

Development Services Outreach Meeting

November 1, 2018



WEST PALM BEACH

Agenda



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A. Introduction and Welcome

B. Department Update

1. Department Performance Metrics

C. Financial Update

D. City Initiatives

1. Mobility Studies

3. Clematis Street Improvements

5. Clear Lake Trail

7. Jefferson Terminal District

E. Summary of Development Activity

1. Projects Recently Completed

3. Projects Approved

F. Questions

2. Okeechobee Business District

4. Sign Code Amendment

6. Banyan Hub

2. Projects Under Construction

4. Projects in Review

Mayor Muoio



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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

2017

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

2018

- 15) March 22, 2018
- 16) November 1, 2018

Department Update

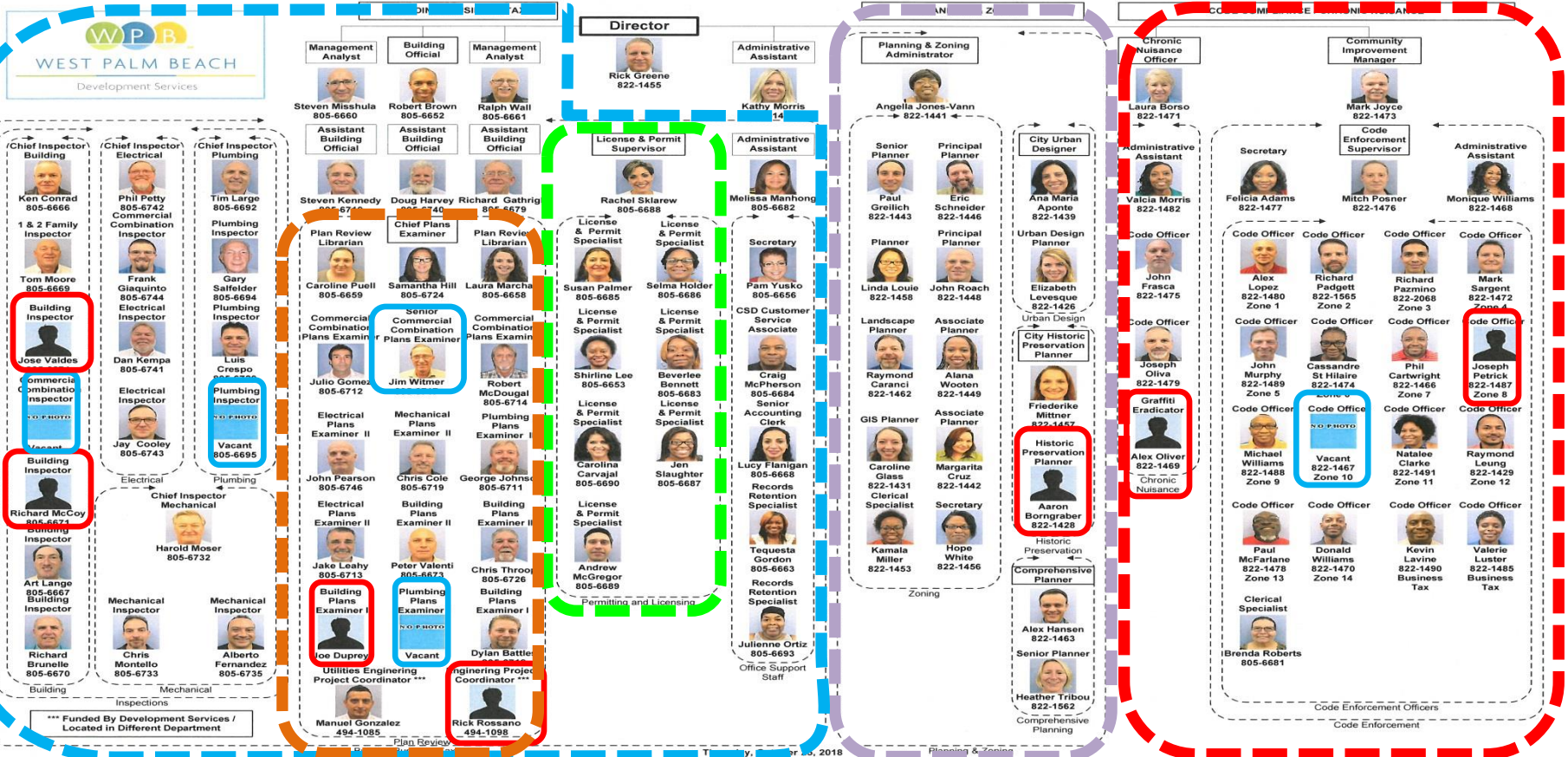
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Development Services Organization Chart

95 of 100 positions filled



Plante Moran Advisory Team



Scott Eiler



Chris Blough



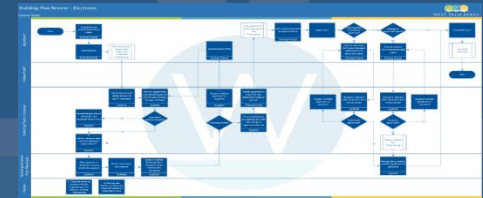
Stephen Morrison

- Plante Moran interviewed 120 persons in 12 departments
- Mapped approximately 35 processes of the City

**Current
Process**



**Proposed
Process**



- City issued an RFP soliciting bids from companies to develop software to replace CommunityPlus
- We have shortlisted to two firms (demonstrations in December)

Building Project Assignments

Building Official



Old City Hall

Robert Brown

Assistant Building Officials



Steve Kennedy



Doug Harvey



Richard Gathright

Banyan Cay
CityPlace remodel
Lake Mangonia
Azola
Park Slope
Kravis Center
Georgian Gardens

Dunbar Village
Good Sam. Hospital
Park Palm Beach
St. Mary's Hospital
Dug Out Hotel
550 N Quadrille
Rybovich Towers

1515 S. Flagler
300 P.B. Lakes
All Aboard Condo.
Canopy Hotel
Bristol Condo.
Related Office Tower
The Crystal

Department Performance Metrics

November 1, 2018



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Department Performance Metrics

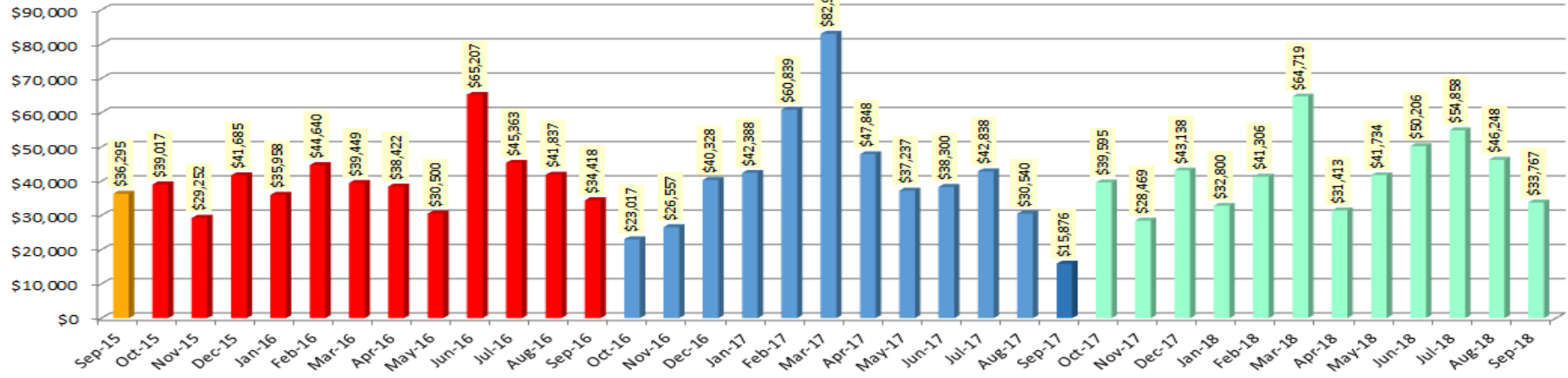


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- 1. Percent of nonresidential building permit application plan reviews completed within 30 working days**
- 2. Building permit revenue**
- 3. Planning application revenue collected**
- 4. Percent of residential building permit application plan reviews 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**

Planning Application Revenue Collected

Planning Revenue Per Month

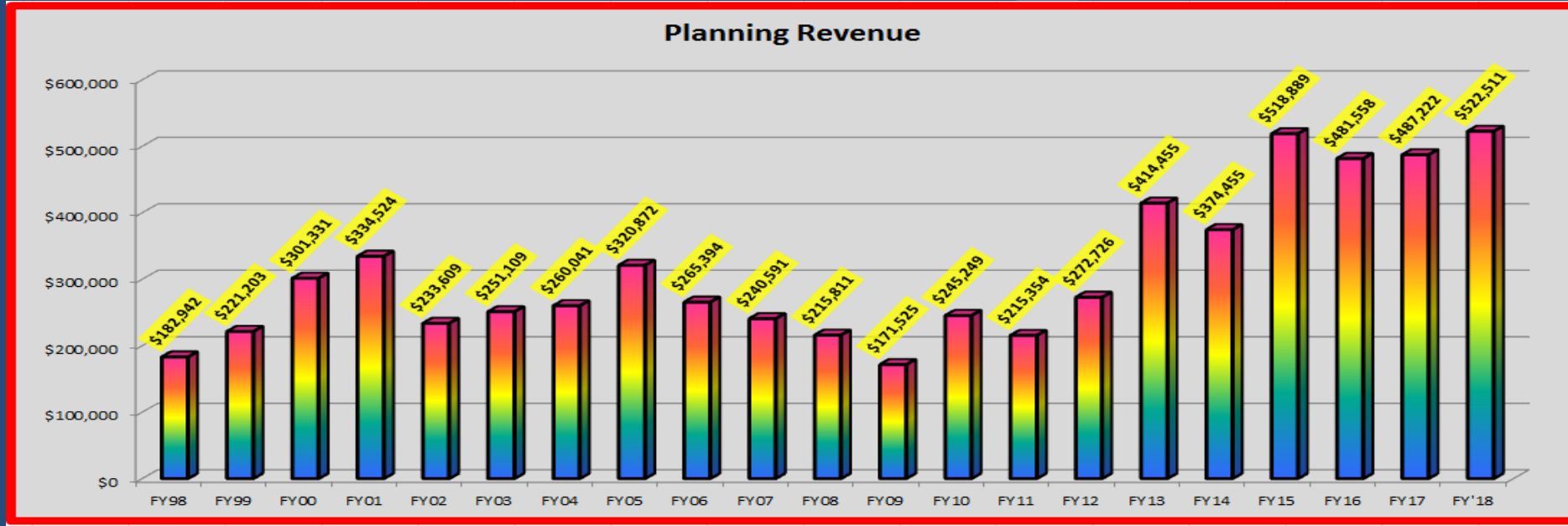


Average/Month: **\$40,100**

\$40,600

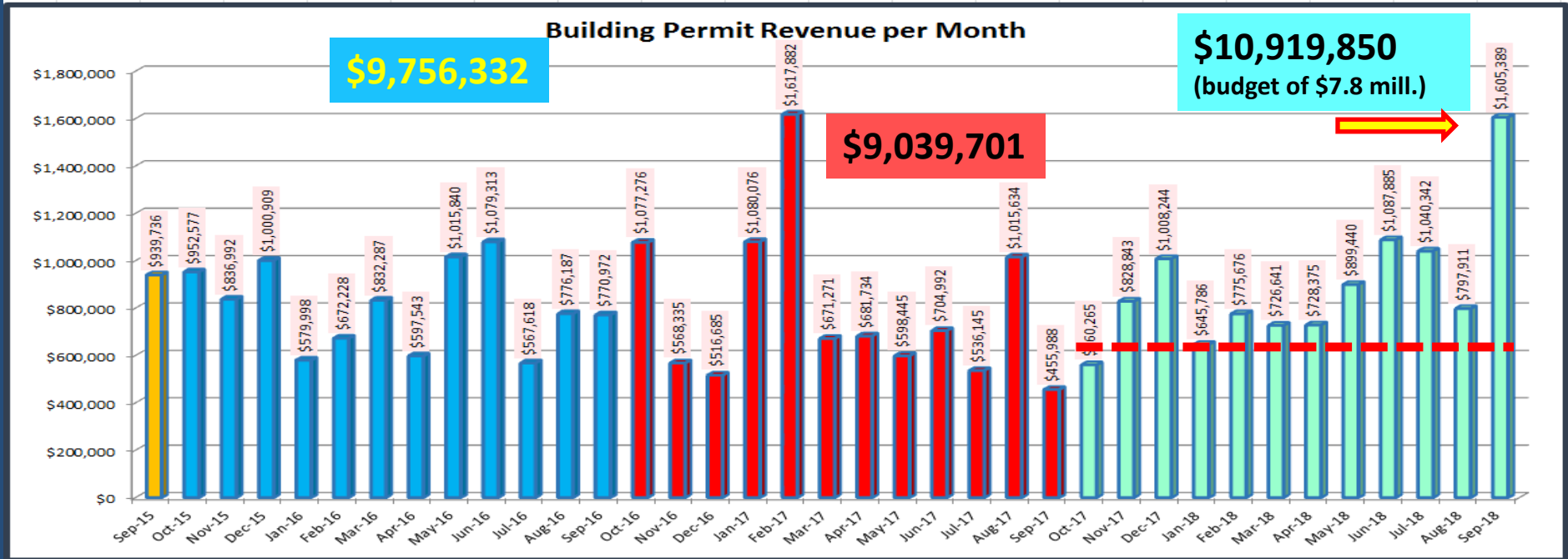
\$43,500

Planning Application Revenue Collected (FY98 to FY18)



Last four years we have averaged \$502,500 in revenues compared to \$319,250 the four years before that.

Building Permitting Revenue



\$9,756,332

\$9,039,701

\$10,919,850
(budget of \$7.8 mill.)

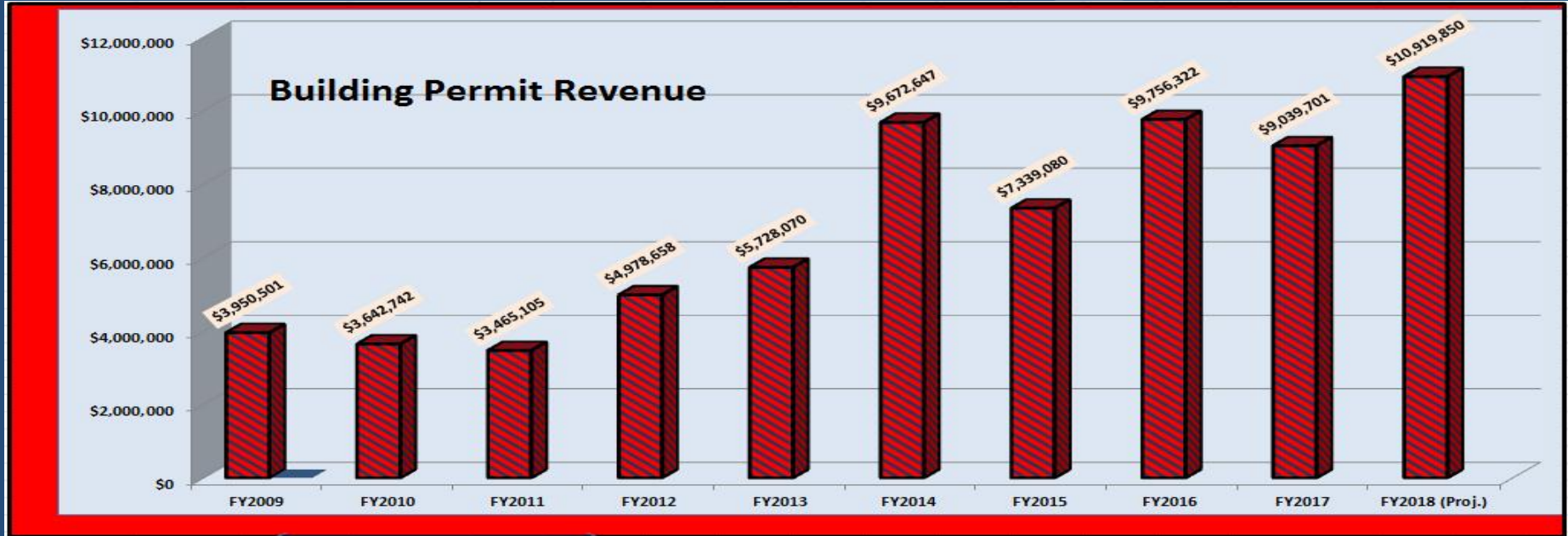


Average/Month: **\$811,700**

\$753,300

\$906,200

Building Permitting Revenue



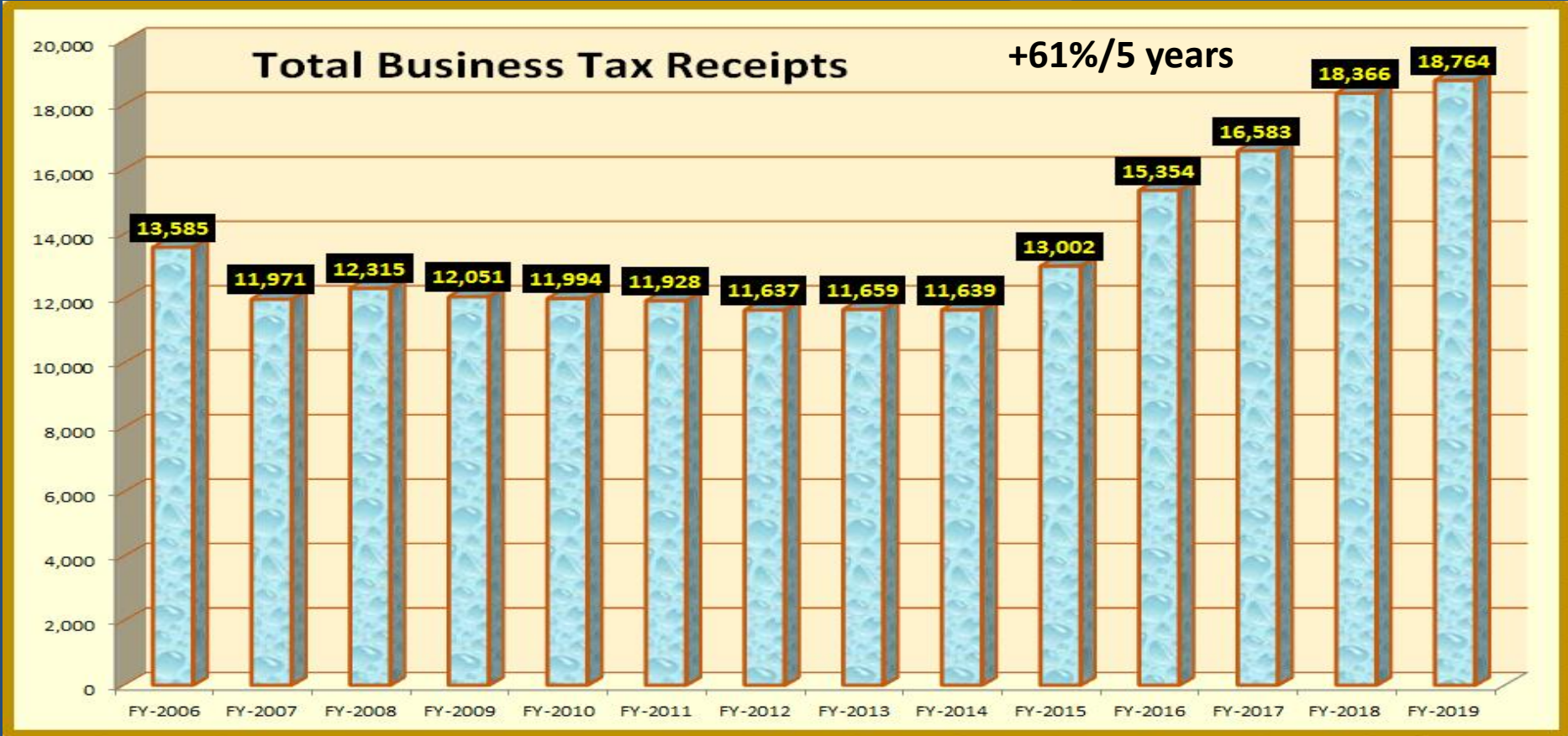
Building	
FY2013	\$5,793,215
FY2014	\$9,680,347
FY2015	\$7,352,866
FY2016	\$9,739,933
FY2017	\$9,039,701
FY2018	\$10,919,850
Difference (FY'18 to FY'17)	\$1,880,149

