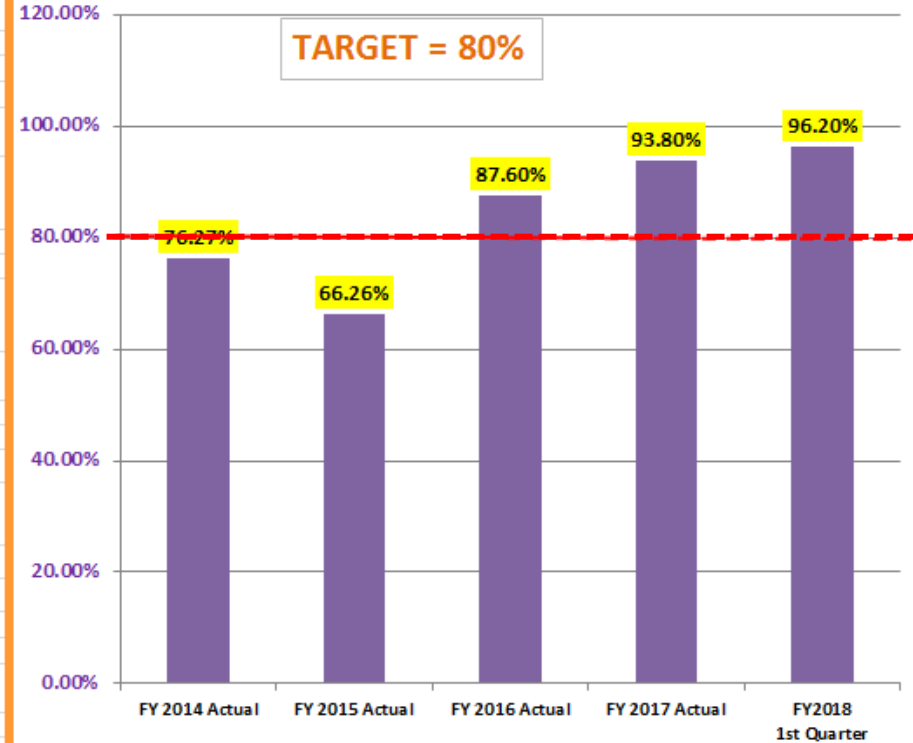


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Percent of building construction plan reviews completed within 14 days for residential properties



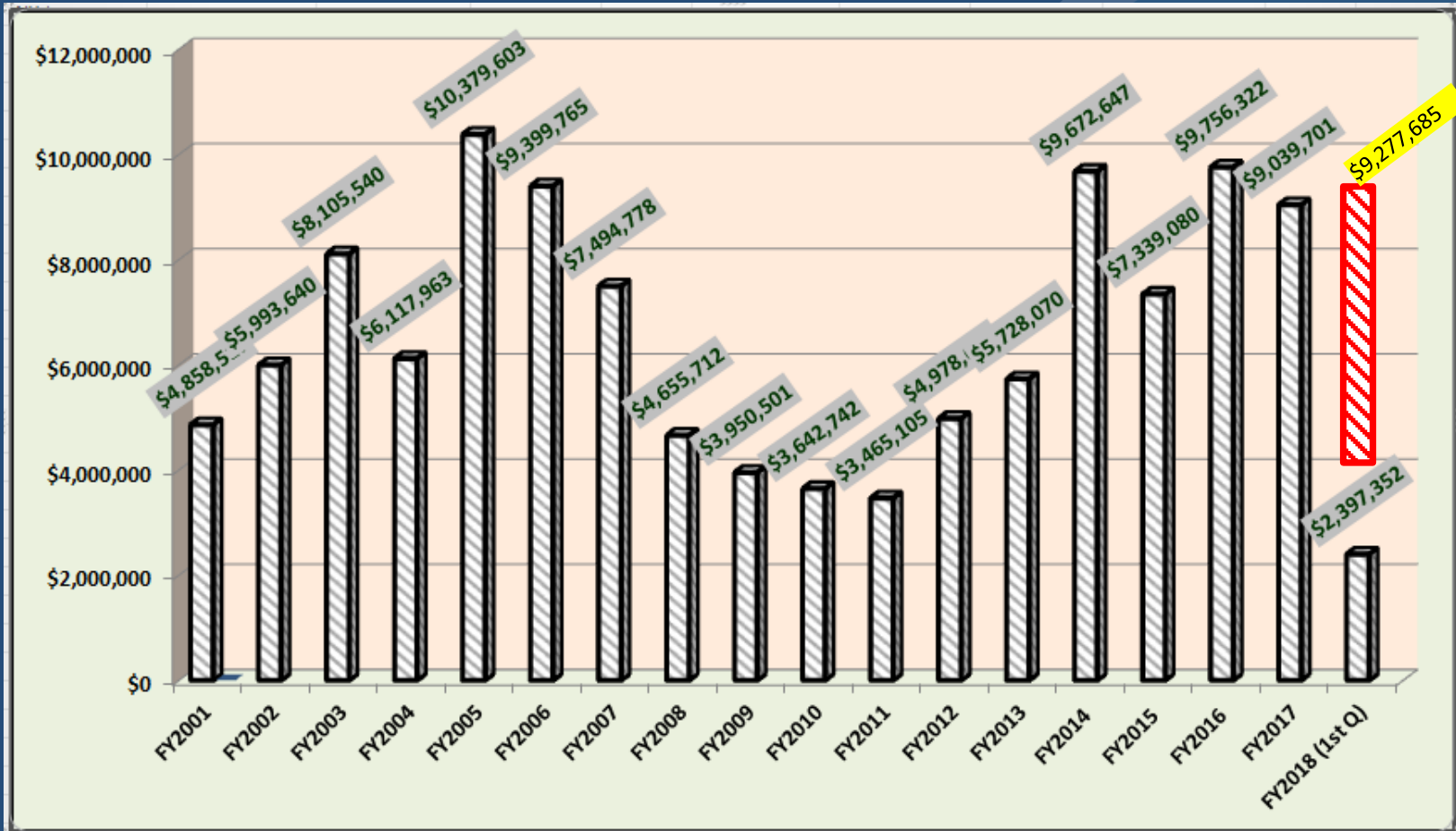
Percent of building construction plan reviews completed within 30 days for commercial properties



Building Permitting Revenue



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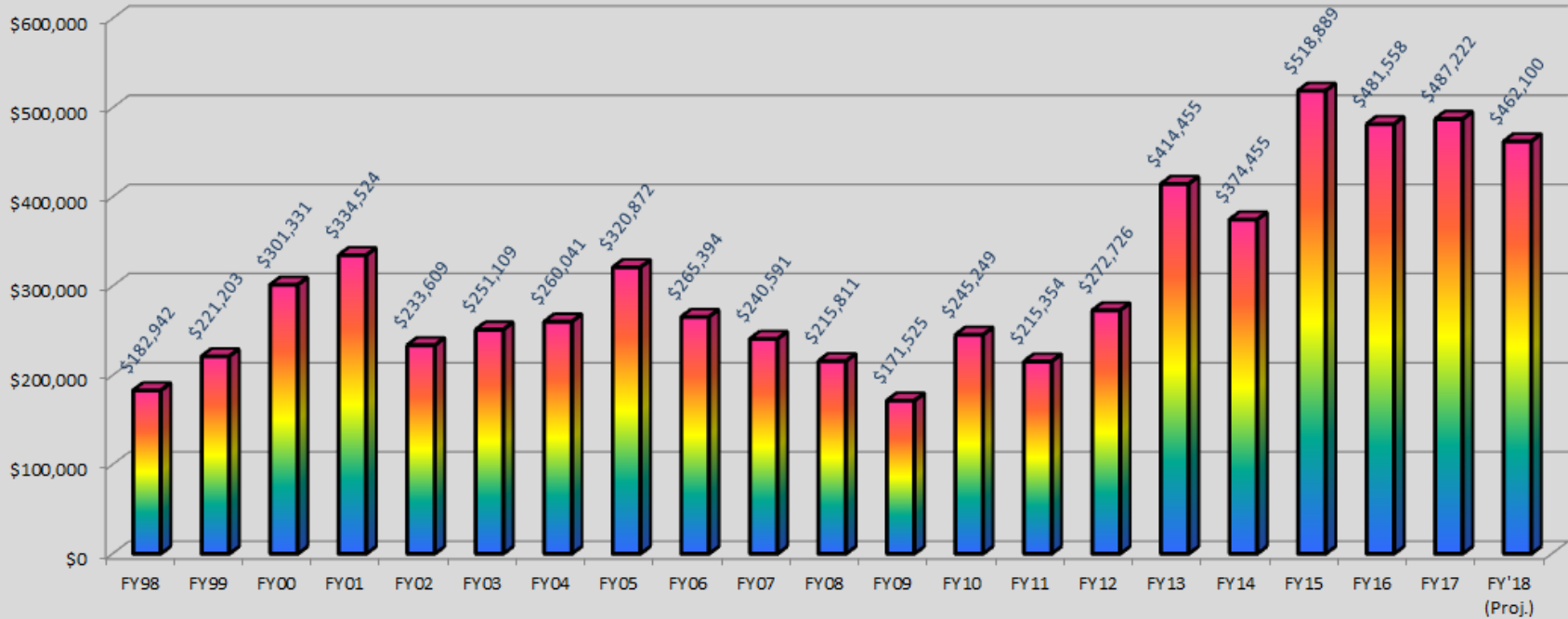
	1st QUARTER				2nd QUARTER		
	October	November	December	Total (1st Q)	January	February	thru February
Building							
FY2015	\$639,519	\$304,354	\$464,465	\$1,418,277	\$462,590	\$449,818	\$2,346,809
FY2016	\$952,577	\$836,992	\$1,000,909	\$2,790,478	\$579,998	\$672,228	\$4,058,684
FY2017	\$1,077,276	\$568,335	\$516,685	\$2,162,295	\$958,498	\$1,579,376	\$4,760,188
FY2018	\$560,265	\$828,843	\$1,008,244	\$2,397,352	\$645,786	\$775,676	\$3,865,702
Difference (FY18 to FY17)	(\$517,011)	\$260,508	\$491,559	\$235,057	(\$312,711)	(\$803,700)	(\$894,486)

Planning Application Revenue Collected



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Planning Revenue



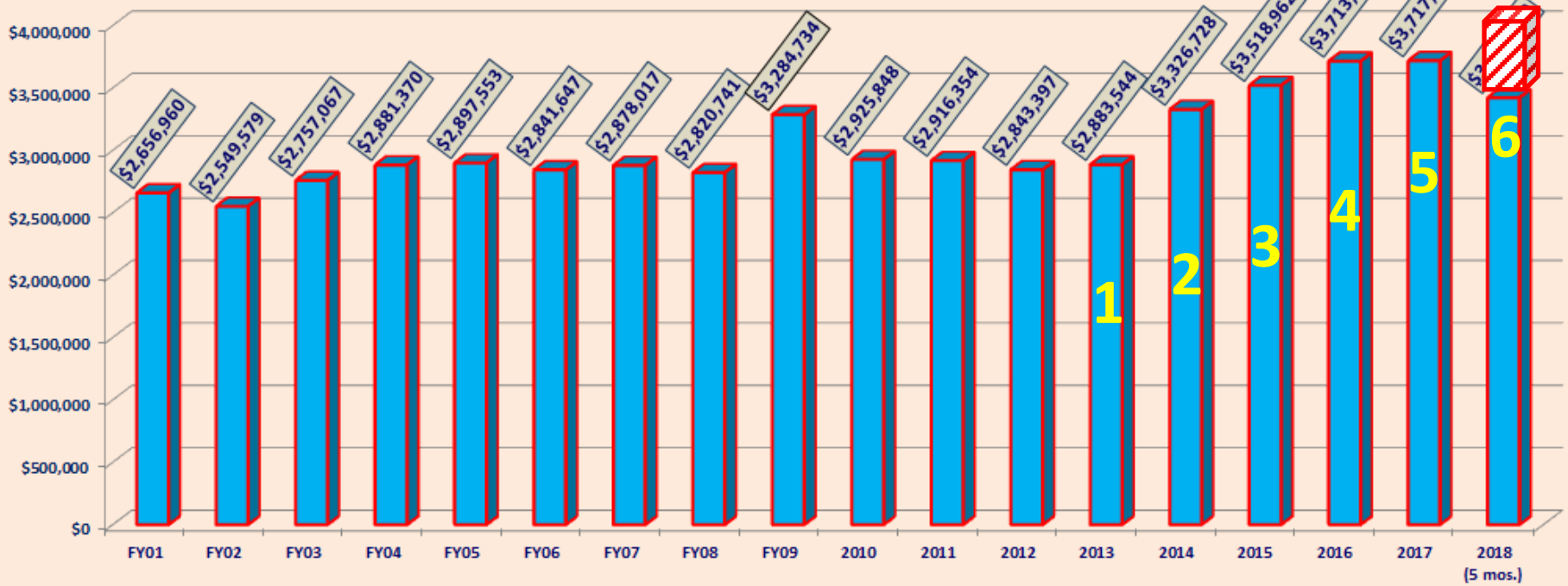
	1st QUARTER					
	October	thru October	November	thru November	December	thru December
Planning						
FY2015	\$39,348.71	\$39,348.71	\$39,930.90	\$79,279.61	\$55,610.55	\$134,890.16
FY2016	\$39,016.86	\$39,016.86	\$29,251.91	\$63,718.77	\$41,685.45	\$105,404.22
FY2017	\$23,017.00	\$23,017.00	\$26,557.00	\$49,574.00	\$40,328.09	\$89,902.09
FY2018	\$39,594.62	\$39,594.62	\$28,468.74	\$63,310.86	\$43,138.45	\$106,449.31
Difference (FY'18 to FY'17)	\$16,577.62	\$16,577.62	\$1,911.74	\$13,736.86	\$2,810.36	\$16,547.22
TOTAL						

Business Tax Receipts Revenue



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Business Tax Revenues (FY01 to FY17)

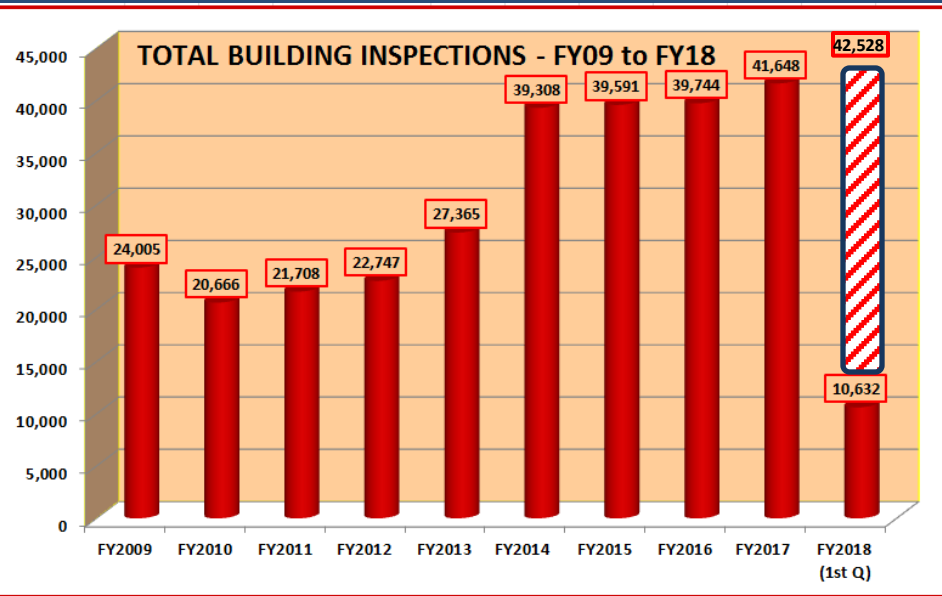


	1st QUARTER				2nd QUARTER		
	October	November	December	Total (1st Q)	January	February	thru February
Business Tax							
FY2015	\$305,599	\$23,850	\$77,226	\$2,751,738	\$130,637	\$157,003	\$3,039,378
FY2016	\$2,846,168	\$173,332	\$135,594	\$3,102,354	\$152,425	\$115,827	\$3,369,763
FY2017	\$2,862,047	\$118,532	\$126,127	\$3,106,706	\$88,942	\$115,708	\$3,316,575
FY2018	\$2,977,664	\$173,613	\$169,274	\$3,298,956	\$122,294	\$86,459	\$3,507,751
Difference(FY18 to FY17)	\$115,617	\$55,081	\$43,147	\$192,250	\$33,352	(\$29,249)	\$191,176

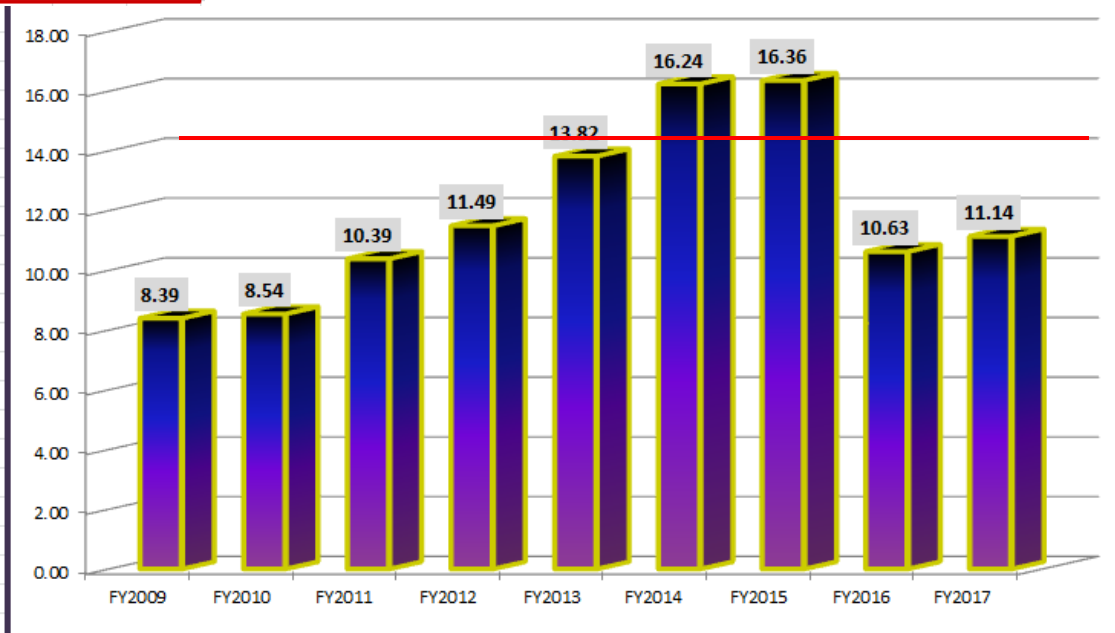
Building Inspections Total/Per Day



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Inspections per Inspector per Day

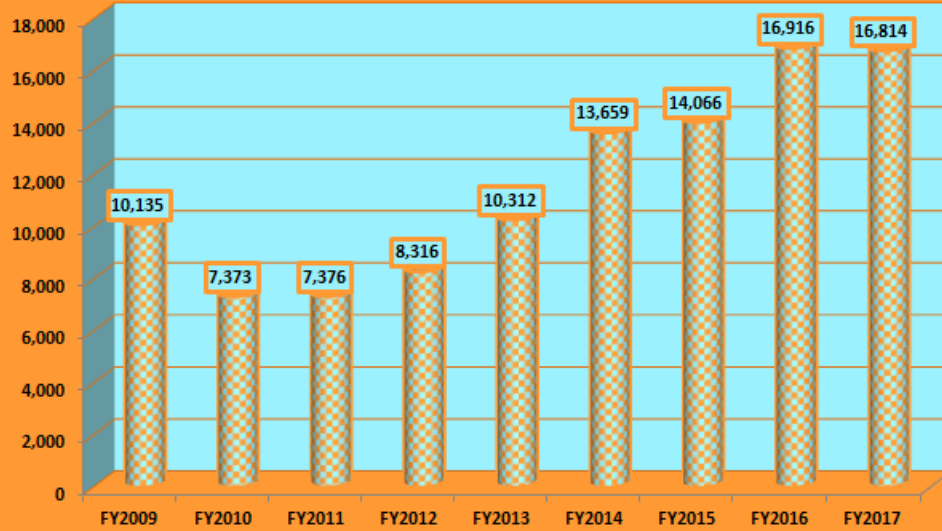


Plan Reviews Total/Per Day

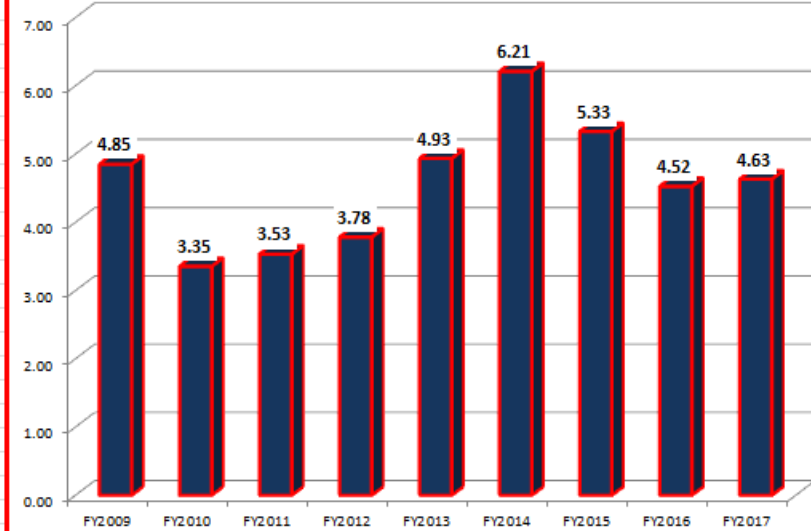


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Plan Reviews Completed



Reviews per Reviewer Per Day



Plan Review Librarian Caroline Pueli 805-8859	Chief Plans Examiner Samantha Hill 805-8724	Plan Review Librarian Laura Marchant 805-8858
Commercial Combination Plans Examiner Julio Gomez 805-8712	Senior Commercial Combination Plans Examiner Jim Witmer 805-8716	Commercial Combination Plans Examiner Robert McDougal 805-8714
Electrical Plans Examiner II John Pearson 805-8748	Mechanical Plans Examiner II Chris Cole 805-8718	Plumbing Plans Examiner II George Johnson 805-8711
Electrical Plans Examiner II Jake Leahy 805-8713	Building Plans Examiner II Vacant 805-8717	Building Plans Examiner II Chris Throop 805-8739
Mechanical Plans Examiner Vacant	Plumbing Plans Examiner Vacant	Building Plans Examiner Art Lange 805-8718
Vacant	Vacant	

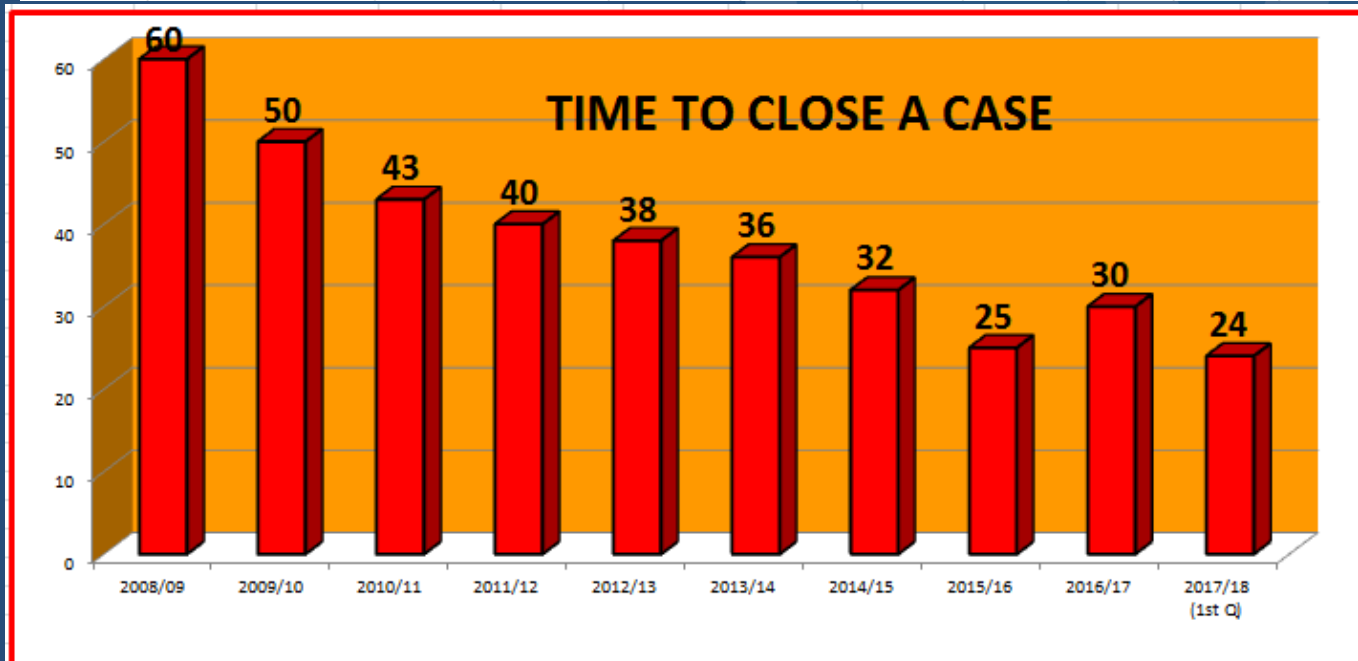
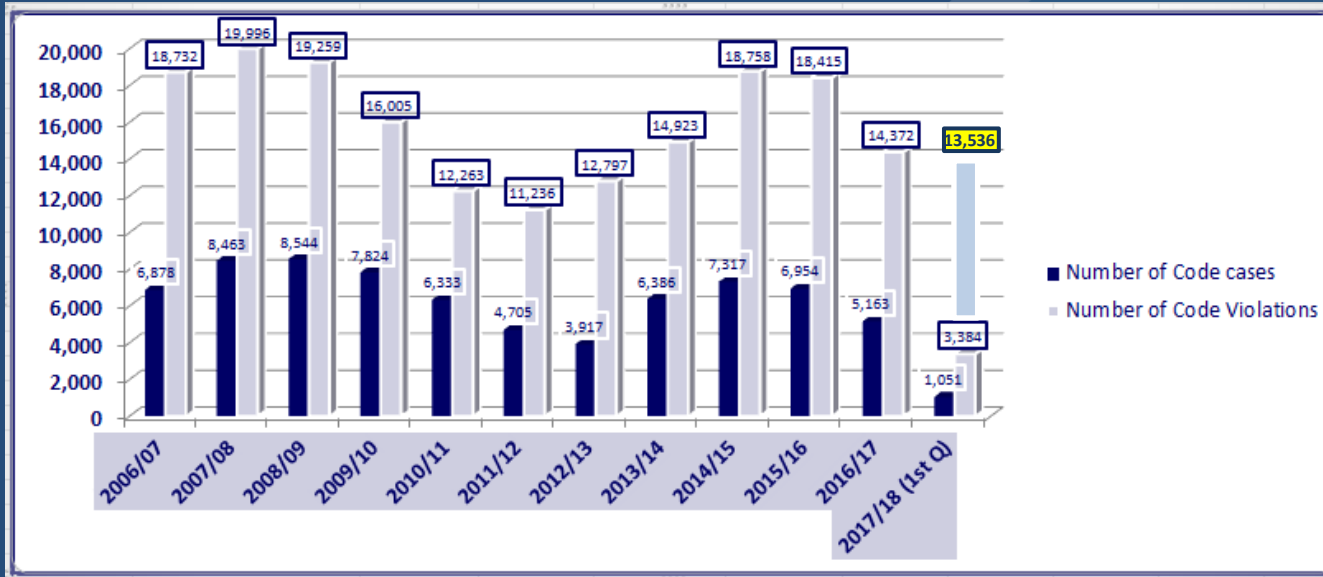
VACANCIES

- Building Plans Examiner II
- Mechanical Plans Examiner
- Plumbing Plans Examiner
- Sr. Commercial Combo. Plans Examiner

Time To Close A Code Case



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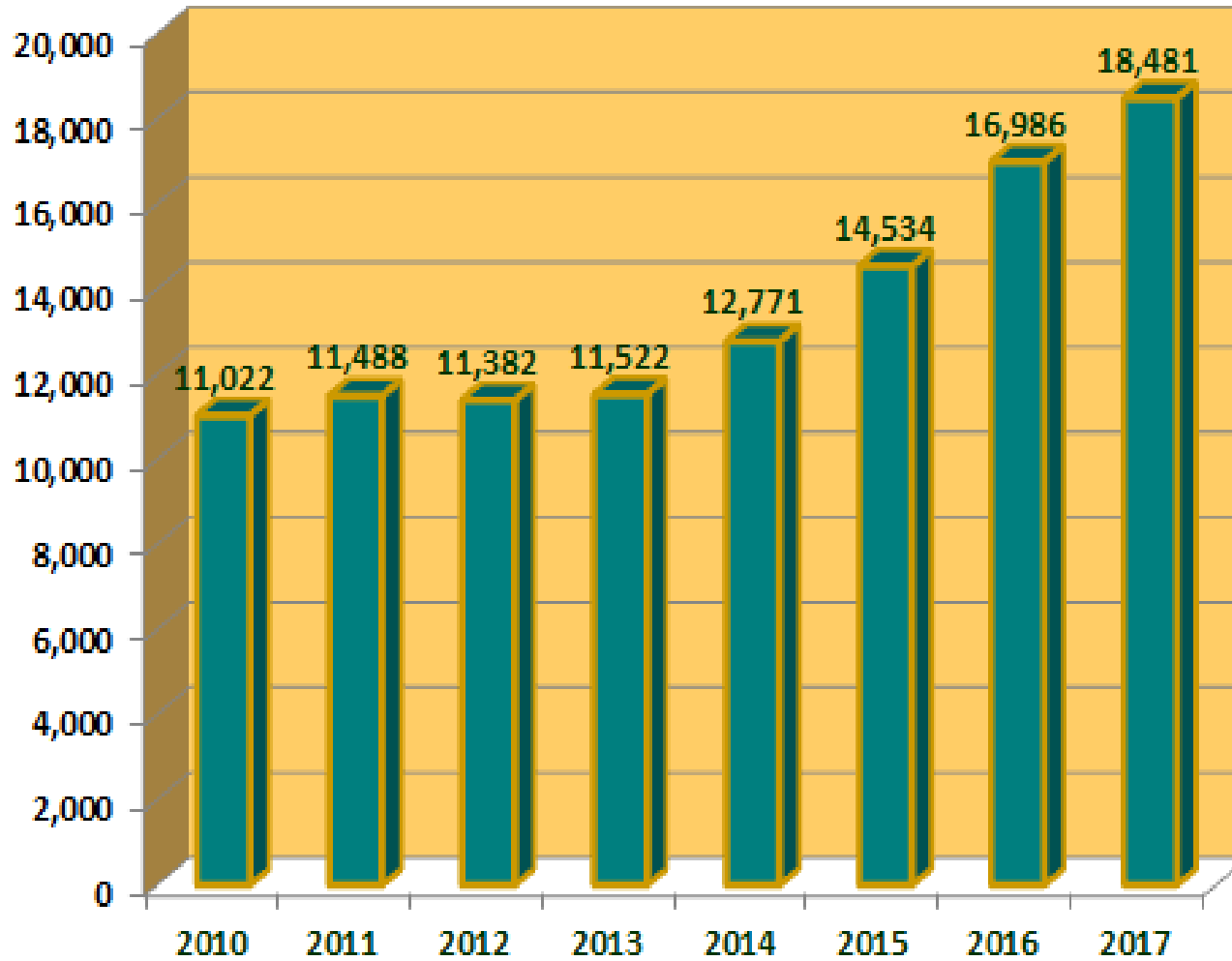


Business Tax Revenue New Accounts



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Business Tax Revenues Accounts



New Accounts

FY15 – 3,679

FY16 – 4,096

FY17 – 3,431

FY18 – 782
(1st Q)

Building Division Update

March 22, 2018



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Vacant Position Update

Development Services Vacant Positions

	Position	New or Vacant Position	Person Replaced	Lead	Position Advertised	Resumes Reviewed	Interview Date(s)	Selection/ Background Check	Offer Accepted	Start Date
	CODE ENFORCEMENT DIVISION									
1	Code Officer	VACANT	Heath Johnston	Mark Joyce						
	PLANNING DIVISION									
	Urban Design Planner	VACANT	Kevin Martin	Ana Aponte	X	X	X		E. Levesque	3/26/18
2	Zoning Technician-> Associate Planner	VACANT	Nathan Wira	Angella V.	X					
	BUILDING DIVISION									
	Building Inspector	VACANT	Art Lange	Robert B./Ken C.	X	X	X		Mike Adair	
3	Mechanical Inspector ----> Bldg. Inspector	NEW		Robert B./Ken C.	" "	Change effective 1/28/18		ready to offer		
	License and Permit Specialist	VACANT	Ray Leung	Rachel S.	X	X	X	X	Carolina Carvajal	
4	Building Plans Examiner II	VACANT	Samantha Hill	Robert B./Samantha H.	X	(No Qualified candidates)				
5	Mechanical Plans Examiner II	NEW		Robert B./Samantha H.	X	X	(One Qualified candidate interviewed)			
6	Plumbing Plans Examiner ->Admin. Asst.	NEW		Robert B./Samantha H.						
7	Records Retention Specialist	VACANT	Warline Louis	Robert B.						
8	Land Development Engineer	VACANT	Mostaque Kahn	Engineering Dept.						
F: Development Services/Admin/Vacant Position Analysis/03.13.18									Position Filled	

- The Department currently has eight vacant positions. The Building Division has six vacancies while Planning and Code Enforcement have one position apiece.
- We are also creating an additional step for the 20 Code Officer positions and seven front counter positions (License & Permit Specialists) in an effort to provide promotional opportunities and retain our employees.

