

# City of West Palm Beach Developer Outreach Meeting

October 24, 2019



WEST PALM BEACH

# Outreach Meetings

**2013:**      **July 26, 2013**  
**November 1, 2013**

**2014:**      **February 27, 2014**  
**June 26, 2014**  
**October 16, 2014**

**2015:**      **March 26, 2015**  
**July 24, 2015**  
**October 22, 2015**

**2016:**      **February 18, 2016**  
**June 23, 2016**  
**October 27, 2016**

**2017:**      **March 9, 2017**  
**July 20, 2017**  
**November 9, 2017**

**2018:**      **March 22, 2018**  
**November 1, 2018**

**2019:**      **April 11, 2019**  
**October 24, 2019**  
**(#18)**

# Agenda

- A. Introduction/Welcome**
- B. City's Organizational Structure**
- C. Financial Update**
- D. Development Services Update**
- E. City Initiatives**
- F. Projects in the Pipeline**
  - 1. Hotel**
  - 2. Office**
  - 3. Residential**
  - 4. Commercial**
- G. Questions**

# Mayor Keith James





# City's Organizational Structure

October 24, 2019



WEST PALM BEACH

# West Palm Beach Organizational Structure

Economic Development

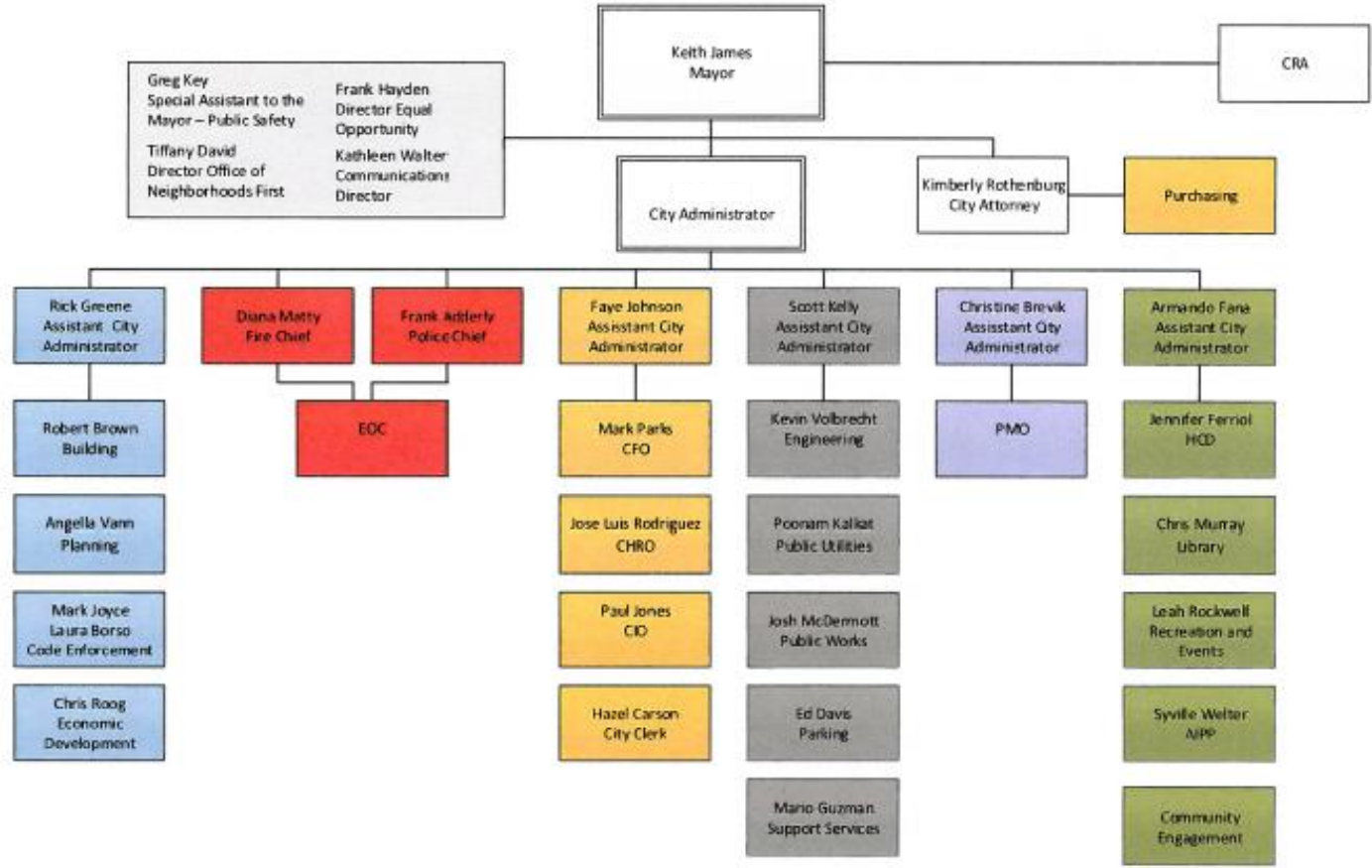
Public Safety

Administrative

Infrastructure

Strategic Planning

Community Services



# West Palm Beach Organizational Structure

Economic  
Development

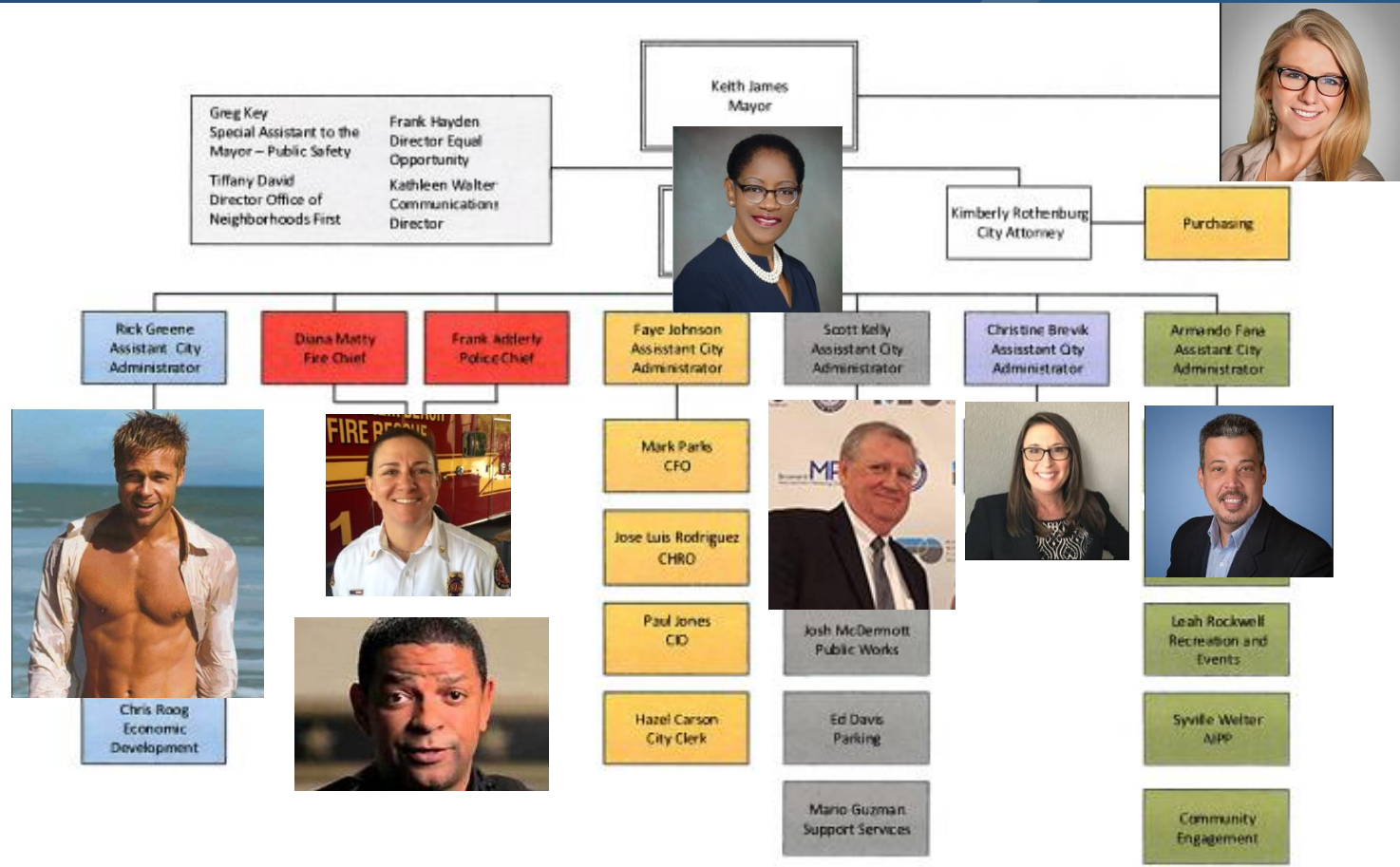
Public  
Safety

Administrative

Infrastructure

Strategic  
Planning

Community  
Services