FY18 amount

- +88%
- +13%
- +49%
- +12%
- +21%

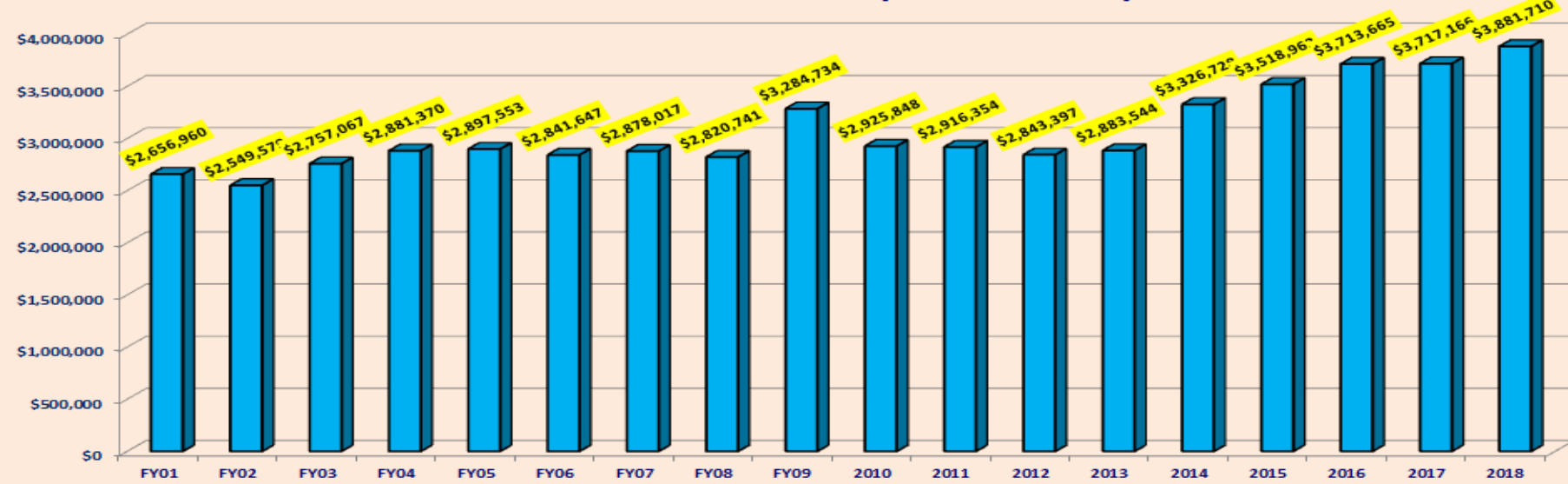


Total Business Tax Receipts



Business Tax Receipts Revenue

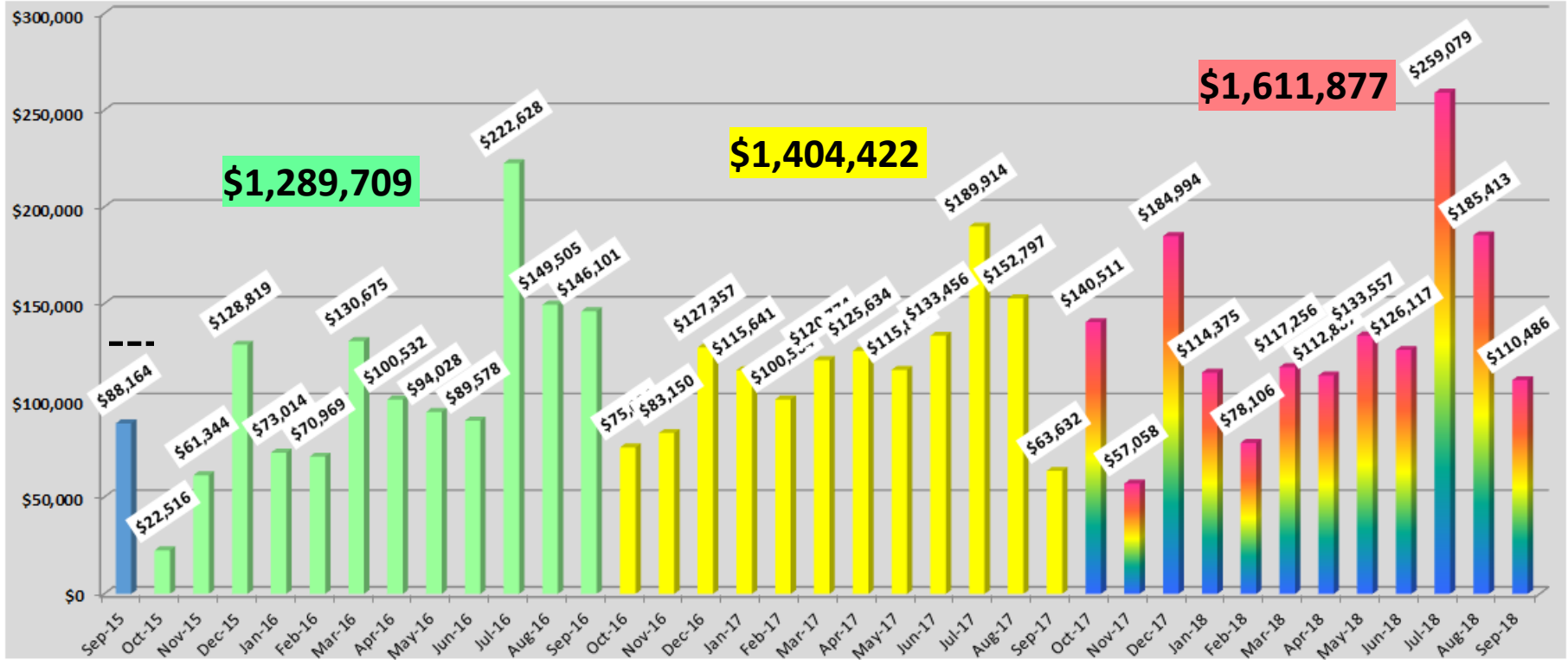
Business Tax Revenues (FY01 to FY18)



<i>Business Tax</i>	
FY2013	\$2,883,545
FY2014	\$3,266,603
FY2015	\$3,465,565
FY2016	\$3,713,665
FY2017	\$3,717,166
FY2018	\$3,881,710
<i>Difference (FY18 to FY17)</i>	\$164,544

Six (6) consecutive years of growth (+36.5%)

Code Enforcement Fines & Assessments



\$1,289,709

\$1,404,422

\$1,611,877

Average/Month: **\$107,500**

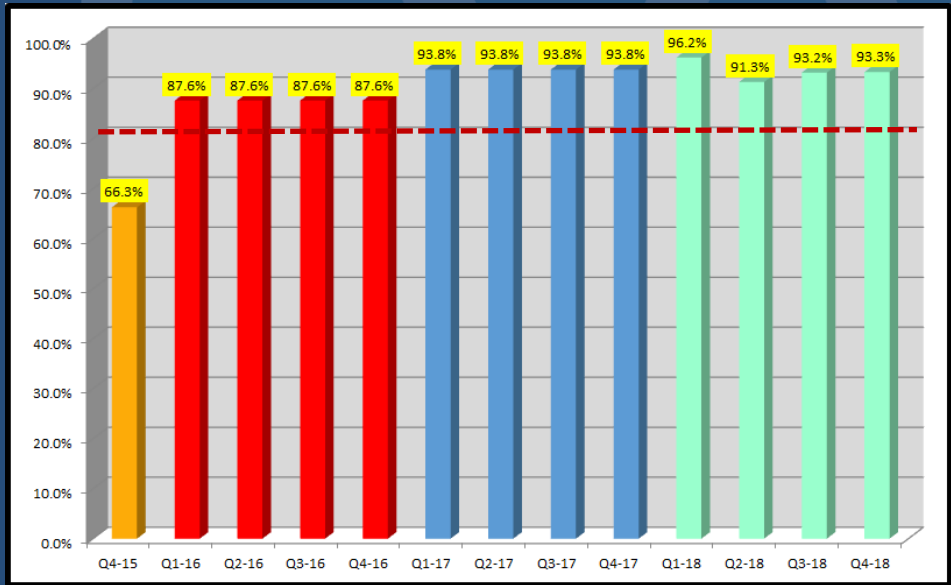
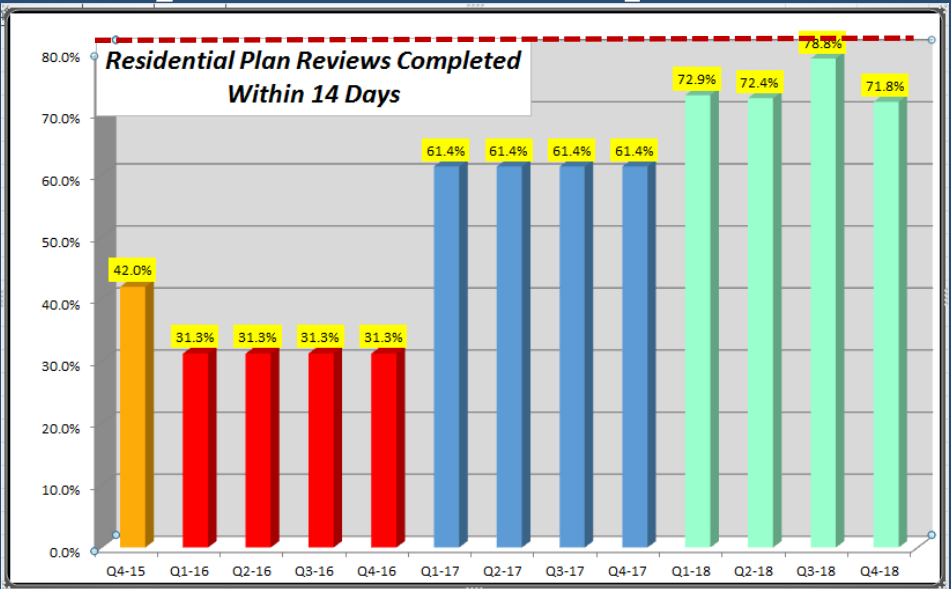
\$117,000

\$134,300

Days to Complete Plan Reviews

Residential – 14 days

Commercial – 30 days

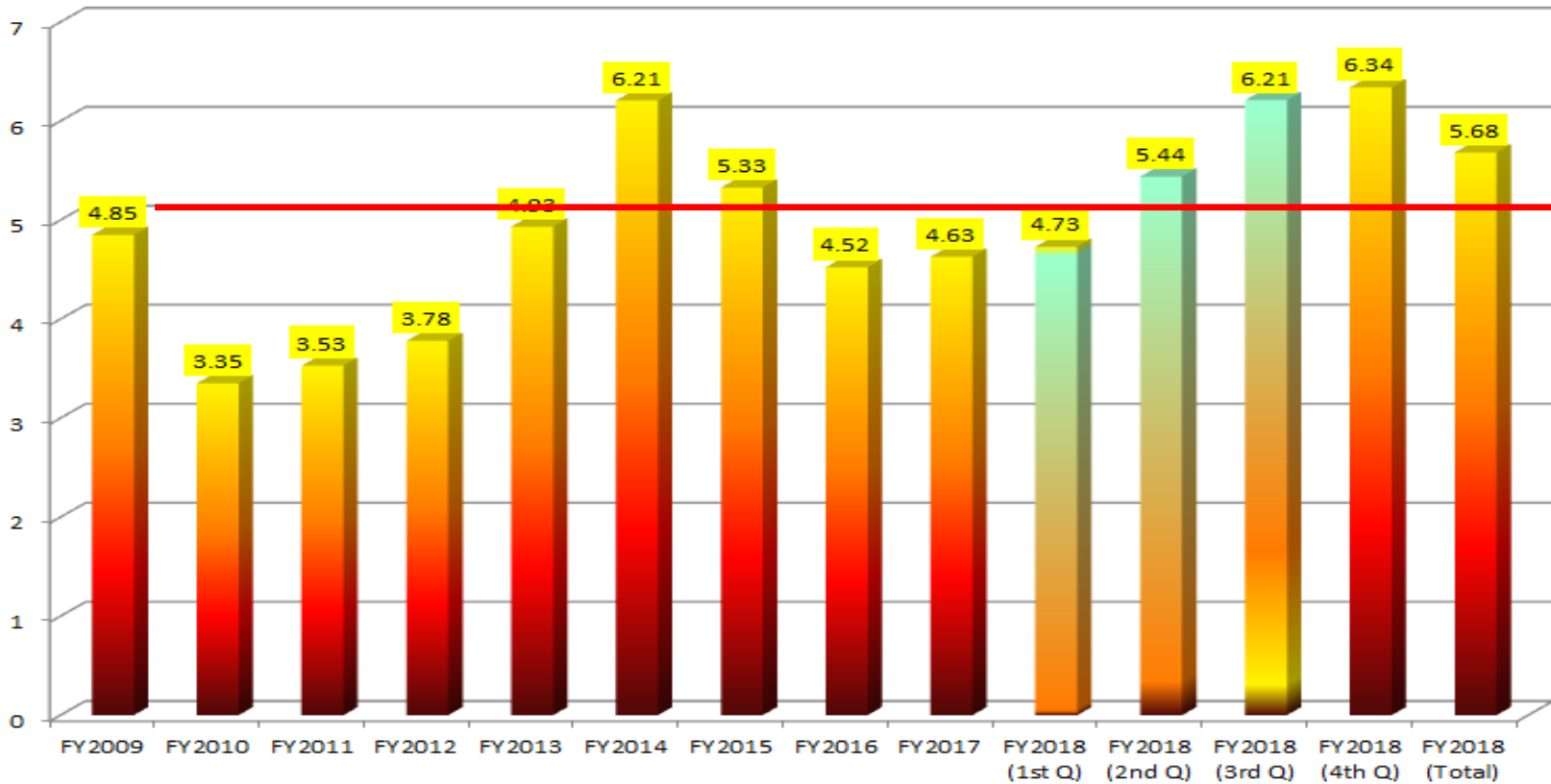


Number of Plan Reviews Completed per Reviewer Per Day (FY09-18)

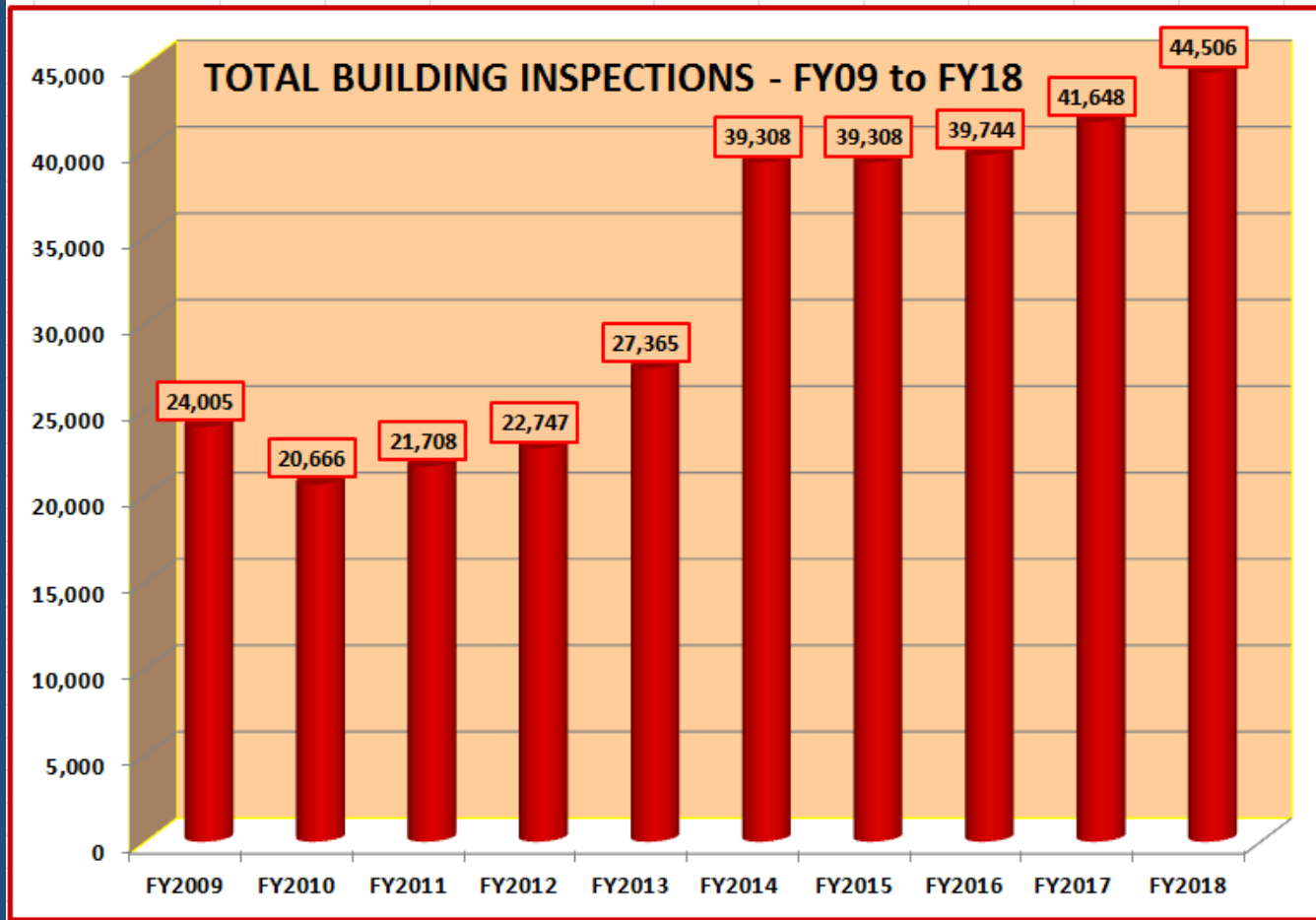


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Reviews Per Day



Building Inspections Total/Per Day



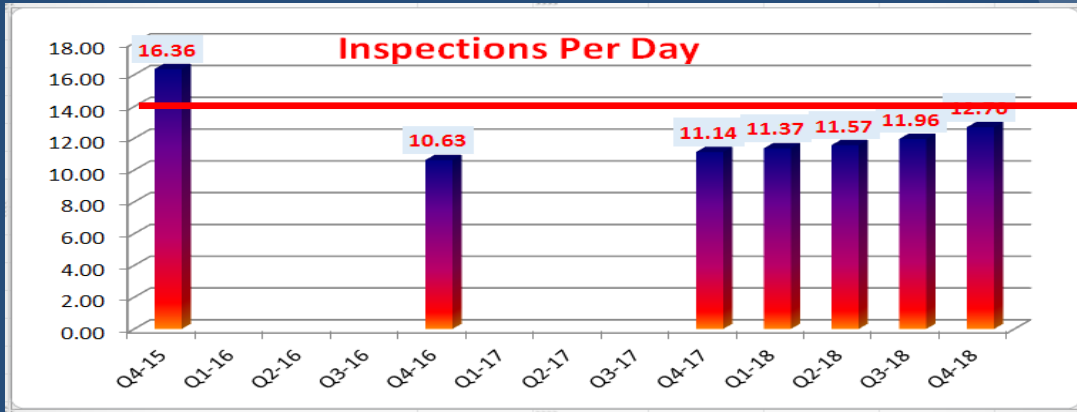
**4th Q FY18 –
12.7
inspections/day**

**Target is a
maximum of 14
per day**

Building Inspections Total/Per Day

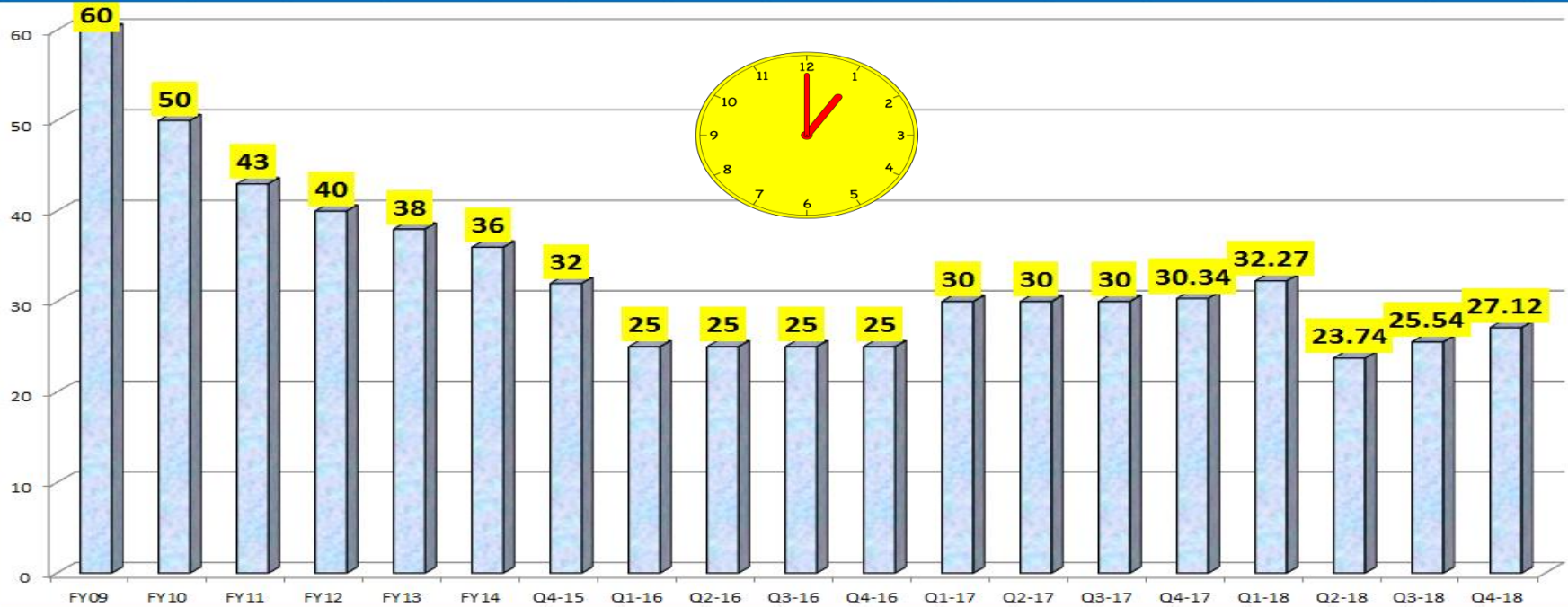


FY15 – 39,308
FY16 – 39,744 1.1%
FY17 – 41,648 4.8%
FY18 – 44,506 6.9%



**Max. Target
 Inspections/Day: 14**

Time To Close A Code Case



Q4-17	30.34	5,163 code cases, 14,372 violations, 22,553 insp., 2,802 cases to SM, 1,179 orders printed.
Q1-18	32.27	1,051 code cases, 3,388 violations, 4,672 insp., 587 cases to SM, 212 orders printed.
Q2-18	23.74	1,245 code cases, 4,555 violations, 5,512 insp., 900 cases to SM, 311 orders printed.
Q3-18	25.54	1,504 code cases, 5,095 violations, 6,851 insp., 933 cases to SM, 368 orders printed.
Q4-18	27.12	1,102 code cases, 4,565 violations, 6,484 insp., 989 cases to SM, 412 orders printed.
		4,902 code cases, 18,103 violations, 23,519 insp., 3,409 cases to SM, 1,303 orders printed.