Building Project Assignments

Building Official

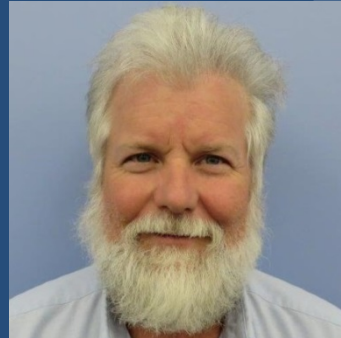


Old City Hall

Assistant Building Officials



Steve Kennedy



Doug Harvey



Richard Gathright

Banyan Cay
Canopy Hotel
CityPlace remodel
Lake Mangonia
Luma
Park Slope

1515 S. Flagler
300 P.B. Lakes
The Alexander
All Aboard Condo.
Bristol Condo.
Broadstone City Center
Related Office Tower

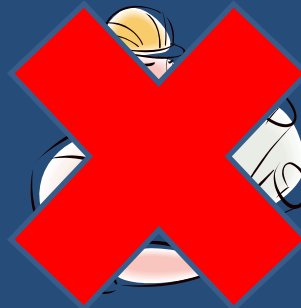
Ballpark / P.B.
VillageFire Station #4
Good Samar. Hospital
Park Palm Beach
St. Mary's Hospital
Dunbar
FPL C & C Ctr.
Morse Life
Rybovich Towers

Building Update



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Development Services

- The City has adopted a new **Stormwater Master Plan** and a **Floodplain Management Plan** resulting in a CRS Rating increase from a 6 to a 5. This increase will reduce flood insurance premiums for all flood insurance policy holders in the City and is expected to save approximately \$1.2 million citywide (\$113-\$315 per homeowner).
- **New Building Code amendments** went into effect on December 31, 2017.
- City raised the **freeboard elevation to 2 feet** for any property in the flood zone.
- The entire City has been working with **Plante Moran**, the 14th largest certified public accounting and management consulting firm in the nation, who has been reviewing all of our processes in an effort to assist us in preparing an RFP to replace Community Plus, our permitting, inspection, planning and code enforcement software.



Plante Moran Advisory Team



Scott Eiler
Partner
Project Director



Sheila Butler
Manager
Project Manager



Stephen Morrison
Senior Consultant
Project Consultant



Christopher Blough
Manager
Lead Consultant

- 30+ years of public sector Community Development experience
- Staff of more than 2,200 persons
- 14th largest certified public accounting and business advisory firm
- Named to Fortune Magazine's list of 100 Best Companies to Work for
- Based in Michigan so they'll love coming to WPB

Planning Division Update

March 22, 2018



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Planning Update

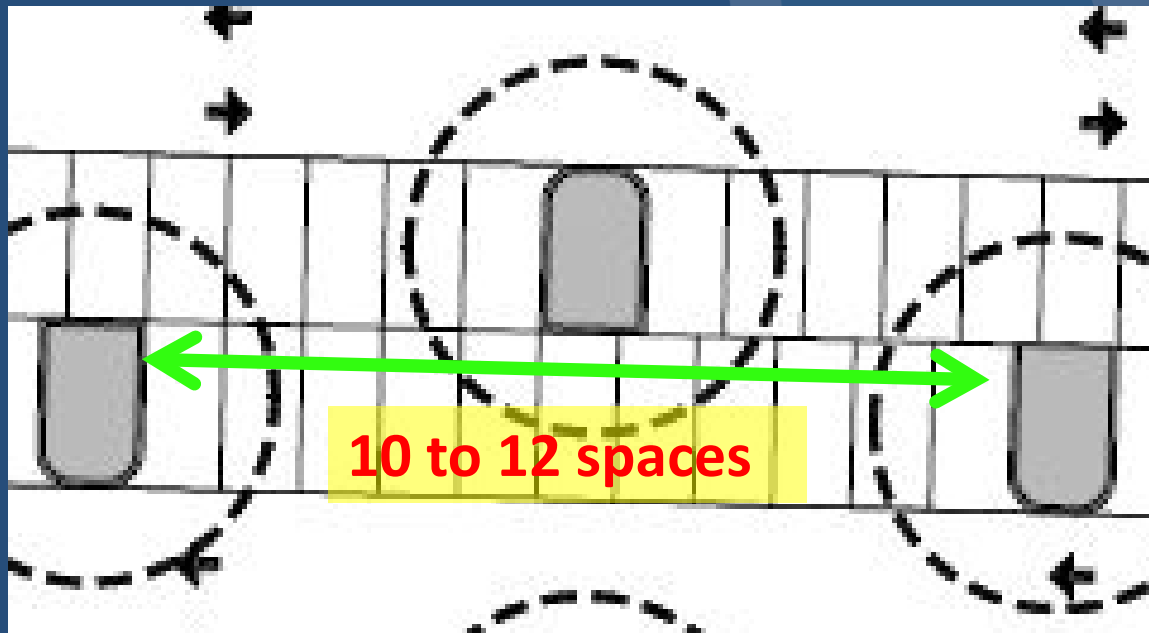
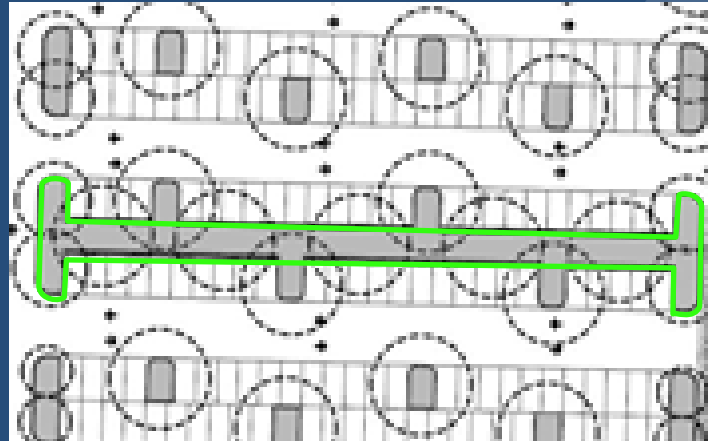


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Development Services

- **Mobility Plan for the Downtown Area.**
 - Okeechobee Boulevard Corridor Study
 - Downtown Parking Management Study
 - City-Wide Bicycle Master Plan
 - Public Life Study
- **Zoning and Land Development Regulations**
 - NMUD/BMUD
 - Sign Code
 - Sober homes and medical marijuana
 - Mixed use land use and zoning designation for GC properties
- **Development Projects**
 - CityPlace
 - Old City Hall
 - Golf Course redevelopment
 - 3111 South Dixie
 - The Marina
 - 300 Rosemary

Landscape Code Amendments

- Landscape island and landscape divider width increased to **8'** minimum



Landscape island requirements in parking lots to increase sustainable tree canopy coverage

- 1. Innovative design achieves intent
- 2. Total required greenspace 6,192 sf.
provided greenspace 23,592 sf.

- a. Continuous strips provided
- b. Wider landscape islands
- c. Landscape islands staggered
- d. Larger perimeter buffers



	Landscape island		Additional landscape buffer
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Sign Code Amendments

City contracted with Mellgren Planning Group to overhaul our sign code.

- Downtown and remainder of City
- Simplify and clarify
- Use of more graphics
- Address legal issues
- Protection for vintage signs
- Identify focus groups for input
- Complete before Mayor leaves office



Code Enforcement/Chronic Nuisance Division Update

March 22, 2018



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Code Enforcement Update



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Developed. Reimagined.

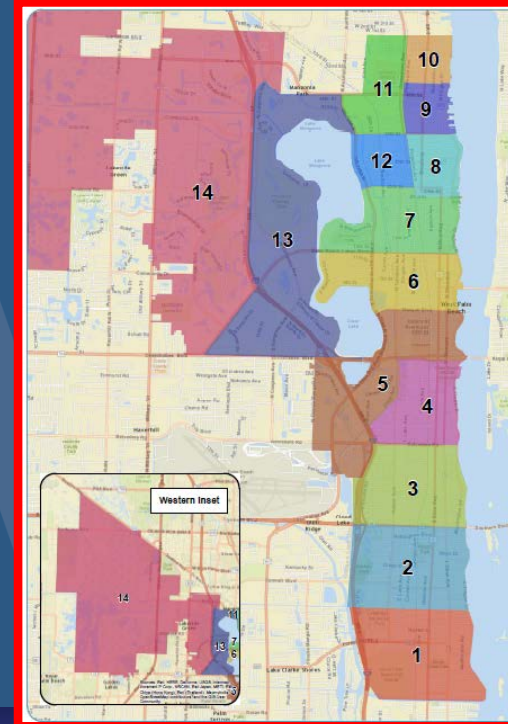
The City has **14 code enforcement zones** and a total of 20 Code Officers who address violations, business tax receipts and chronic nuisance cases.

The City has **simplified and streamlined** our processes to reduce the amount of time a neglected and deteriorated home stands.

We have streamlined our **demolition and foreclosure process** and now have three contractors that are pre-qualified to perform the required work.

We are mapping all **code violations on GIS** and have made it available to the public.

Started with a **Top Ten Foreclosure list** which has grown to over 40 properties.



Financial Update

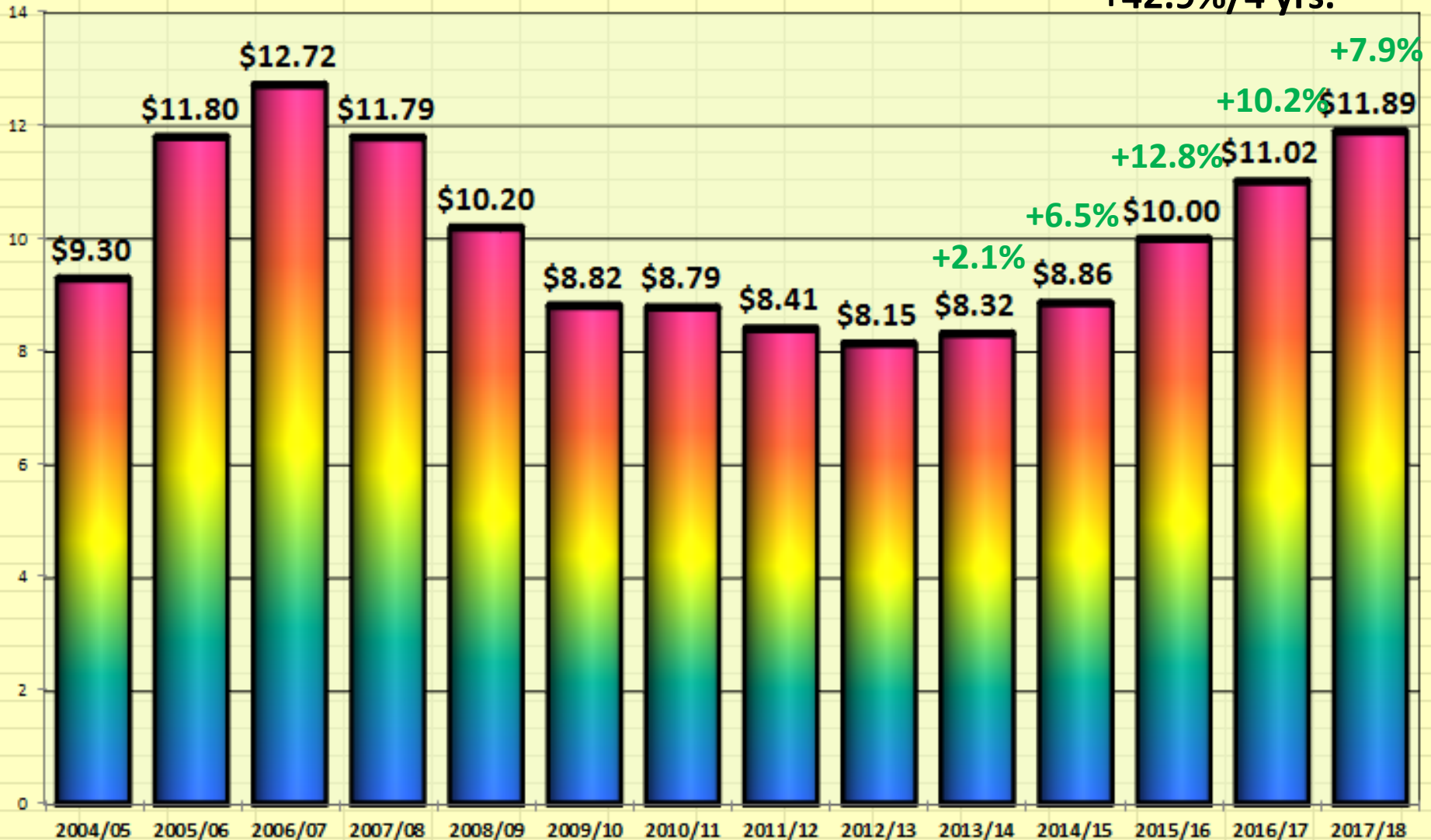
March 22, 2018



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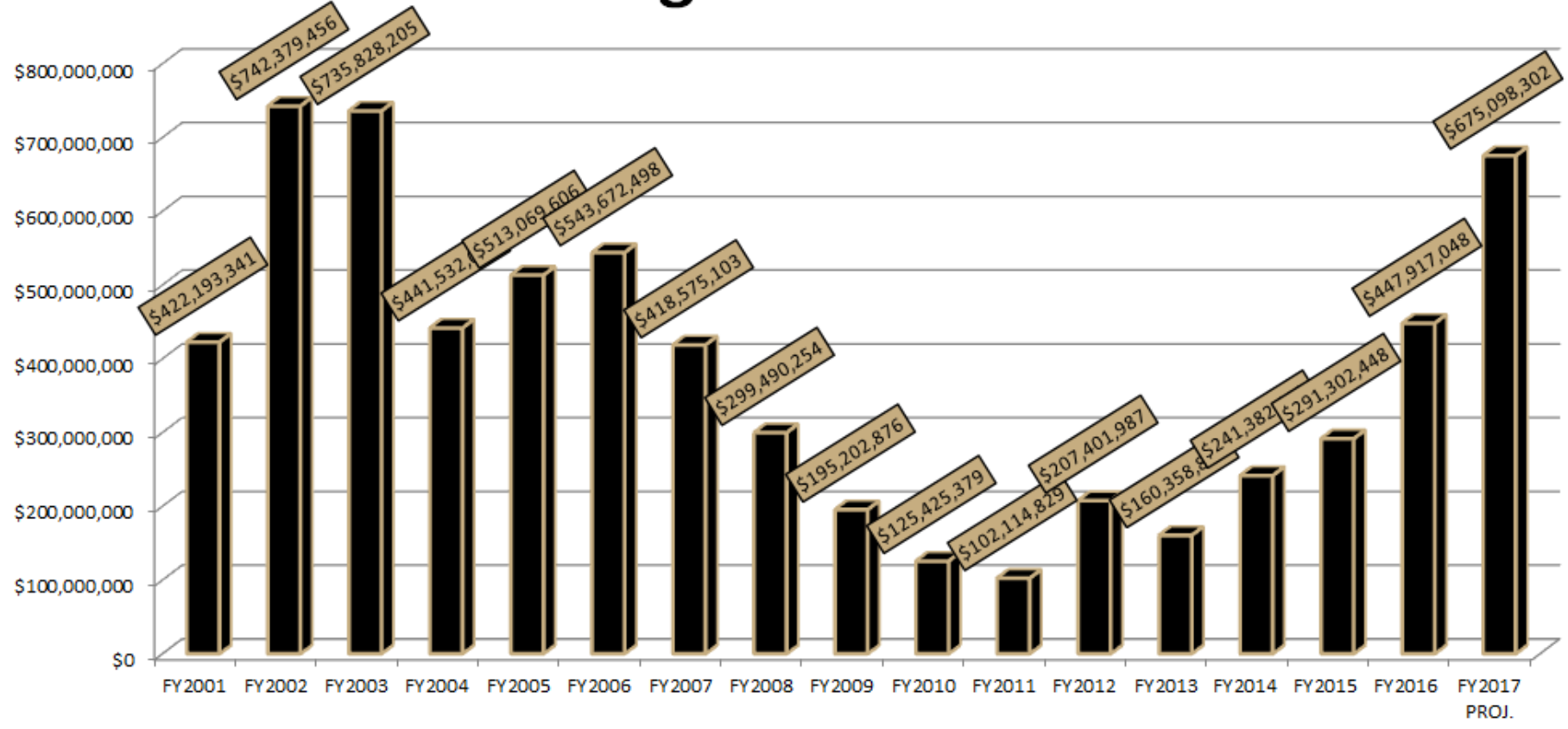
West Palm Beach Property Values

Property Values (In Billions)



Total Building Permit Value (FY01-17)

Building Permits Value



Development Services Revenues



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	FY10	FY13	FY14	FY15	FY16	FY17	FY18 (Projected)
Building Permits	\$3,642,742	\$5,793,215	\$9,680,347	\$7,868,899	<u>\$9,739,933</u>	\$9,039,701	\$9,277,685
Business Tax	\$2,925,848	\$2,883,545	\$3,266,603	\$3,615,910	\$3,713,665	\$3,717,166	<u>\$3,827,751</u>
Planning Fees	\$ 245,249	\$ 418,392	\$ 374,455	<u>\$ 526,148</u>	\$ 481,558	\$487,222	\$ 426,131
Code Enforcement		\$310,159	\$402,354	\$1,173,903	\$1,411,178	<u>\$1,399,122</u>	\$1,352,113
Subtotal:	\$6,813,839	\$9,405,851	\$13,723,759	\$13,184,859	<u>\$15,346,334</u>	<u>\$14,632,211</u>	\$14,883,680

+38%

+46%

-4%

+16%

-5%

+2%

For FY18, staff budgeted \$13.3 million in revenues; surplus of \$1.58 million expected
For FY18, staff budgeted \$15.7 million in expenditures; savings of \$3.99 million expected

Development Services Revenues (thru Feb. '18)



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Development Services Revenues (2017-18)

	<i>Code Enforcement (Division)</i>	<i>Planning (Division)</i>	<i>Building (Business Tax)</i>	<i>Building (Business Tax Division)</i>	<i>Building (Permits)</i>	<i>Building (Division)</i>	<i>TOTAL</i>
BUDGETED:	\$1,182,000	\$462,100	\$3,150,000	\$3,893,000	\$7,500,000	\$7,767,800	\$13,304,900
Collected To Date:	\$563,381	\$177,555	\$3,107,398	\$3,507,751	\$3,732,711	\$3,865,702	\$8,114,388
% To Date:	47.7%	38.4%	98.6%	90.1%	49.8%	49.8%	61.0%
102.5%							
100.0%							
97.5%							
95.0%							
92.5%							
90.0%							
87.5%							
85.0%							
82.5%							
80.0%							
77.5%							
75.0%							