# West Palm Beach Strategic Priorities

1. City staff reviewed our current Strategic Plan on June 5, 2019
2. City Commissioners defined all of their priorities
3. All priorities placed on a wall
4. Each Commissioner was asked to identify their top priorities
5. A list of 16 priorities were identified
6. These priorities will be our work plan each year and each year's budget will reflect the priorities

## SO WHAT ARE THE PRIORITIES?

# West Palm Beach Strategic Priorities

## Economic Development

1. Golf Course Site Development \*\*
2. City Annexation Study \*\*
3. Northwest Development Plan \*\*
4. Anchor Site MUD \*
5. Census 2020 \*\*

## Safety

6. Combat Violent Crime
7. Cyber Security
8. Homelessness \*

## Transportation

9. Transportation/Mobility/Traffic Challenges \*

# West Palm Beach Strategic Priorities

## Equity

- 10. Explore Affordable Housing P3 Opportunities \*
- 11. RISE Initiative (Purpose Built Communities) \*
- 12. Mayor's Village Initiative Support

## Infrastructure

- 13. Currie Park Infrastructure \*\*
- 14. Park Bond Renewal

## Communications

- 15. Improve Customer Experience (Mayor's Hotline/822) \*
- 16. Enhance Emergency Preparedness \*

# West Palm Beach Strategic Priorities

## Strategic Initiative Project Summary



Initiative Name	Existing Project (Y/N)
Golf Course Site Development	Y
<b>Strategic Pillar</b>	
Economy & Jobs	
<b>Strategic Theme</b>	