Financial Update

November 1, 2018



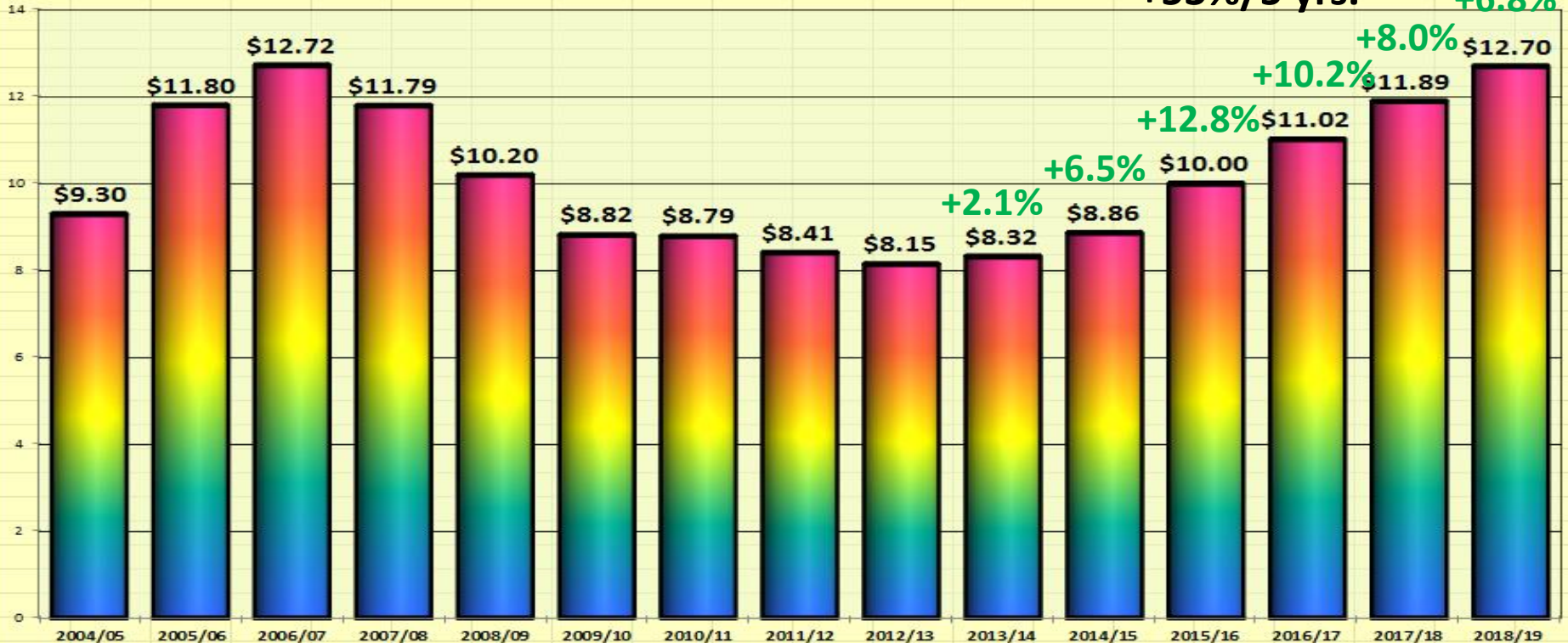
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West Palm Beach Property Values



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Property Values (In Billions)



Development Services Revenues

FY	<i>Building Permit Revenues</i>	<i>Business Tax Revenues</i>	<i>Code Enforcement Revenues</i>	<i>Planning Fees</i>	<i>TOTAL</i>
FY2013	\$5,793,215	\$2,883,545	\$310,159	\$418,932	\$9,405,851
FY2014	\$9,680,347	\$3,266,603	\$402,354	\$374,455	\$13,723,759
FY2015	\$7,352,866	\$3,465,565	\$1,159,533	\$518,889	\$12,496,853
FY2016	\$9,739,933	\$3,713,665	\$1,411,178	\$481,558	\$15,346,334
FY2017	\$9,039,701	\$3,717,166	\$1,388,122	\$487,222	\$14,632,211
FY2018	\$10,919,850	\$3,881,710	\$1,611,877	\$522,511	\$16,935,948

% Increase **88%**
FY13 to FY18

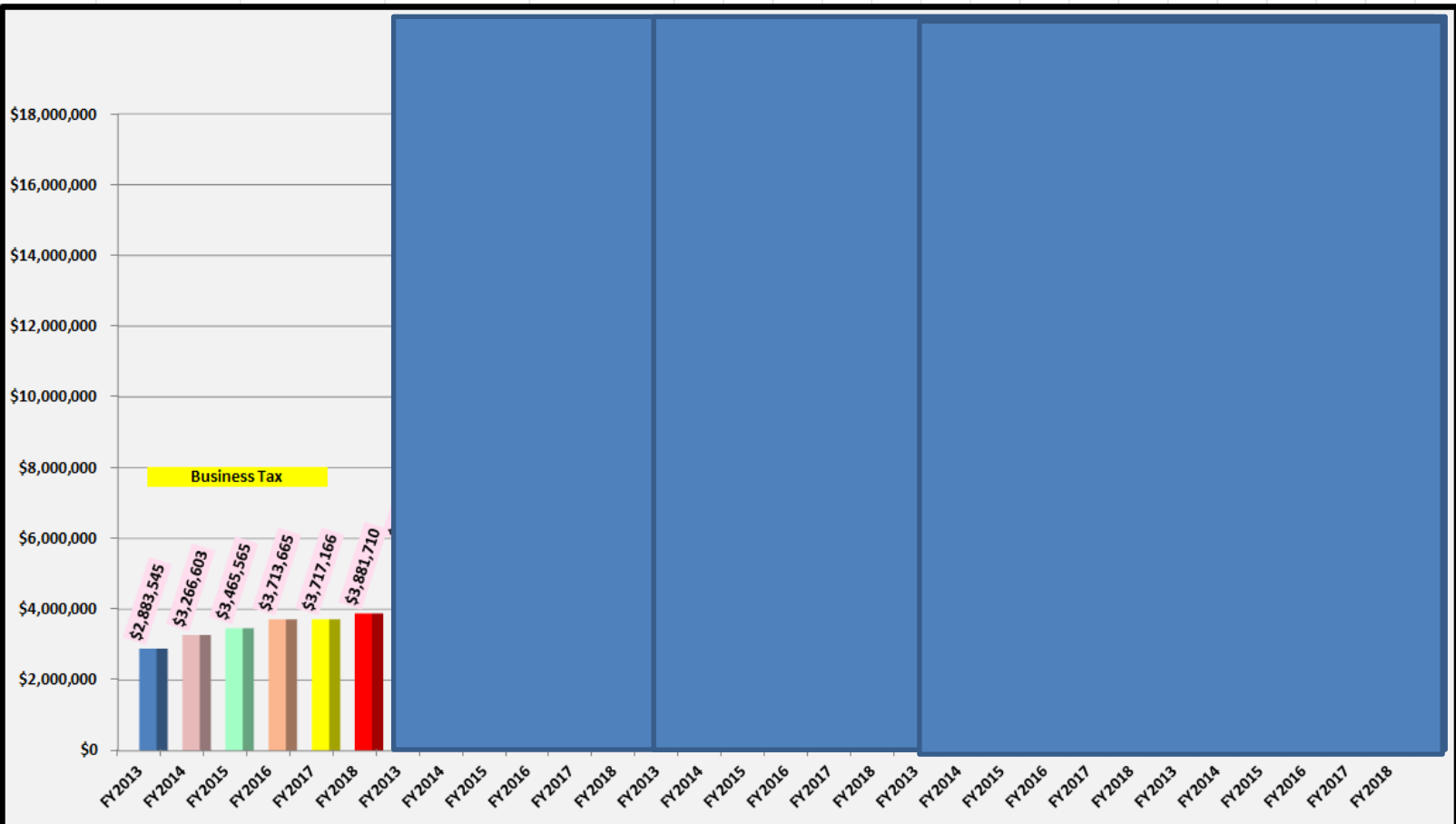
35%

420%

25%

80%

Development Services Revenues



City Initiatives

November 1, 2018



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Mobility Studies

November 1, 2018



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Mobility Studies



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Mobility Plan

Res. 134-18 unanimously approved accepting the Downtown Mobility Plan, and the supporting Citywide Bicycle Masterplan, the Downtown Parking & Transportation Demand Management Study and the Okeechobee Corridor Study (5-0)



Parking & Transportation Demand Management Study



Okeechobee Corridor Study



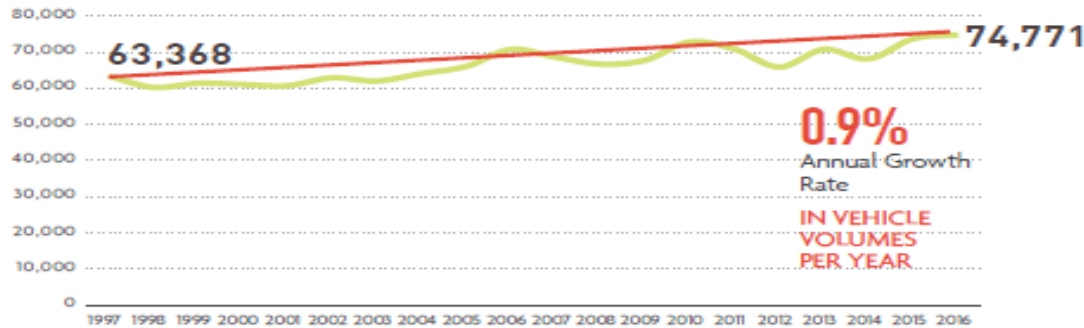
Bicycle Master Plan

Concerns Raised to Date

- Traffic on Okeechobee Boulevard

Response: The proposed amendments limit development and do NOT allow more traffic than what could be built today under our current Codes. If we do nothing, auto traffic will increase and congestion will become worse. The OBD and Mobility Plan are intended to provide alternatives so there is no increase in vehicular traffic.

20 YEAR HISTORY OF AVERAGE DAILY TRAFFIC ALONG OKEECHOBEE BETWEEN I-95 AND AUSTRALIAN AVENUE



NO LEVEL OF SERVICE E OR F TODAY.

INTERSECTION LEVEL OF SERVICE (LOS): AM PEAK HOUR/PM PEAK HOUR



FDOT Analysis – Existing Conditions After Brightline (2018)

LOS AM PEAK

- A – 2
- B – 5
- C – 9
- D – 3
- E – 0
- F – 0

LOS PM PEAK

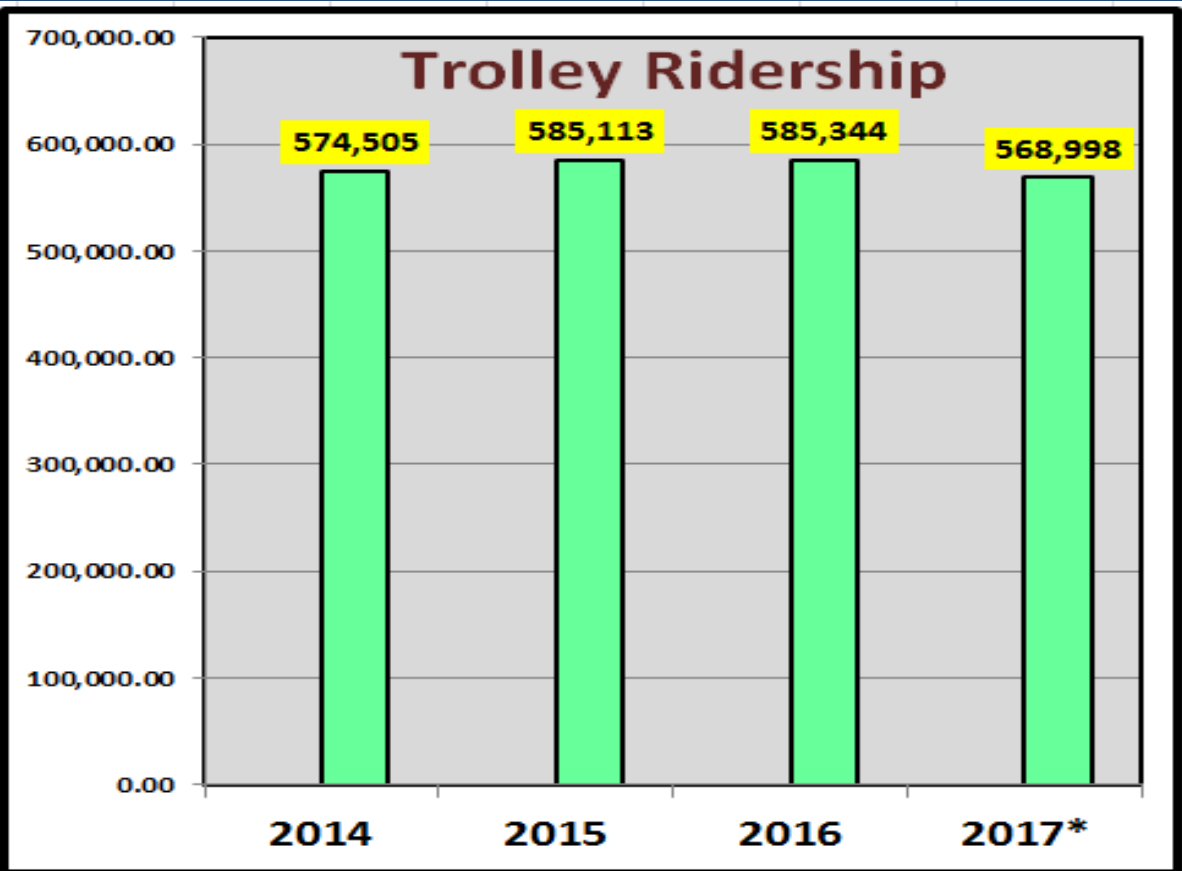
- A – 6
- B – 4
- C – 4
- D – 5
- E – 0
- F – 0

ID	Intersection	AM Peak			PM Peak		
		City (2017)	Existing w/ Brightline (2017)	Existing w/ Brightline (2018)	City (2017)	Existing w/ Brightline (2017)	Existing w/ Brightline (2018)
	Okeechobee at I-95 SB	D	D	D	C	C	C
	Okeechobee at I-95 NB	C	C	C	C	C	B
	Okeechobee at Australian SB	NA	C	C	A	A	A
	Okeechobee at Australian NB	NA	B	B	A	A	A
	Okeechobee at Taramind	D	D	D	D	D	D
	Okeechobee at Sapodilla	D	D	B	A	A	B
	Okeechobee at Rosemary	D	C	C	D	D	D
	Lakeview at Alhambra	C	C	C	B	B	B
	Okeechobee at Alhambra	NA	C	C	NA	A	A
	Lakeview at Sunrise	C	C	B	C	C	D
	Okeechobee at Quadrille	A	A	A	B	A	A
	Lakeview at Dixie	C	C	C	D	D	D
	Okeechobee at Dixie	D	D	D	D	C	D
	Lakeview at Dixie	D	C	C	B	C	C
	Okeechobee at Olive	B	C	C	B	B	B
	Lakeview at Chase	NA	A	A	NA	A	A
	Okeechobee at Chase	NA	B	B	NA	A	A
	Lakeview at Flagler	C	B	B	C	C	C
	Okeechobee at Flagler	D	C	C	D	C	C

84% of AM peak hr. intersections are at LOS A, B or C

74% of PM peak hr. intersections are at LOS A, B or C

Trolley Ridership

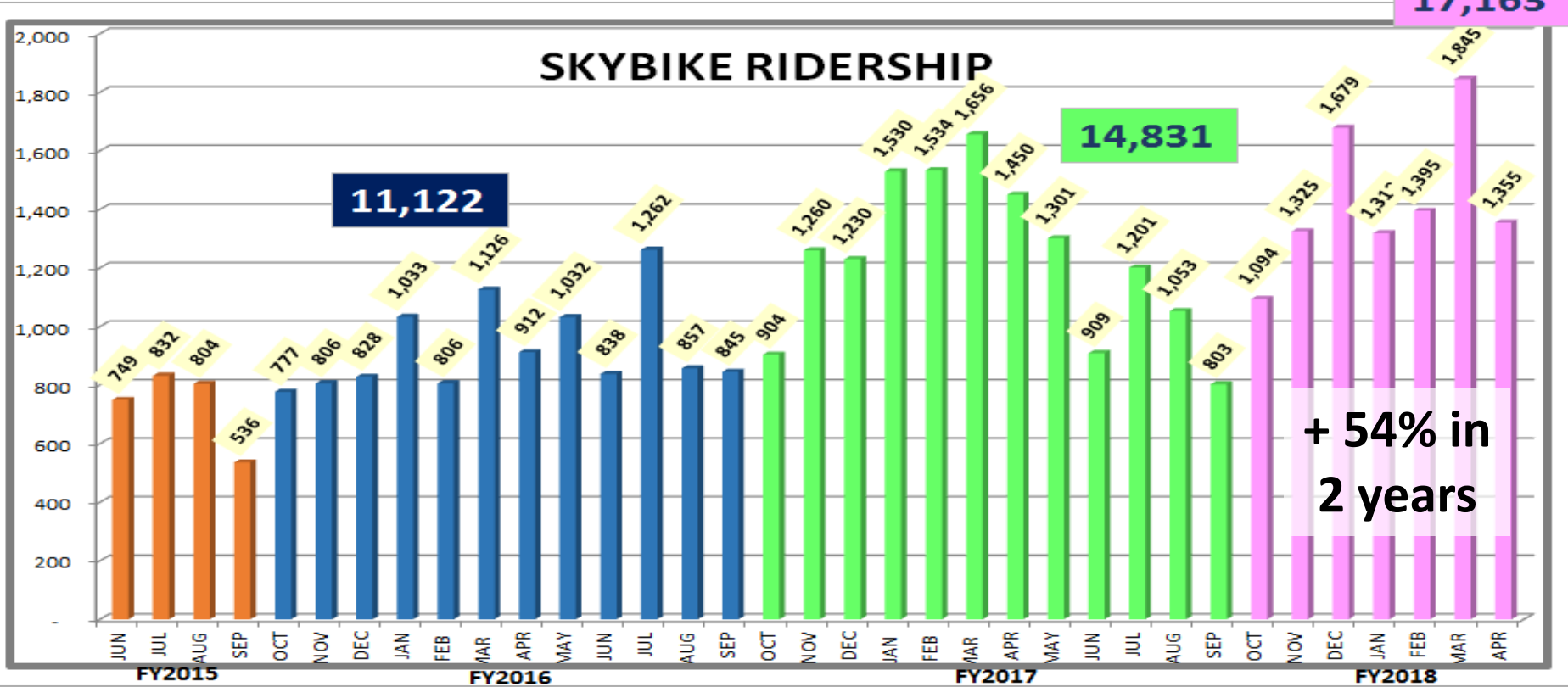


* 5 days without service due to Hurricane Irma



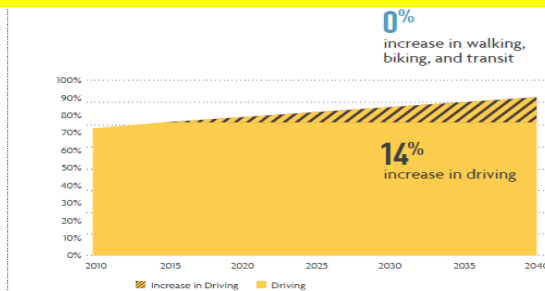
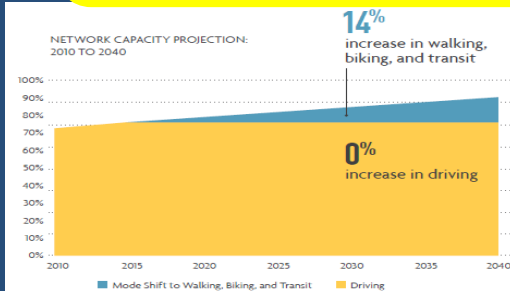
1,600 persons per day

SkyBike Ridership



Mobility Plan

- Moving people more efficiently with limited street space
- Provide for safer streets
- Usable for everyone (4 in 10 are <18 & >65)
- Today, 20% of Downtown residents commute to work by walking, biking and taking transit
- Manage rail crossings, bridge opening and special events
- Between now and 2040, the goal is for no increase in driving and to realize a 14% mode shift from driving to other modes including walking, biking, and transit.



Okeechobee Business District (OBD)

November 1, 2018



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Flagler Financial District



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West Palm Beach offers easy access and mobility, including international connections by air, port, rail and highway. The City actively fosters a positive, pro-business climate; fast-tracking development, permits, cutting red tape; and where possible, locating grants and financial assistance. And maybe best of all – Florida has no state income tax.

Downtown Class A Office

Discussion of incentives for additional Class A office space in the downtown

Class A office in downtown WPB



Esperante – built 1989
256,151 sf



Phillips Point – built 1985
443,498 sf



CityPlace – built 2008
295,933 sf

Total square footage of existing Class A office – 995,582 sf

Business Development Board

- Inquiries regarding office space

	<u>FY</u>	<u>Searches</u>	<u>Jobs</u>	<u>Min. SF</u>	<u>Max SF</u>
BDB	17/18	3		127,500	130,000
EFI	17/18	10	980	27,000	41,000
BDB	16/17	6		19,000	27,000
EFI	16/17	12	451	193,800	273,700
BDB	15/16	8		34,200	64,700
EFI	15/16	15	473	161,900	242,950
TOTAL:		54	1,904		

Numbers exclude Amazon (40,000 jobs; 500,000-8,000,000 sf)

Per Kelly Smallridge (June 15, 2018): "This is a very 'low-ball' fact sheet. Many companies simply rule out West Palm beach by going online and searching 'office space in West Palm.'"