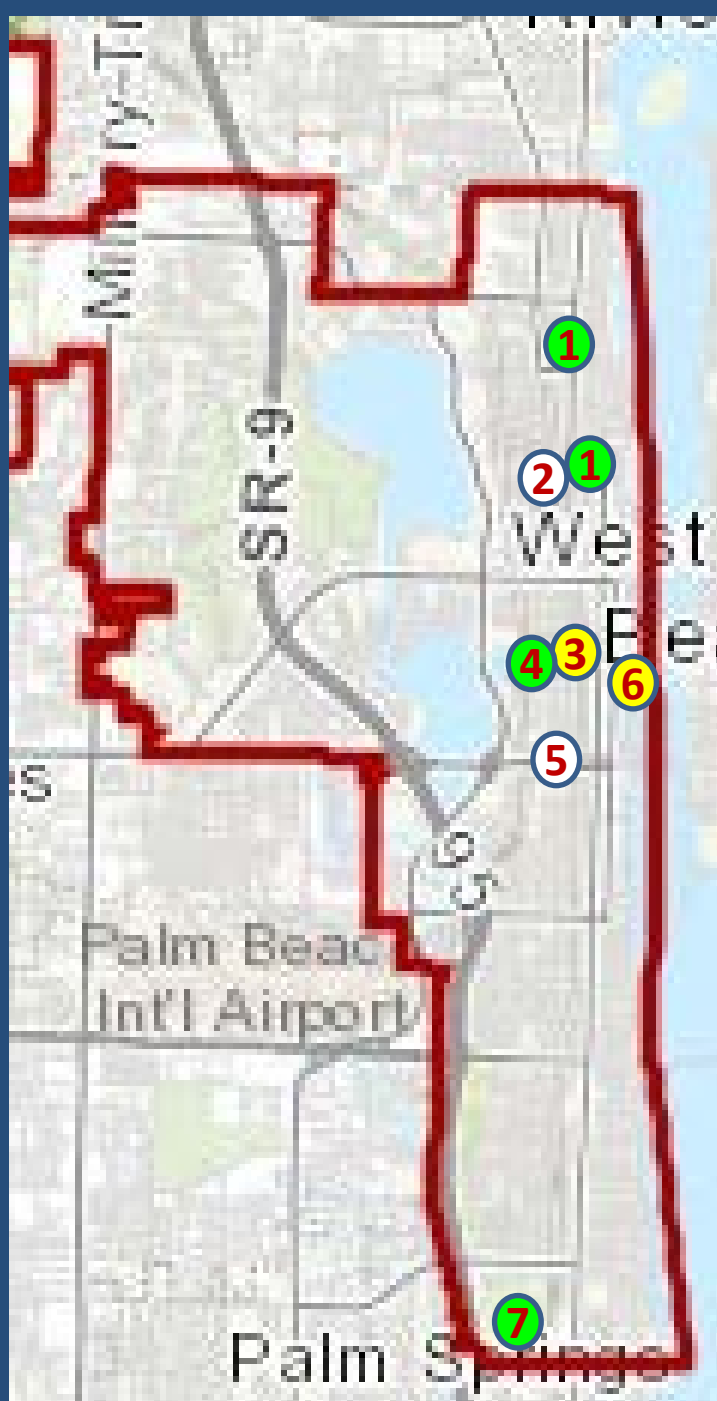
Summary of City Initiatives

March 22, 2018



WEST PALM BEACH

City Initiatives



1. **BMUD/NMUD Districts**

2. **Anchor Site**

3. **Old City Hall Site/Banyan Hub**

4. **Clematis Uses/ Streetscape**

5. **Downtown Mobility**

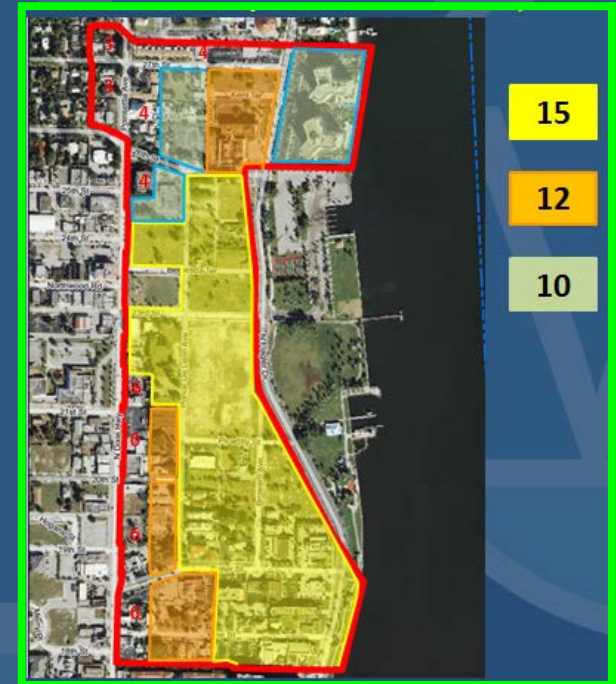
6. **Planning for Public Spaces**

7. **Golf Course Redevelopment**

NMUD and BMUD Amendments

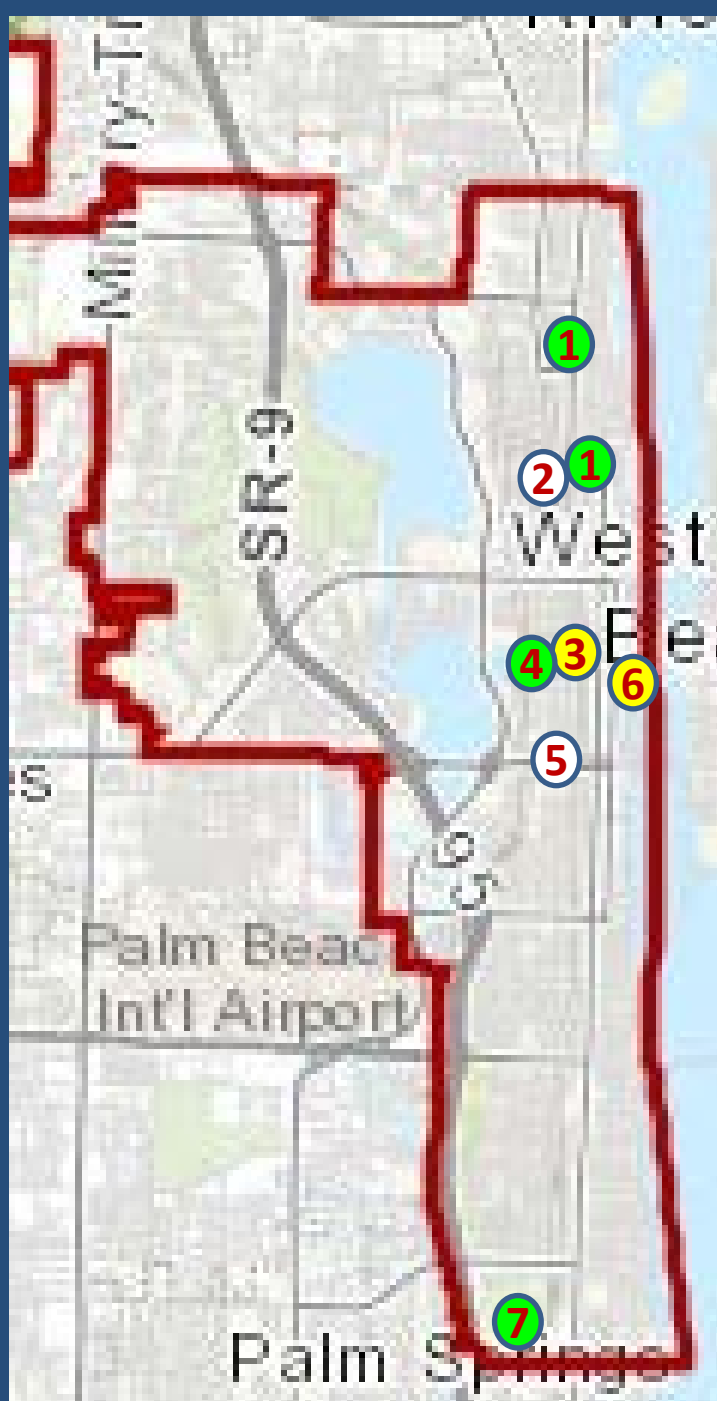
Broadway Mixed Use District

Northwood Mixed Use District



**Currie Mixed Use District –
(Nov. 10, 2014)**

City Initiatives



1. BMUD/NMUD Districts

2. Anchor Site

3. Old City Hall Site/Banyan Hub

4. Clematis Uses/ Streetscape

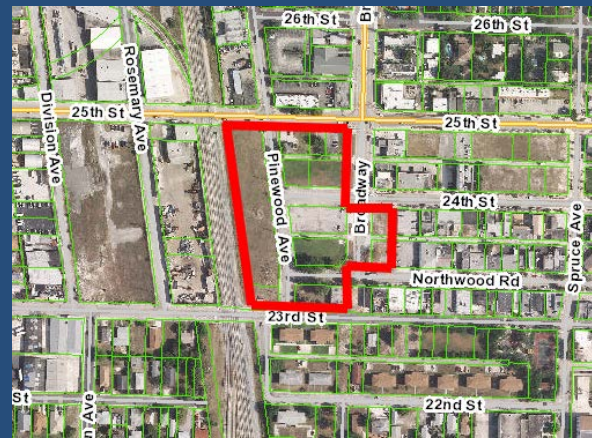
5. Downtown Mobility

6. Planning for Public Spaces

7. Golf Course Redevelopment

Anchor Site ITN 16-17-500

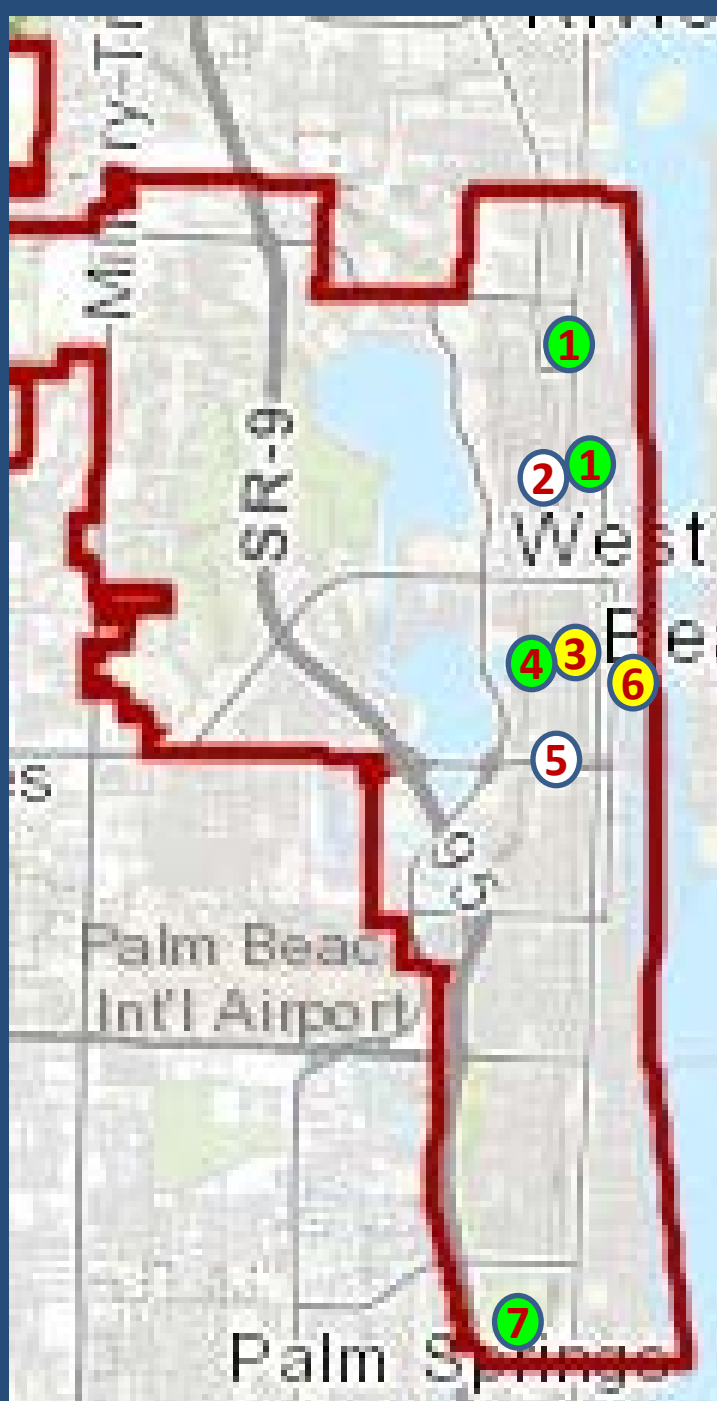
CRA sought proposals for the lease/sale of a CRA property prominently located in the Northwood Village Area. Three proposals were submitted and one was selected by the City/CRA.



- 63,216 sf retail
- 193+ units
- 68,857 sf office



City Initiatives



1. BMUD/NMUD Districts

2. Anchor Site

3. Old City Hall Site/Banyan Hub

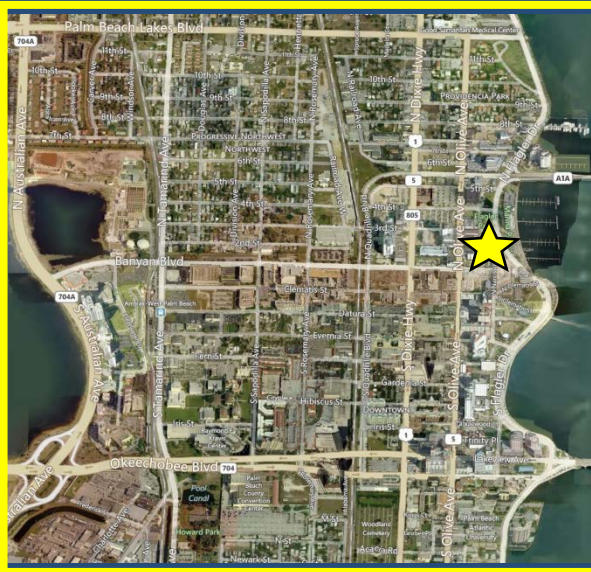
4. Clematis Uses/ Streetscape

5. Downtown Mobility

6. Planning for Public Spaces

7. Golf Course Redevelopment

Old City Hall Development (290 units, 10,429 sf commercial)



<u>USE</u>	<u>PROPOSED</u>
Residential:	251 apmts.(267,076 sf)
Retail:	9,958 s.f.
Grocer:	8,964 s.f.
Hotel:	210 rooms (142,298 sf)
Restaurant:	12,431 s.f.
TOTAL:	440,727
Parking	485 spaces

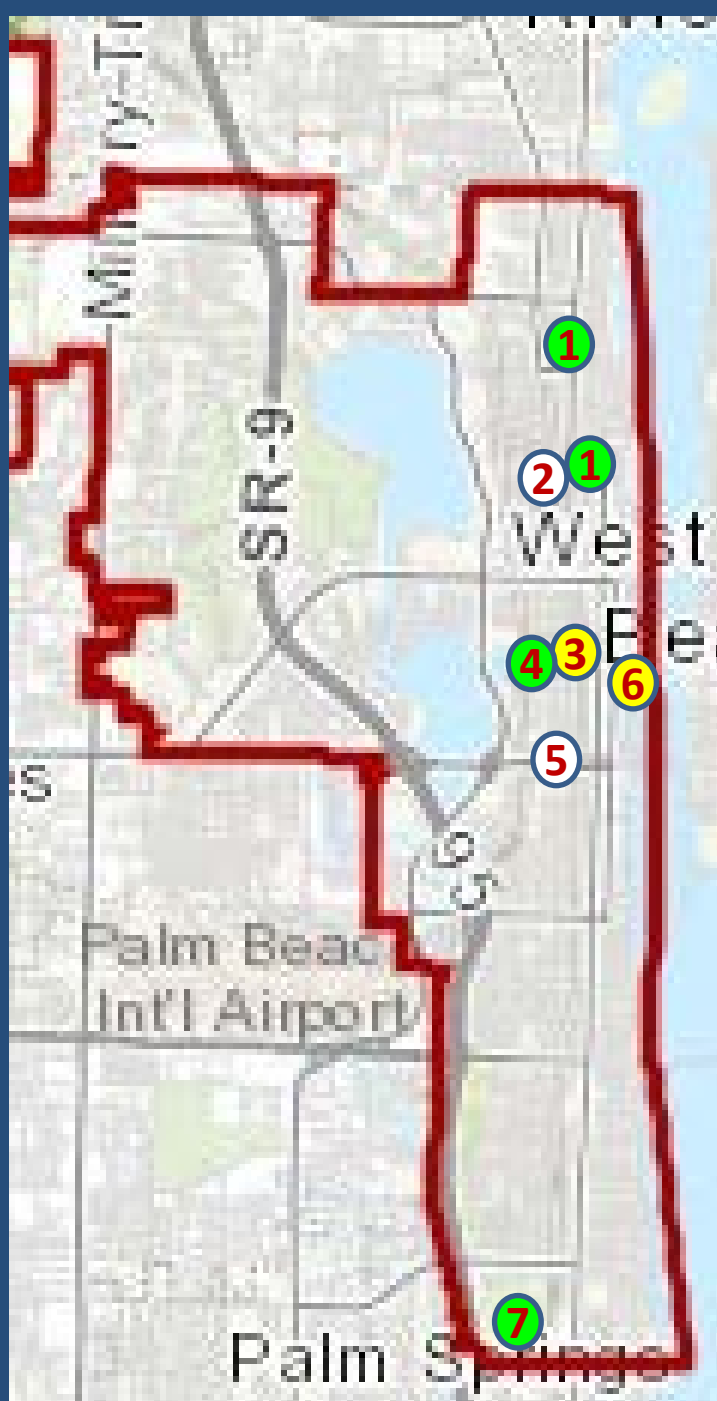
Banyan Hub



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City Initiatives



1. **BMUD/NMUD Districts**

2. **Anchor Site**

3. **Old City Hall Site/Banyan Hub**

4. **Clematis Uses/ Streetscape**

5. **Downtown Mobility**

6. **Planning for Public Spaces**

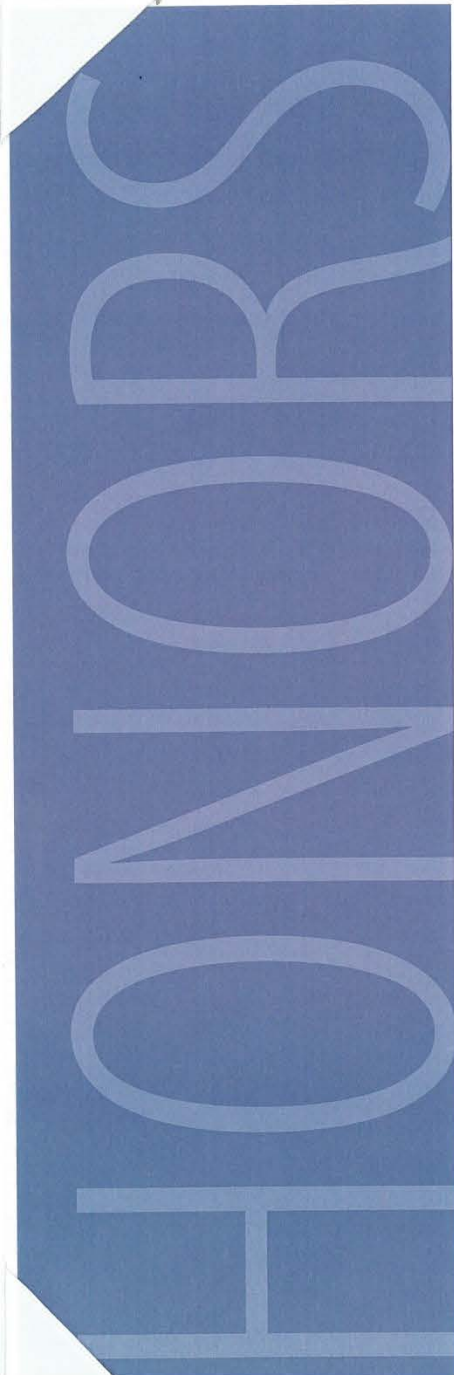
7. **Golf Course Redevelopment**

Clematis Street Uses

March 22, 2018



WEST PALM BEACH



GREAT PLACES IN AMERICA: STREETS

The American Planning Association celebrates excellence in planning

The American Planning Association hereby designates

CLEMATIS STREET WEST PALM BEACH

as one of the Great Places In America

2014

James M. Drinan, Jr.
Executive Director

William Anderson, FAICP
President, APA Board of Directors

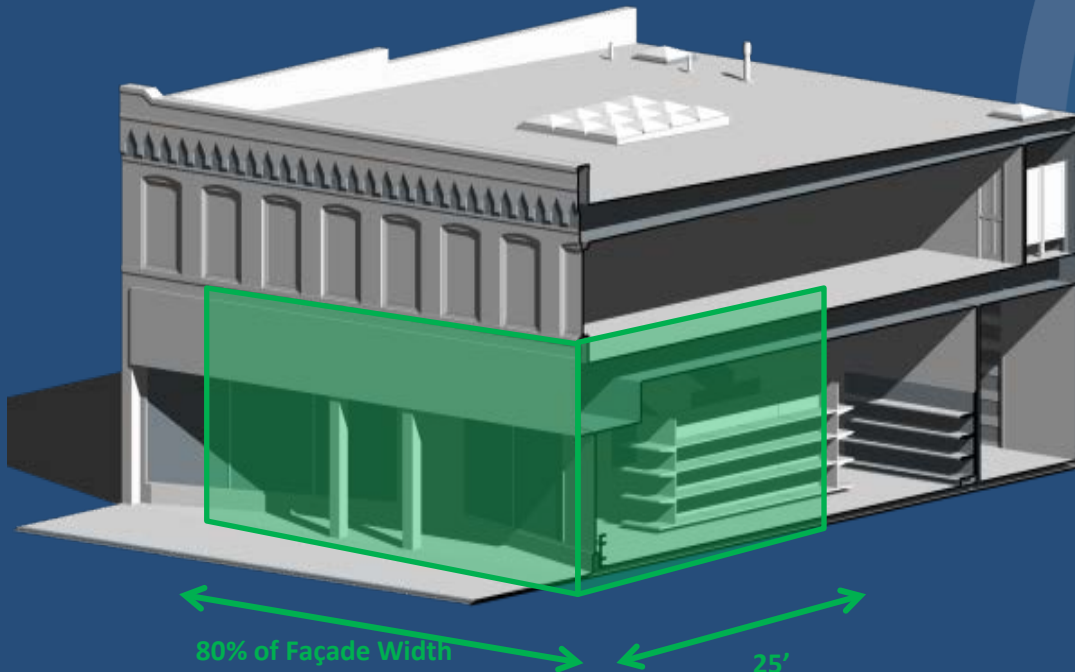


Retail Requirement (Sec 94-105)

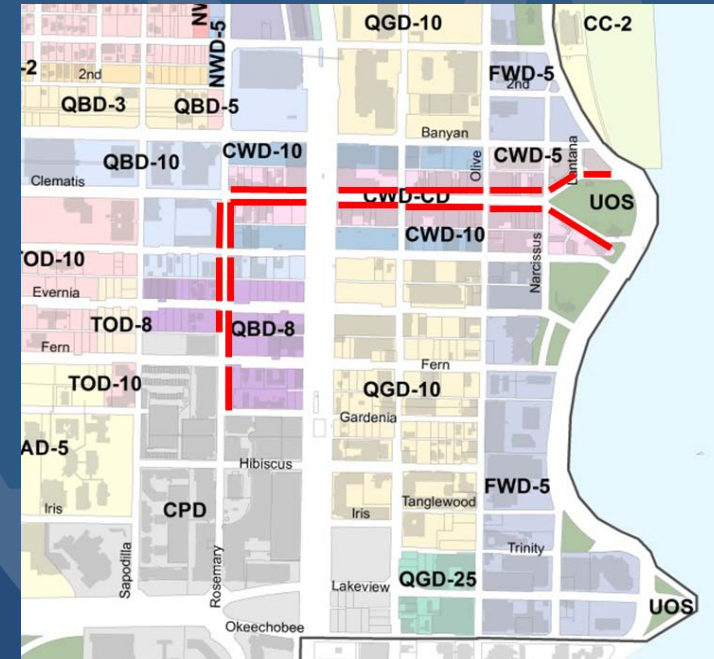


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- Along required retail frontages, retail uses shall occupy the **minimum required percentage of active uses (80%)** and the **minimum active use liner depth (25')** as required by the applicable building requirements table for the subdistrict. Merchandise or food sales shall represent a minimum of 50 percent of business revenue at required retail frontages.



Only the area shaded is required to be retail. Other uses may occupy the upper floors and the area behind the retail establishment, beyond 25 feet.



Ground floor retail uses are required on **Rosemary Ave.** south of Clematis St., **Clematis St.** between Rosemary Ave. and Narcissus Ave., and North and South Clematis Streets.

Permitted Uses

Prohibited Uses

- Restaurants
- Shops
- Bars
- Clubs
- Pharmacy
- Coffee Shops
- Theatres
- Convenience Stores
- Art Galleries



- Personal Services
 - Nail Salon
 - Barber Shop
 - Massage Services
- Gym/Fitness Centers

Existing use mix

WES



Use	Frontage percentage
Retail	16.2%
Food establishment	27.5%
Entertainment	4.5%
Office	2.4%
Personal service	8.7%
Vacant	20.5%
Vacant land (surface parking)	11.4%

PROPOSAL

REMOVE RETAIL REQUIREMENT

ALLOW:

- OFFICE
- PERSONAL SERVICES
- FINANCIAL SERVICES
- **RETAIL**
- **RESTAURANT/COFFEE**

Transparency requirement still in place 50%

Total commercial spaces = 82%

Vacancy rate = 21%

314 Clematis Street

March 22, 2018



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314 Clematis Street



WEST PALM BEACH

- Rebuild the Off the Hookah space
- Create incubator uses for businesses
- Renovate and activate the alley



- Activate space w/retail/restaurant/entertainment
- Connect the alley

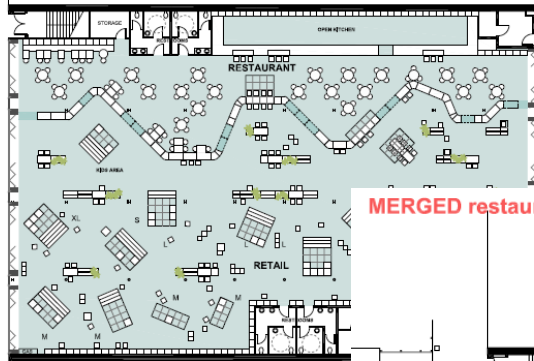


314 Clematis Street renovation



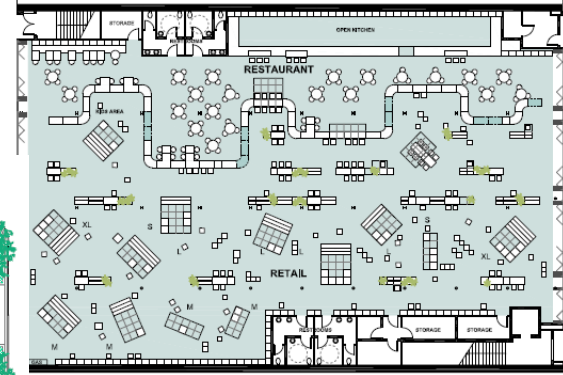
WEST PALM BEACH

OPTION 1



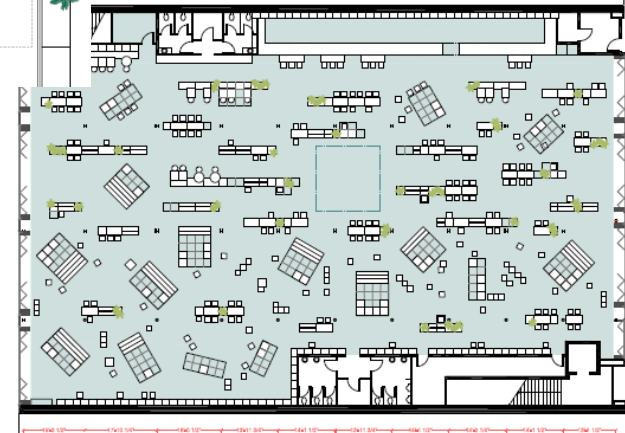
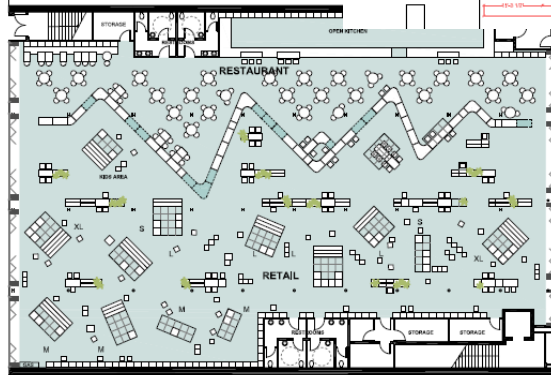
MERGED restaurant + retail (reorganized to identify open spaces)

OPTION 2



nt + retail

OPTION 3



314 Clematis Street Alley



WEST PALM BEACH

- Alley renovation project



- Transform the alleys into a space for people



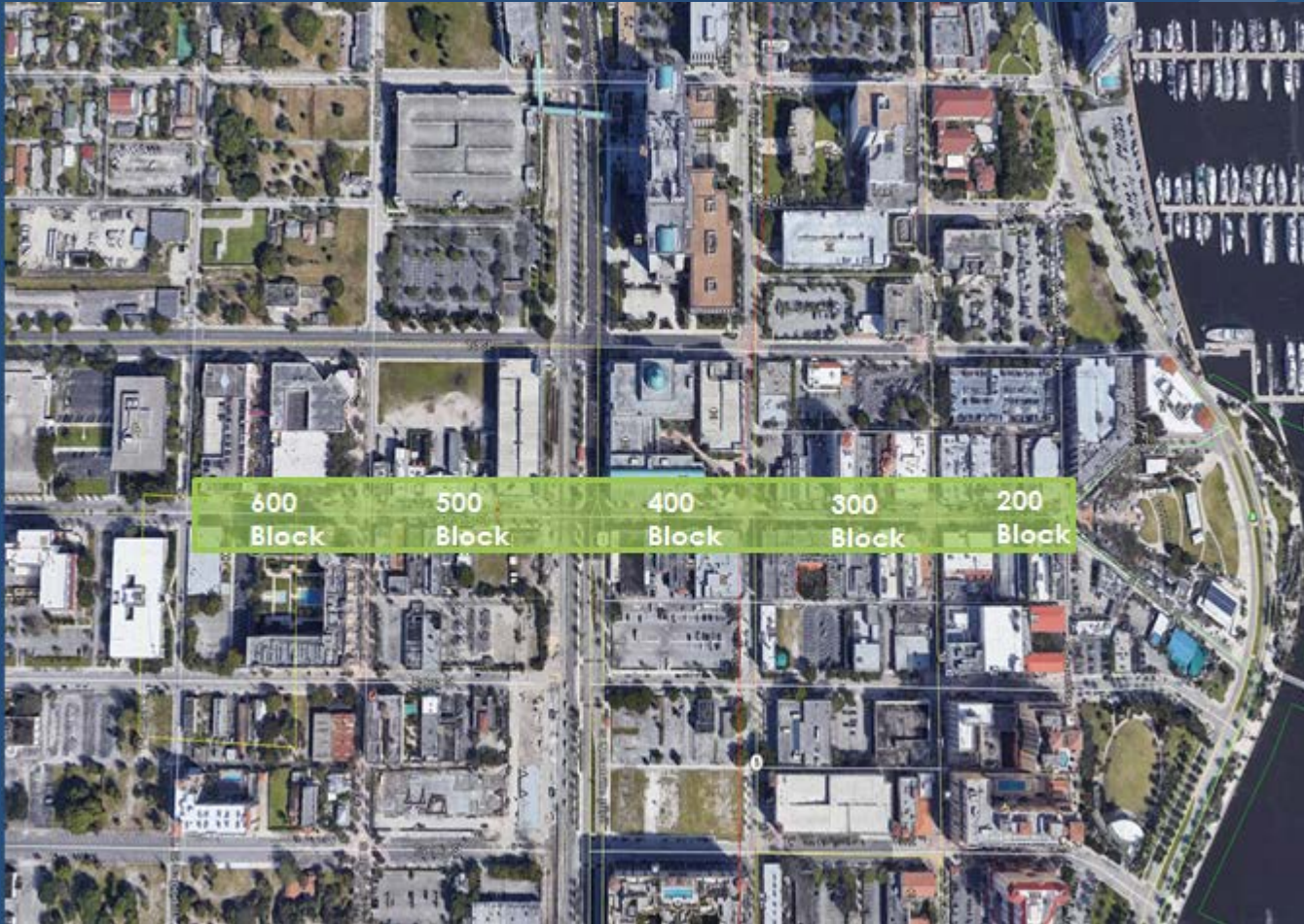
Clematis Street Streetscape

March 22, 2018



WEST PALM BEACH

Clematis Street Streetscape



- Worked with the firm of Dover, Kohl
- City had \$2 million to spend the first year of the project
- Which block to we select?
- Do we choose a symmetrical design or an asymmetrical design?