Economic Development & Tourism	
<b>Planning Team Lead</b>	
Rick Greene, AICP	
<b>Cross Functional Planning Team (department/staff participating in project planning)</b>	
Development Services: Angella Vann, Paul Greilich, Chris Roog Engineering: Vince Noel Finance: Mark Parks Law: Nancy Urcheck Parks and Recreation: Leah Rockwell Public Utilities: Poonam Kalkat Public Works: Matt Hejazi	
<b>Stakeholders (those with significant interest in or who will be significantly affected by this project; this could include internal departments, citizens, business owners, etc.)</b>	
<ul style="list-style-type: none"><li>• City of West Palm Beach</li><li>• Users of the municipal golf course</li><li>• West Palm Beach Golf Commission</li><li>• South End residents (SENA)</li><li>• 8111 South Dixie parcel (owned by city of West Palm Beach)</li><li>• South Dixie merchants</li><li>• Georgia Avenue business owners</li><li>• West Palm Beach tourists</li><li>• Topgolf</li></ul>	

Initiative Name  
Team Lead  
Cross Functional Planning Team  
Stakeholders  
Overview/Scope  
Assumptions  
Project Dependencies  
Risks  
Resource Requirements  
Time  
Costs

# Strategic Priority #1 – Golf Course Site Dvlpmt.

## WEST PALM BEACH GOLF COURSE WEST PALM BEACH, FLORIDA



ERNIE ELS  
DESIGN

GOLF DESIGN CONCEPT PLAN

SEPTEMBER 2019

- \* Negotiating with Mike McGetrick
- \* Determination made by 11/18/19.