Existing Class A Office Approvals

Transit Village

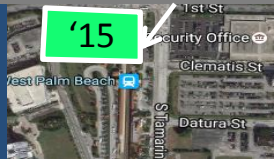
APPROVED 10/21/15

Extended 6/10/20

308,862 sf office

300 room hotel

408 residential units



360 Rosemary

APPROVED 7/11/18

258,449 sf office

21,167 sf retail

28,461 sf ancillary uses



550 Quadriple (Jeff Greene)

APPROVED 8/29/16

Extended 5/16/20

- 388,620 sf office
- 200 room hotel
- 84 residential units
- 66,000 sf retail

Cosmopolitan

APPROVED 9/19/16

Extended 5/4/21

- 116,273 sf office
- 200 room hotel

Opera Place (Jeff Greene)

APPROVED 8/11/08

Extended 9/24/21

- 317,179 sf office
- 250 room hotel
- 350 units - 57,710 sf retail

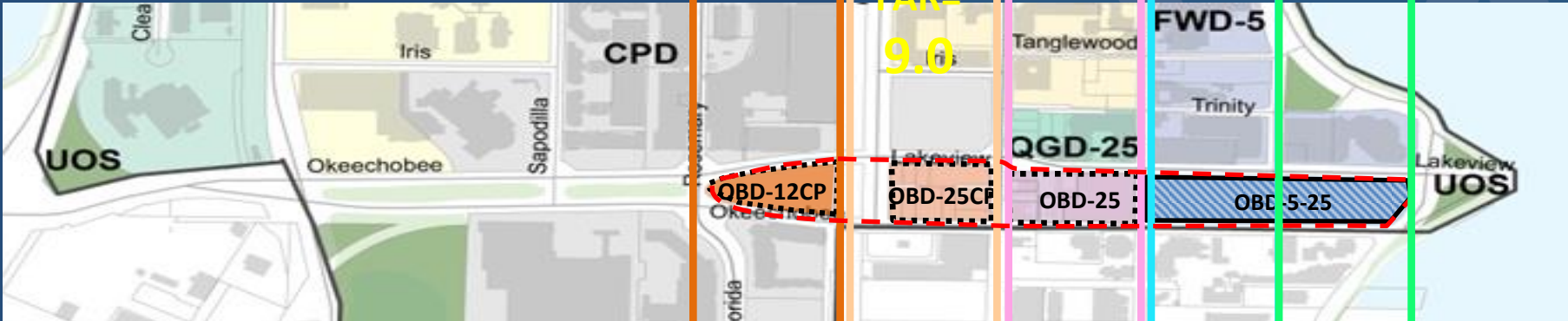
Total square footage of existing Class A office approved:
1,389,383 sf

Current versus Proposed Amendment

CURRENT CODE FAR:

#5	#4	#3	#2	#1
1.77	NONE	7.00	2.75	2.75

925K sf
FAR= 9.0



PROPOSED FAR:

1.77	4.75	7.00	2.75	2.75
------	------	------	------	------

488,765 sf

Current Comp. Plan Allows 436,400 s.f. MORE than OBD.

Major Changes

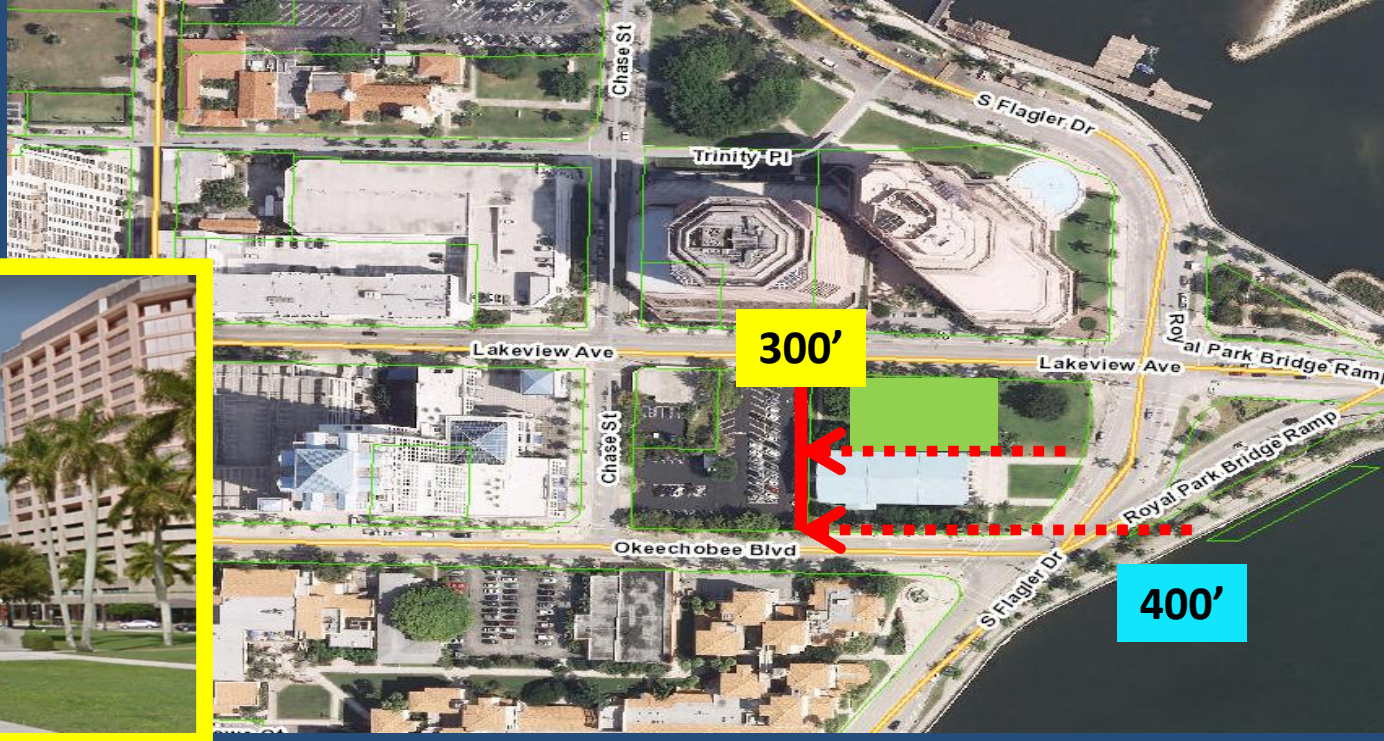


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- Establishing a “soft” (1.5/1000 sf) & “hard” parking ratio (3.0/1000 sf)
- **Creating a transit operation fund**
- Requirements to provide pedestrian crossings, bike racks and showers, a freight delivery plan, a curb side management plan
- **No travel lanes blocked during peak hours**
- Incentives for parking garage retrofits in the future
- **Establishes a series of Transportation Demand Management initiatives to enhance mobility downtown:**
 - Unbundling parking spaces from lease agreements
 - Offer discounted parking for non-peak hour travel (7:30-9 am; 4:30-5:45 pm)
 - Reserve parking spaces for carpool, carshare and vanpool
 - Offer parking cash out programs and discounted ride and bike share
 - Offer discounted Palm Tran, Tri-Rail or Brightline passes
 - Provide electric vehicle charging stations

Proposed changes

Increased public open space/protection of landmark building
- Incentive setback from Flagler Drive and from waterfront

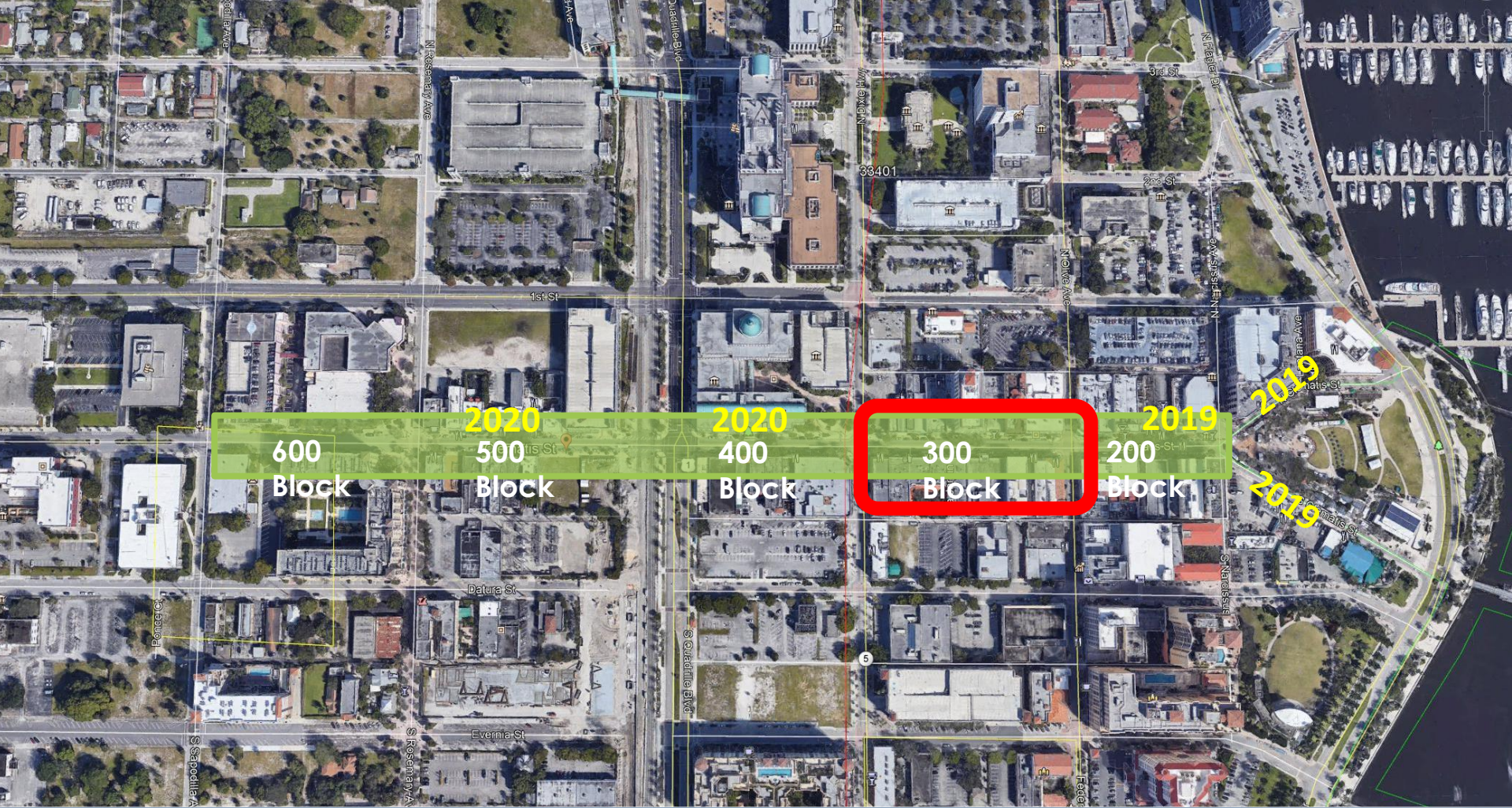


Clematis Street improvements

November 1, 2018



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600 Block
 500 Block
 400 Block
300 Block
 200 Block

2019
 2019

Rosemary & Clematis Street North Sidwalk – Concentrated Investment Scenario A / Symmetrical Design

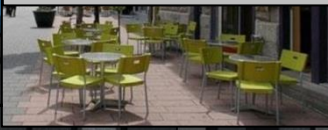
Silva Cell + Tree Grate



OR Tree Planters



More Sidewalk Space for SEATING



More Space for BICYCLE PARKING

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



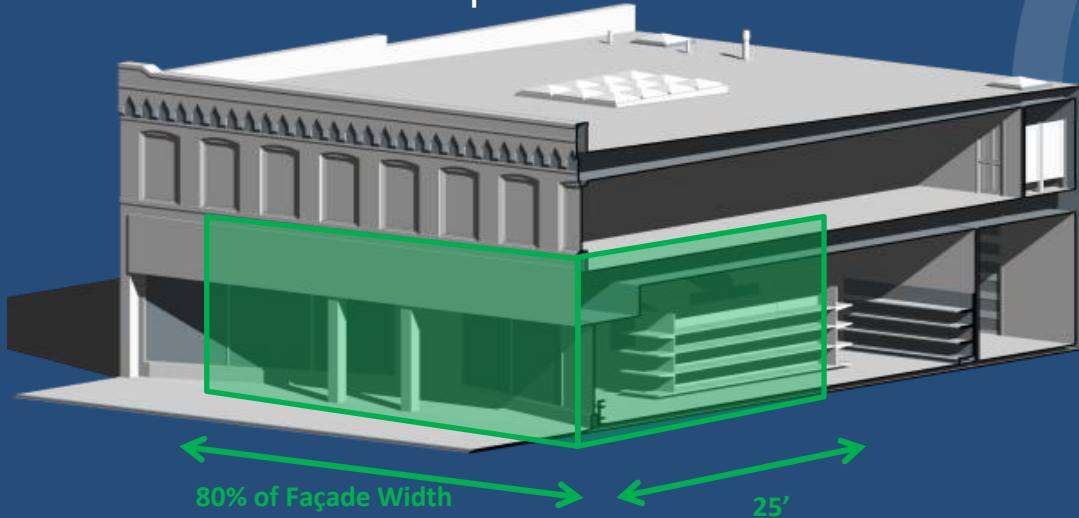


Clematis Street

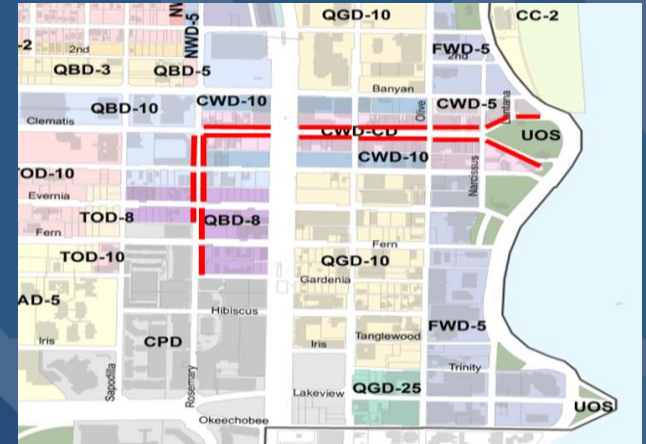


Retail Requirement (Sec 94-105)

- 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



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

314 Clematis Street

- Rebuild the Off the Hookah space
- Create incubator uses for businesses



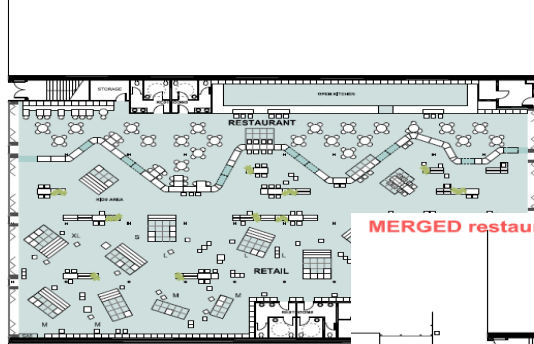
- Activate space w/retail/restaurant/entertainment
- 12 businesses chosen



- Connect the alley

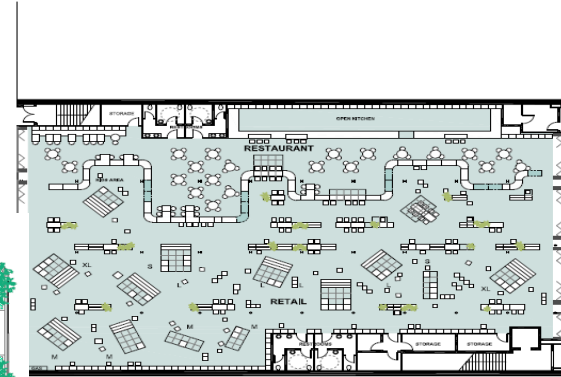
314 Clematis Street renovation

OPTION 1



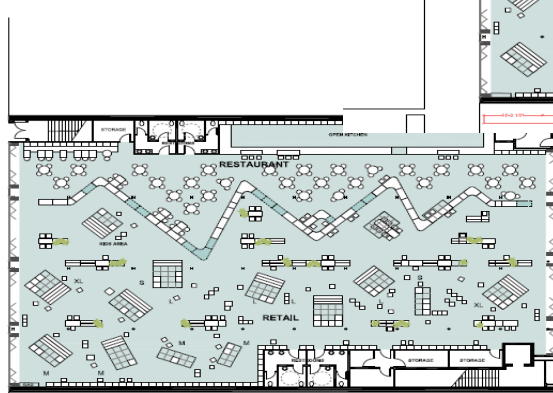
MERGED restaurant + retail (reorganized to Identify open spaces)

OPTION 2



nt + retail

OPTION 3



314 Clematis Street Alley

- Alley renovation project



- Transform the alleys into a space for people



Sign Code Amendment

November 1, 2018



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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



Clear Lake Trail

November 1, 2018



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Clear Lake Trail



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Clear Lake Trail North (Phase 1)

Project Location- Transportation Alternatives Program

Date:
02/16/18



N.T.S

Banyan Hub

November 1, 2018



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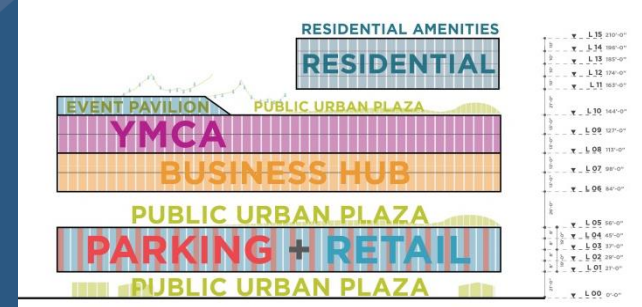
Banyan Hub – Ecosistema Urbano (Madrid)



Banyan Hub



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Banyan Hub



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Summary of Development Activity

November 1, 2018



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Major Developments in West Palm Beach

November 2018

North End Projects

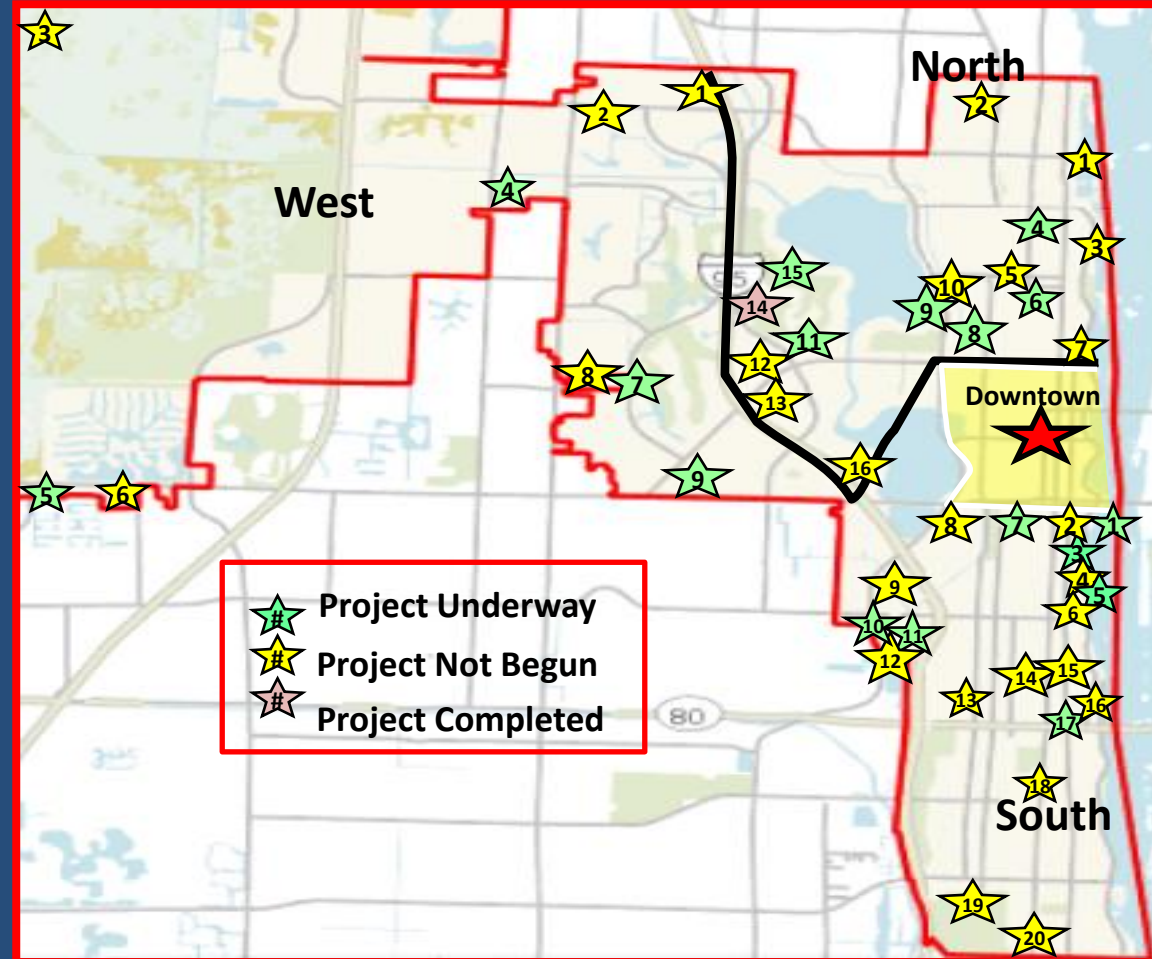
- | | |
|-----------------------------|--------------------------|
| 1. Rybo./Related-The Marina | 2. Hanley Center/Novus |
| 3. Currie Park Development | 4. Dr. Alice Moore Apts. |
| 5. Northwood Anchor Site | 6. Merry Place |
| 7. Good Samaritan Exp. | 8. Dunbar Village |
| 9. Village at Lake Mangonia | 10. Joseph's Village |
| 11. Hilton Garden Inn | 12. P.B. Outlets Expan. |
| 13. Brandsmart USA. | 14. Presidential Storage |
| 15. Banyan Cay Resort | 16. Clear Lake Estates |