INTERACTIVE WORKSHOP – JANUARY 22

70 people in attendance



CLEMATIS STREETSCAPE CONCEPT DESIGN – DRAFT 02.05.18

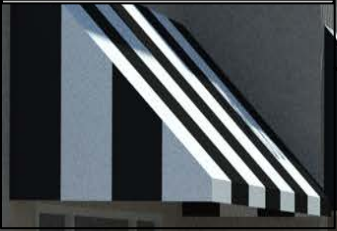




Silva Cell + Tree Grate



OR Tree Planters



More Space for BICYCLE PARKING

More Sidewalk Space for SEATING



Concrete Roadway

Concrete Paver Accents

Some Accessible Parking /



Permeable Pavement Option

8" Trench Drain On Both Sides



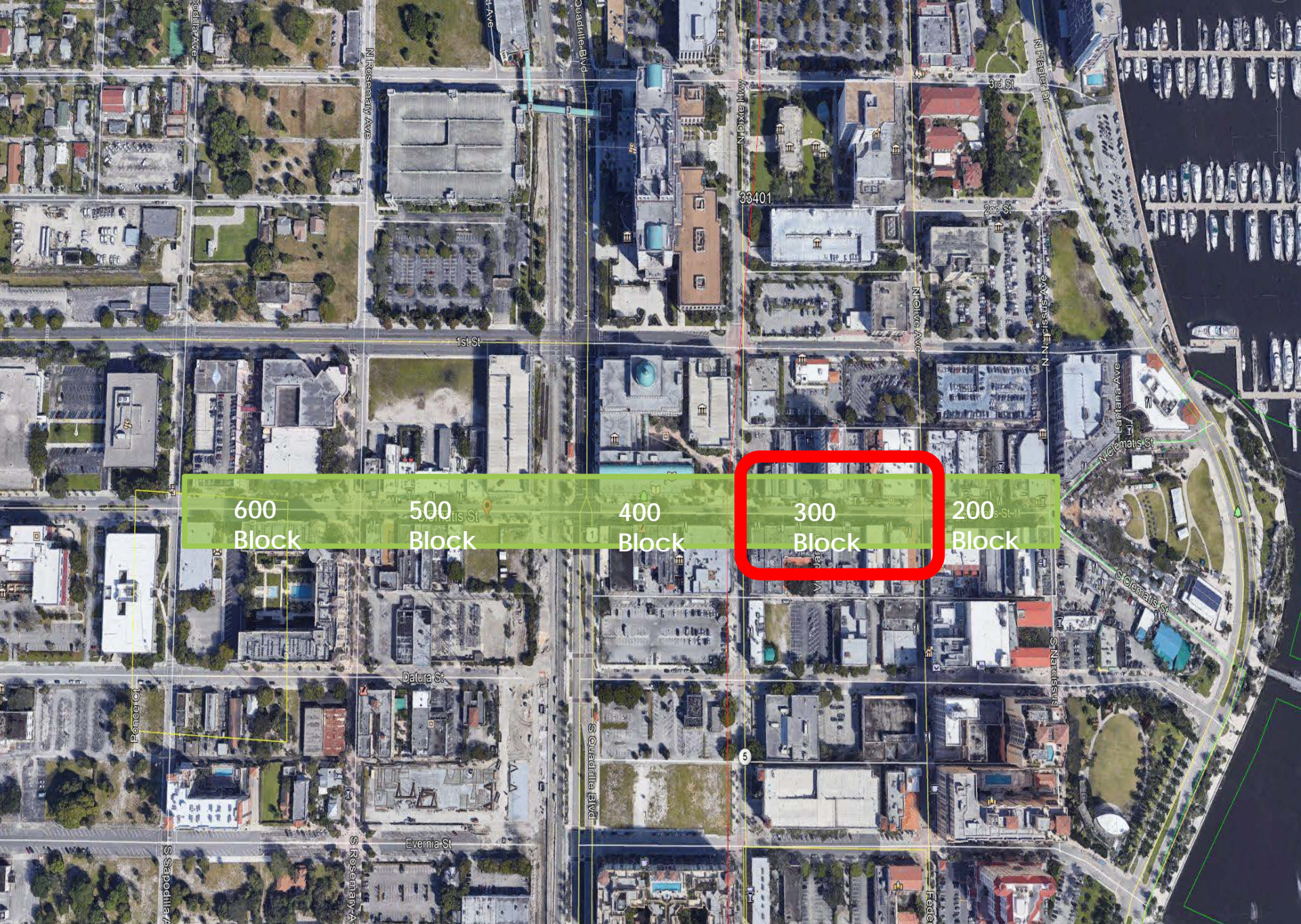
Curbless Street



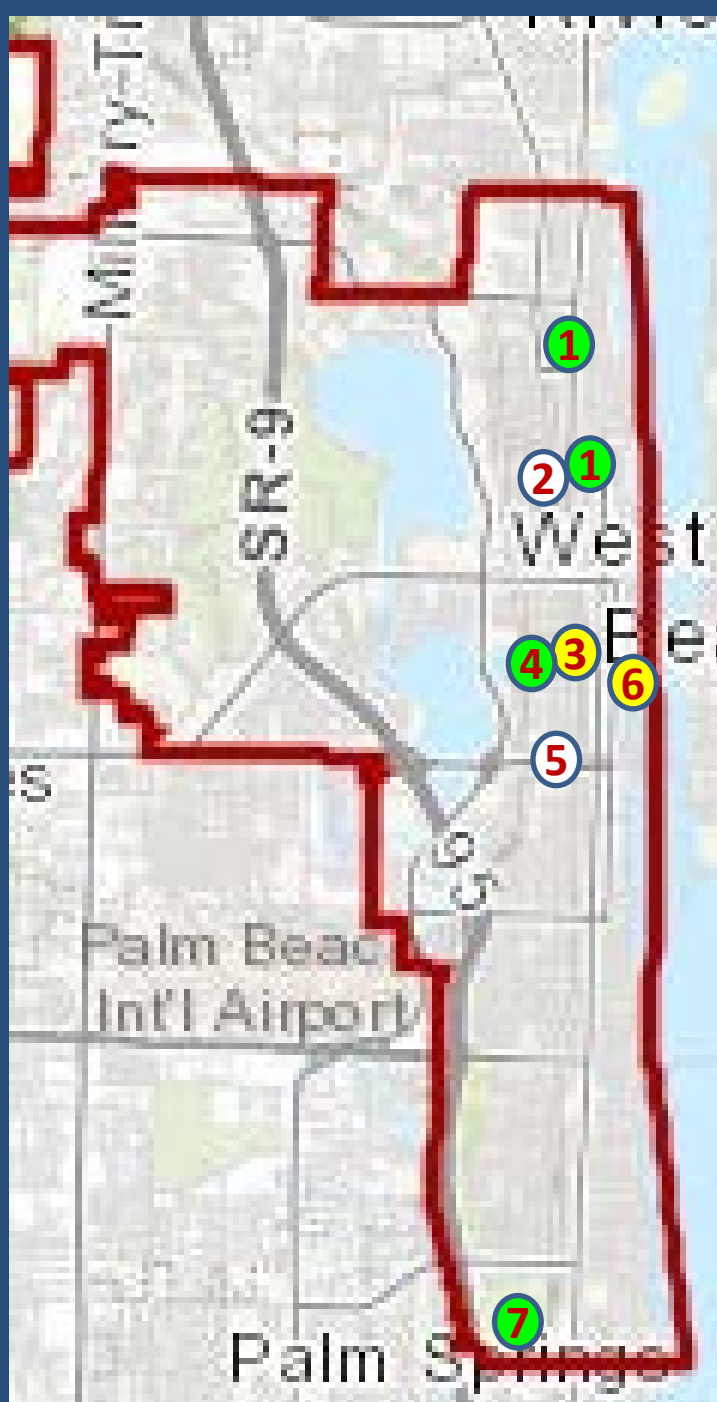
8" Tactile Pavers On Both Sides







City Initiatives



1. **BMUD/NMUD Districts**

2. **Anchor Site**

3. **Old City Hall Site/Banyan Hub**

4. **Clematis Uses/ Streetscape**

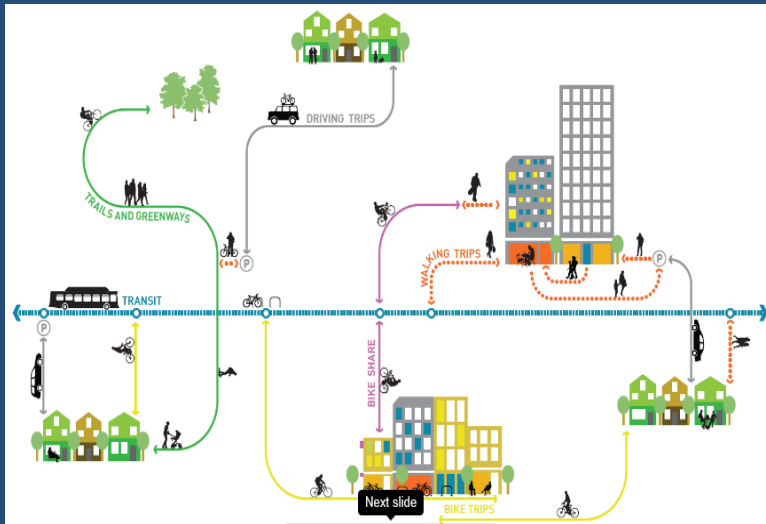
5. **Downtown Mobility**

6. **Planning for Public Spaces**

7. **Golf Course Redevelopment**

Mobility Study

- City is conducting a mobility study led by Alta to “develop a transportation system that balances **bicycle, pedestrian, transit** and **car** travel in an affordable, sustainable and safe manner.”



Concurrent studies for the mobility study include:

- Okeechobee Boulevard Corridor Study
- Downtown Parking Study
- City-wide Bicycle Master plan
- Public Life Study.

- Phase 1 (Visioning, inventory, analysis) – Spring 2017
- Phase 2 (Recommendations) – Summer 2017
- Phase 3 (Implementation, Action Plan) –2018

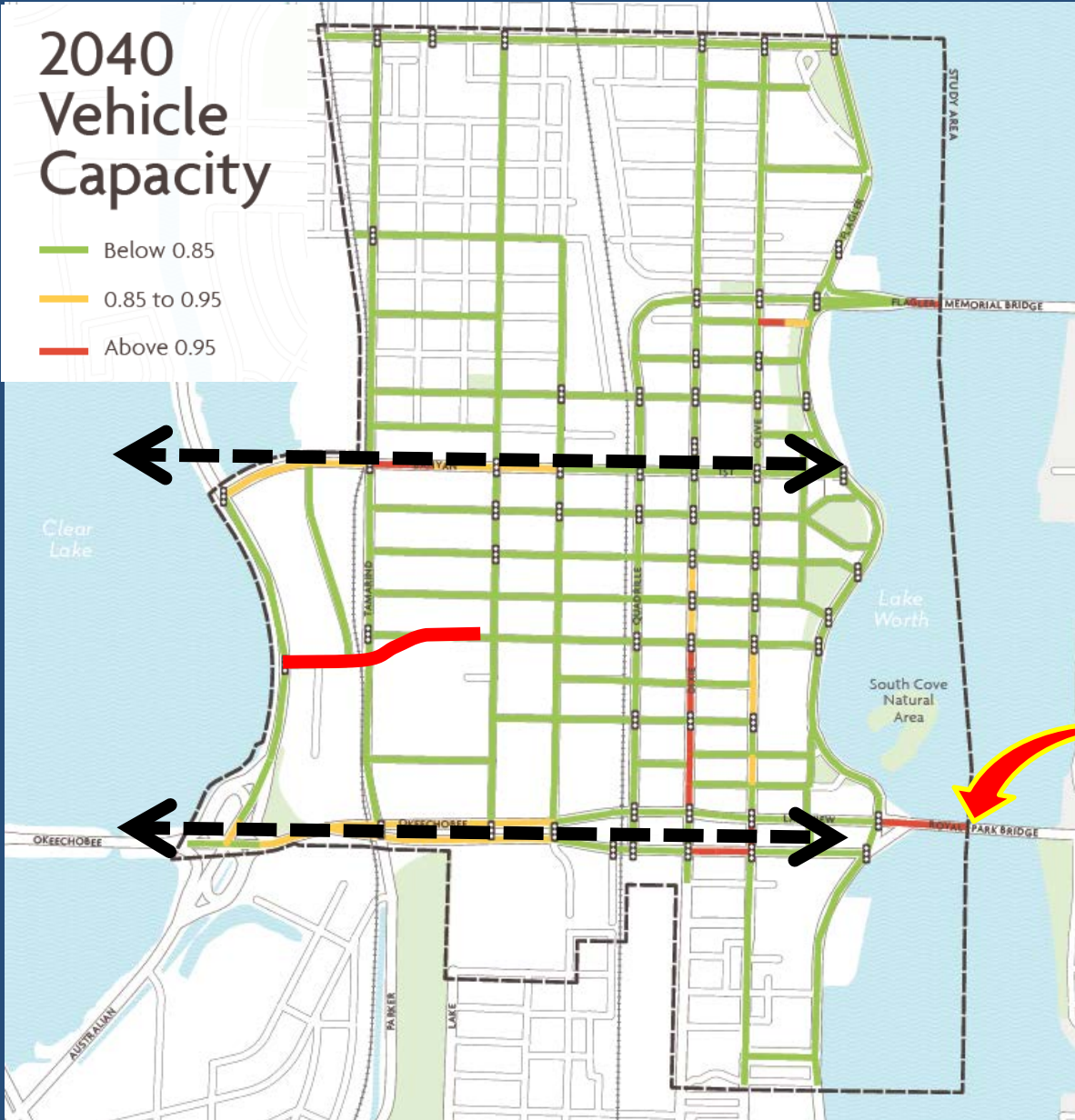
Mobility Study



WEST PALM BEACH

2040 Vehicle Capacity

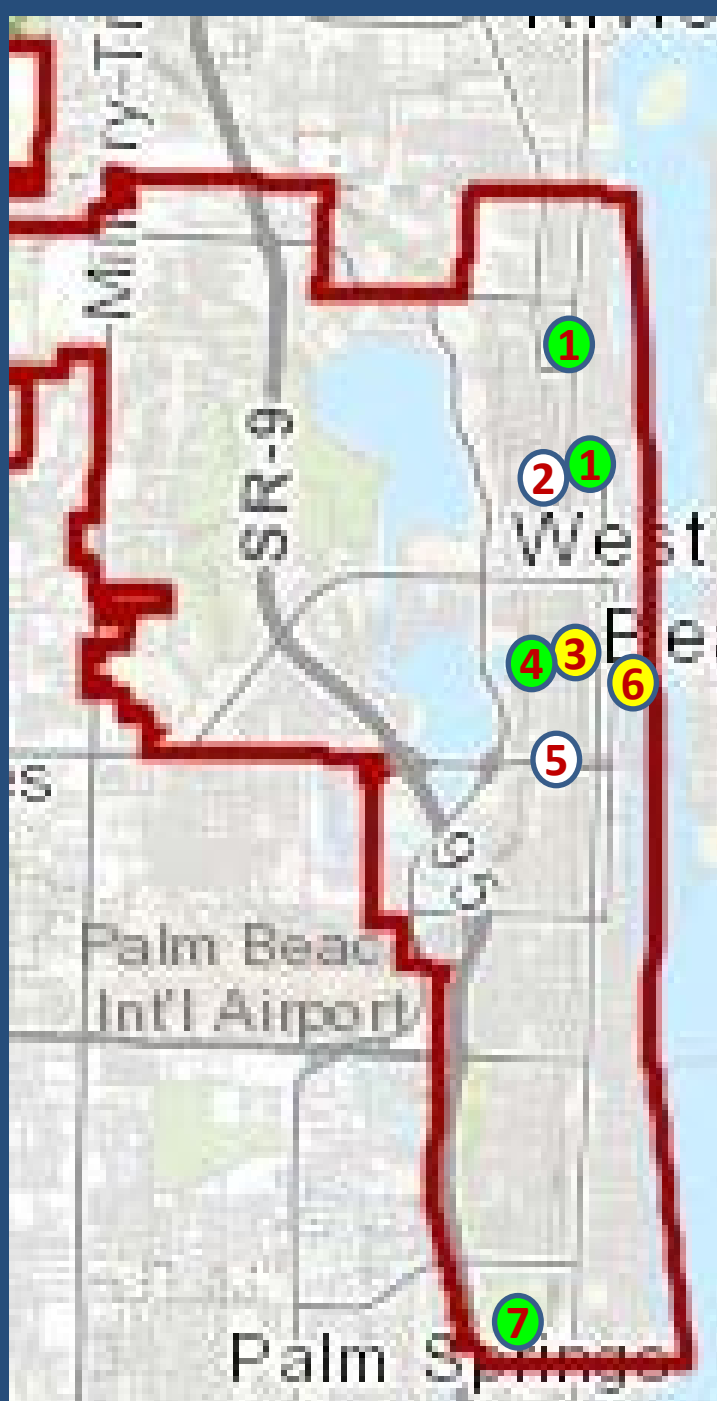
- Below 0.85
- 0.85 to 0.95
- Above 0.95



- Park and Ride Lots
- Enhanced Public Transit
- Enhanced Trolley System
- Don't Block the Box
- Complementary Transit Hub
- Enhanced Bikeway System
- Use of Zip Cars
- Staggered Work Hours

Having discussions with the Coast Guard about not raising the Royal Park bridge during the morning rush hour.

City Initiatives



1. **BMUD/NMUD Districts**

2. **Anchor Site**

3. **Old City Hall Site/Banyan Hub**

4. **Clematis Uses/ Streetscape**

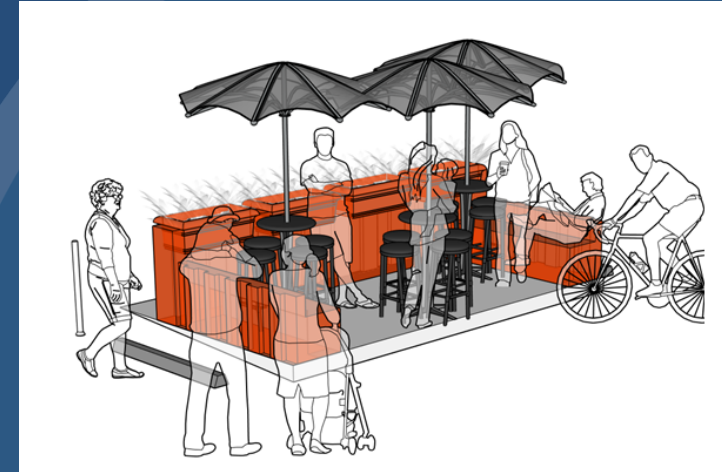
5. **Downtown Mobility**

6. **Planning for Public Spaces**

7. **Golf Course Redevelopment**

Parklets

- Parklets create social spaces by transforming parking stalls into lively outdoor places where people can eat, read, sit, play, and relax. Built along the sidewalk, parklets are designed to expand the public realm in unique and creative ways.
- Permitted in City streets in DMP and Northwood Road
- Two applications submitted; one working.



Lynora's – 207 Clematis Street



Rocco's Tacos – 24 Clematis Street

Other Partnerships



WEST PALM BEACH

The logo for Gehl, consisting of the word 'Gehl' in a bold, blue, sans-serif font.

Making Cities
for People

A poster for 'Shore to Core' with a background of blue water ripples. The text 'Shore to Core' is in large, bold, black letters. Below it, 'Visions for a Waterfront City' is in smaller black letters. At the bottom left, there are logos for 'VAN ALLEN INSTITUTE' and 'WPD WEST PALM BEACH'.

Visions for a Waterfront City

VAN ALLEN
INSTITUTE

WPD
WEST PALM BEACH

Began work in June '16 to consult on creating a walkable, vibrant and connected West Palm Beach. Focus is on the downtown and addressing connections from downtown to adjacent neighborhoods, the Tri-rail Station and targeted public space areas.

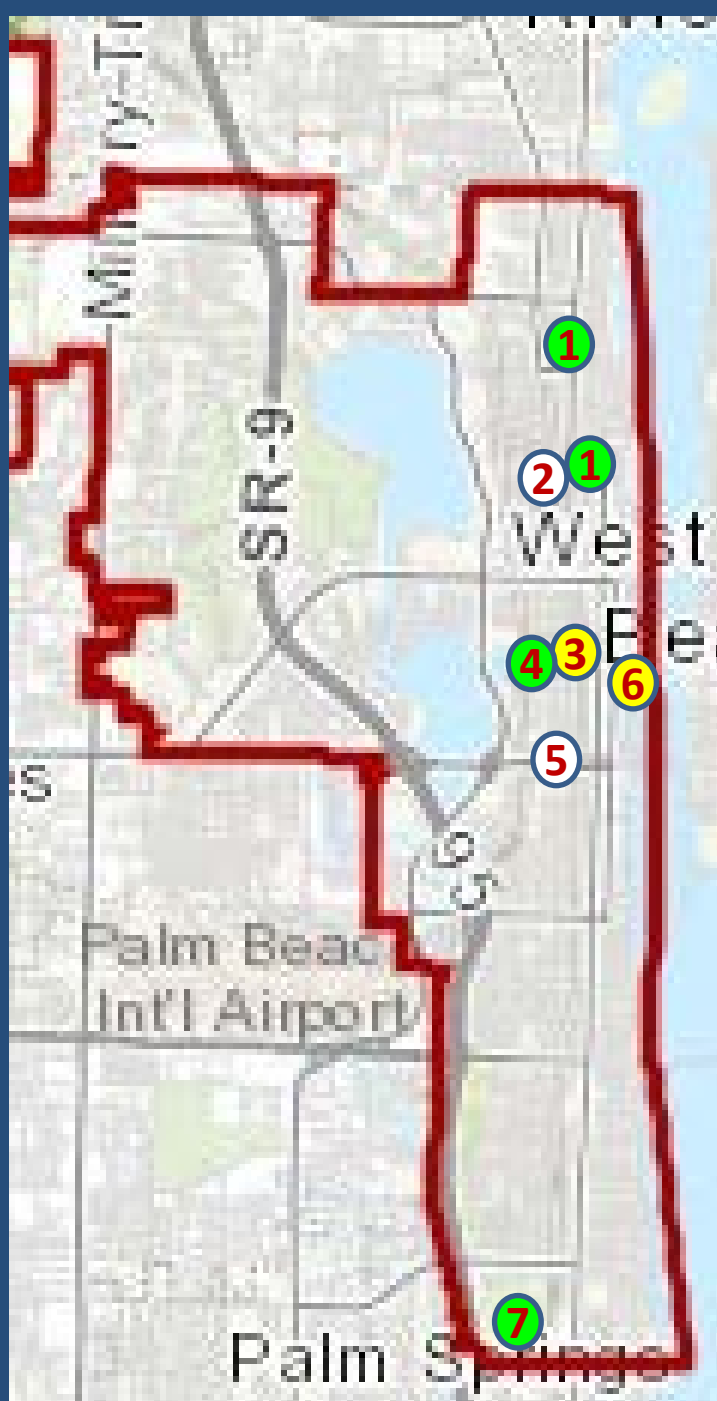
Parklets create social spaces by transforming parking stalls into lively outdoor places where people can eat, read, sit, play, and relax.

The Van Alen Institute coordinated a program to foster a design competition between two design teams to improve the West Palm Beach waterfront.

City is conducting a bicycle master plan which includes assessing existing conditions, convening public meetings, preparing a master plan network, creating typical bikeway sections and preparing cost estimates.



City Initiatives



1. **BMUD/NMUD Districts**

2. **Anchor Site**

3. **Old City Hall Site/Banyan Hub**

4. **Clematis Uses/ Streetscape**

5. **Downtown Mobility**

6. **Planning for Public Spaces**

7. **Golf Course Redevelopment**

Golf Course RFP 16-17-209

- City is seeking proposals for the development and lease/operation of the WPB Municipal Golf Course and associated development. Three proposals were reviewed by the City Commission on July 18, 2017:
- WPB Golf Links, LLC (5 ac. TH; 250 rentals on 8111)
- Greg Norman Golf Course Design (45 ac. of dvlpmt.; 6 du/ac.)
- CC Residential/MWV Golf (66 TH; 384 MF units)



Project Objectives:

1. Renovate/restore golf course to operate as a public course free of subsidies.
2. Create attractive housing/mixed use development in and around the golf course.
3. Fund a new clubhouse
4. Support the creation of a boat lift system on the C-51 canal.
5. Improve amenities at Mary Brandon park.
6. Work with the School Board to improve school parking at Forest Hill High School.

West Palm Beach Golf Course Redevelopment



Hotel **Residential**
Top Golf

**Locations in 26 States,
United Kingdom,
Australia, Canada,
Mexico and Dubai**

- ALABAMA**
 - Birmingham
 - Huntsville
- ARIZONA**
 - Gilbert
 - Glendale **COMING SOON**
 - Scottsdale at Riverwalk
 - Tucson - Marana
- CALIFORNIA**
 - Roseville
- COLORADO**
 - Centennial
- FLORIDA**
 - Jacksonville
 - Miami - Doral **COMING SOON**
 - Miami Gardens
 - Orlando
 - Tampa
- GEORGIA**
 - Alpharetta
 - Atlanta Midtown
- ILLINOIS**
 - Naperville
 - Wood Dale
- INDIANA**
 - Fishers
- KANSAS**
 - Overland Park
- LOUISIANA**
 - Baton Rouge **COMING SOON**

- MARYLAND**
 - Germantown **COMING SOON**
- MINNESOTA**
 - Minneapolis - Brooklyn Center **COMING SOON**
- MICHIGAN**
 - Detroit - Auburn Hills **COMING SOON**
- MISSOURI**
 - St. Louis **COMING SOON**
- NEVADA**
 - Las Vegas
- NEW JERSEY**
 - Edison
 - Mount Laurel **COMING SOON**
- NEW MEXICO**
 - Albuquerque **COMING SOON**
- NORTH CAROLINA**
 - Charlotte
- OHIO**
 - Cleveland **COMING SOON**
 - Columbus **COMING SOON**
 - West Chester
- OKLAHOMA**
 - Oklahoma City
- OREGON**
 - Hillsboro
- PENNSYLVANIA**
 - Pittsburgh **COMING SOON**
- TENNESSEE**
 - Nashville

- TEXAS**
 - Allen
 - Austin
 - The Colony
 - Dallas
 - El Paso
 - Fort Worth
 - Houston - Katy
 - Pharr **COMING SOON**
 - San Antonio
 - Spring
 - Webster
- UTAH**
 - Salt Lake City
- VIRGINIA**
 - Alexandria
 - Loudoun
 - Virginia Beach
- UNITED KINGDOM**
 - Essex - Chigwell
 - Herts - Watford
 - Surrey - Surrey
- AUSTRALIA**
 - Gold Coast, Queensland **COMING SOON**
- CANADA** **COMING SOON**
- MEXICO**
 - Cancun **COMING SOON**
 - Mexico City **COMING SOON**
- UNITED ARAB EMIRATES**
 - Dubai **COMING SOON**

Top Golf



FEB 23, 2018 @ 09:30 AM 200 👍

2 Free Issues of Forbes

Topgolf's First Actual Golf Course Location Is Planned For West Palm Beach



Erik Matuszewski CONTRIBUTOR

[FULL BIO](#)

Opinions expressed by Forbes Contributors are their own.

Topgolf's business is booming – the trailblazer in entertainment golf seems to open or announce a new location every other week. In the past six months alone, [Topgolf](#) has opened seven venues (from Miami to Tucson) while unveiling plans or breaking ground for more than 10 others around the United States.

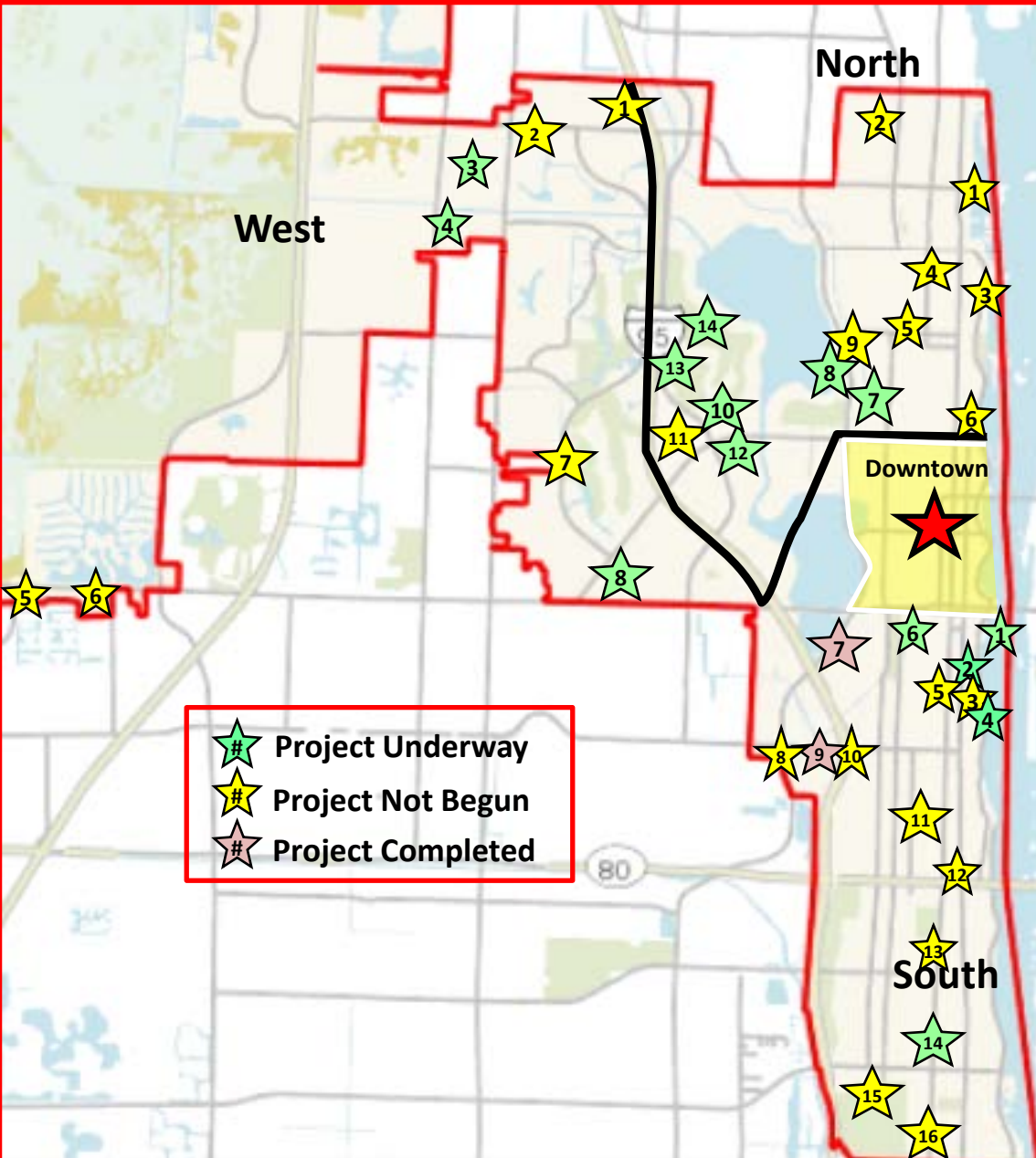
It's almost hard to keep up with the company's dizzying growth, but one planned location in particular stands out: **West Palm Beach, Florida.**



59+ sites to date

Major Developments in West Palm Beach

March 2018



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

North End Projects

1. Rybovich/Related Dvlpmt./The Marina
2. Hanley Center/Novus
3. Currie Park Development
4. Dr. Alice Moore Apts.
5. Northwood Anchor Site
6. Good Samaritan Expansion
7. Dunbar Village
8. Village at Lake Mangonia
9. Joseph's Village
10. Hilton Garden Inn
11. P.B. Outlets Expansion
12. Home Depot Comm.
13. Presidential Storage
14. Banyan Cay Resort

West End Projects

- | | |
|-------------------------------|-------------------------|
| 1. 45 th St. Hotel | 2. Southwind Plaza Add |
| 3. Ballpark/P.Beaches | 4. Morse Life |
| 5. Azola | 6. Luma/7000 Okee. Ctr. |
| 7. Georgian Gardens | 8. Braman Auto |