Rick Greene

Dev. Services: Angella Vann, Chris Roog

Engineering: Vince Noel

Finance: Mark Parks

Law: Nancy Urcheck

Parks and Recreation: Leah Rockwell


Public Utilities: Poonam Kalkat

Public Works: Matt Hejazi



# Strategic Priority #2 – City Annexation Study





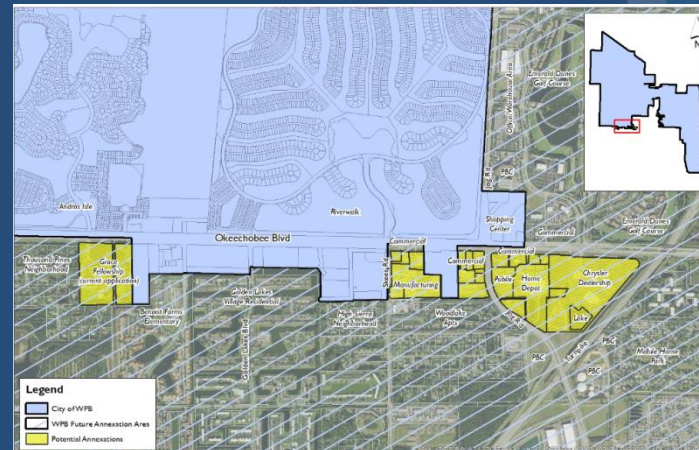
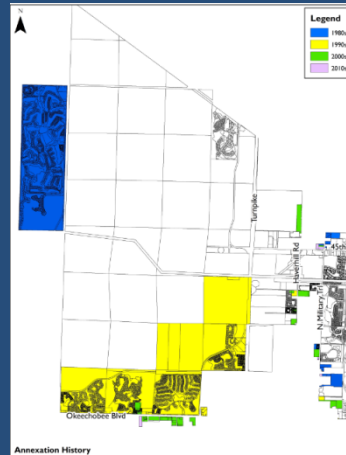
WEST PALM BEACH

## ANNEXATION STUDY (DRAFT)

October 2019

City of West Palm Beach  
Development Services Dept.  
Planning Division  
401 Clematis Street  
P.O. Box 2147  
West Palm Beach, FL 33402