West End Projects

- | | |
|-------------------------------|-------------------------|
| 1. 45 th St. Hotel | 2. Southwind Plaza Add |
| 3. Ibis Rec. Expansion | 4. Morse Life |
| 5. Azola | 6. Luma/7000 Okee. Ctr. |
| 7. Georgian Gardens | 8. Racetrac Annex. |
| 9. Braman Auto | |






South End Projects

- | | |
|------------------------------|--------------------------|
| 1. Bristol (Chapel/Lake) | 2. PBAU Dorms |
| 3. Norton Art Expansion | 4. LaClare (Fifteen 15) |
| 5. P.B. Day Academy | 6. 1309 S. Flagler |
| 7. Park Slope THs | 8. Clare Ave. Dvlpmt. |
| 9. Centrepark MF | 10. Drive Shack |
| 11. Wawa Storage | 12. Mitsubishi |
| 13. Conniston/Lambert | 14. Top Self Storage |
| 15. 3111 S. Dixie (Prospect) | 16. 3907 S. Flagler |
| 17. Chase Bank | 18. State Farm Office |
| 19. City Golf Course | 20. 8111 S. Dixie Redev. |

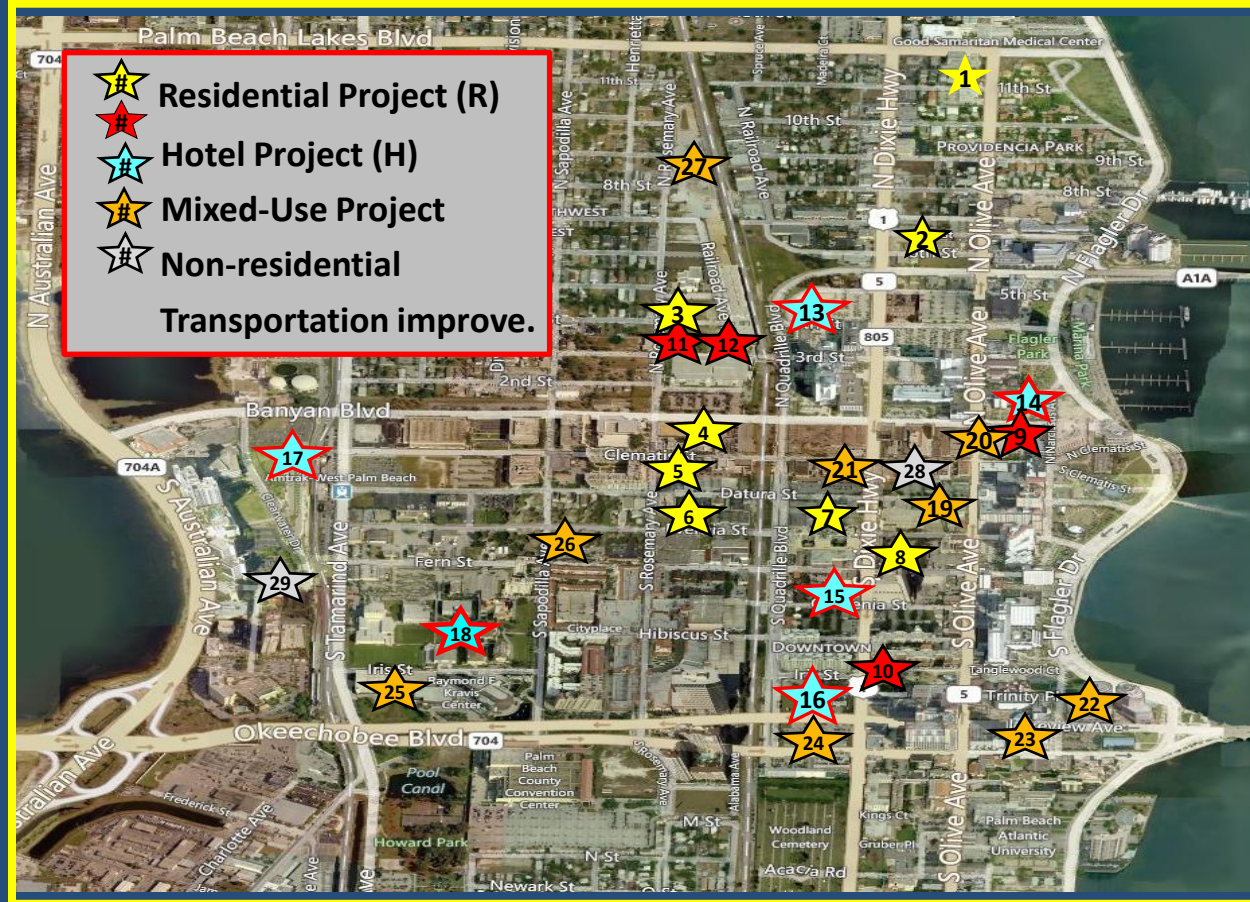


Downtown Projects

November 2018

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

1. [Nurses Residence \(300 PBL\)](#)
2. [Loftin Place \(Ph. 2\)](#)
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. [Flagler Banyan Sq. \(Old City Hall Site\) \(R/H\)](#)
15. [Cosmopolitan \(O/H/C\)](#)
16. [Opera Place](#)
17. [Transit Village \(H/O/R\)](#)
18. [Macy's CityPlace](#)
19. [Atlantic National Bank Remodel](#)
20. [Banyan Garage](#)
21. [CVS Pharmacy](#)
22. [Phillips Point Restaurant](#)
23. [Esperante Improvements](#)
24. [Tent Site](#)
25. [Kravis Center improvements](#)
26. [360 Rosemary](#)
27. [Sunset Lounge](#)
28. [Clematis Streetscape](#)
29. [Fern Street Crossing](#)



Summary of Development Activity (Projects Completed)

November 1, 2018



WEST PALM BEACH

Ballpark at the Palm Beaches

Haverhill
Road

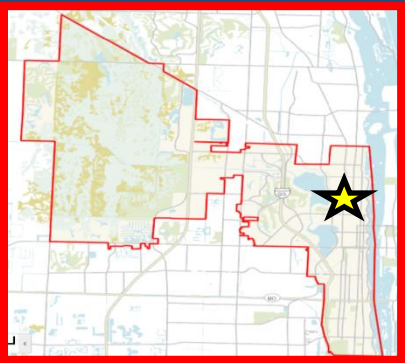


Military
Trail

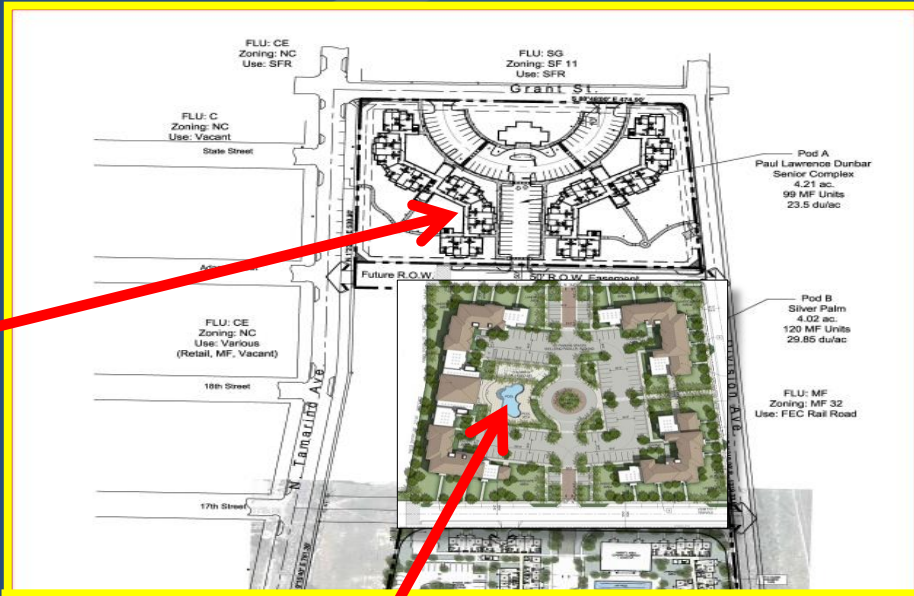
City Park



Dunbar Village



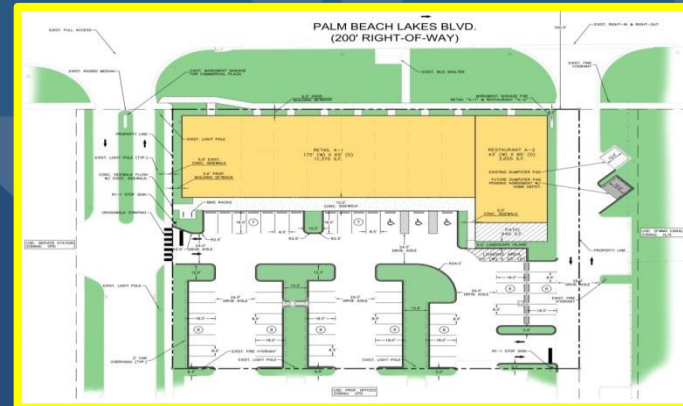
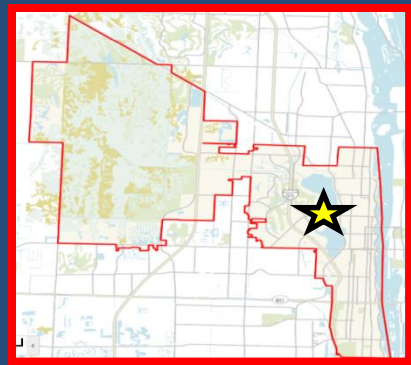
Paul Lawrence Dunbar Sr. Complex – 99 units



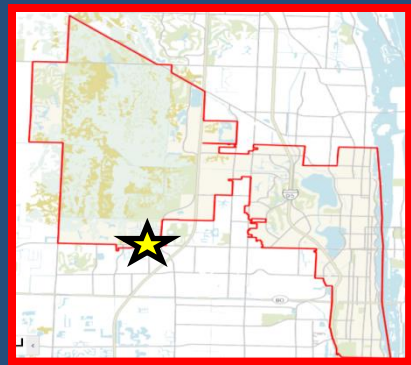
Silver Palm Place – 120 units

Home Depot Commercial

15,675 sf restaurant & retail uses



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

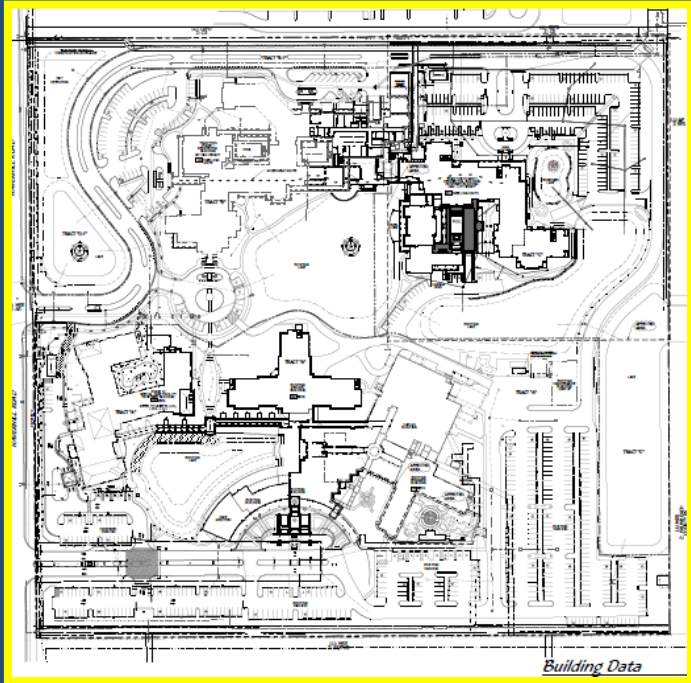
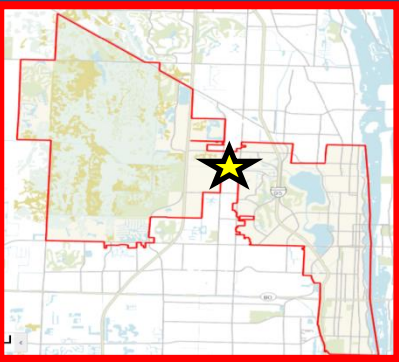


**Skees Road Development
Proposal of 245
apartments with a
commercial outparcel**



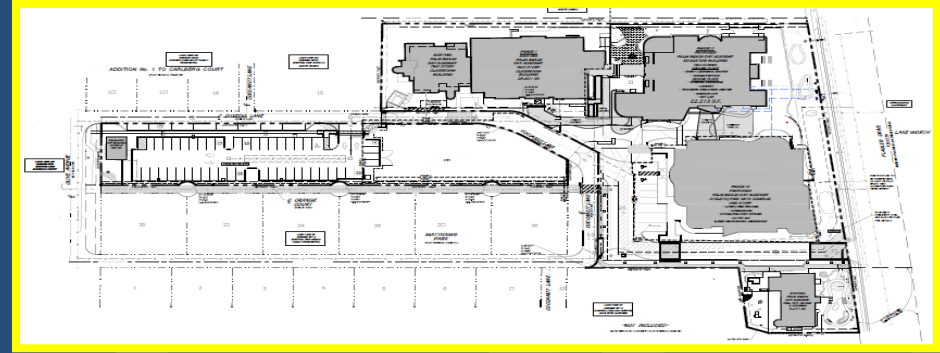
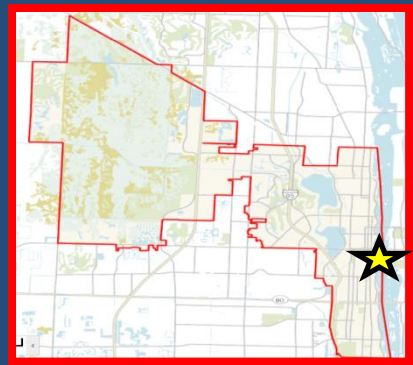
Morse Life Traditions II

4847 Fred Gladstone Drive



182 units (297,646 sf)

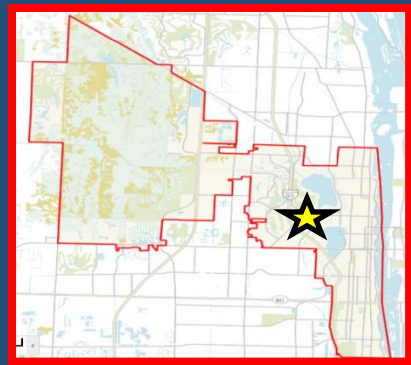
Palm Beach Day Academy (1901 South Flagler Dr.)



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

Presidential Self Storage

105,000 sf Storage facility on Congress Avenue



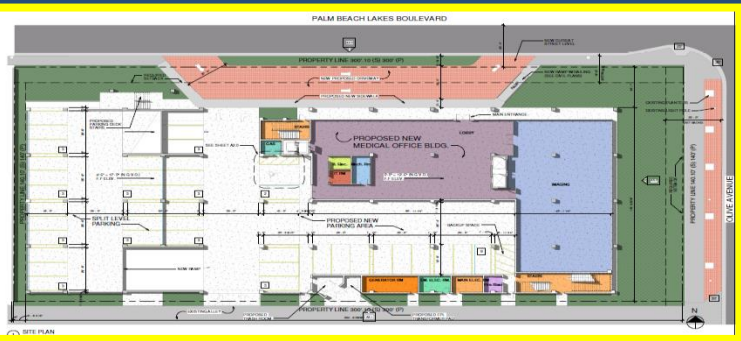
Summary of Development Activity (Projects Under Construction)

November 1, 2018



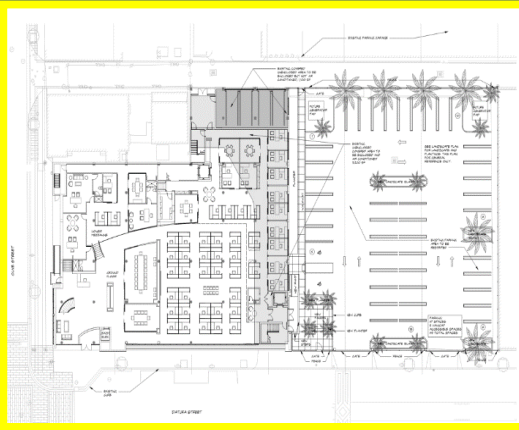
WEST PALM BEACH

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



Atlantic National Bank

302 Datura Street



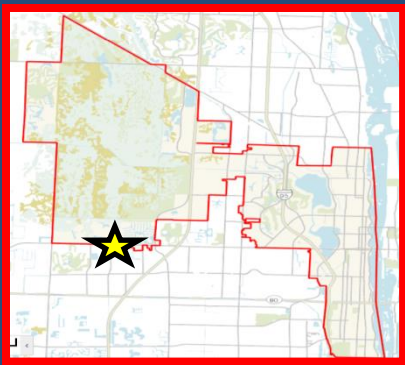
- **Modifications to all facades of the building**
- **Interior renovation of all floors**
- **New roof terrace**
- **New landscape design**



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 Cay Resort

Proposed Mix

SF – 94 units

Hotel – 150 rooms

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

Clubhouse – 6,000 sf

Cottages – 51

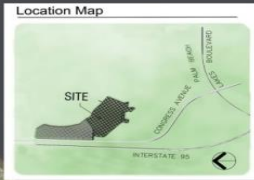
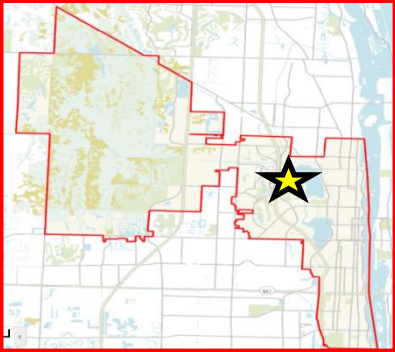
Spa – 5,000 sf

Tennis – 4,000 sf

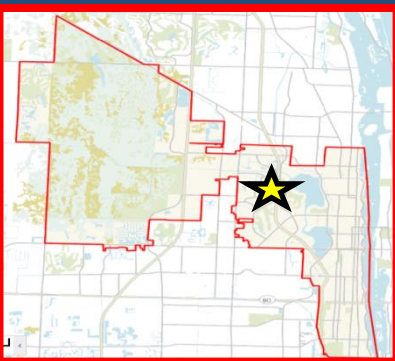
MF – 200 units

Meeting Space – 15,300 sf

Driving Range



Banyan Cay Resort

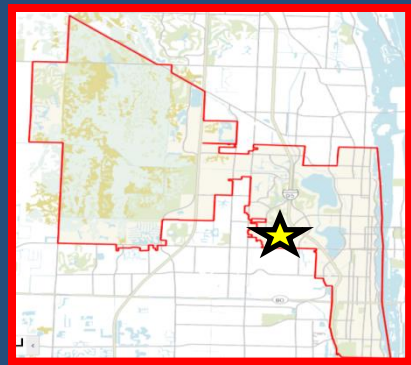


Noble House Hotels & Resorts
(San Diego, the Keys, Naples, Napa, San Diego, S.F., Redondo Beach, Seattle)



Braman Car CPD

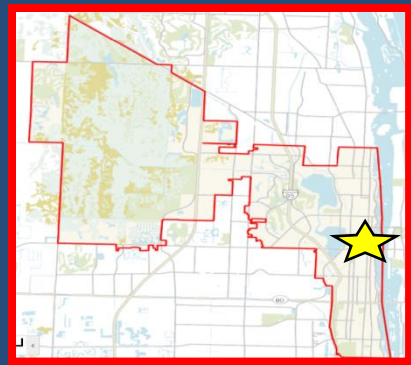
Northeast corner of Okeechobee Blvd.
& Palm Beach Lakes Blvd.