South End Projects

- | | |
|------------------------------|--------------------------|
| 1. Bristol (Chapel/Lake) | 2. Norton Art Expansion |
| 3. LaClare (Fifteen 15) | 4. P.B.Day Academy |
| 5. Carefree Theater | 6. Park Slope THs |
| 7. Storall | 8. Drive Shack |
| 9. Wawa | 10. Wawa Self Storage |
| 11. 3111 S. Dixie (Prospect) | 12. Chase Bank |
| 13. State Farm Office | 14. S. Dixie Redevelop. |
| 15. City Golf Course | 16. 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. [4th Street Residential](#)
4. [Banyan Place](#)
5. [Clematis Place](#)
6. [Park-Line Beaches \(AAF\)](#)
7. [Broadstone City Center](#)
8. [The Alexander \(333\)](#)
9. [Clematis Boutique Hotel](#)
10. [Canopy Hotel](#)
11. [Aloft Hotel](#)
12. [Indigo Hotel](#)
13. [550 Quadrille \(R/O/H\)](#)
14. [Old City Hall Site \(R/H\)](#)
15. [Cosmopolitan \(O/H/C\)](#)
16. [Opera Place](#)
17. [Transit Village \(H/O/R\)](#)
18. [4th District Court of Appeal](#)
19. [Burger King](#)
20. [Banyan Garage](#)
21. [CVS Pharmacy](#)
22. [7/11 Store](#)
23. [Phillips Point Restaurant](#)
24. [Esperante Improvements](#)
25. [Tent Site](#)
26. [Restoration Hardware](#)
27. [Kravis Center improvements](#)
28. [Sunset Lounge](#)
29. [300 Rosemary](#)
30. [Clematis Streetscape](#)
31. [All Aboard Florida](#)
32. [Fern Street Crossing](#)



Summary of Development Activity (Projects Completed)

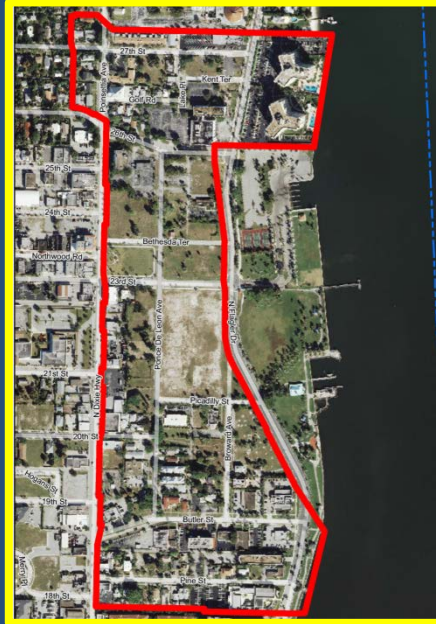
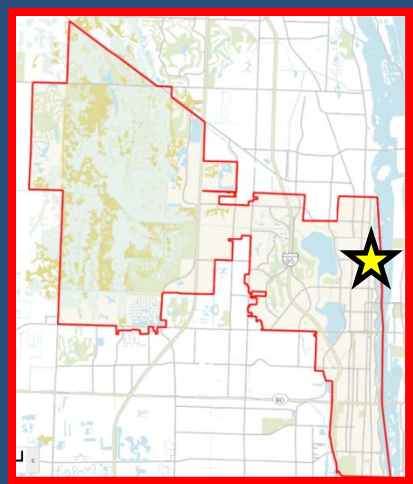
March 22, 2018



WEST PALM BEACH

312 Northwood

TCO Received July 12, 2017



105 units

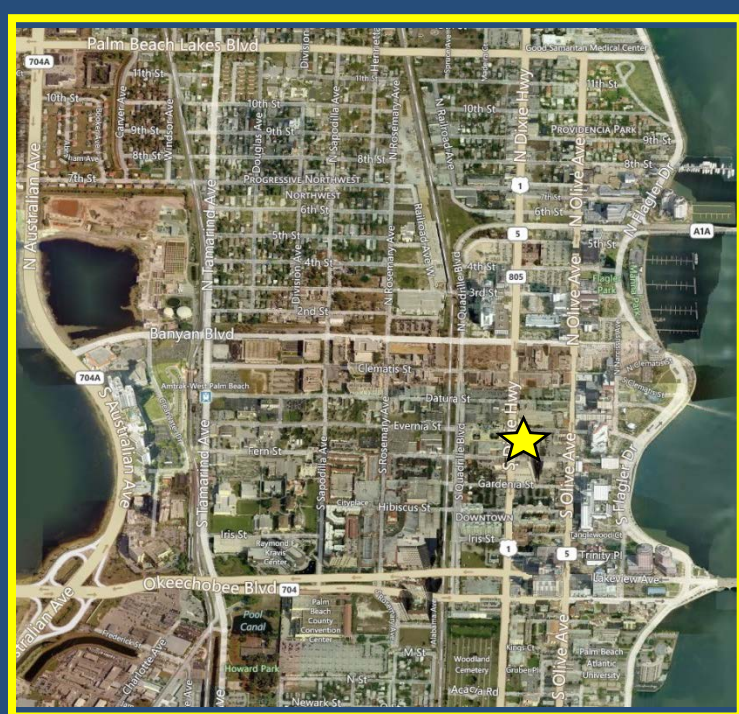


4th District Court of Appeal (Opened January 5, 2018)

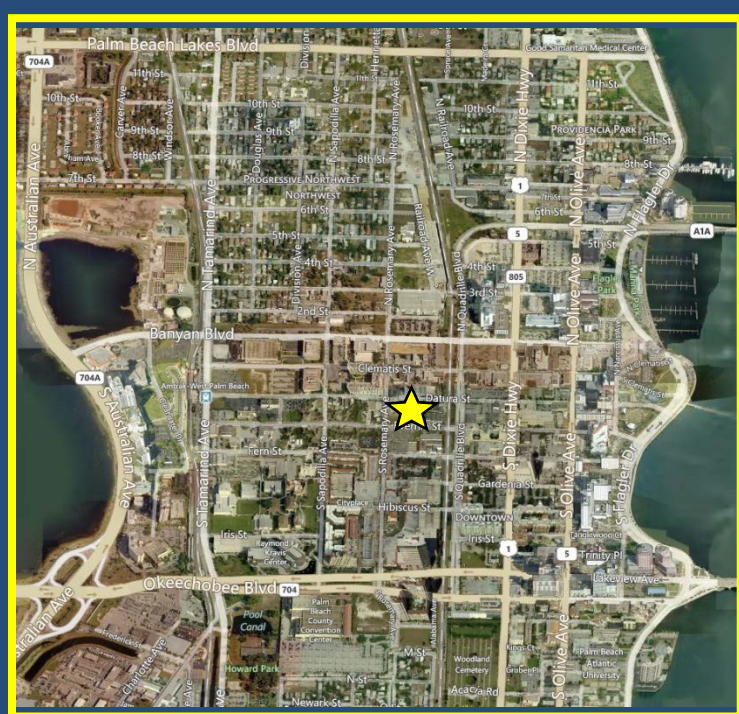


The Alexander

205 units, 2,200 sf retail



Brightline (All Aboard Florida) WPB to Ft. Lauderdale Now Running

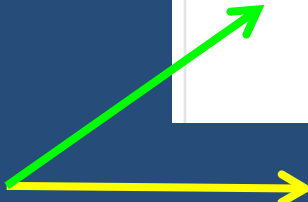
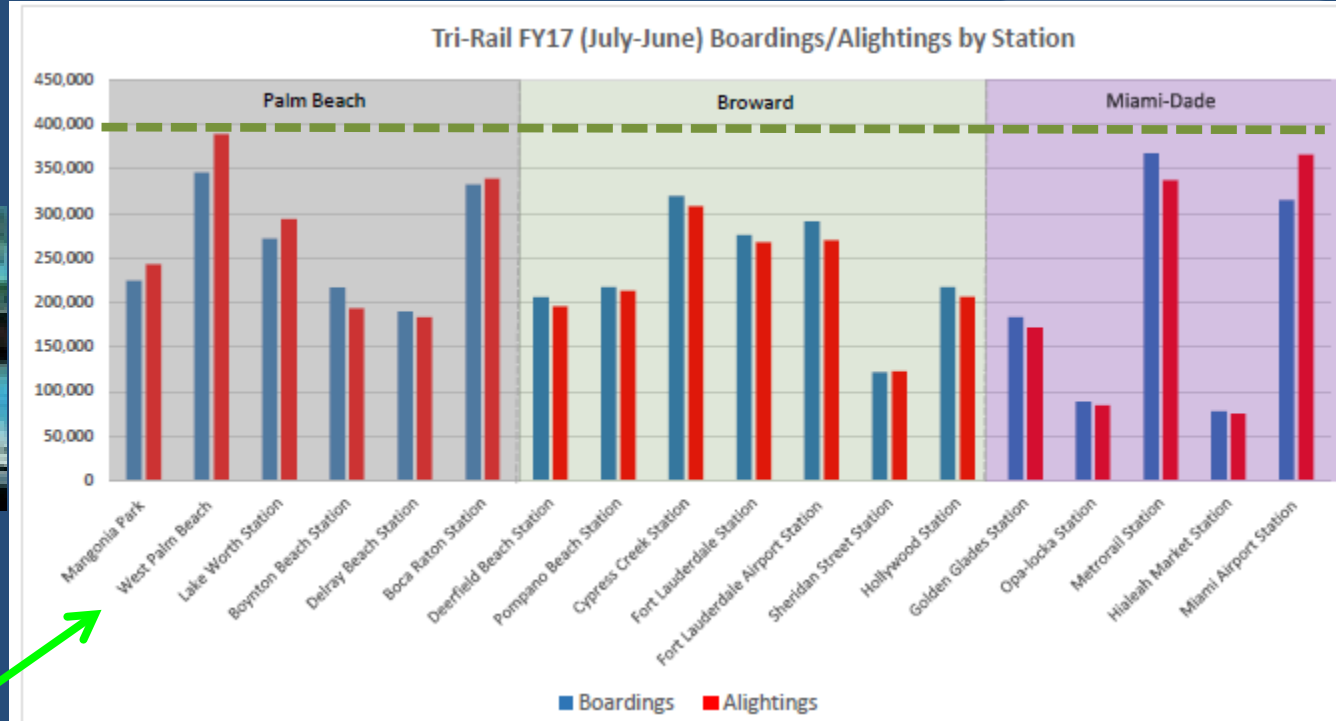


brightline				
WED 7 MAR FROM \$10	THU 8 MAR FROM \$10	FRI 9 MAR FROM \$10	SAT 10 MAR FROM \$10	SUN 11 MAR FROM \$10
DEPARTS	ARRIVES	SELECT SERVICE	SMART SERVICE	
+	6:00 am	6:40 am	\$15	\$10
+	7:00 am	7:40 am	\$15	\$10
+	8:00 am	8:40 am	\$15	\$10
+	9:00 am	9:40 am	\$15	\$10



Source:
WPB Magazine

Tri-Rail Ridership



Total Alightings by Station (Highest to Lowest) - FY17	
West Palm Beach	389,410
Miami Airport Station	366,056
Boca Raton Station	339,326
Metro rail Station	337,292
Cypress Creek Station	308,064
Lake Worth Station	293,485
Fort Lauderdale Airport Station	269,801
Fort Lauderdale Station	267,551
Mangonia Park	243,348
Pompano Beach Station	213,092
Hollywood Station	206,742
Deerfield Beach Station	195,806
Boynton Beach Station	193,501
Delray Beach Station	183,410
Golden Glades Station	171,636
Sheridan Street	122,720
Opa-locka Station	84,416
Hialeah Market Station	74,896

Ballpark at the Palm Beaches

Haverhill Road

Military Trail

City Park



Ballpark at the Palm Beaches



Nov. 9, 2015



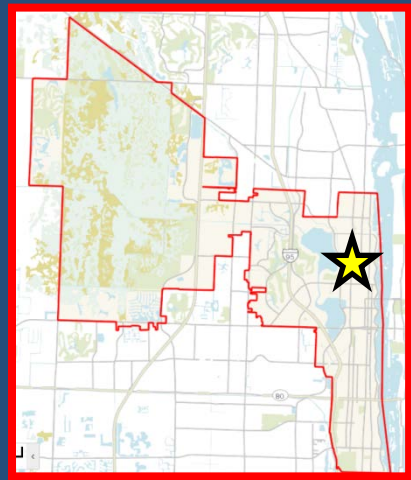
Feb. 28, 2017



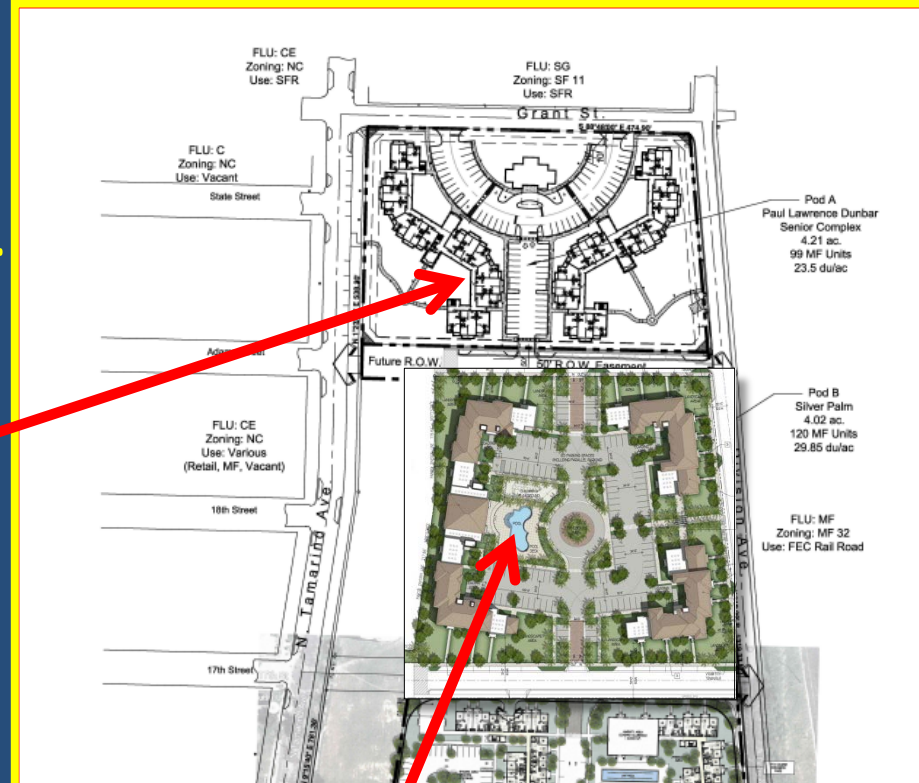
March 1, 2018



Dunbar Village

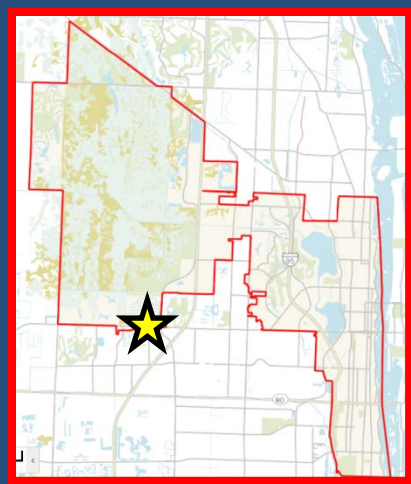


Paul Lawrence Dunbar Sr. Complex – 99 units

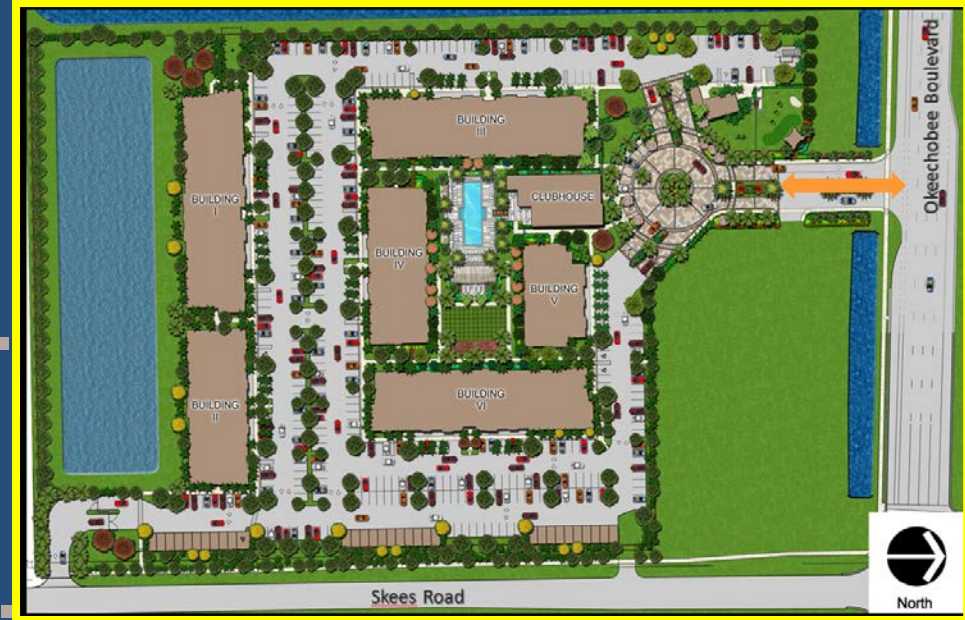


Silver Palm Place – 120 units

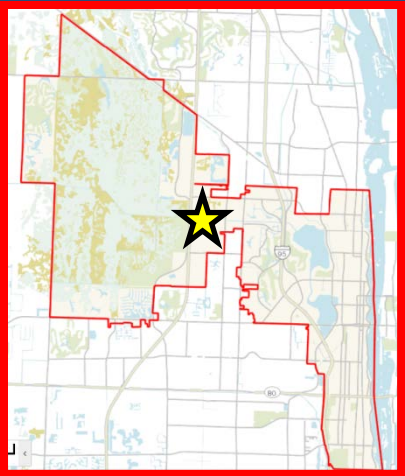
Luma (Okeechobee Commons) SW corner of Okeechobee Blvd. & Skees Rd.



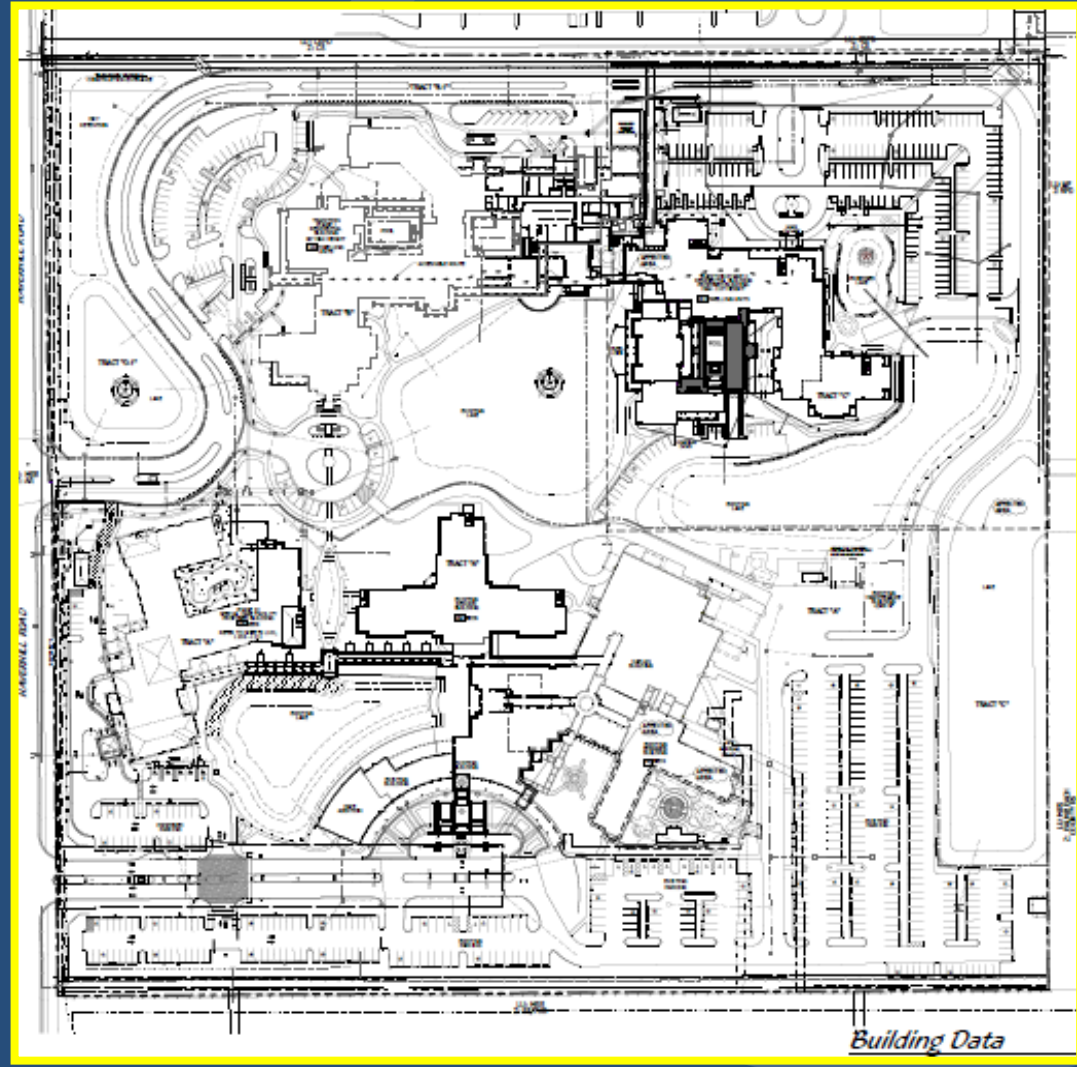
**Skees Road Development
Proposal of 245
apartments with a
commercial outparcel**



Morse Life Traditions II (4847 Fred Gladstone Dr.)



182 units
(297,646 sf)



Restoration Hardware (57,696 sf)

November 2017 completion

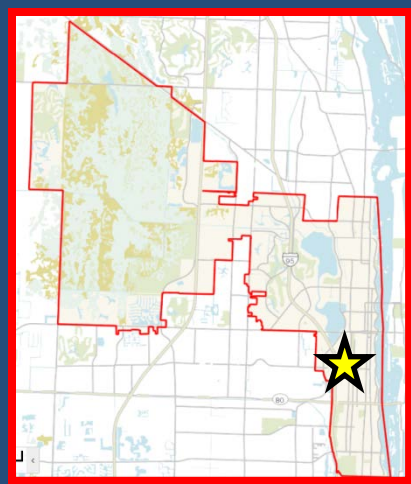


Restoration Hardware

November 18, 2017 completion



StorAll (1301 Mercer Ave.) 110,900 S.F. of warehouse



Summary of Development Activity (Projects Under Construction)

March 22, 2018



WEST PALM BEACH

Banyan Cay Resort

Proposed Mix

SF – 94 units

MF – 200 units

Spa – 5,000 sf

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

Clubhouse – 6,000 sf

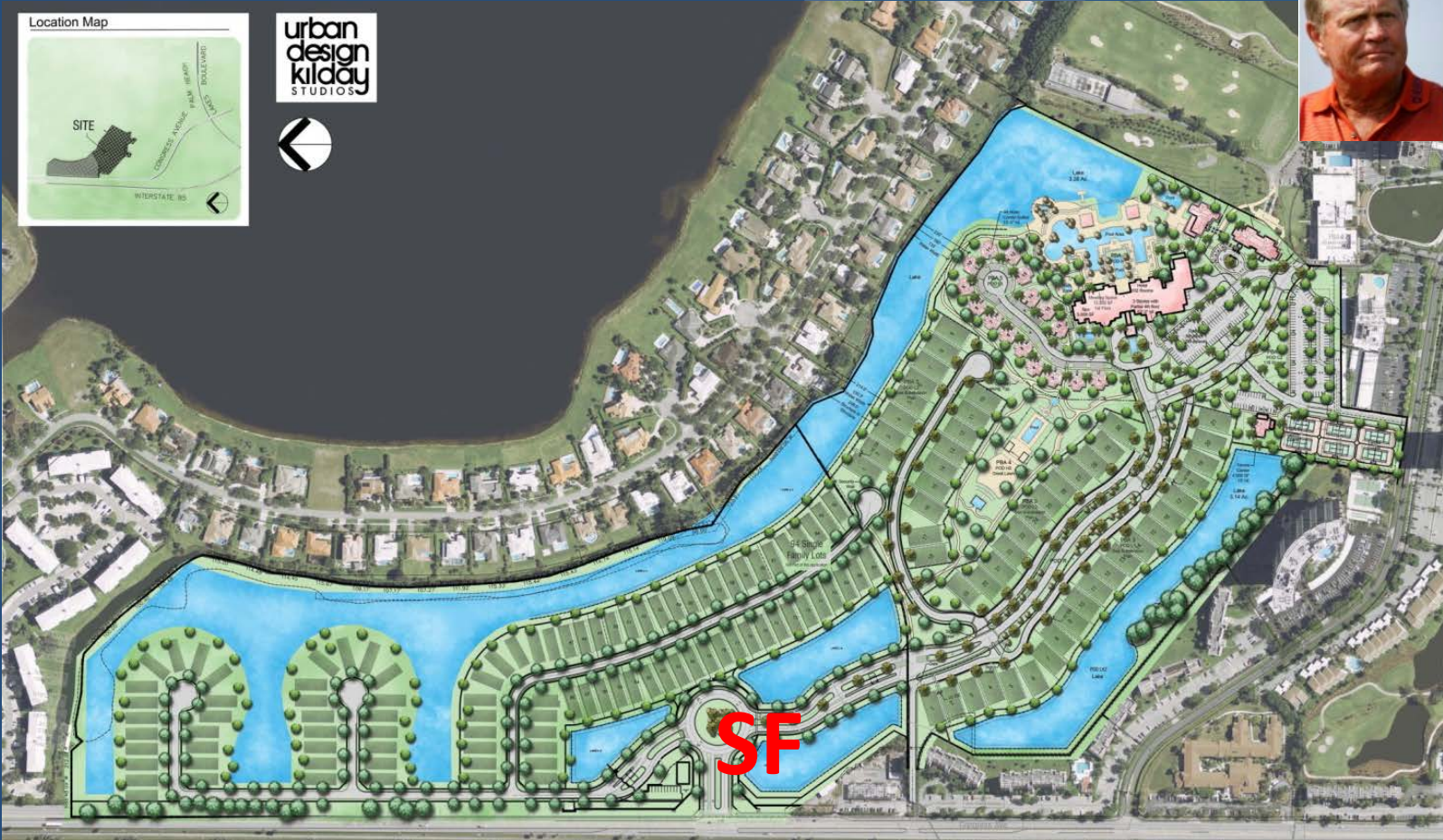
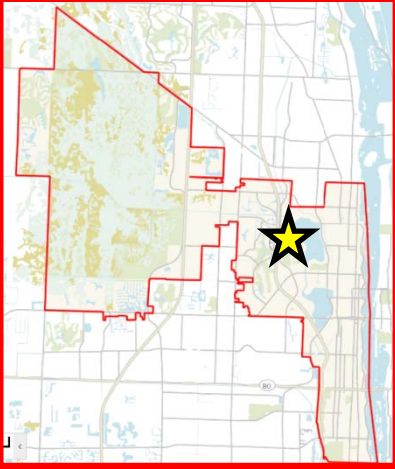
Driving Range

Cottages – 51

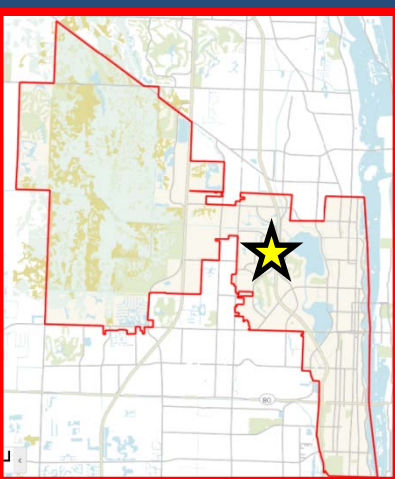
Hotel – 150 rooms

Meeting Space – 15,300 sf

Tennis – 4,000 sf



Banyan Cay Resort

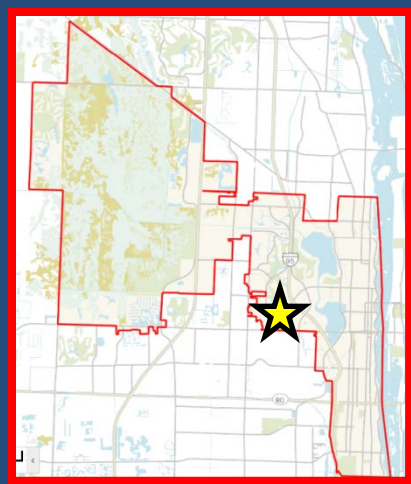


Noble House Hotels & Resorts
(San Diego, the Keys, Naples, Napa, San Diego, S.F., Redondo Beach, Seattle)



Braman Car CPD

(177,336 sf office)



NSPINA

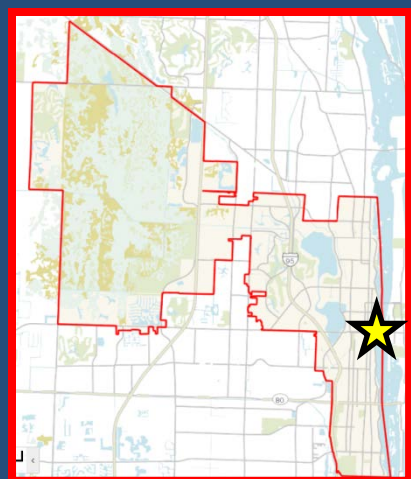
CONCEPT SKETCH

NEW BRAMAN CAR DEALERSHIP
OKEECHOBEE BOULEVARD
WEST PALM BEACH, FLORIDA



Bristol (69 units) 1112 South Flagler Dr.