P: 561.832.1433  
F: 561.832.1492  
W: wpb.org



STUDY AREA: **2**
MAP PARCEL #: **1**




PCN: 00-42-43-11-01-017-0020

ACREAGE: 2.3

OWNER: **FOUR SIX EIGHT FIVE HAVERHILL INC TRUST, JEAN C. TR & SHARON MERCHANT**

LOCATION: **4589 N HAVERHILL RD**

USE: **SINGLE FAMILY**

2018 IMPROVEMENT VALUE: **\$74,644**

2018 LAND VALUE: **\$60,655**

2018 TOTAL MARKET VALUE: **\$135,299**

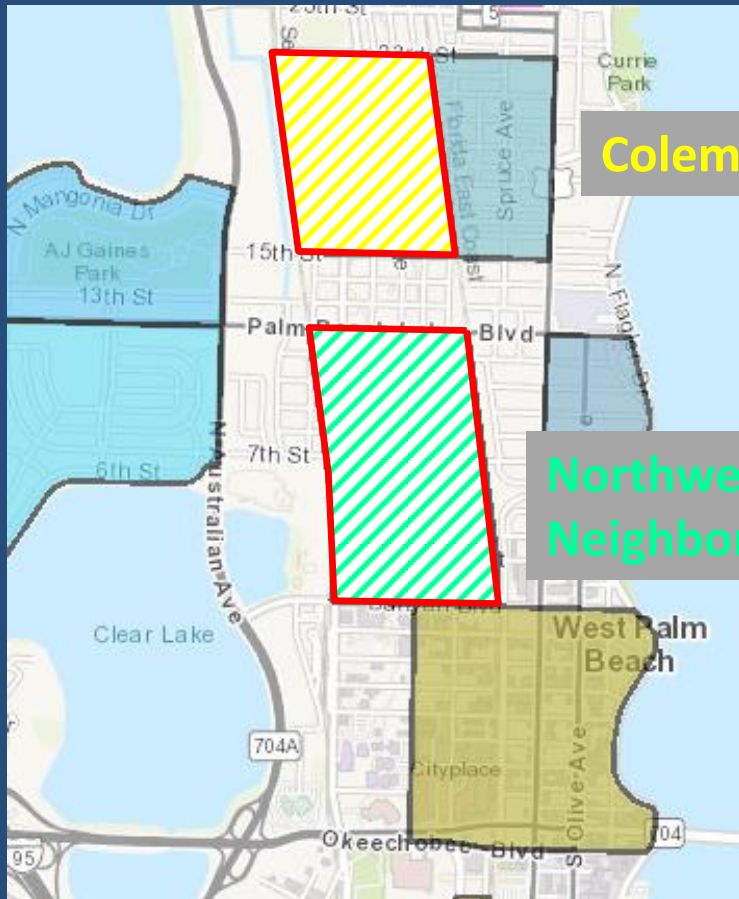
POLICE/FIRE SERVICE: **PALM BEACH COUNTY**

UTILITY SERVICE: **WEST PALM BEACH**

POTENTIAL WPB AD VALOREM: **\$1,129**

West Palm Beach Annexation Study - 2019

# Strategic Priority #3 – NW/CP Development Plan



Coleman Park

Northwest  
Neighborhood

- Improved Conditions
- Address Infrastructure
- Redevelopment Opportunities
- Improved Public Safety
- Increased Code Enforcement
- Nuisance Abatement
- Workforce Housing Incentives
- Revisit Stull & Lee Master Plan (2002)

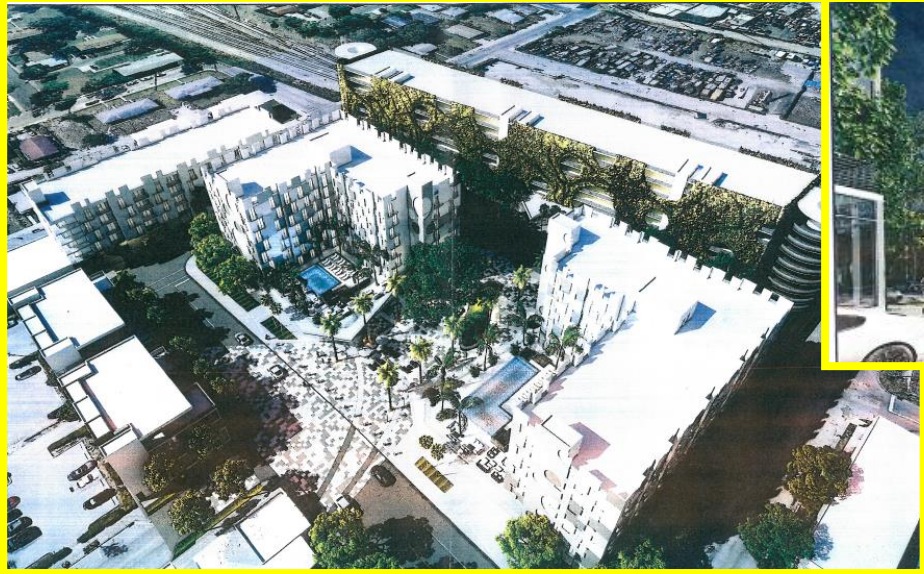
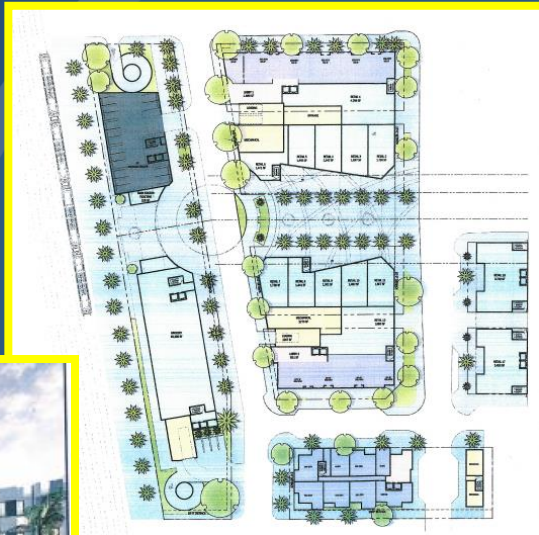
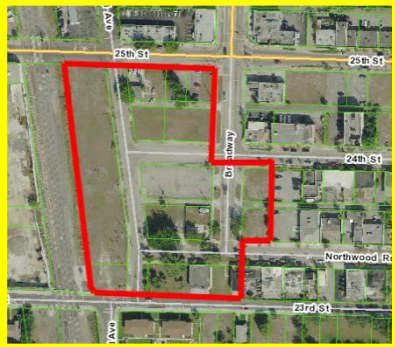