177,336 sf office

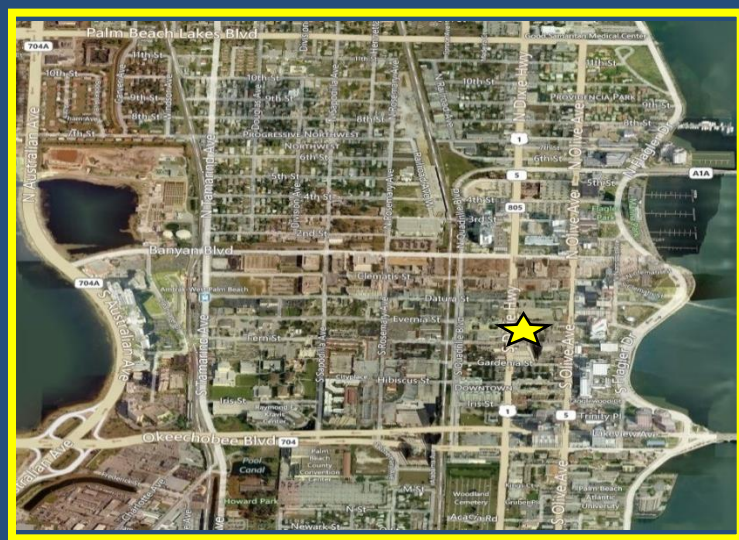
Bristol (69 units)

1112 South Flagler Dr.



Broadstone City Center

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



Broadstone City Center

499 Evernia St.

(315 units, 6,593 sf commercial)



Canopy Hotel

324 Trinity Place

150 hotel rooms

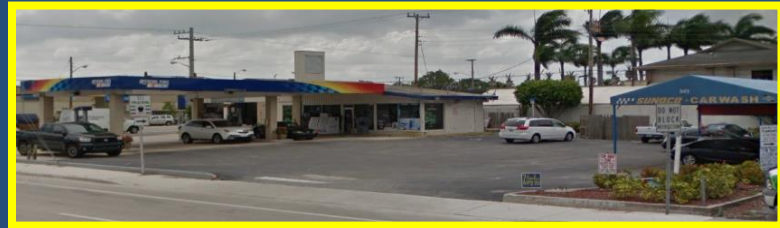
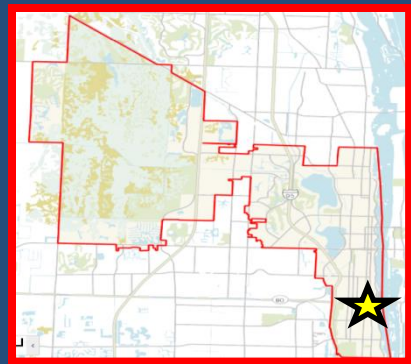
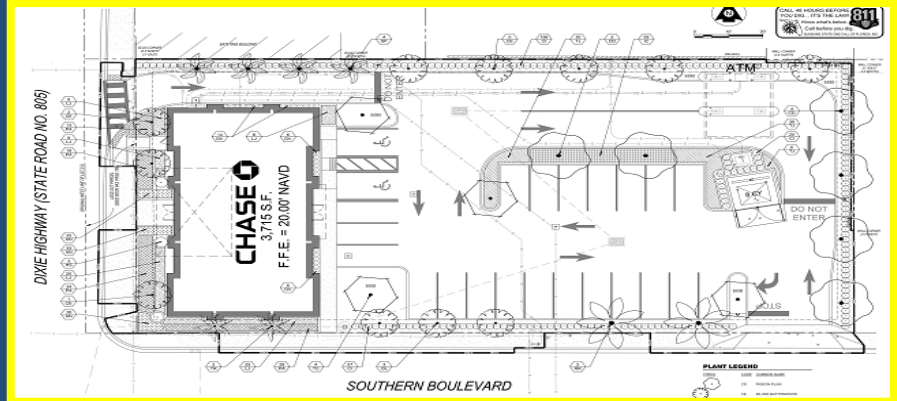
14-stories; 2,313 sf restaurant, 142 parking spaces



Chase Bank

343 Southern Blvd

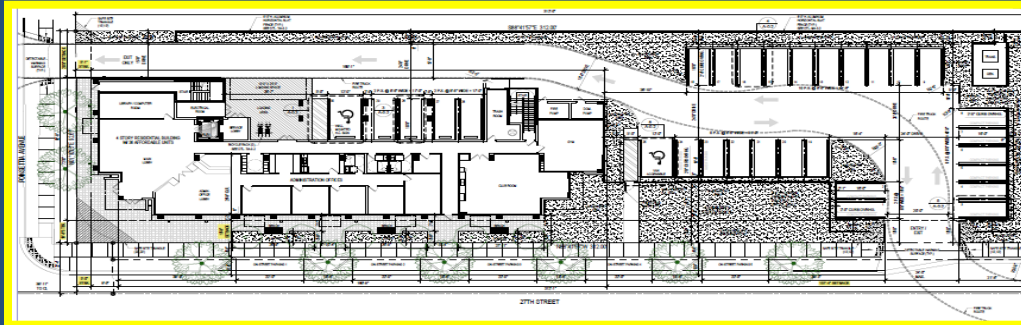
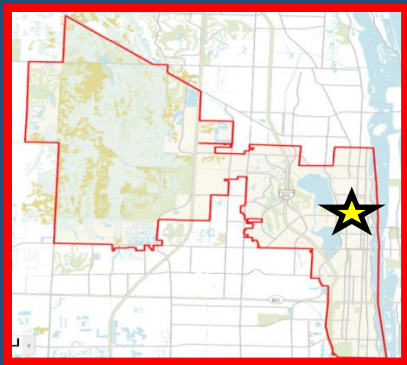
3,715 sf



Dr. Alice Moore Apartments

(335 27th Street)

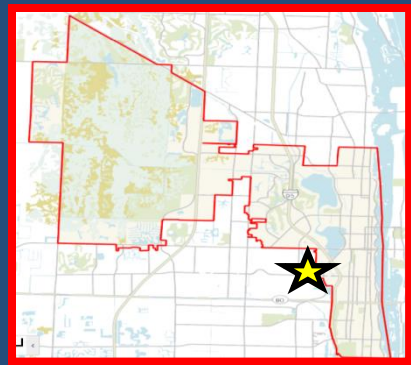
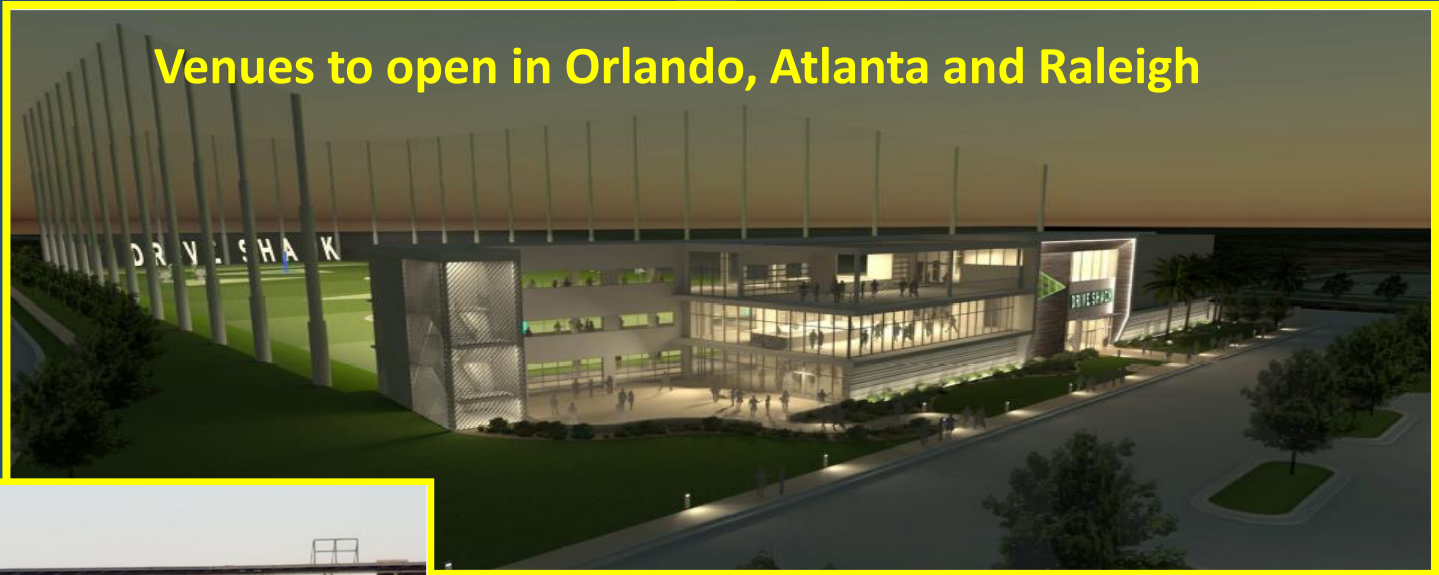
12 studio units; 24 one-bedroom units (635 sf-788 sf)



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



Flagler Banyan Square

(Old City Hall)

201 N. Flagler Dr.



USE

PROPOSED

Residential: 251 apmts. (267,076 sf)

Retail: 9,958 s.f.

Grocer: 8,964 s.f.

Hotel: 210 rooms (142,298 sf)

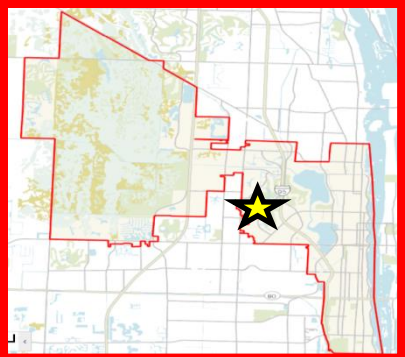
Restaurant: 12,431 s.f.

TOTAL: 440,727

Parking 485 spaces

Georgian Gardens

(4330 Community Dr.)



STATUS

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



EAST FACADE



SOUTH CORNER



S.W. CORNER



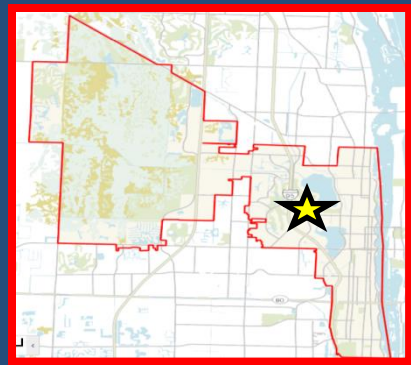
N.W. CORNER



Hilton Garden Inn

(NE corner of PBLakes and Congress Ave.)

Forum Office
Tower Being
Converted to
190-Room Hotel

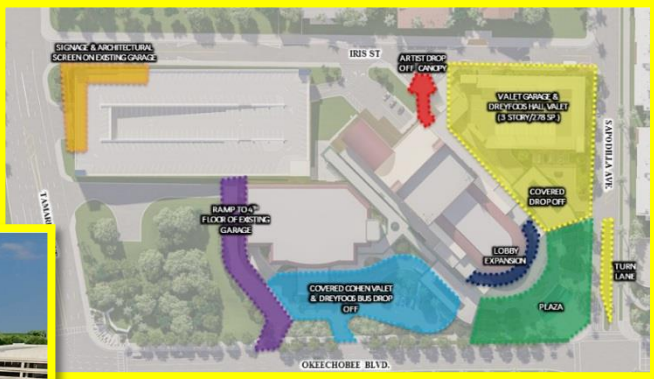


Kravis Center

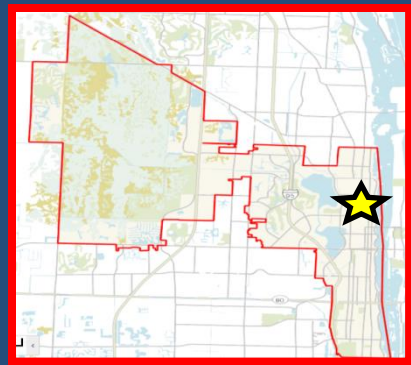
701 Okeechobee Blvd.



Campus wide Modernization



Merry Place RPD (455 Cheerful St.)

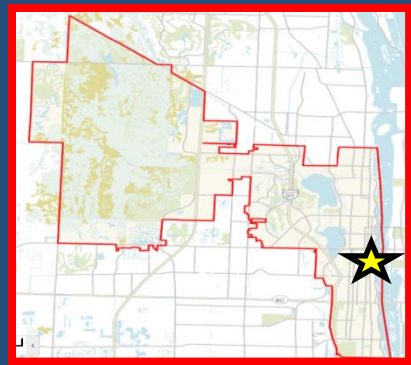


SF – 70 units
MF – 187 units
Mixed Use – 10,500 sf



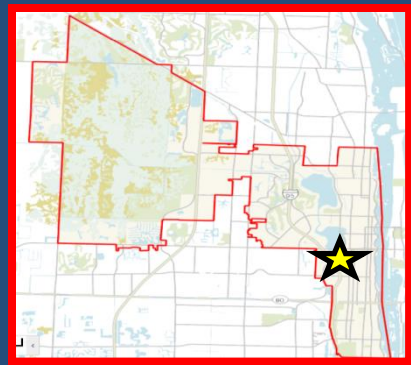
Norton Art Museum

(Construction underway to add 53,847 sf
with an early 2019 completion)



Park Slope Townhomes

(SE corner of Lake Ave. & N St.)



14
Townhomes



Park-Line Beaches

(All Aboard Residential)

West of Quadrille between Evernia St. & Fern



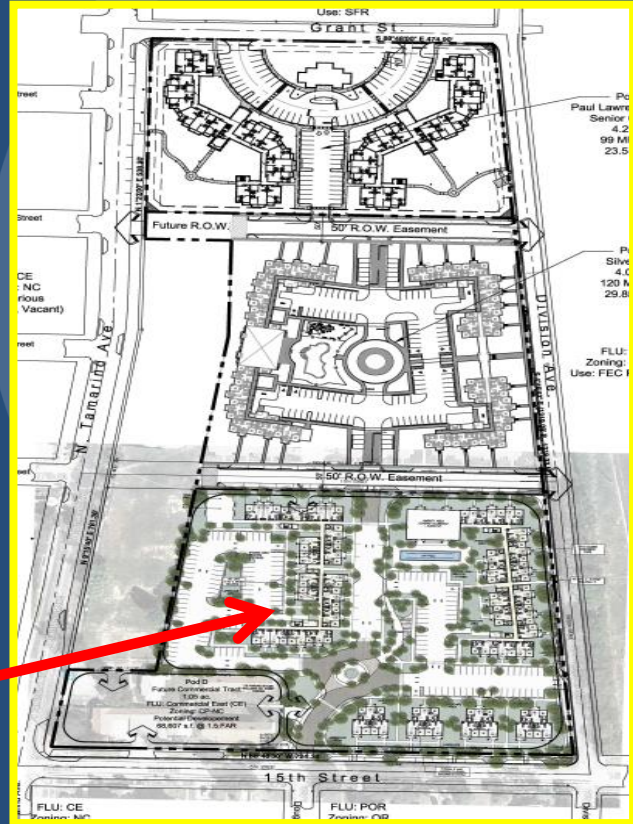
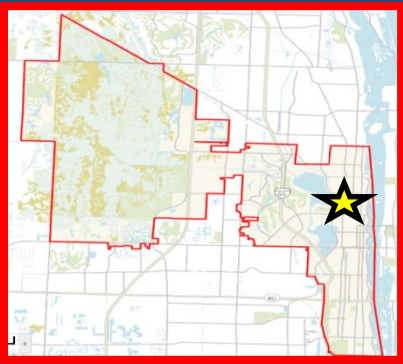
290 units
10,429 sf
commercial



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

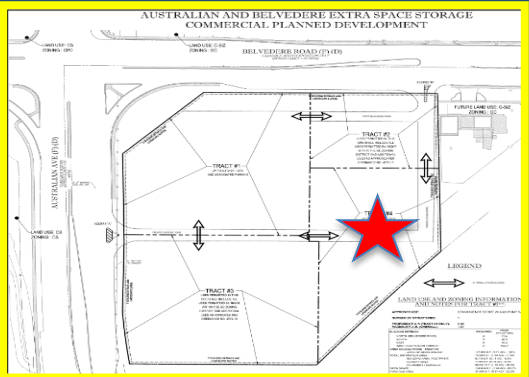
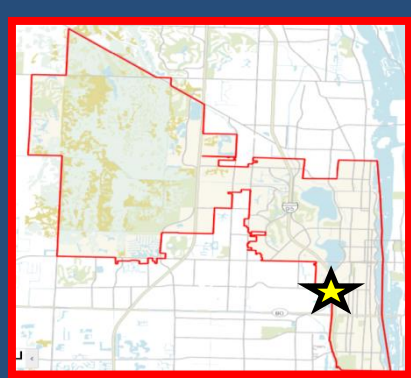
Approved by City Commission on March 27, 2017



Wawa Storage Facility

SE Corner of Australian Ave & Belvedere Road

5 story storage facility of 111,686 sf



Summary of Development Activity (Projects Approved)

November 1, 2018

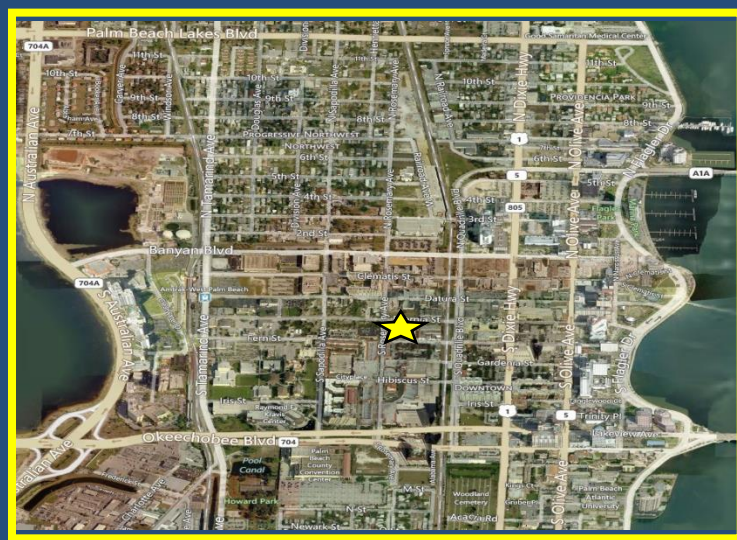


WEST PALM BEACH

360 Rosemary

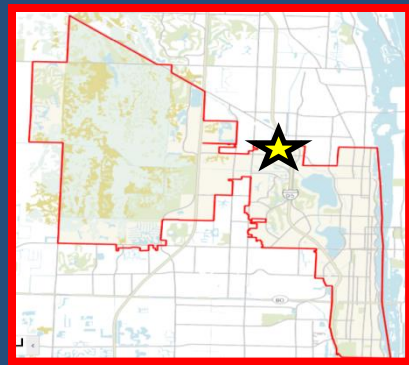
NE Corner of Rosemary Ave & Fern St.
18 Story Class A Office

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

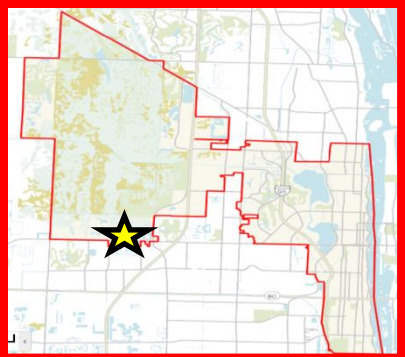


45th Street Hotel

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



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

Banyan Place

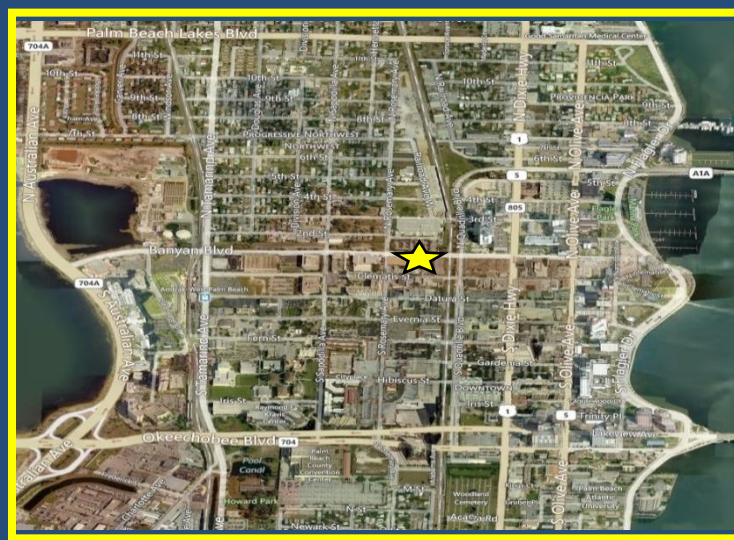
550 Banyan Boulevard

347 units

365 parking spaces

Approved by DAC on June 14, 2017

340 sf; 2,670 sf office
12 stories; 1.259 acres



Clare Avenue Mixed-Use 1701 Clare Avenue

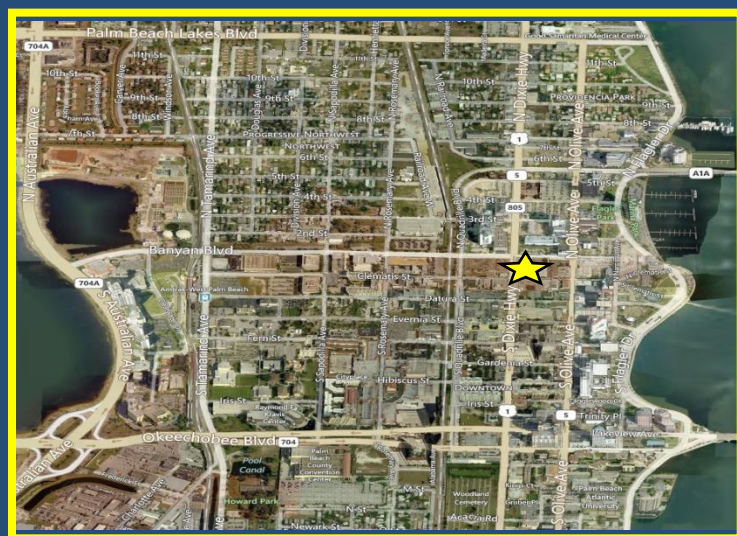
6-Levels w/ Mezzanine
32 Studio Units
96 One Bedroom Units
45 Two Bedroom Units