**Palm Beach buyer snaps up entire
floor of The Bristol condo**

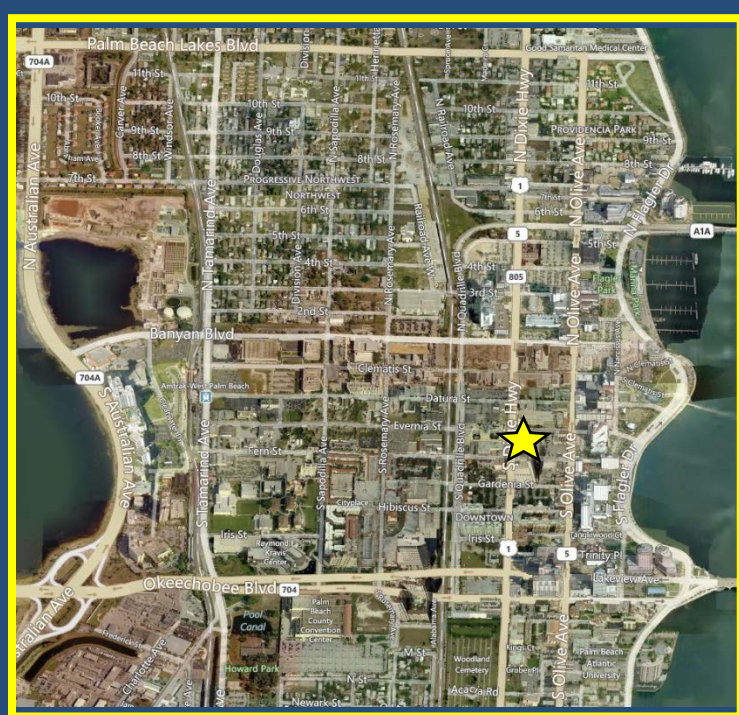


March 6, 2018



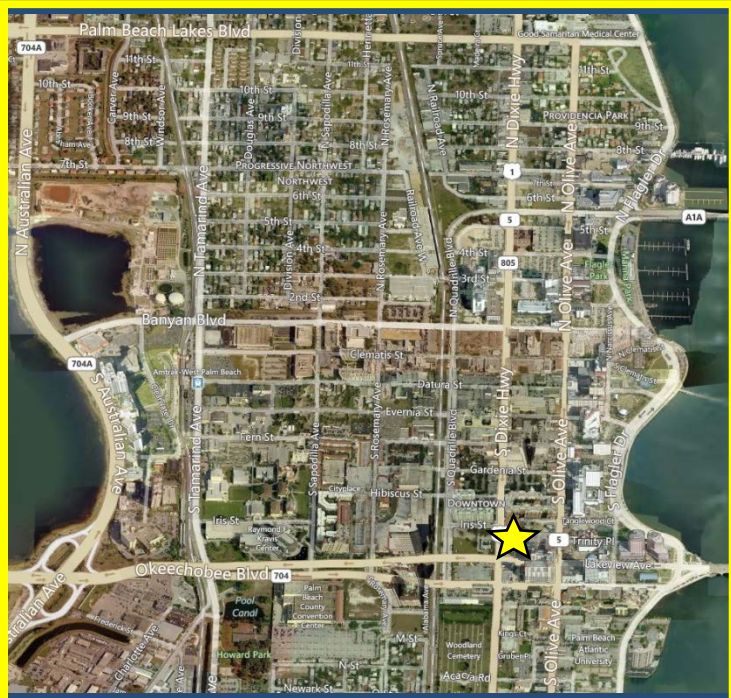
Broadstone City Center

499 Evernia St.
(315 units, 6,593 sf commercial)



Canopy Hotel

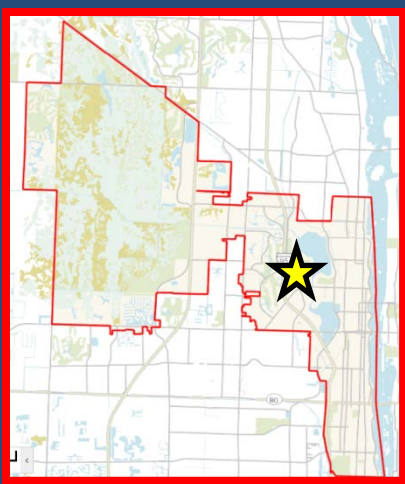
- 150 hotel rooms
- 14-stories
- 2,313 sf restaurant
- 142 parking spaces



Hilton Garden Inn

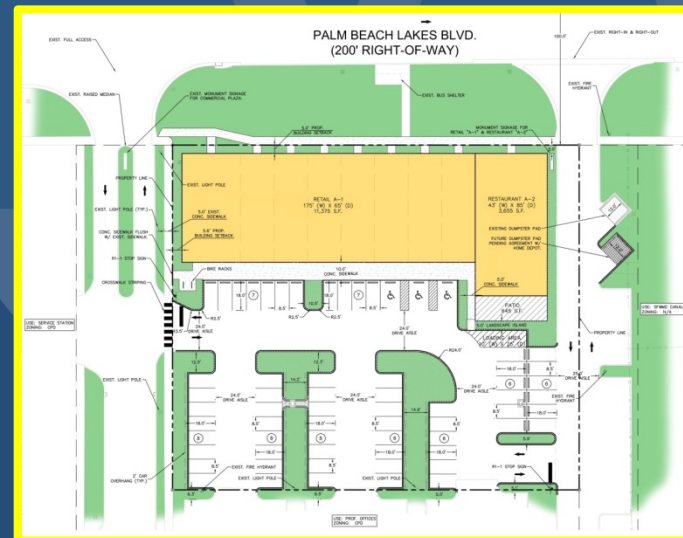
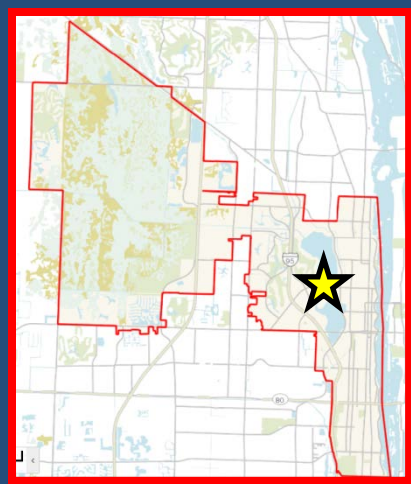
(NE corner of PBLakes and Congress Ave.)

Forum Office Tower Being Converted to 190-Room Hotel



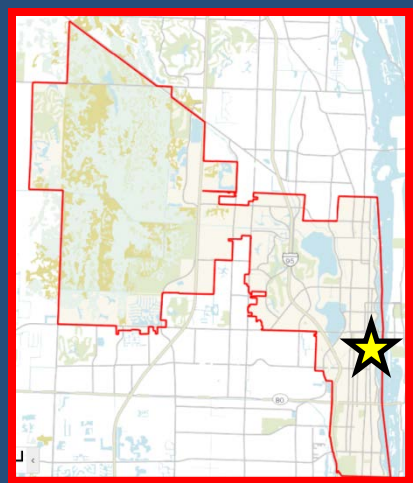
Home Depot Commercial

15,675 sf restaurant & retail uses



Norton Art Museum

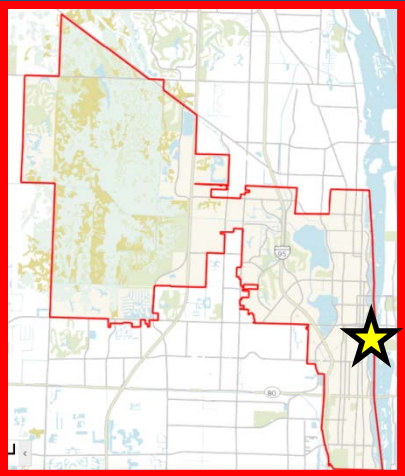
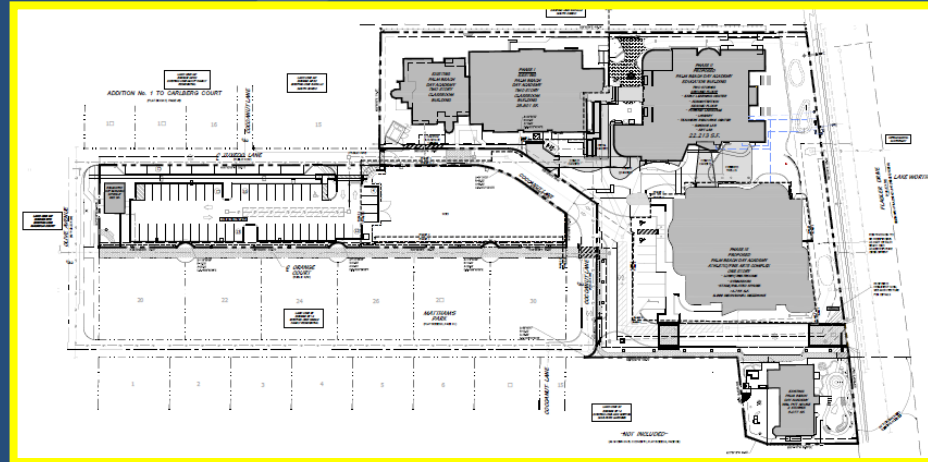
(Construction underway to add 53,847 sf with a Dec. 2018 completion)



Palm Beach Day Academy

(1901 South Flagler Dr.)

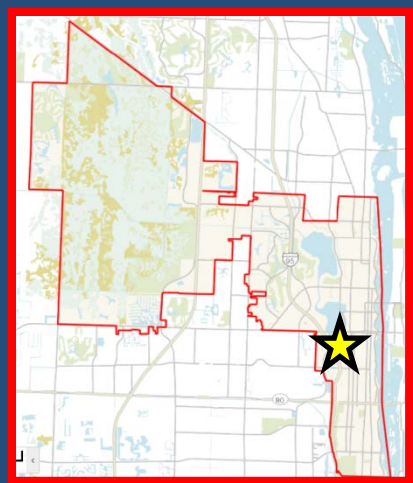
Existing School: 30,878 sf
Proposed Ph. 2: 15,996 sf
Proposed Ph. 3: 14,755 sf
Proposed out bldg: 592 sf



Park-Line Beaches (All Aboard Residential) (290 units, 10,429 sf commercial)



Park Slope Townhomes (SE corner of Lake Ave. & N St.)

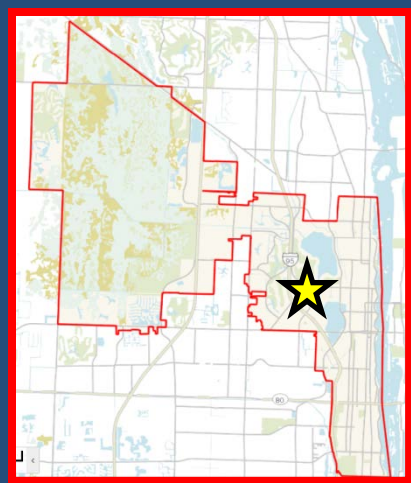


14
Townhomes



Presidential Self Storage

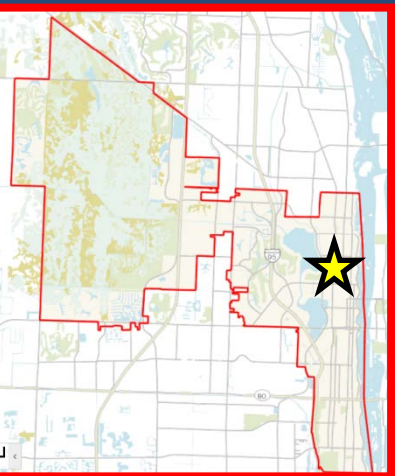
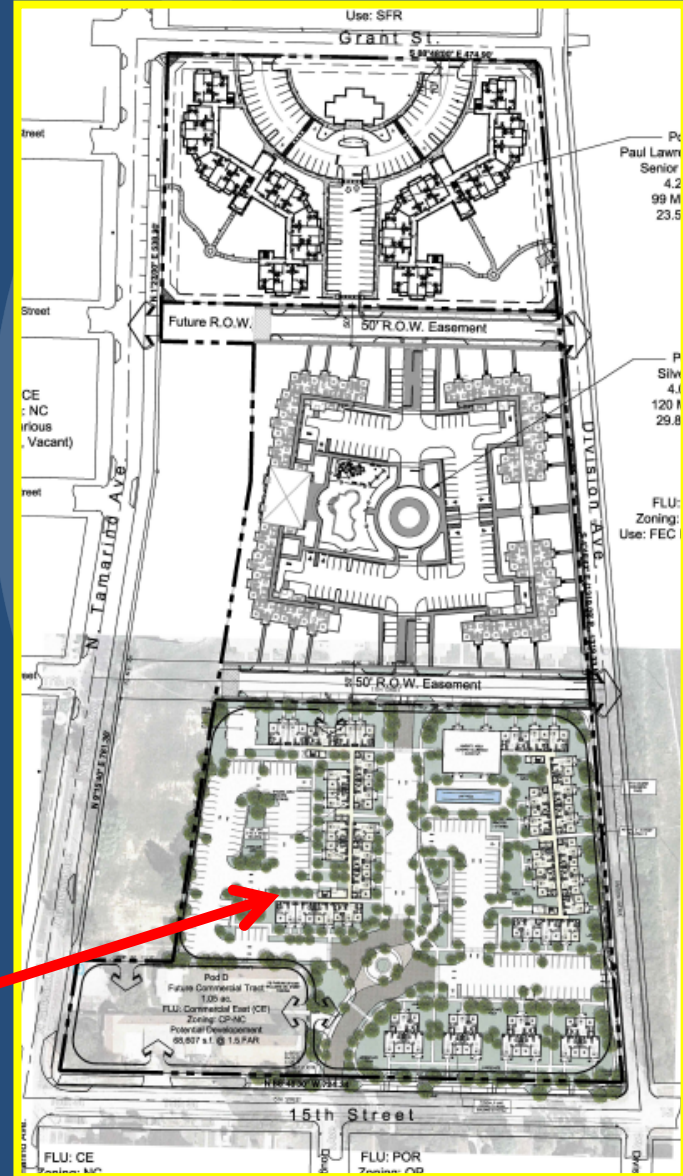
105,000 sf Storage facility on Congress Avenue



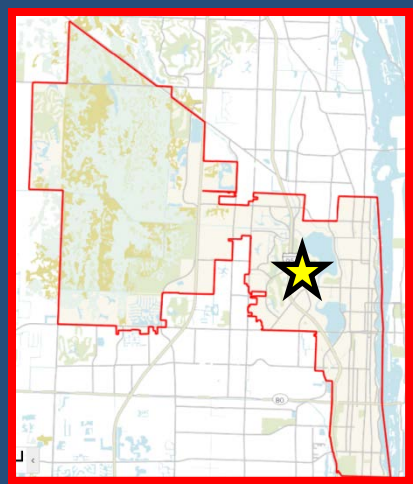
Royal Palm Place (Dunbar Village)

NW Corner of Division & 15th St.

- 125 Units
- 1 BR (75)
- 2 BR (50)



Village at Lake Mangonia (2210 N. Australian Avenue)



- 240 apartments in a gated community:
- * 3 six-story buildings
 - * 2 three-story bldgs.
 - Clubhouse
 - Pool



Approved by City
Commission on March
27, 2017

Summary of Development Activity (Projects Approved)

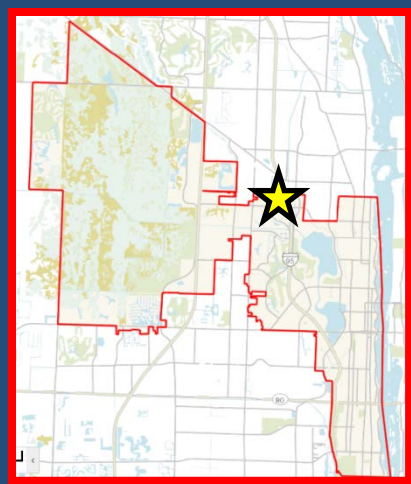
March 22, 2018



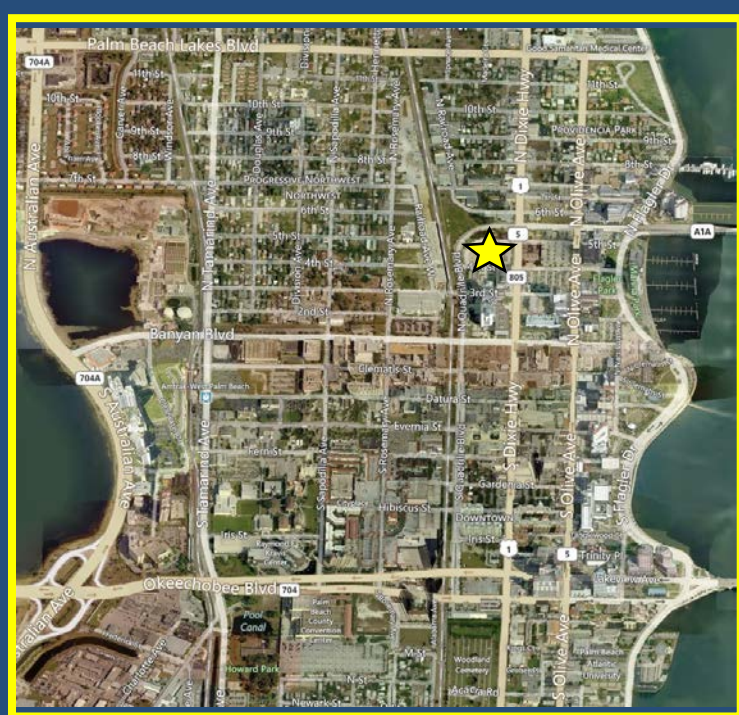
WEST PALM BEACH

45th Street Hotel

160 Room 5-story Hotel with 65,705 s.f.



550 Quadrille (One West Palm)



<u>USE</u>	<u>APPROVED</u>	<u>PROPOSED</u>
------------	-----------------	-----------------

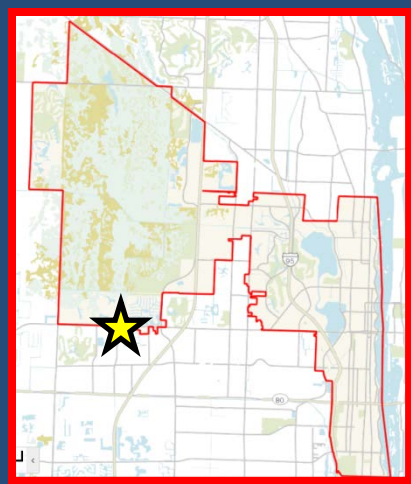
Residential:	84	328
Office:	388,620	209,405
Retail:	66,000	7,117
Hotel:	200	201
		(incl. 4,583 rest.)
		(1,733 day care)

Non-Residential SF: 827,465 s.f.

Azola (formerly Bella Vita)

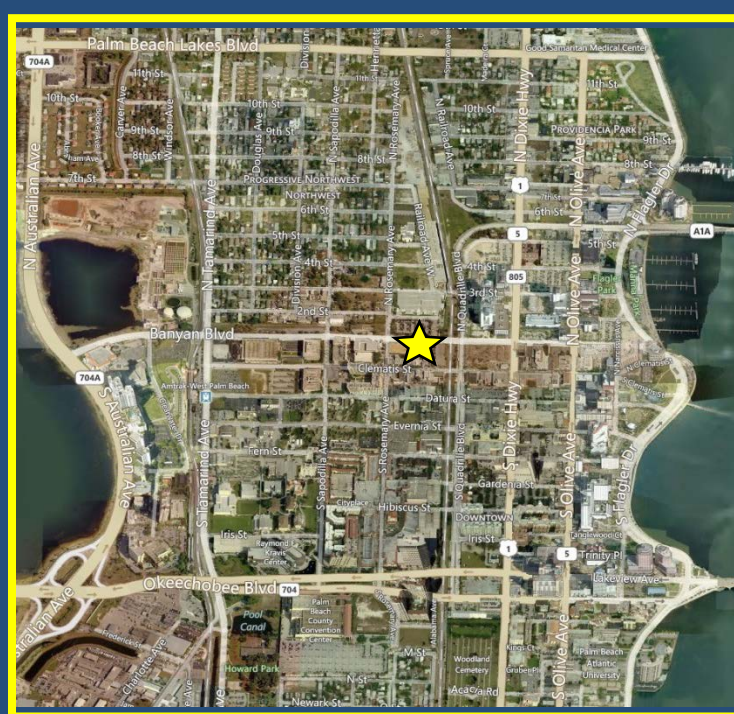
8230 Okeechobee Boulevard

On November 12, 2013, the Commission approved Ord. No. 4494-13 which annexed 8.96 acres of property at 8230 Okeechobee Boulevard (across from Andros Isle). Ord. 4496-13 approved a rezoning of the property to allow 179 apartments.



Banyan Place (347 units) 365 parking spaces

Approved by DAC on June 14, 2017



Burger King (Southeast corner of P.B.L. & N. Dixie Hwy.)



Existing

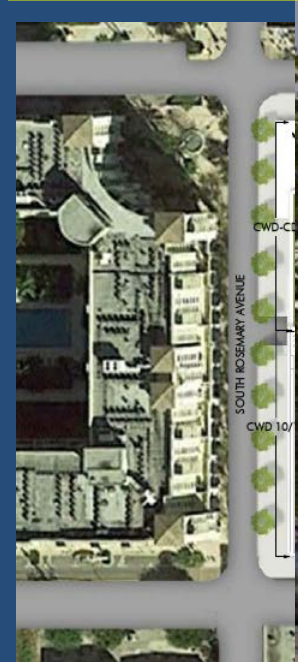
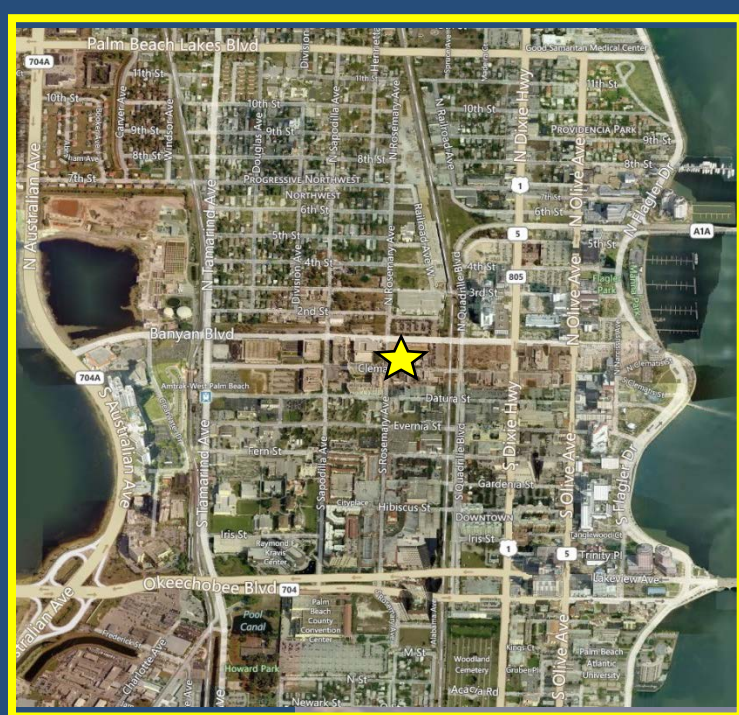


Proposed



Clematis Place

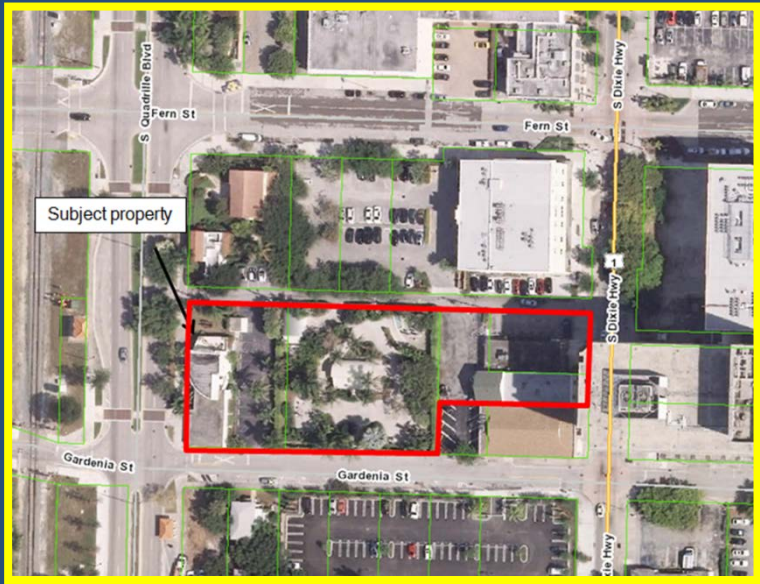
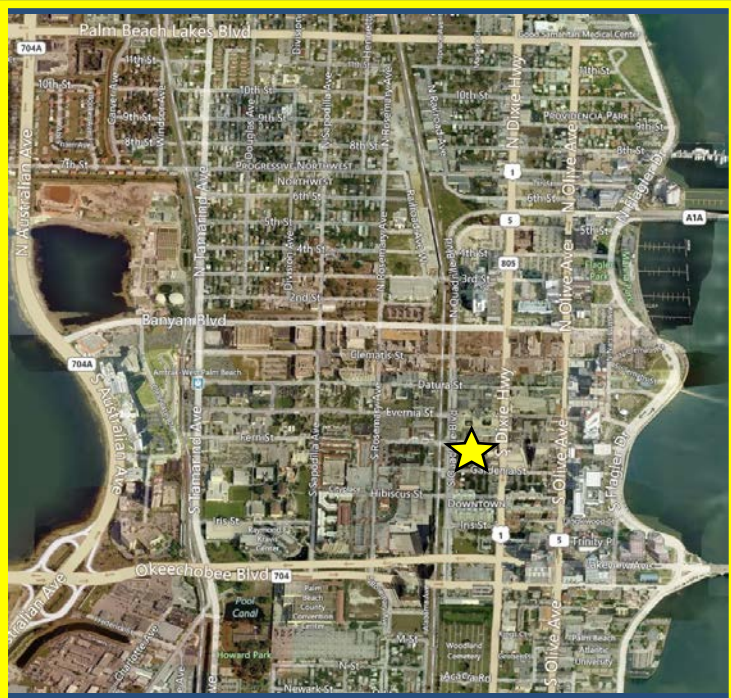
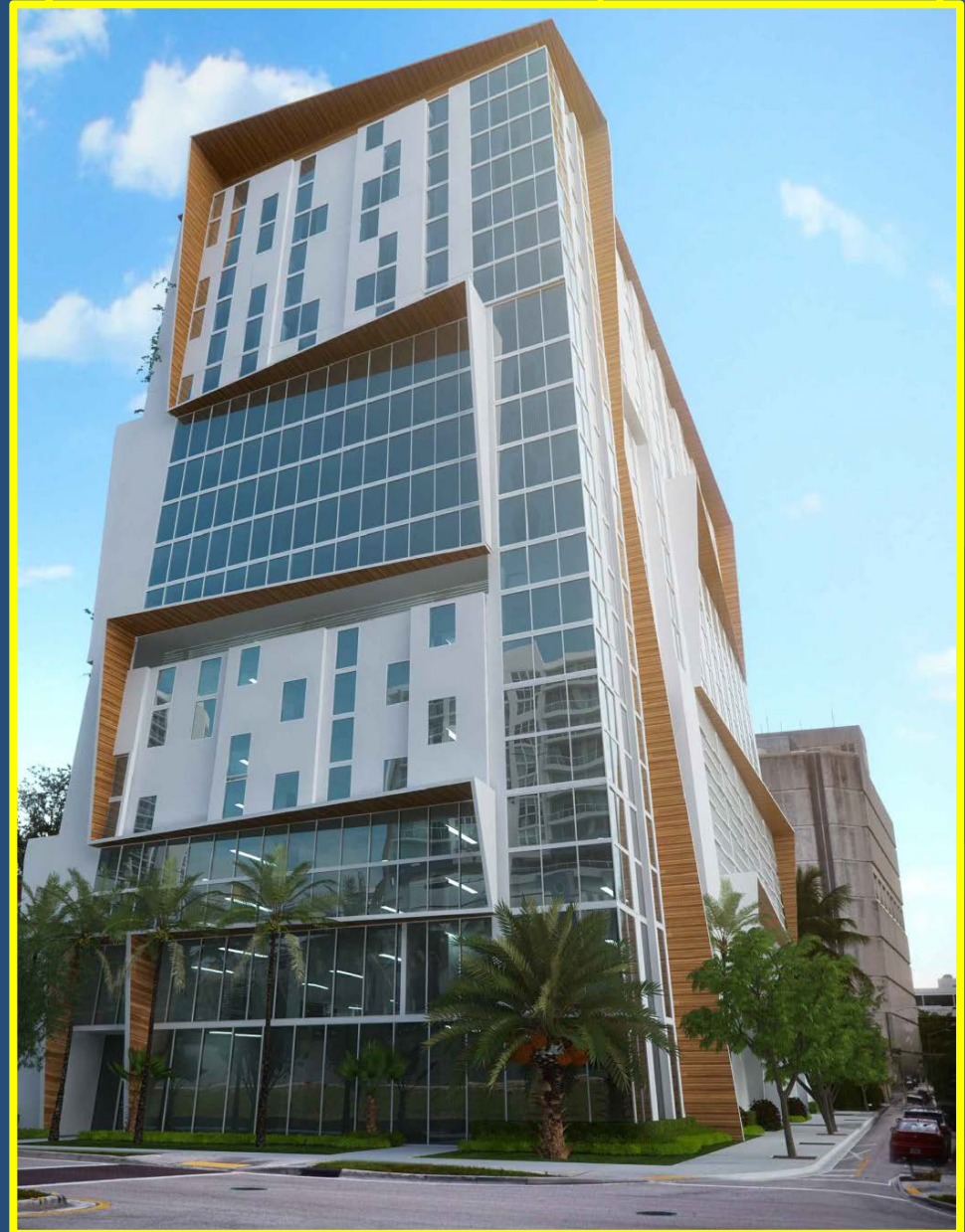
(159 units – 565 sf to 1,285 sf;
11,490 s.f. retail)
344 parking spaces



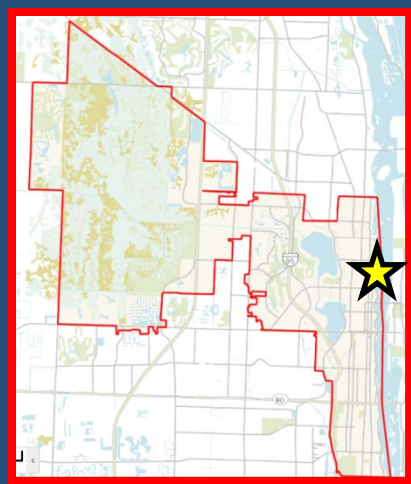
Clematis Street Hotel (96 hotel rooms)



Cosmopolitan (200 hotel rooms 116,273 sf office)



Currie Park Redevelopment Jeff Greene Property

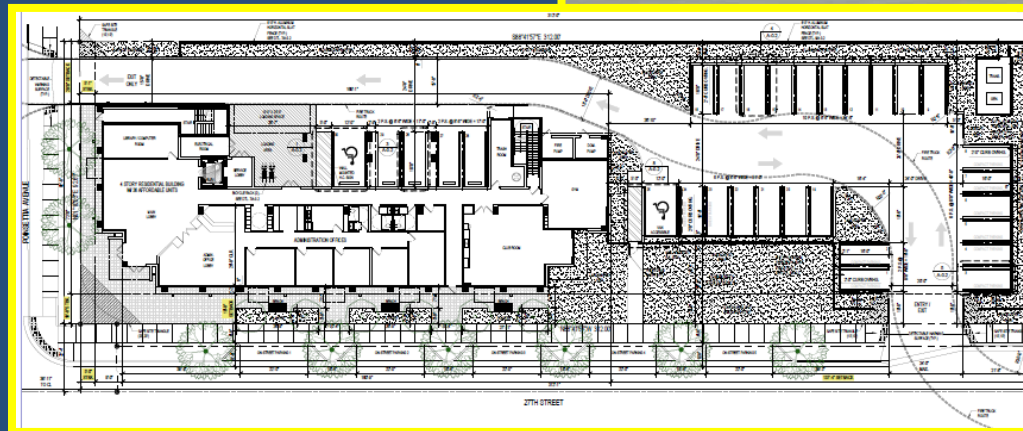
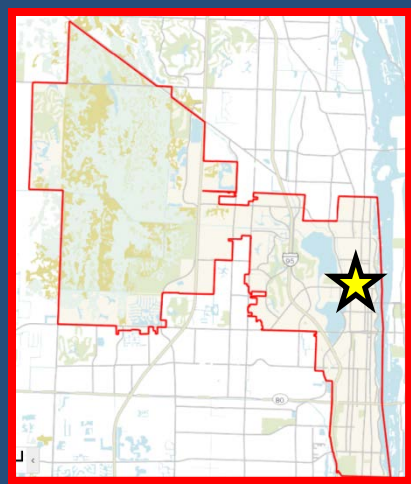


- 27th St. to Butler St.
Between
N. Dixie Hwy. & N.
Flagler Dr.