# Strategic Priority #4 – Anchor Site MUD

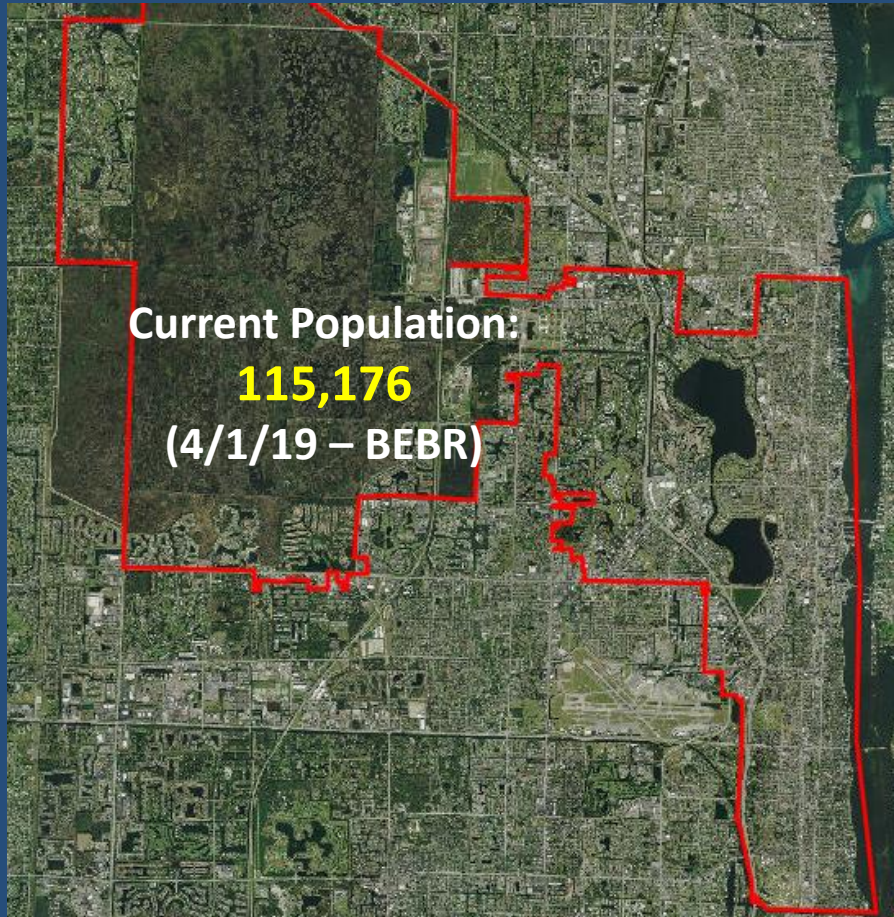
## Immocorp Ventures

Residential: +/- 300 units  
Class A office: 18,000 s.f.  
Commercial: 30,000 s.f.  
Supermarket: 12,000 s.f.  
Parking: 570 spaces