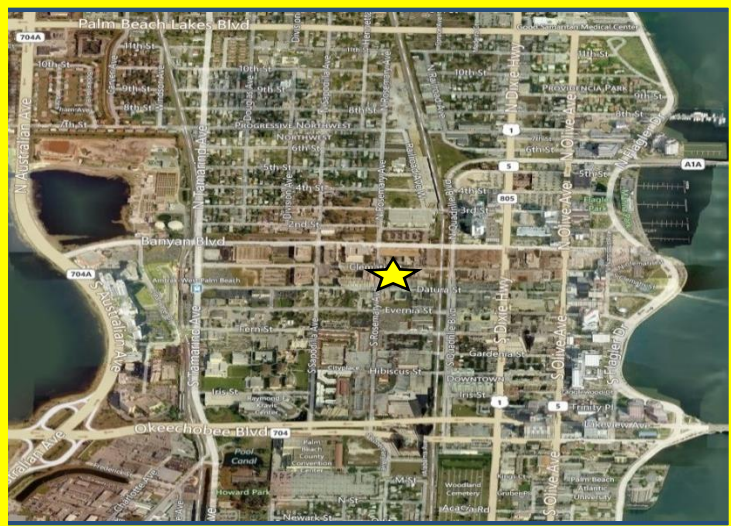


173 multifamily units
3,706 sf of commercial

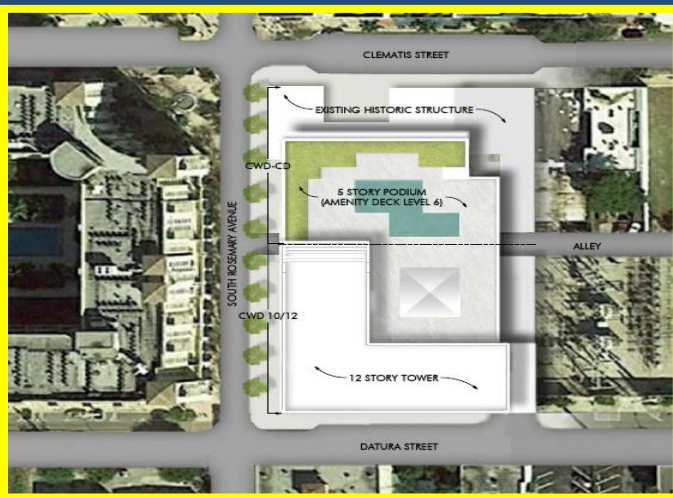


Clematis Street Hotel (96 hotel rooms)





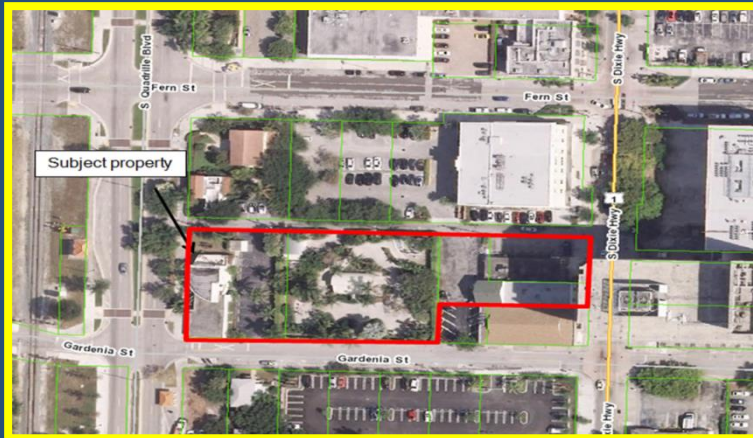
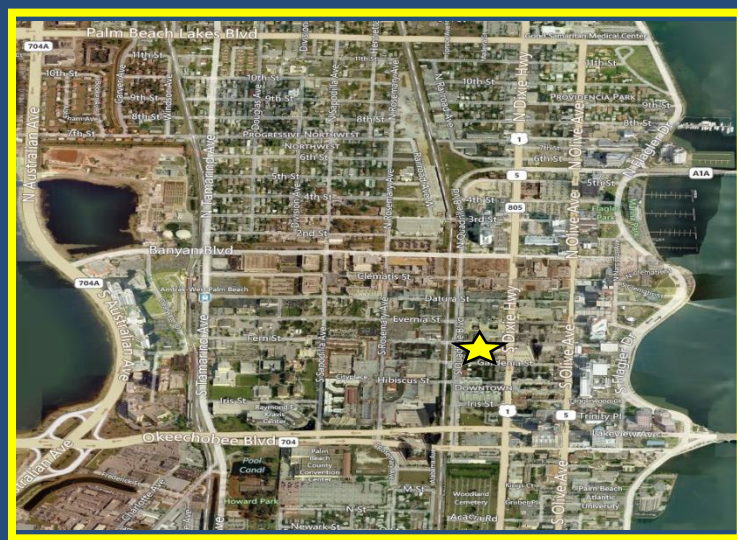
Clematis Place
(159 units – 565 sf to 1,285 sf;
11,490 s.f. retail)
344 parking spaces



Cosmopolitan

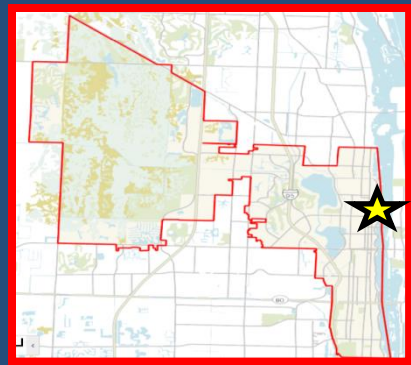
(200 hotel rooms 116,273 sf office)

North side of Gardenia between Quadrille Blvd. & Dixie Hwy.



Good Samaritan Hospital Expansion

1515 North Flagler Drive



107,982 sf expansion

Harrick Hotel

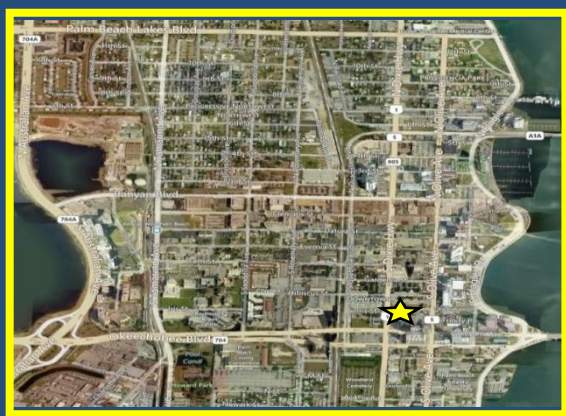
720 S. Dixie Highway

138 Hotel Rooms
8,815 sf of commercial



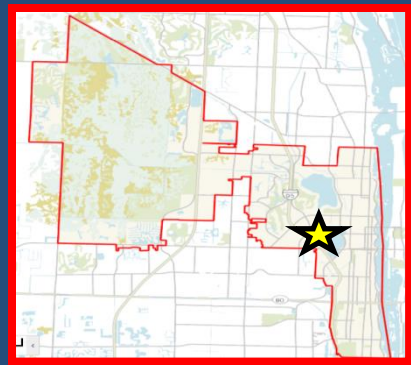
THE HARRICK
Condo | Hotel
West Palm Beach, Florida

OGSP
GUYER, GIBSON, SPIVA & PARTNERS
STRUCTURE ENGINEERS, INC.

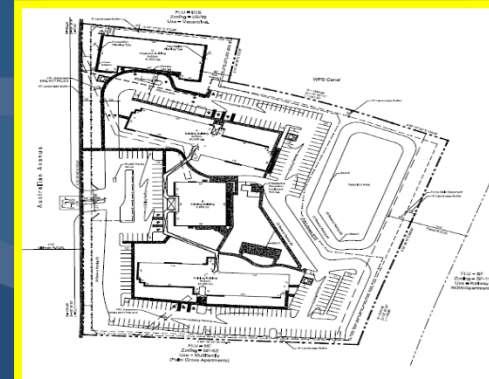


Joseph's Village

2210 North Australian Avenue
City Commission approval on July 31, 2017

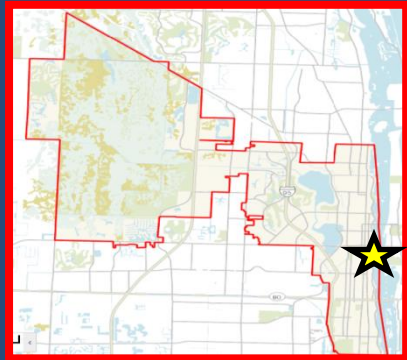


138 Beds



LaClare

1515 South Flagler Dr.



84 Units



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



One West Palm

550 Quadrille Boulevard

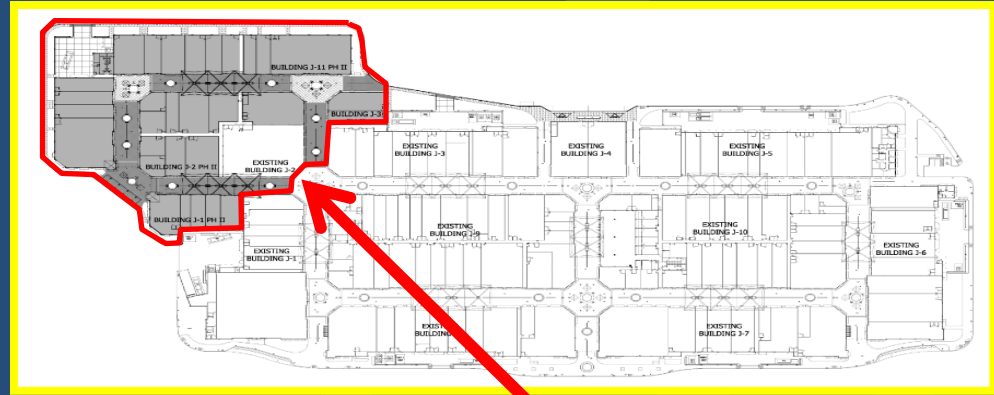
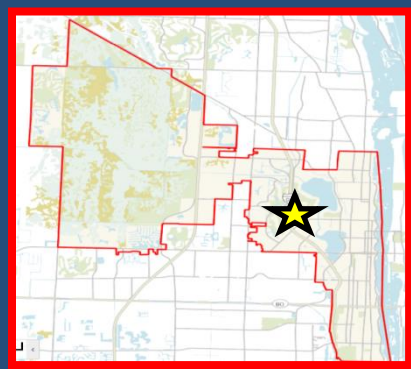


Approved by DAC on
January 13, 2016
Jeff Greene

<u>USE</u>	<u>APPROVED</u>	<u>PROPOSED</u>
Residential:	84	328
Office:	368,650	209,405
Retail:	4,060	7,117
Hotel:	205	201
	(incl. 4,583 rest.)	
	(1,733 day care)	
Non-Residential SF:	827,465 s.f.	



Palm Beach Outlets Expansion



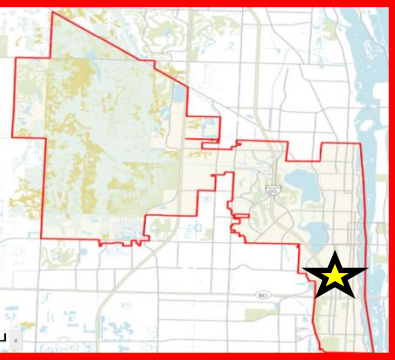
Proposed 113,792 square foot expansion not yet begun.



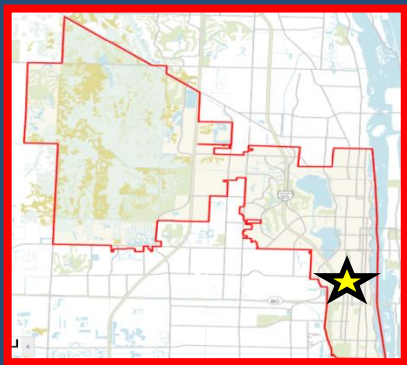
Prospect Place (3111 S. Dixie)

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)



- 300 residential units
- 17,194 s.f. of retail restaurant uses

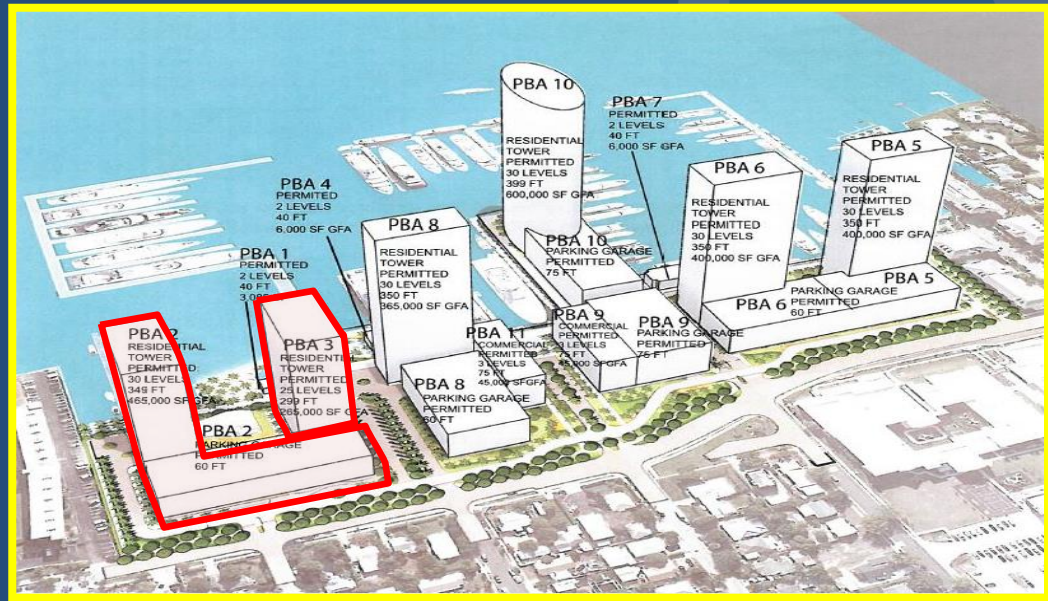
Prospect Place (3111 S. Dixie)



TRG/Rybovich/Related Development

Product Mix

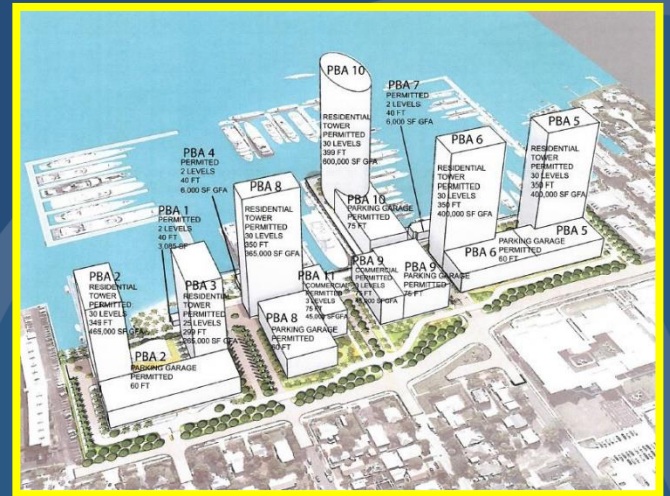
- 1,059 residential units
- 272-slip marina
- 15,085 s.f. – restaurants;
- 35,000 s.f. – office
- 10,000 sf - retail
- 45,000 sf – marine industrial



The Marina



PBA3 - 200 units **PBA2 - 199 units**
3,025 sf retail **24 stories (269'8")**



Product Mix

- 1,059 res. 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

Transit Village

* Hotel - 300 rooms

* Residential - 408 units

* Office - 308,862 sf



Summary of Development Activity (Projects In Review)

November 1, 2018



WEST PALM BEACH

3907 South Flagler Drive

A 27-unit condo on 0.85 acres

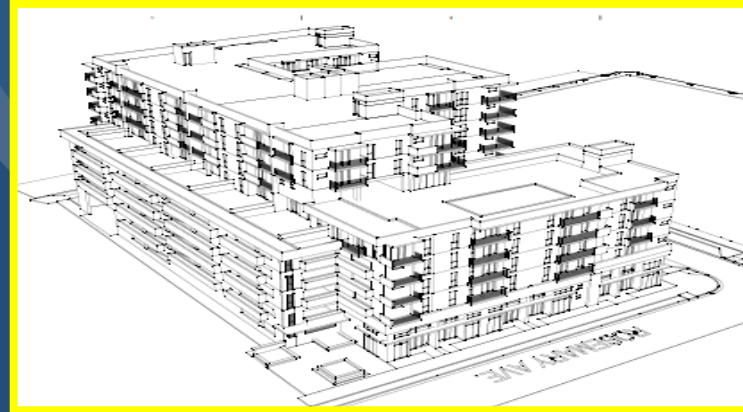


4th Street Residential

NE corner of 4th St. & Rosemary Ave.



138 units
on
1.36 acres



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.)

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



Bee Safe Storage (Metrocentre)

2400 Metrocentre Blvd.

23,390 sf office addition



90,000 sf, 5-story self storage building;



WEST ELEVATION

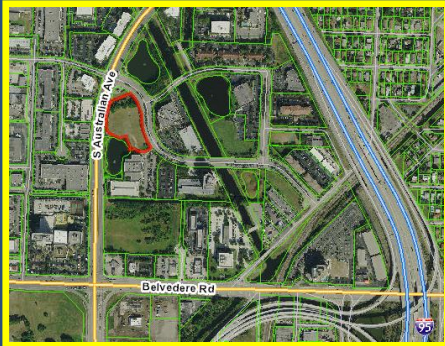


SOUTH ELEVATION



Centrepark Apartments

SE corner of Australian Ave & Centrepark Blvd



VIEW LOOKING SOUTHWEST

246 Multifamily apartments

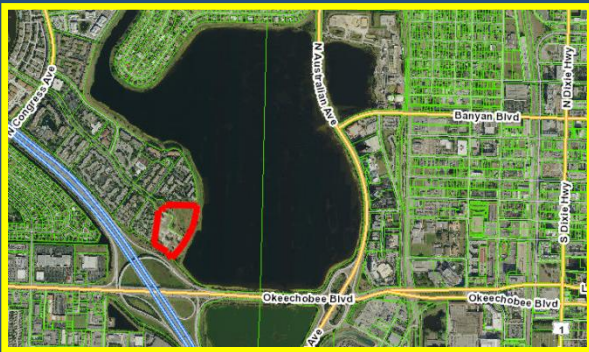
Clear Lake Estates

719 Executive Center Drive

352 Multi-Family Units

10.92 acres

601 parking spaces



Conniston + Lambert

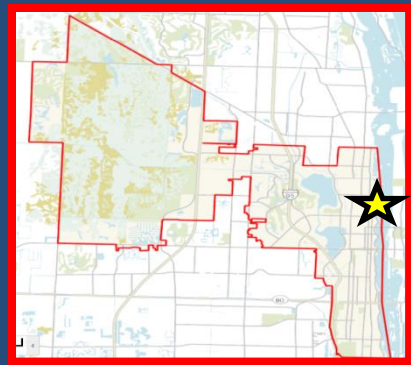
NE corner of Conniston Road & Lambert Avenue

14 Multifamily Apartments
(2 bedroom 2 bathroom units)



Currie Park Redevelopment

Jeff Greene Property



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





Flagler Residential

1309 South Flagler

42 Unit Residential Tower
24 stories on 1.38 acres



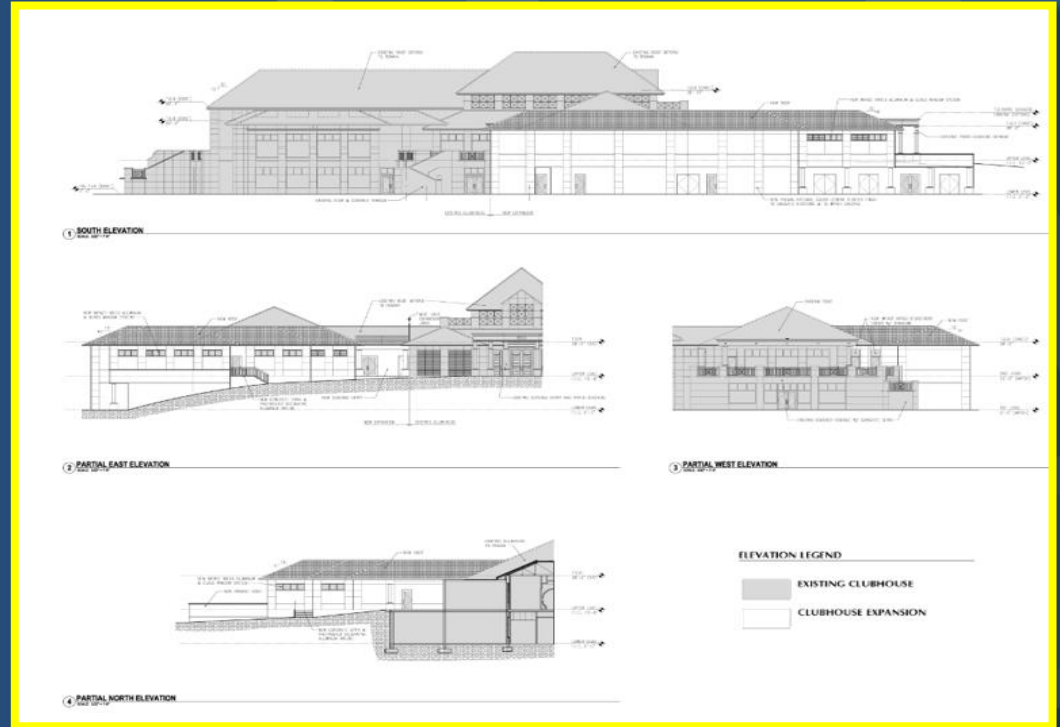
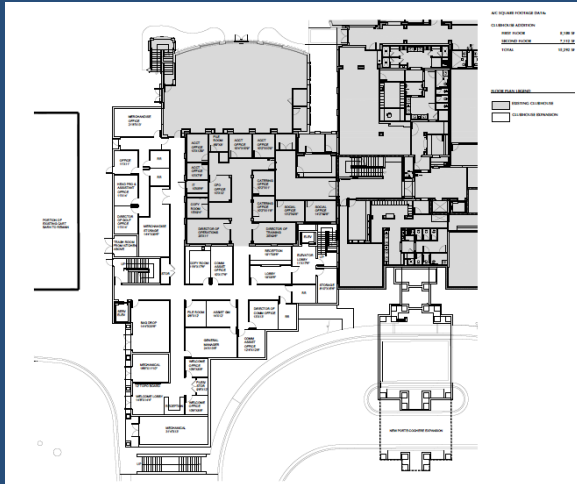
Ibis Golf & Country Club