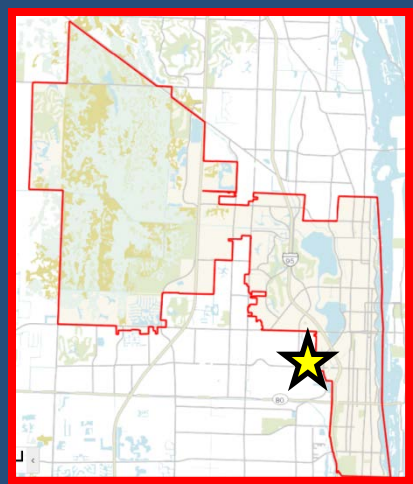
Dr. Alice Moore Apartments (335 27th Street)

12 studio units; 24 one-bedroom units (635 sf-788 sf)



Drive Shack

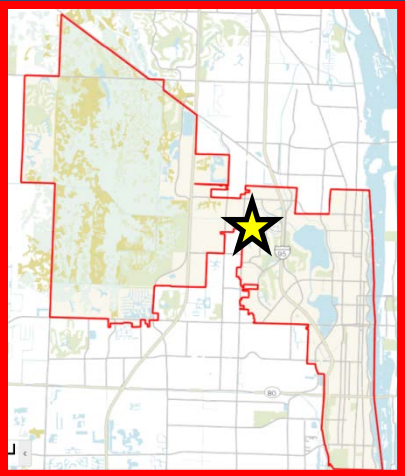
61,908 square foot entertainment/sports complex at the southwest corner of Belvedere Road and Australian Avenue.



Venues to open in Orlando, Atlanta and Raleigh



Georgian Gardens (4330 Community Dr.)



STATUS
This project is approved for an 87-unit, senior 4-story project



S.W. CORNER



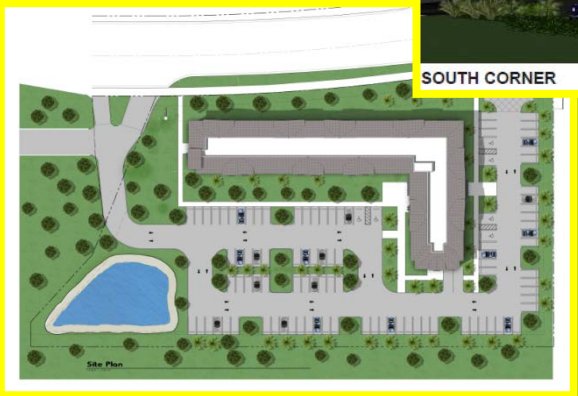
EAST FACADE



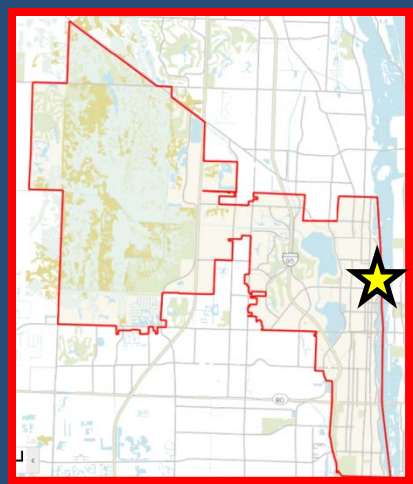
SOUTH CORNER



N.W. CORNER



Good Samaritan Hospital Expansion (107,982 sf expansion)



Good Samaritan Medical Center
West Palm Beach, Florida



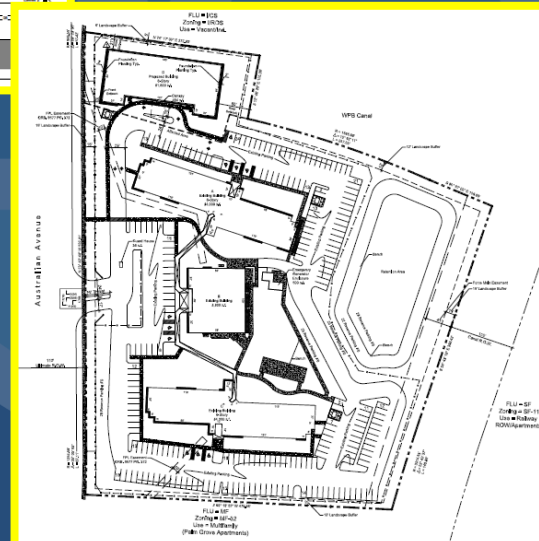
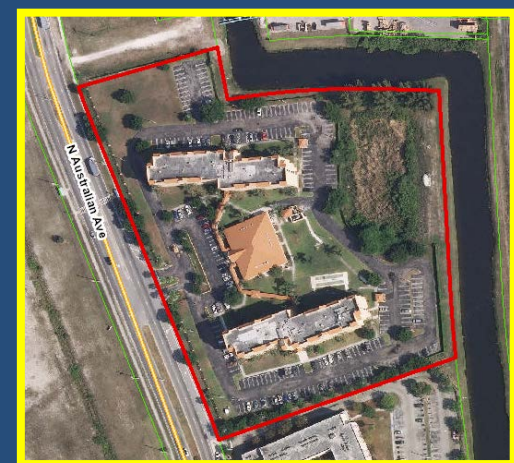
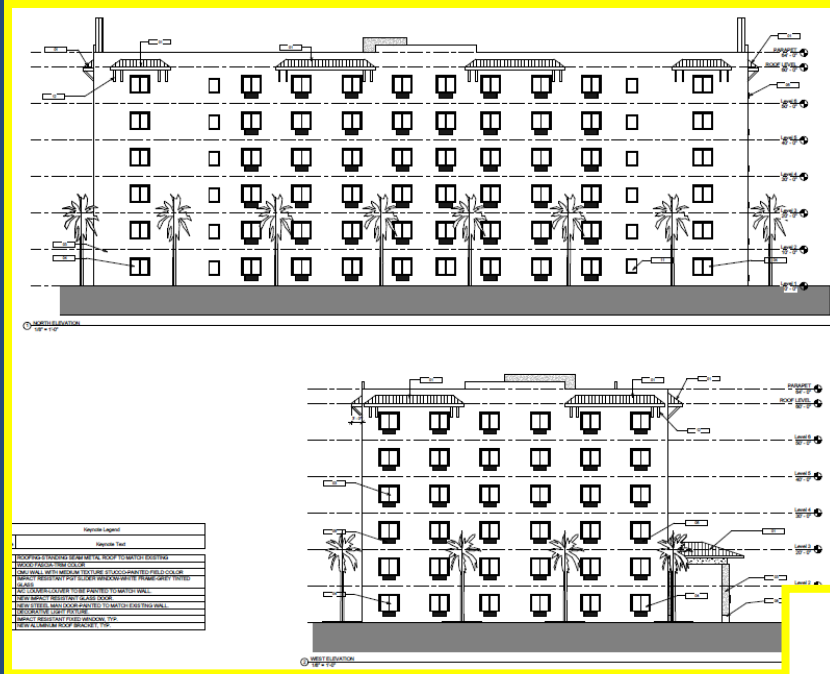
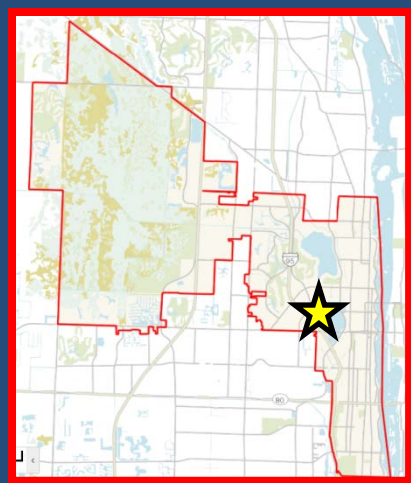
Good Samaritan Medical Center
West Palm Beach, Florida

Building permit submitted

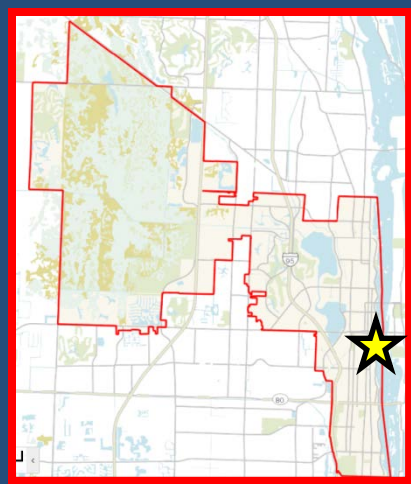
Joseph's Village

138 beds

City Commission approval on July 31, 2017



LaClare (1515 South Flagler Dr.)



STATUS

This project is currently vested for 84 units and is in for building permit.



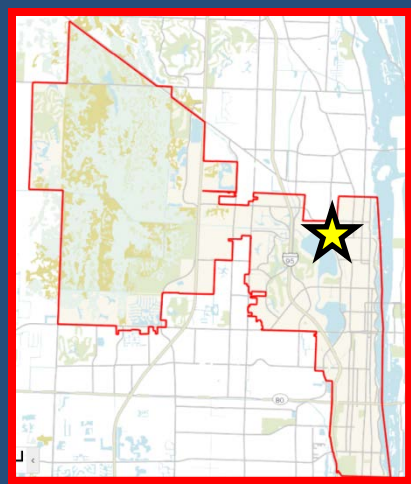
Loftin Place (Phase 1 complete)



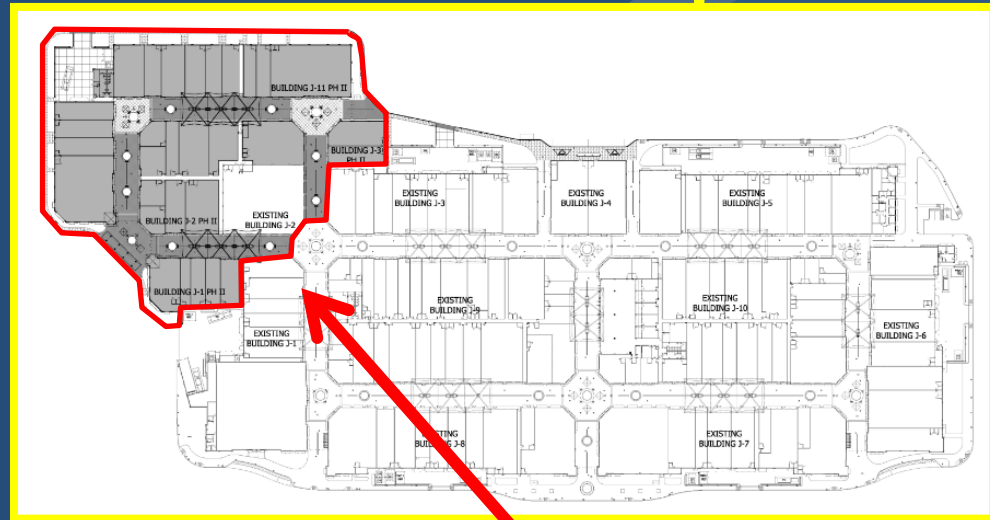
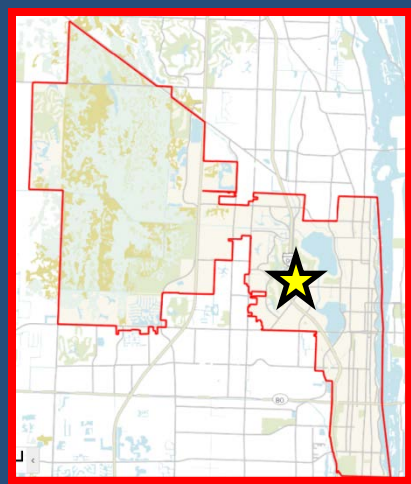
459 total units
Phase I – 260 units
4,038 sf retail
501 parking spaces
Phase II
196 units
4,038 sf retail
237 parking spaces



Novus (1101 54th St.) (75,728 sf)



Palm Beach Outlets Expansion



Proposed 113,792 square foot expansion not yet begun.



Phillips Point Major Amendment

(3,498 sf restaurant; 2,937 sf gym)



The Marina

PBA2- 199 units
PBA 3-200 units

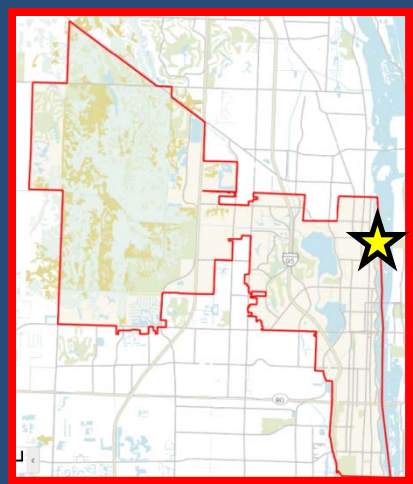
3,025 sf retail

24 stories
(269'8")

765 sf – 5,290 sf



TRG/Rybovich/Related Development



Transit Village

* Hotel - 300 rooms

* Residential - 408 units

* Office - 308,862 sf



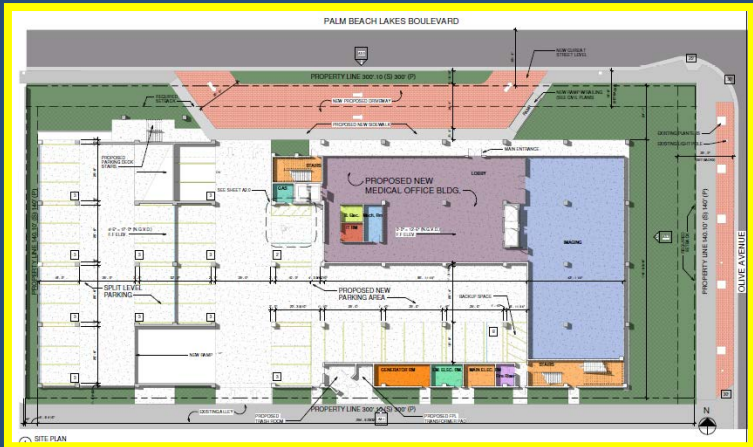
Summary of Development Activity (Projects In Review)

March 22, 2018



WEST PALM BEACH

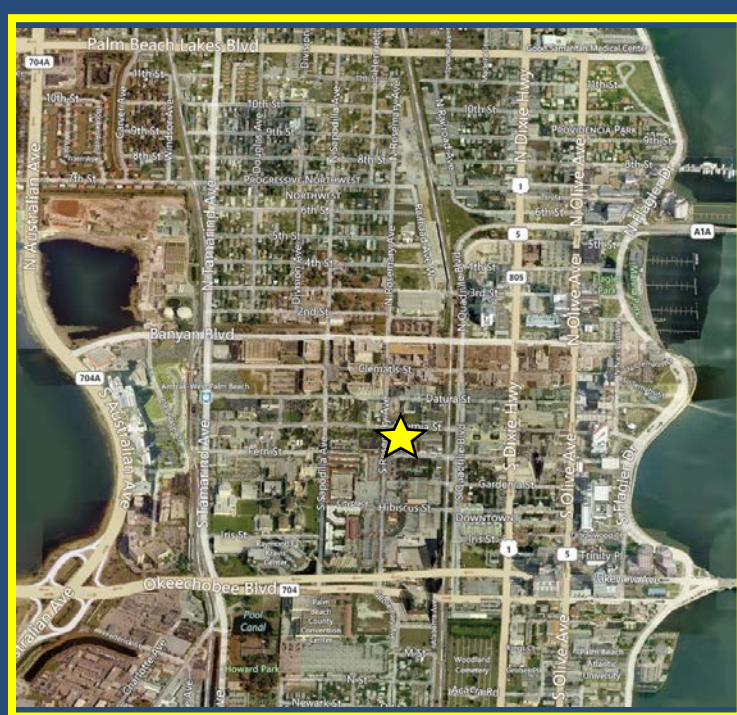
300 Palm Beach Lakes (Nurses Residence) 53,721 sf office



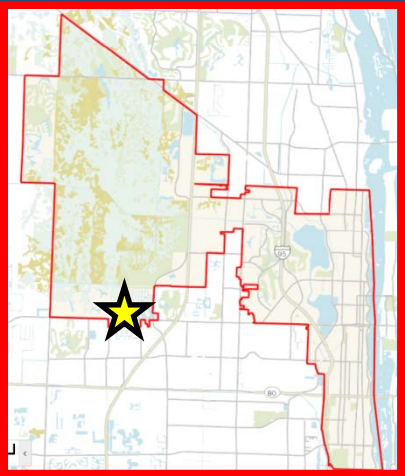
300 Rosemary

18 Story Class A Office

258,449 sf office; 21,335 sf retail;
28,461 sf building support = 308,245 sf
FAR = 4.89; 606 parking spaces



7000 Okeechobee Retail Center



Restaurant - 5,878 sf
Outdoor Restaurant - 1,000 sf
Retail - 6,800 sf
TOTAL: 13,678 sf

Total Parking Space: 133

Total Acres: 2.28 acres

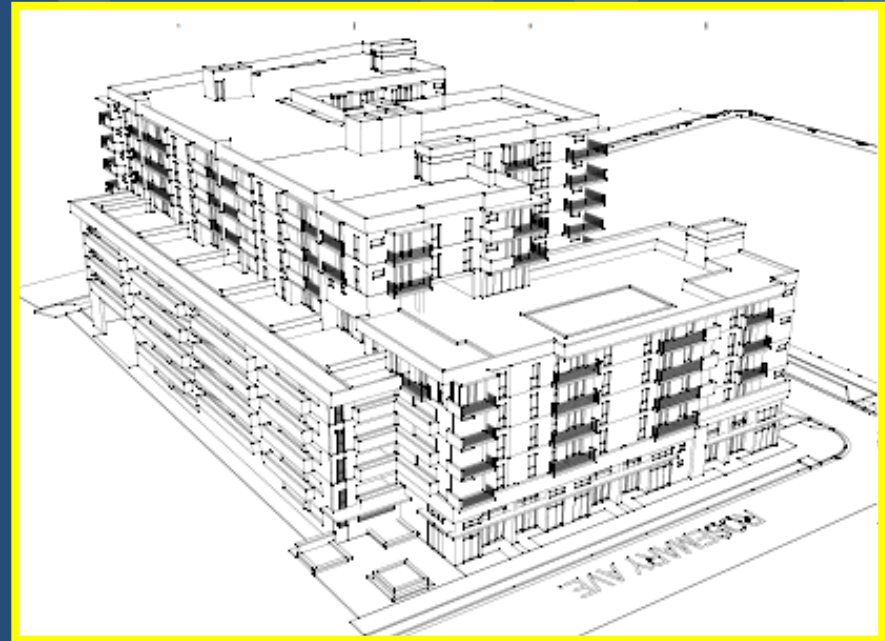
4th Street Residential



WEST PALM BEACH



138 units



Aloft Hotel (NE corner of 3rd St. & Rosemary Ave.)



- 136 hotel rooms (5-story);
82 extended suites,
2,917 sf restaurant
- 3,794 sf retail;
1,816 sf meeting room



Indigo Hotel

(NW corner of 3rd St. & Railroad Ave.)



WEST PALM BEACH

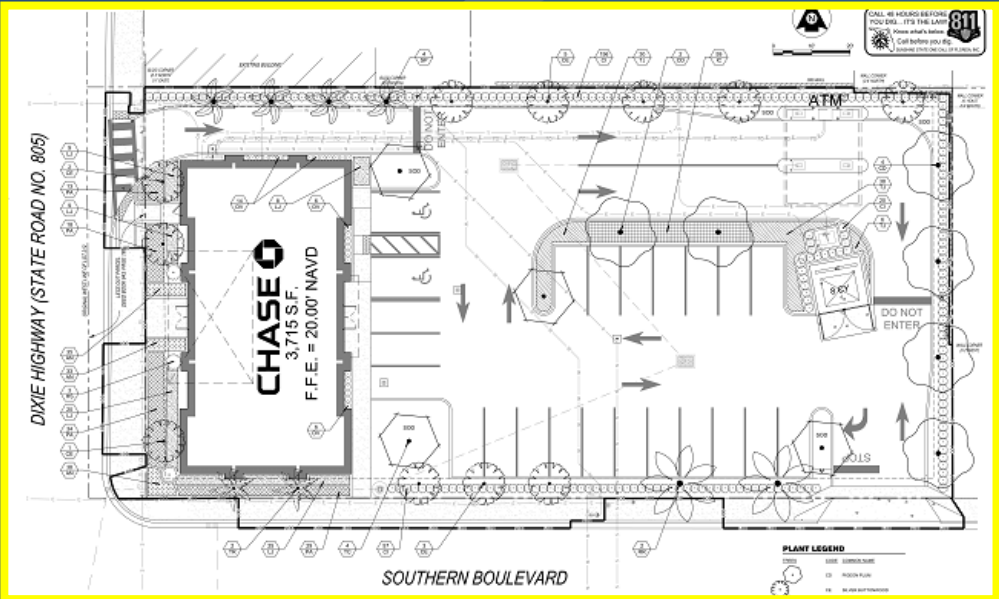
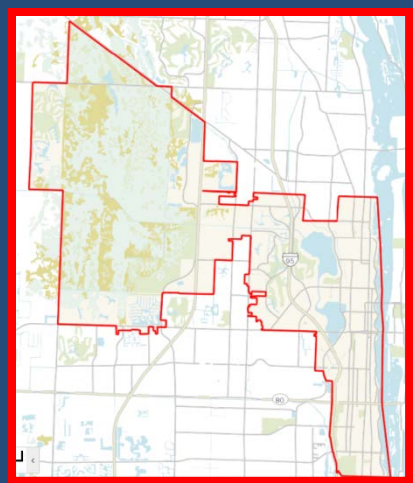


- *224 hotel rooms (6 stories) &*
- *extended suites*
- *3,545 sf restaurant*
- *3,638 sf meeting room*



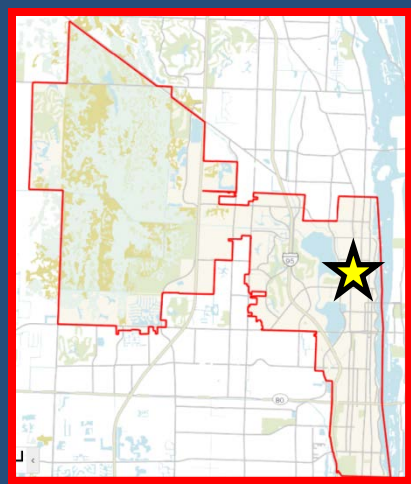
Chase Bank

(343 Southern); 3,715 sf

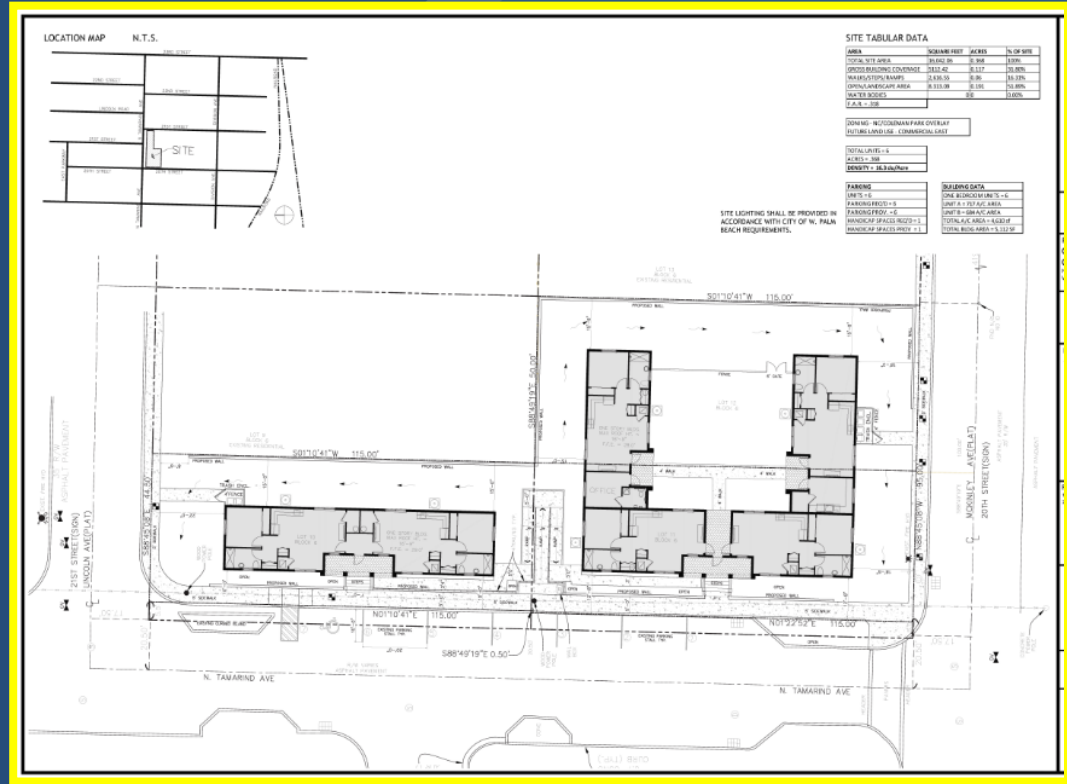


WEST ELEVATION

Home at Tamarind (2100 North Tamarind Ave.)



6-unit Apartment Building
in 2 Buildings

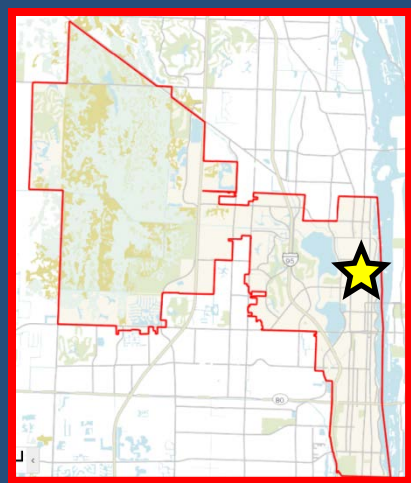


Gulfstream Goodwill - Opt. 2
N. TAMARIND AVE. (FRONT) ELEVATION

Merry Place RPD (455 Cheerful St.)



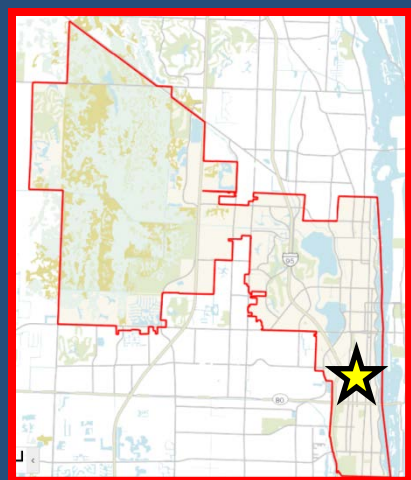
SF – 70 units
MF – 187 units
Mixed Use – 10,500 sf



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.