# Strategic Priority #5 – Census 2020



- **April 1, 2020** – Census Day - Every home will receive an invitation to participate in the 2020 Census. Persons can respond online, by phone or by mail.
- **May 2020** – The Census Bureau begins visiting homes that haven't responded.
- **Dec. 2020** – The Census Bureau delivers counts to the president and Congress.
- **March 31, 2021** – The Census Bureau will send redistricting counts to states.



2020 Census Taker

# Strategic Priorities #6-8

## 6. Combat Violent Crime

- The goal is a citywide measurable reduction in homicide, aggravated battery and robbery incidents.

## 7. Cyber Security

- The City intends to take steps to protect City data and ensure the safety of PII (Personal Identifiable Information) for our citizens. To do this, we must strengthen our potential vulnerabilities through network security tools, endpoint protection and close the gap on vulnerabilities via email and social engineering. These changes and vulnerabilities will be verified through external risk assessments.

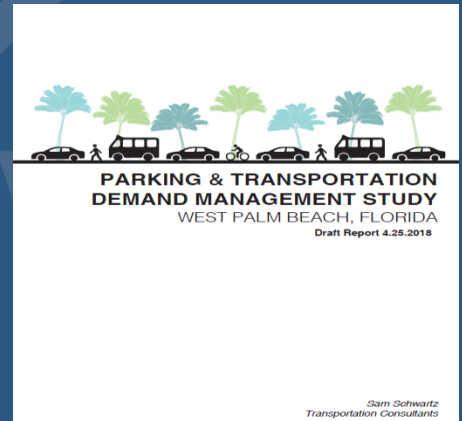
## 8. Homelessness

- \* The goal is a reduction of on-street homeless accomplished through coordinating services amongst local service providers, streamlining processes and initiatives, reviewing ordinance's related to panhandling and vagrancy and reviewing existing and future resources to enforce ordinances.

# Strategic Priority #9 – Transportation/ Mobility/Traffic Challenges

**Res. 134-18 unanimously approved accepting all four plans by a 5 – 0 vote.**

- Enhancing our trolley system
- Implementing the parking study
- Expanding bikeway lanes
- Improving lighting and sidewalks
- Vision Zero
- Roadway improvements



## Parking & Transportation Demand Management Study



## Mobility Plan



## Okeechobee Corridor Study



## Bicycle Master Plan

# Strategic Priorities #10-12

## 10. Explore Affordable Housing P3 Opportunities

- Development of workforce housing programs that will incentivize development of workforce housing units. Prepare a rental housing study and pursue affordable housing partnerships and agreements.

## 11. RISE Initiative (Purpose Built Communities)

- North End RISE is a community-based solution focused on breaking the cycle of poverty within a targeted area in the north end of the city through a model that focuses on holistic community revitalization by addressing housing, education, wellness and employment opportunities.
- Partners include Rybovich (Carlos Vidueira) and RISE Executive Director (Craig Glover)
- 2-4 year time frame; \$15-\$20 million cost

## 12. Mayor's Village Initiative Support

- \* The Mayor's Village Initiative's goal is to improve the outcomes of African American males living in the Historic Northwest, Coleman Park, and Pleasant City neighborhoods. The vision of this initiative is to insure a WPB wher all African American males are safe, empowered, and secure.