Clubhouse Expansion

8100 Ibis Blvd



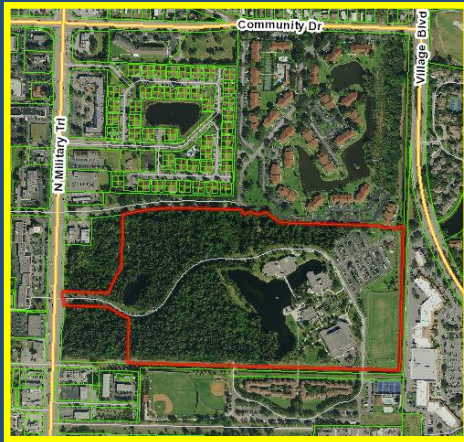
- * 15,252 sf clubhouse expansion
- * 10,000 sf fitness center exp.
- * 1,500 sf golf training facility



Keiser University –Residence Hall

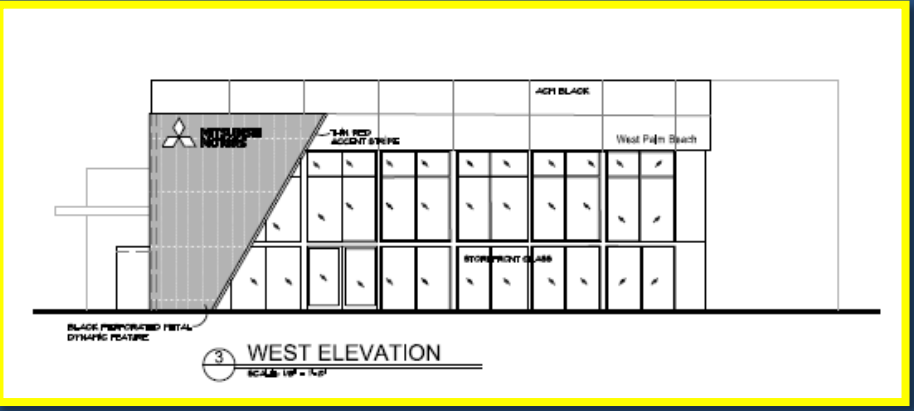
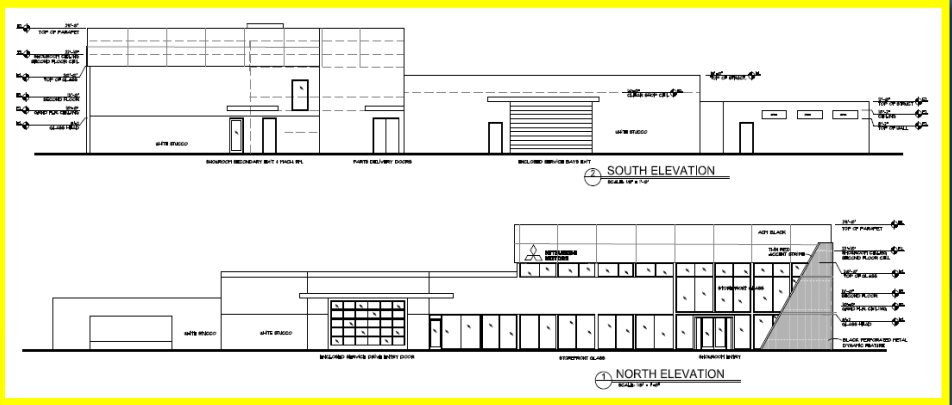
2600 North Military Trail

51,216 sf; 4 stories; 208 beds



Mitsubishi Motors

2700 South Australian Avenue



14,583 sq ft Motor Vehicle
Sales & Service

Palm Beach Atlantic Dorms

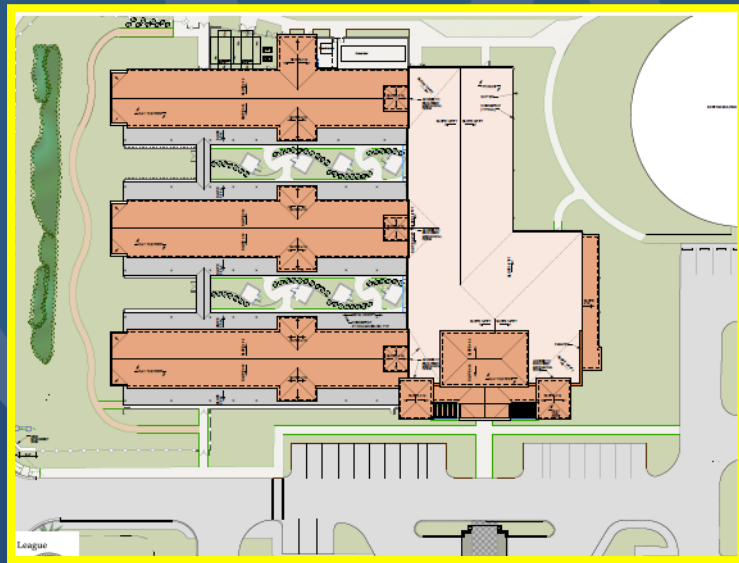
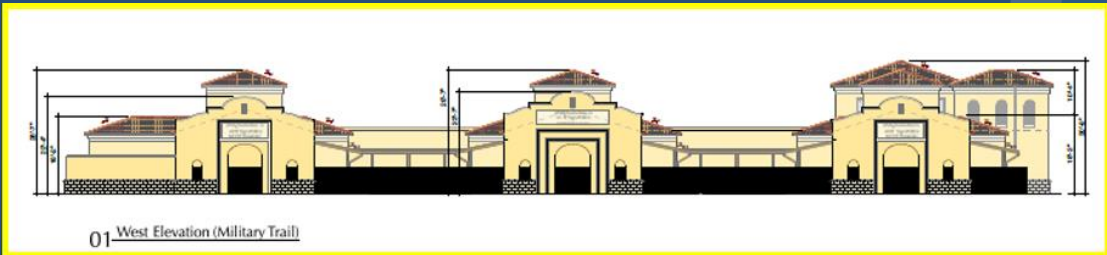
1309 South Flagler

154 dorms for 510 students; 8-story building



Peggy Adams Animal Rescue League

3200 North Military Trail
29,602 sf Adoption Center Addition



RaceTrac

Annexation/Construction

2970 North Military Trail

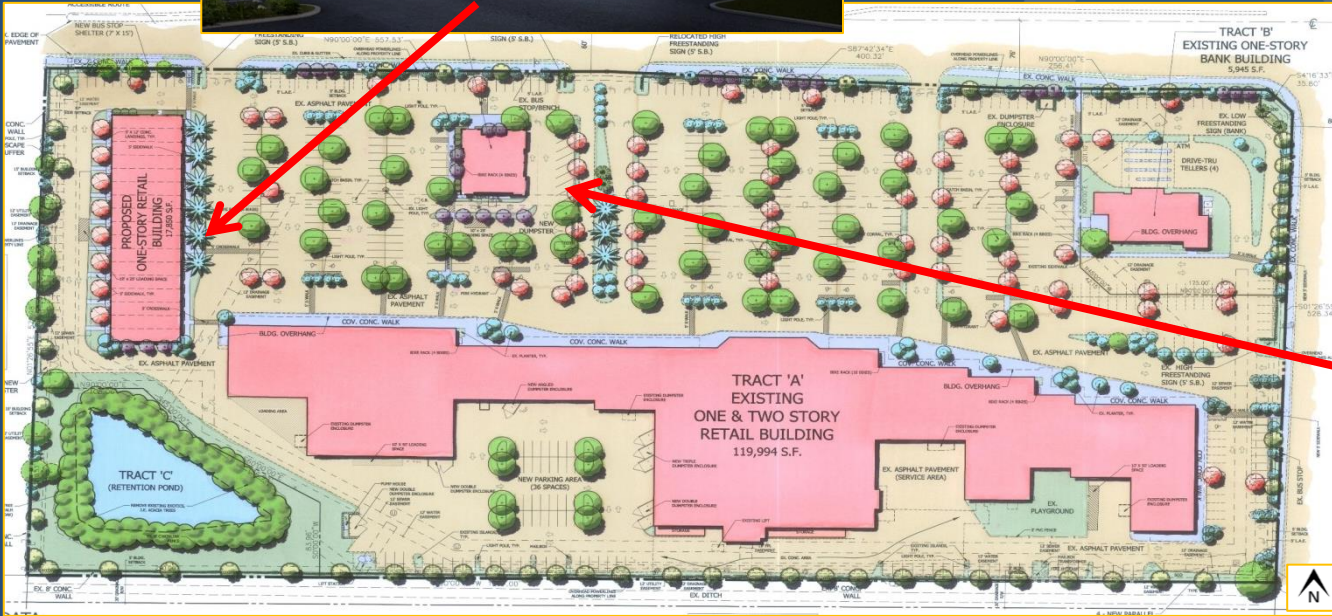
5,411 s.f.





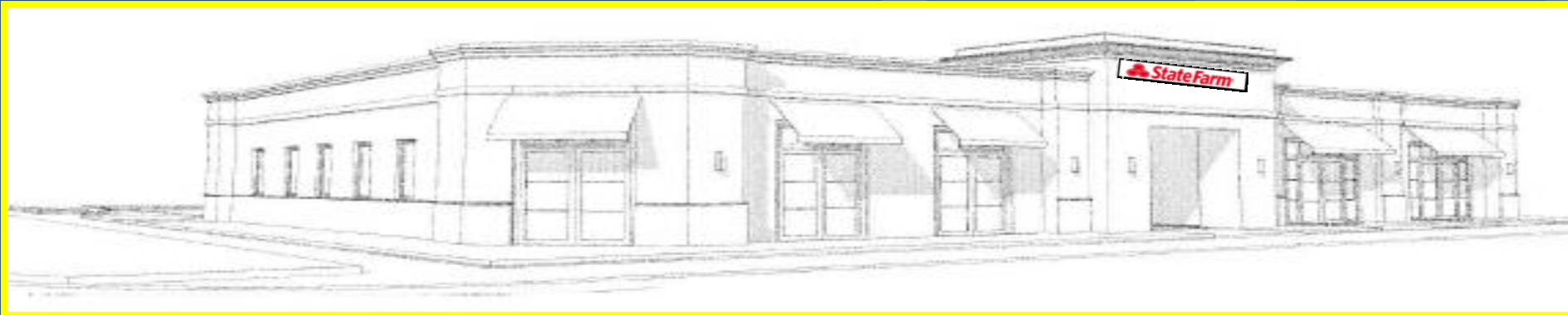
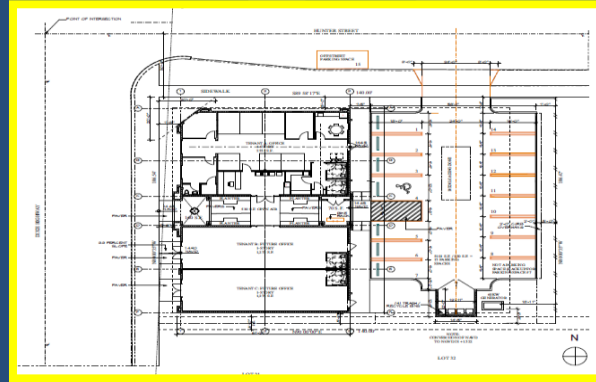
Southwind Plaza Addition

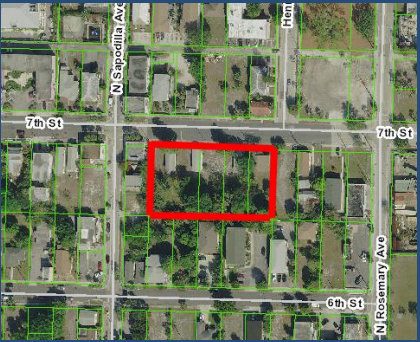
(SW corner of 45th St. & Military Trail)
17,850 sf retail; 4,500 sf restaurant



State Farm Office Building (6500 S. Dixie)

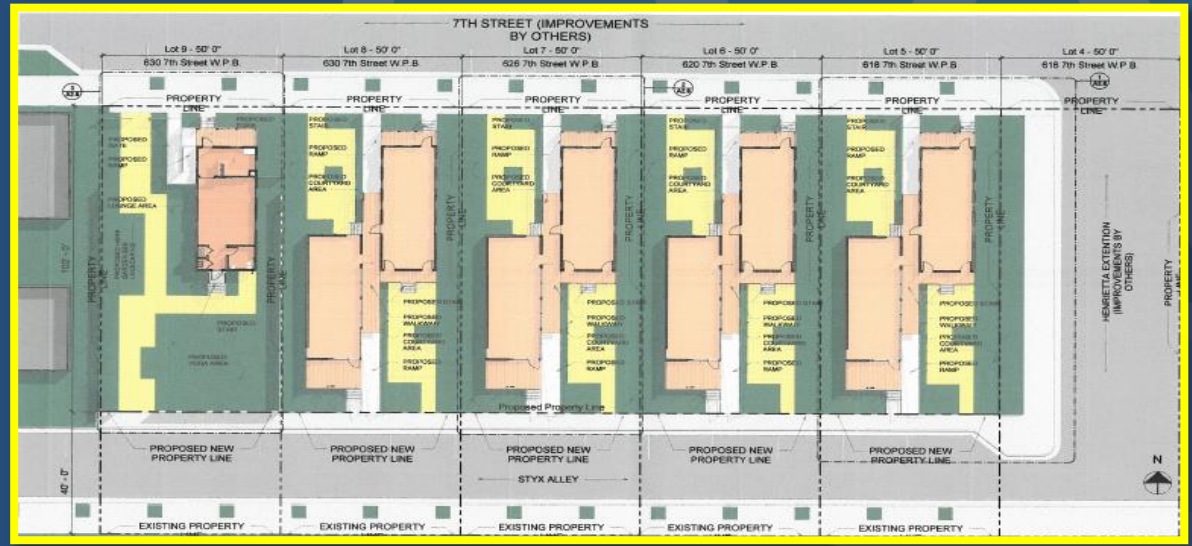
5,101 sf addition; 15 parking spaces





Styx Alley
SW corner of 7th St
&
Henrietta Ave

5 sf Lots



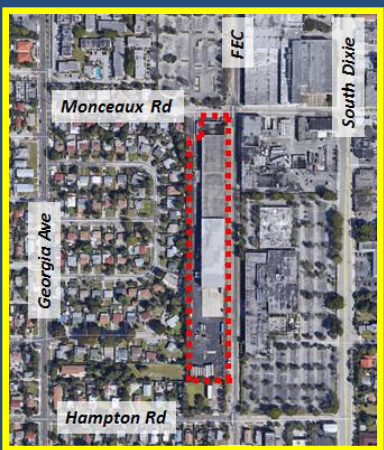
Sunset Lounge

Downtown Historic Building Being Renovated



Top Self Storage

516 Monceaux Road
194,70s s.f. storage/office



Projects in the Pipeline



- **Projects Recently Completed**
 - Ballpark/Palm Beaches, Dunbar Village (Ph. 1 & 2), Home Depot Commercial, Luma, Morse Life Traditions II, P.B. Day Academy Ph. 2, Presidential Self Storage
- **Projects Under Construction**..... \$1,397,369,400
 - 300 PB Lakes, Atlantic National Bank, Azola, Banyan Cay, Braman, The Bristol, Broadstone City Center, Canopy Hotel, Chase Bank, Dr. Alice Moore Apts., Drive Shack, Flagler Banyan Square, Georgian Gardens, Hilton Garden Inn, Kravis Center Improvements, Merry Place, Norton Art Museum, Park-Line Beaches (AAF), Park Slope, Royal Palm Place (Dunbar Village), Village at Lake Mangonia, Wawa Storage Facility
- **Projects Approved and Not Begun**..... \$1,402,489,200
 - 360 Rosemary, 45th St. Hotel, 7000 Okeechobee Retail, Banyan Place, Clare Ave. MXD, Clematis Hotel, Clematis Place, Cosmopolitan, Good Samaritan Expansion, Hanley Center, Harrick Hotel, Joseph's Village, LaClare, Loftin Place Ph. II, One WPB, Prospect Place, The Marina, Transit Village
- **Projects In Review** \$ 505,713,100
 - 3907 S. Flagler Condo, 4th St. Residential,, Aloft Hotel, Bee Safe Storage (Metrocentre), Centrepark Apartments, Clear Lake Estates, Conniston & Lambert, Flagler Residential, Ibis Club Expansion, Indigo Hotel, Keiser dorms, Mitsubishi Motors, PBAU Dorms, Peggy Adams Addition, Racetrac, Southwind Plaza Addition, State Farm Office Building, Styx Alley, Sunset Lounge, Top Self Storage

TOTAL: \$3,305,571,600

1 – Under “Departments” Click “Development Services”

2– Click “Planning and Zoning”

RESIDENTS BUSINESSSES VISITORS

WEST PALM BEACH

ABOUT NEWS & VIDEO DEPARTMENTS ONLINE SERVICES MEETINGS & EVENTS CONTACT

DEPARTMENTS

- City Administration
- City Clerk
- City Commission
- Community Events
- Community Redevelopment
- Development Services**
- ...
- Engineering

City Administration
401 Clematis Street, Second Floor, West Palm Beach, FL 33401

Division	Hours (M-F)	Phone Number
City Hall Main Number	8:00am - 5:00pm	(561) 822-1200
City Administrator	8:00am - 5:00pm	(561) 822-1400
Administration/Mayor's Office	8:00am - 5:00pm	(561) 822-1400

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ABOUT NEWS & VIDEO DEPARTMENTS ONLINE SERVICES MEETINGS & EVENTS CONTACT

DEPARTMENTS / DEVELOPMENT SERVICES

- DEVELOPMENT SERVICES OVERVIEW
- FLOOD INFORMATION
- PLANNING & ZONING**
- HISTORIC PRESERVATION
- BUILDING & CONSTRUCTION
- CODE ENFORCEMENT
- TAXES
- CONTACT US
- DIRECTIONS

DEVELOPMENT SERVICES OVERVIEW

3– Scroll down to “Development Services Outreach Meeting”

WEST PALM BEACH

ABOUT NEWS & VIDEO DEPARTMENTS ONLINE SERVICES MEETINGS & EVENTS CONTACT EVENT LISTINGS

DEPARTMENTS / DEVELOPMENT SERVICES / PLANNING & ZONING

PLANNING & ZONING OVERVIEW

- Contact Us
- BOARDS
- HISTORIC PRESERVATION
- COMPREHENSIVE PLANNING
- URBAN DESIGN/ DOWNTOWN
- MAPS
- APPLICATIONS & RESOURCES
- FAQS
- CURRENT PROJECTS
- DEVELOPMENT SERVICES OUTREACH MEETING**
- JTD

The City of West Palm Beach is a growing, diverse community. The Planning & Zoning Division of Development Services provides for the comprehensive review and approval of all development within the City of West Palm Beach. The Division is responsible for the implementation and enforcement of all construction codes, occupational licensing, current and long range land use planning, neighborhood revitalization, downtown redevelopment, historic preservation, and annexation. Likewise, the Division takes a proactive role in changing codes, regulations, and practices as needed so that development

TODAY'S
PRESENTATION
www.wpb.org

Citywide Projects (www.wpb.org)



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A story ma



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ABOUT NEWS & VIDEO DEPARTMENTS ONLINE SERVICES MEETINGS & EVENTS CONTACT EVENT LISTINGS

WELCOME NEWS EVENTS WHAT'S INSIDER PAY ONLINE LIBRARY

FROM THE DESK OF MAYOR MUOIO

Jeri Muoio was first elected Mayor of the City of West Palm Beach March 2011. She was re-elected to the office of Mayor in March 2015. She previously served on the West Palm Beach City Commission for four years, having been reelected twice by the voters.

LEARN MORE



MAPS










ZONING MAP	FUTURE LAND USE MAP	CITYWIDE PROJECTS WEB APP
CODE ENFORCEMENT ZONES	HISTORIC BUILDINGS WEB VIEWER	DOWNTOWN MASTER PLAN MAP

In addition, the City's IT Department maintains a number of other GIS maps and applications. Click here to visit the City of West Palm Beach Maps & Apps Gallery.

Citywide Projects


City of West Palm Beach

Completed Under Construction Approved In Re

 1 1309 S Flagler Residential	 2 3111 S Dixie	 3 3907 S Flagler
 4 4th St Residential	 5 Aloft Hotel	 6 Anchor Site
 7 Bee Safe Storage/Metrocentre	 8 Carefree Theater Redevelopment	 9 Centrepark Apartments

5,047 views to date

1 1309 S Flagler Residential

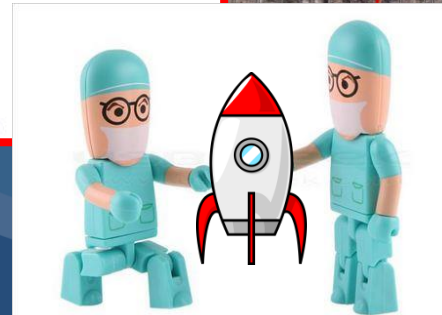
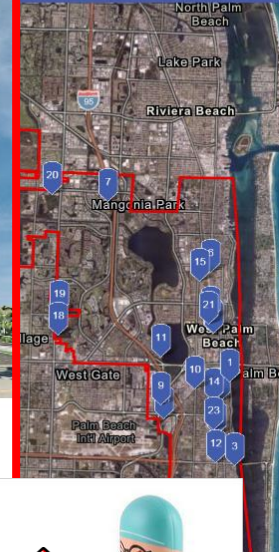


PUBLIC HEARINGS
Plans and Plats Review Committee - 7/11/2018

LOCATION
1309 S Flagler Dr

DETAILS
42 Unit residential tower
24 stories on 1.38 acres

PROJECT PLANNER
Eric Schneider (eschneider@wpb.org)



Questions?

November 1, 2018



WEST PALM BEACH