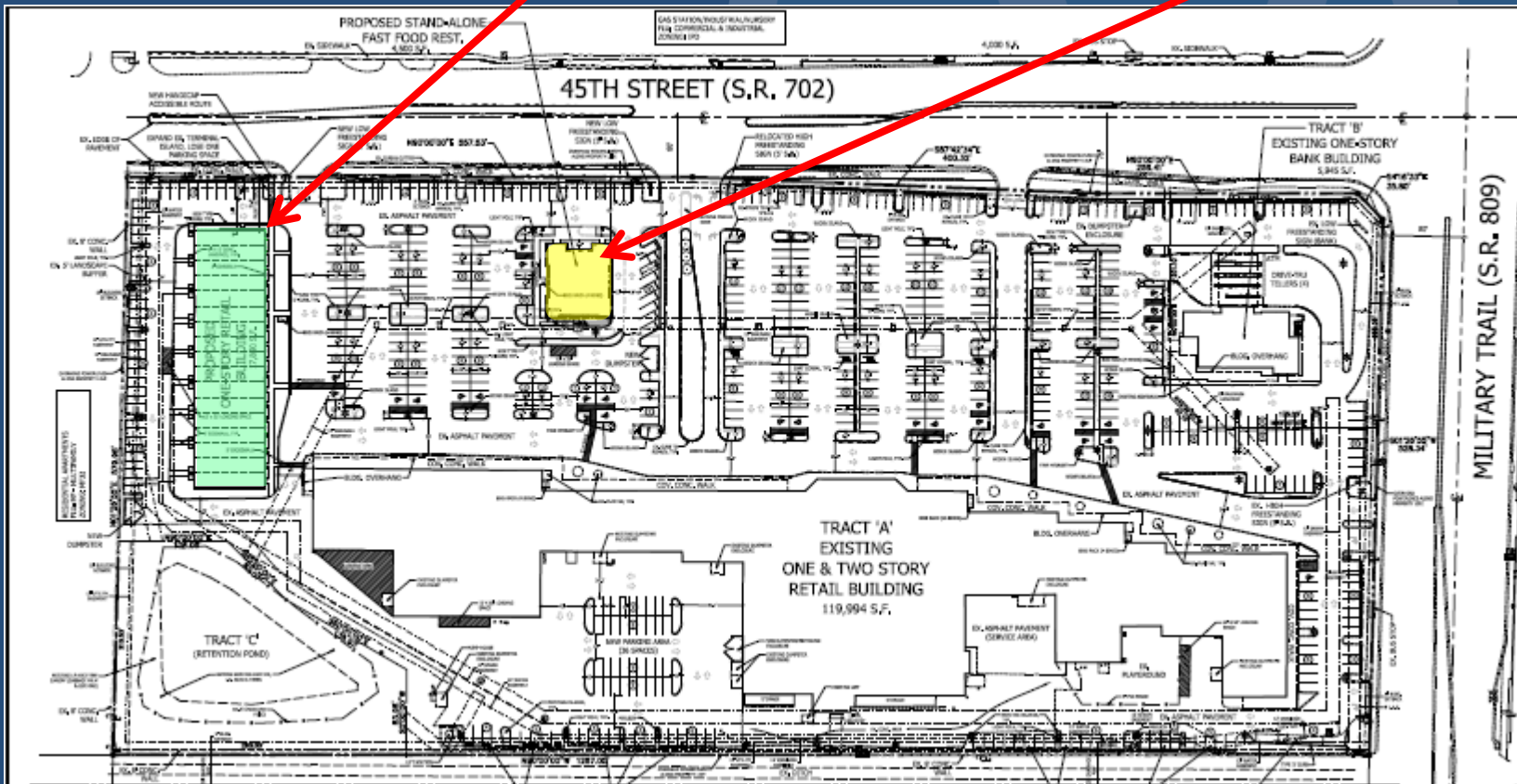
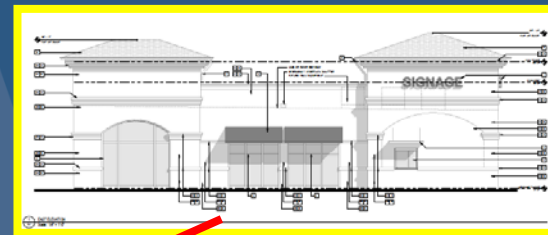
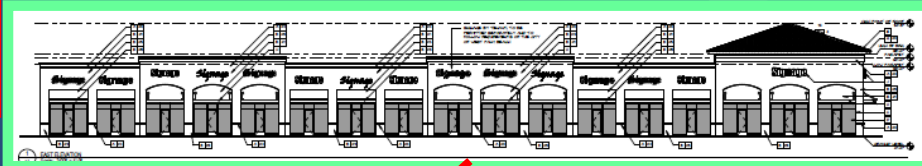
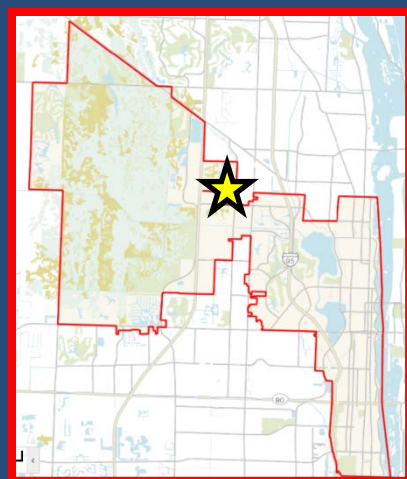
Prospect Place (3111 S. Dixie)



Southwind Plaza Addition

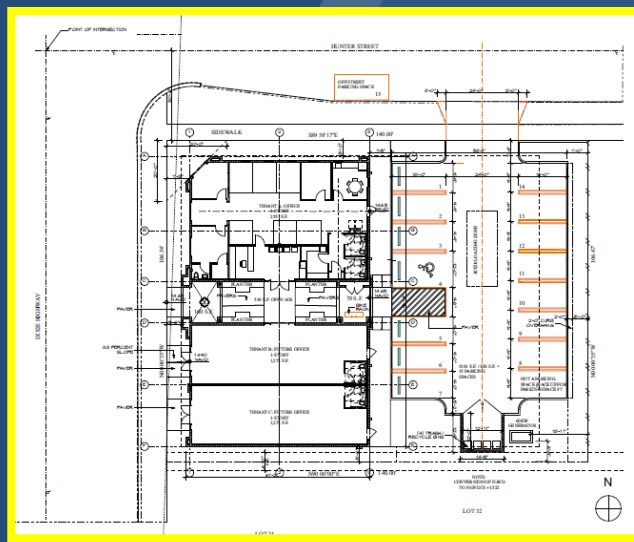
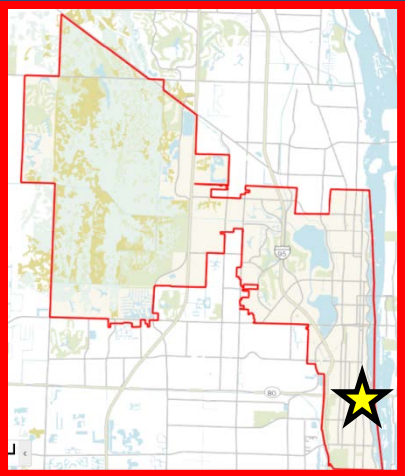
(Southwest corner of 45th St. & Military Trail)

17,850 sf retail; 4,500 sf restaurant



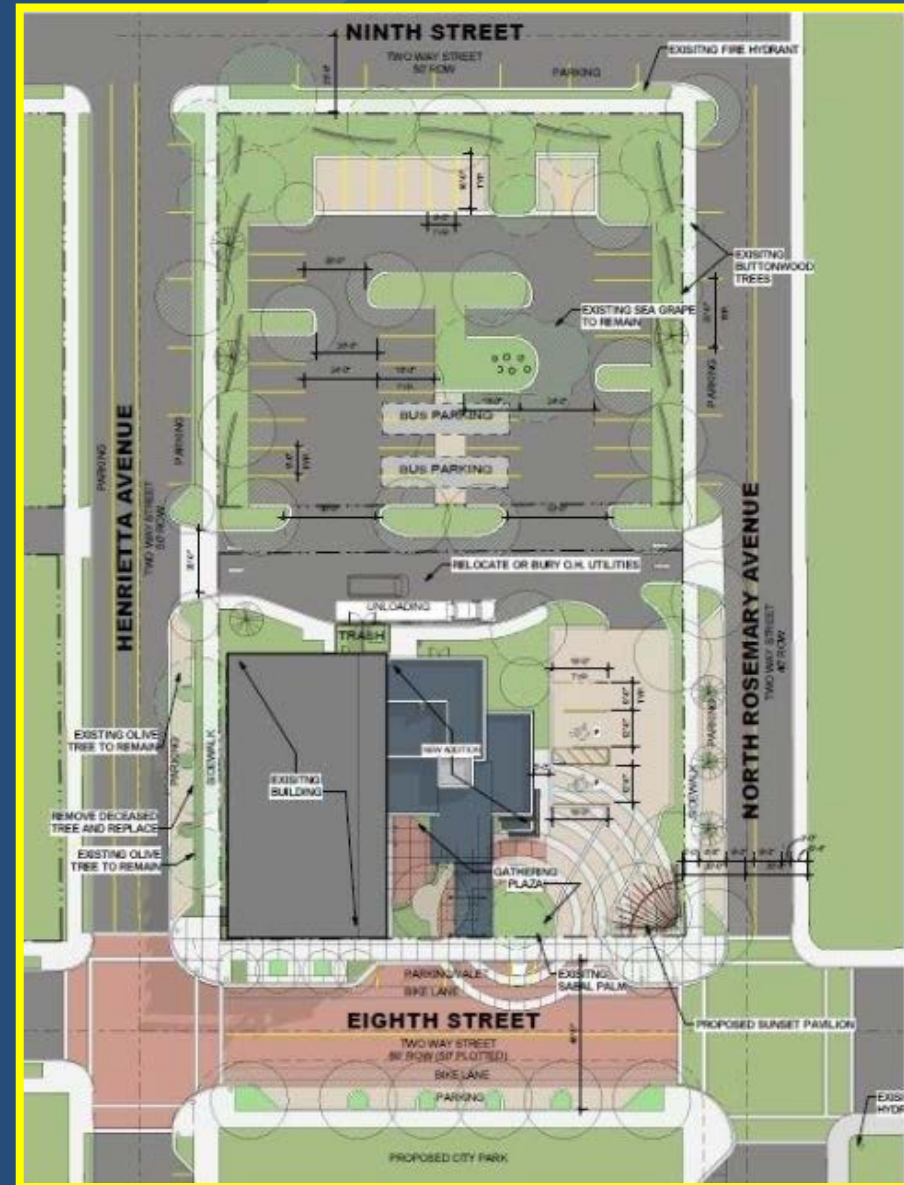
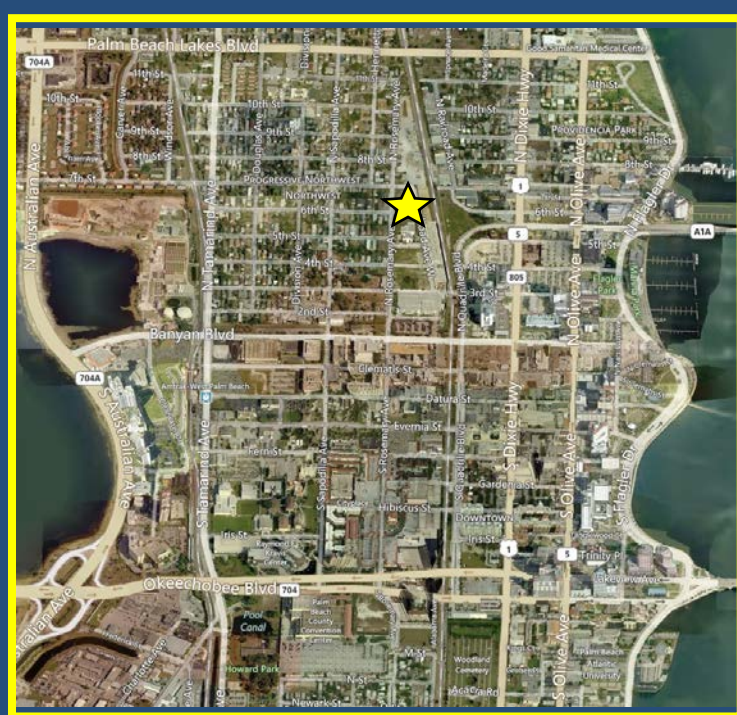
State Farm Office Building (6500 S. Dixie)

5,101 sf addition; 15 parking spaces



Sunset Lounge

Downtown Historic Building Being Renovated



West Palm Beach Housing Developments

Residential SF	Residential MF	Project	Status
	105	312 Northwood	Completed
	205	The Alexander (333)	Completed
	99	Dunbar Village RPD (Paul Lawrence Dunbar)	Completed
	120	Dunbar Village RPD (Silver Palm Place)	Completed
	245	Luma (Okeechobee Commons)	Completed
	182	Morse Traditions - Ph. 2	Completed
51 (cottages)	200	Banyan Cay Resort (Hotel)	Under Construction
94		Banyan Cay Resorts (SF residential)	Under Construction
	69	Bristol (Chapel by the Lake)	Under Construction
	315	Broadstone City Center	Under Construction
	251	Old City Hall site	Under Construction
	290	Park-Line Beaches (All Aboard Florida Residential)	Under Construction
	14	Park Slope Townhomes	Under Construction
	125	Royal Palm Place Ph. III (Dunbar Village RPD)	Under Construction
	240	Village at Lake Mangonia	Under Construction
	84	550 Quadrille Boulevard (1 West Palm)	Approved
	179	Azola (Bella Vita)	Approved
	347	Banyan Place	Approved
	159	Clematis Place	Approved
	36	Dr. Alice Moore Apts.	Approved
	87	Georgian Gardens	Approved
	138	Joseph's Village Addition (138 beds)	Approved
	84	La Clare (1515 South Flagler)	Approved
	196	Loftin Place (Ph. 2)	Approved
	408	Transit Village (TOD)	Approved
	1,059	TRG/Related & Rybovich	Approved
	399	The Marina (TRG/Related & Rybovich)	Approved
	138	4th Street Residential (NE 4th/Rosemary)	In Review
	6	Home at Tamarind	In Review
	70	Merry Place	In Review
		Northwood Anchor Site	In Review
	300	Prospect Place 3111 South Dixie Hwy.)	In Review
145	6,150		

956 Units Recently Completed

1,649 Units Under Construction

3,176 Units Approved

514 Units In review

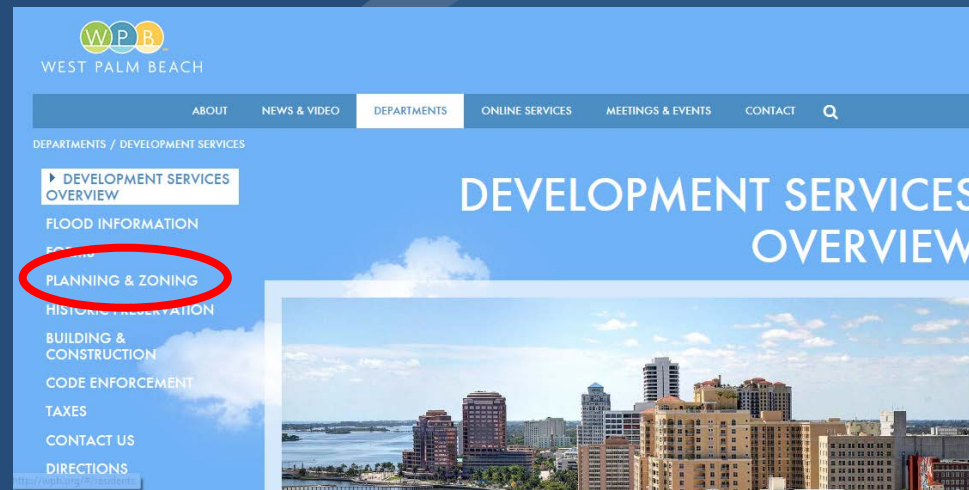
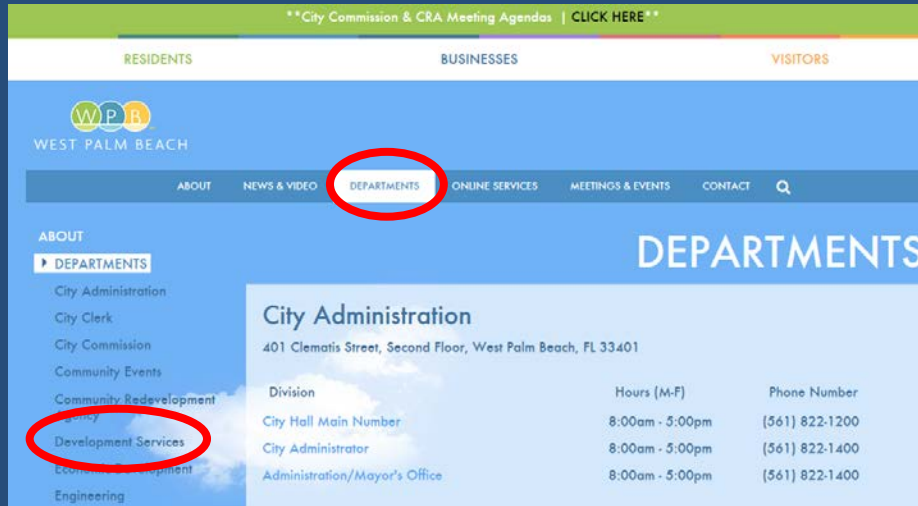
Projects in the Pipeline



- **Projects Recently Completed..... \$173,754,000**
 - 312 Northwood, 4th District Court of Appeal, Paul Lawrence Dunbar/Silver Palm Place (Dunbar Village), Luma, Morse Life Traditions II, StorAll, The Alexander, Restoration Hardware
 - **Projects Under Construction..... \$1,388,247,000**
 - Ballpark at the Palm Beaches, Banyan Cay, Braman, The Bristol, Broadstone City Center, Canopy Hotel, Hilton Garden Inn, Home Depot Commercial, Norton Art Museum, Old City Hall, P.B. Day Academy, Park-Line Beaches (AAF), Park Slope, Presidential Self Storage, Royal Palm Place (Dunbar Village), Village at Lake Mangonia
 - **Projects Approved and Not Begun..... \$ 938,779,000**
 - 45th St. Hotel , 550 Quadrille, Azola, Banyan Place, Clematis Place, Clematis Street Hotel, Cosmopolitan, Drive Shack, Georgian Gardens, Good Samaritan Expansion, Hanley Center, Joseph's Village Addition, LaClare (1515 S. Flagler), Loftin Place Ph. II, Novus, P.B. Day Academy Ph. 3, Palm Beach Outlets Expansion, Phillips Point Restaurant/Gym, The Marina (Related/Rybovich), Transit Village, Wawa Storage Facility
 - **Projects In Review \$ 218,873,000**
 - 300 Palm Beach Lakes , 3111 S. Dixie (Prospect Place), 4th Street residential, 7000 Okeechobee Retail Center, Aloft Hotel, Anchor Site, Carefree Theater, Chase Bank, Dr. Alice Moore Apts., Home at Tamarind, Indigo Hotel, Merry Place RPD, Southwind Plaza Addition, State Farm Office Building, Sunset Lounge
- TOTAL: \$2,719,653,000**

1 – Under “Departments” Click
“Development Services”

2– Click “Planning and Zoning”



3– Scroll down to “Development Services
Outreach Meeting”



TODAY'S
PRESENTATION
www.wpb.org










Citywide Projects

<http://wpbgis.maps.arcgis.com/apps/Shortlist/index.html?appid=5d86c10d29764a7b808101c4ab8631b8>

Citywide Projects

City of West Palm Beach

- Completed
- Under Construction**
- Approved
- In Review

 <p>1 Ballpark at the Palm Beaches</p>	 <p>2 Banyan Cay Resort (Hotel)</p>	 <p>3 Banyan Cay Resort (SF Residential)</p>
 <p>4 Braman CPD</p>	 <p>5 The Bristol (Chapel by the Lake)</p>	 <p>6 Broadstone City Center</p>
 <p>7 Canopy Hotel</p>	 <p>8 Dunbar Village RPD (Royal Palm Place Ph. III)</p>	 <p>9 Hilton Garden Inn</p>



Questions?

March 22, 2018



WEST PALM BEACH

Palm Harbor Hotel

(108 room hotel, 4,406 sf restaurant, a 360 sf bar and 2,600 sf of meeting rooms)

Approved May 22, 2017



Mobility Study

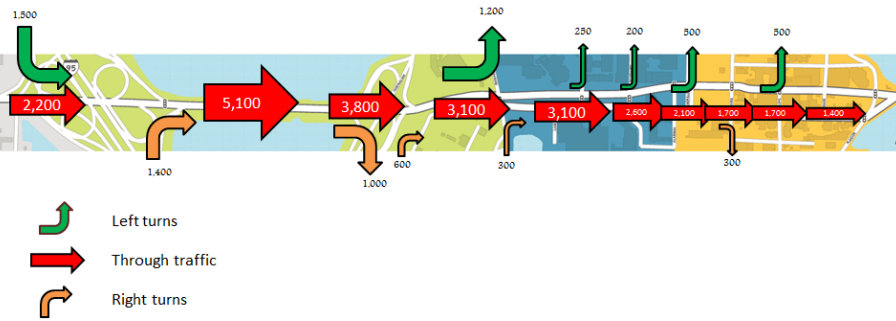


WEST PALM BEACH

Okeechobee Boulevard



Traffic Volumes - AM Peak Hour (vehicles per hour)



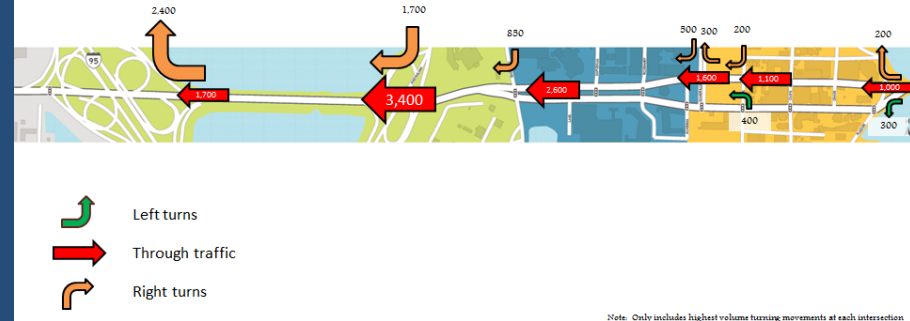
Note: Only includes highest volume turning movements at each intersection

Okeechobee Blvd. traffic decreases from 5,100 vehicles between the lakes to 1,400 vehicles at Flagler Drive in the AM peak Hour.

Okeechobee Boulevard



Traffic Volumes - PM Peak Hour (vehicles per hour)



Note: Only includes highest volume turning movements at each intersection

Okeechobee Blvd. traffic increases from 1,000 vehicles at the bridge to 3,400 vehicles at Australian Avenue in the PM peak Hour.

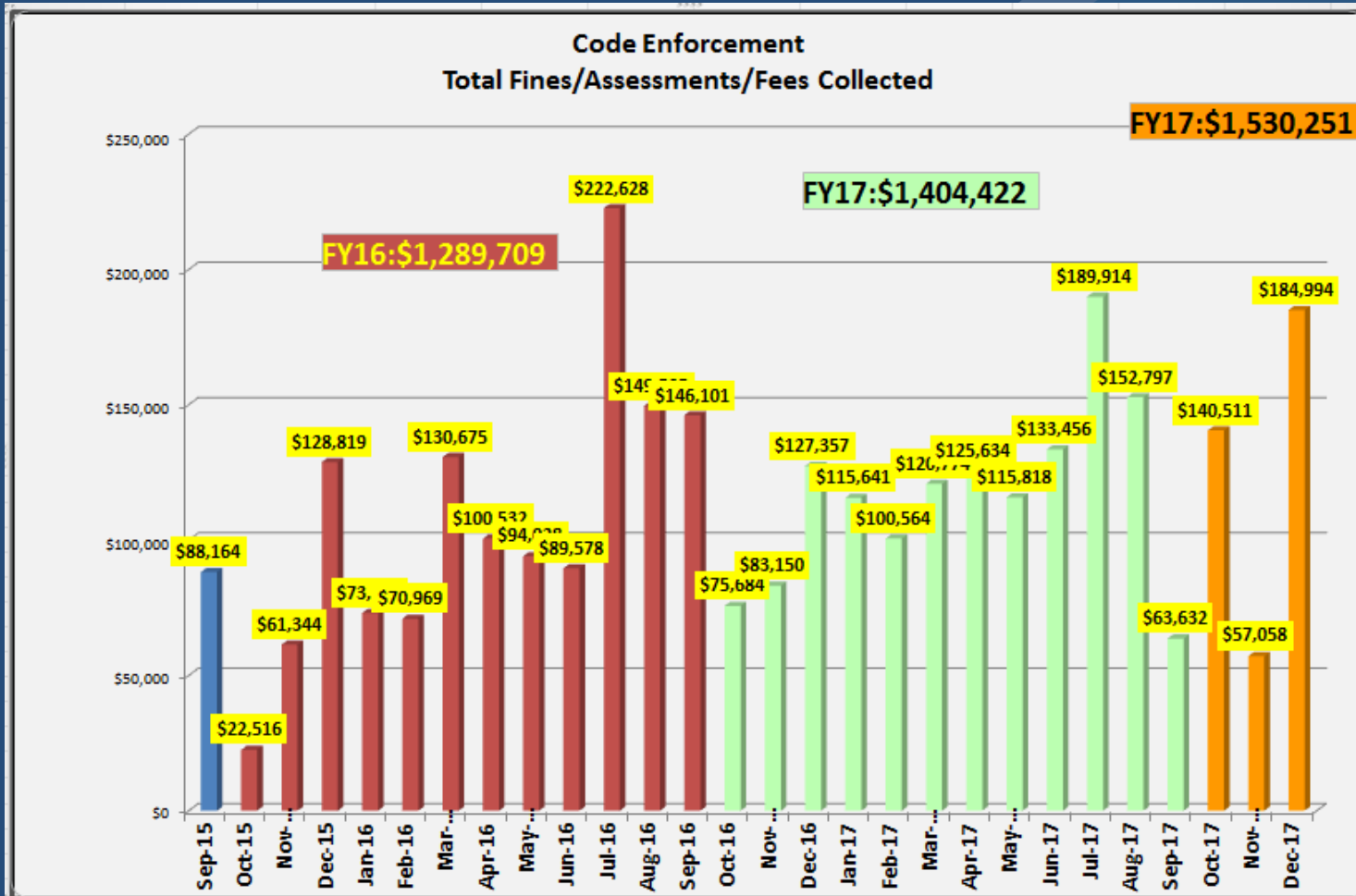
AM/PM Level of Service



Total Fines/Assessments/Fees Collected



WEST PALM BEACH



Code	1st QUARTER				2nd QUARTER		
	October	November	December	Total (1st Q)	January	February	thru February
FY2015	\$22,516	\$13,786	\$24,571	\$60,872	\$90,827	\$18,983	\$170,683
FY2016	\$99,315	\$61,344	\$128,819	\$281,911	\$73,014	\$70,969	\$480,315
FY2017	\$75,684	\$60,646	\$127,357	\$263,687	\$115,642	\$53,920	\$480,004
FY2018	\$140,511	\$57,058	\$184,994	\$371,100	\$114,375	\$78,106	\$563,381
Difference (FY18 to FY17)	\$64,827	(\$3,588)	\$57,637	\$107,413	(\$1,267)	\$24,186	\$83,376

Mobility Study - Okeechobee

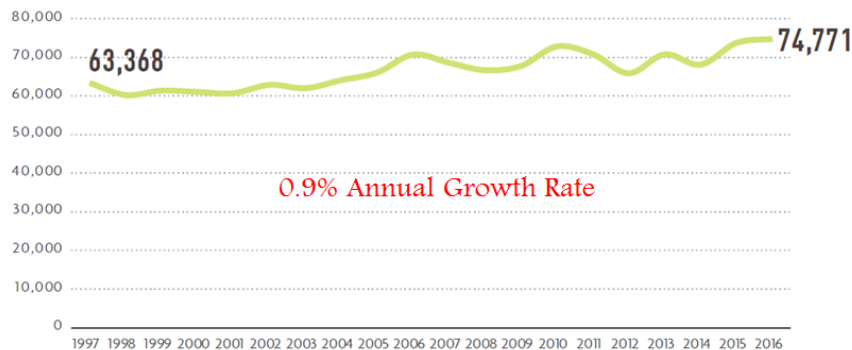


- Charrette was held in mid-June for four days.

Okeechobee Boulevard



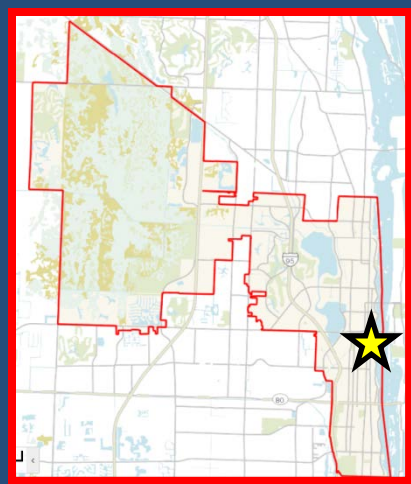
20 YEAR COUNT HISTORY
Okeechobee East of I -95



Source: Palm Beach County

- Okeechobee Blvd. traffic has increased by 0.9% annually over the past 20 years (18%).

Carefree Theater Site



EL FLAMINGO VIEW FROM SOUTH DIXIE