# Strategic Priority #13 – Currie Park Infrastructure

1. Development of the City-owned park
2. Development of the property owned by Jeff Greene

## Currie Park

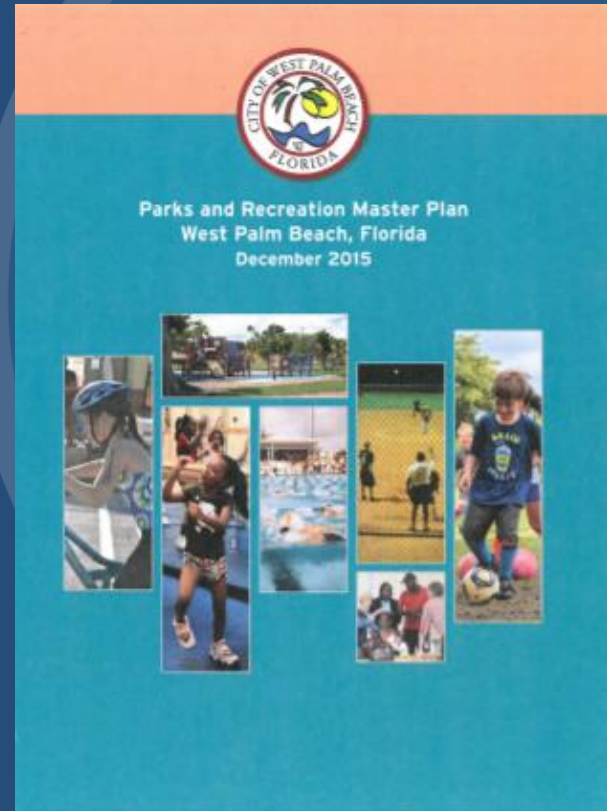


Jeff Greene Holdings



# Strategic Priority #14 – Park Bond Renewal

- \* The goal is to update current park amenities, improve access to parks and trails and enhance safety.
- \* Review the 2015 Parks and Recreation Master Plan
- \* Issue a bond up to roughly \$26 million



	Neighborhood	Community	Metropolitan	Bathrooms	Picnic Tables	Benches/Seating	Docks	Playground	Baseball	Softball	Multi-Purpose Fields	Basketball	Racquetball	Tennis Courts	Shuffleboard	Recreation Centers	Gymnasium	Swimming Pools	Picnic Shelters	Boat Ramps	Golf Courses	Walking/Bike Trails	Fishing Pier	Interactive Fountain/wetpla	Decorative Fountain	Dog Park	Public Art	Amphitheater/Sta	Acres
Apoxee Park				1																									20
Blum Park				1							2			1					1					1					3.5
Brian Chappell Park																							1						0.9
Centennial Fountain				1																				1					0.8
Chillingworth Park														1															4.1
Coleman Park				1								1		1	1									1					3.5
Currie Park				2							1			3						2	3			3					11.3
Dreher Park				4							2								10					3	1				113
Echo Lake Park																									1				4.2
Evergreen Cemetery																													12
Flagler Walking Park																													1.7
Fleming Park																													1.56
Fogleman Park																													1.4
Gaines Park				3					6	1	3	2	4	6		1		2	5					1					56
Gateway Park																													0.3
George Petty Park																													0.3
Gettler Park																													0.8
Grassy Waters Preserve				1																									
Howard Park				2						1	1	2		9	16	1			2						1	1			13.8

## 15. Improve Customer Experience (Mayor's Hotline/822)

- The goal is to improve Citizen/ Internal stakeholder experience, reduce duplicate requests and duplication of efforts by staff, better understanding service requests, better tracking, reporting and analyzing service requests and questions resulting in satisfied stakeholders.

## 16. Enhance Emergency Preparedness

- The City's goal is to replace the current citywide "app" based emergency communication program to upgrade mass communication capabilities both internally and externally, improve social media, mass media and face to face communication, provide citywide training about the new technology and updated communications plan and implement/practice the use of Unified Command during scheduled special events to improve communication processes in preparation for disasters and emergency events.

# **Financial Update**

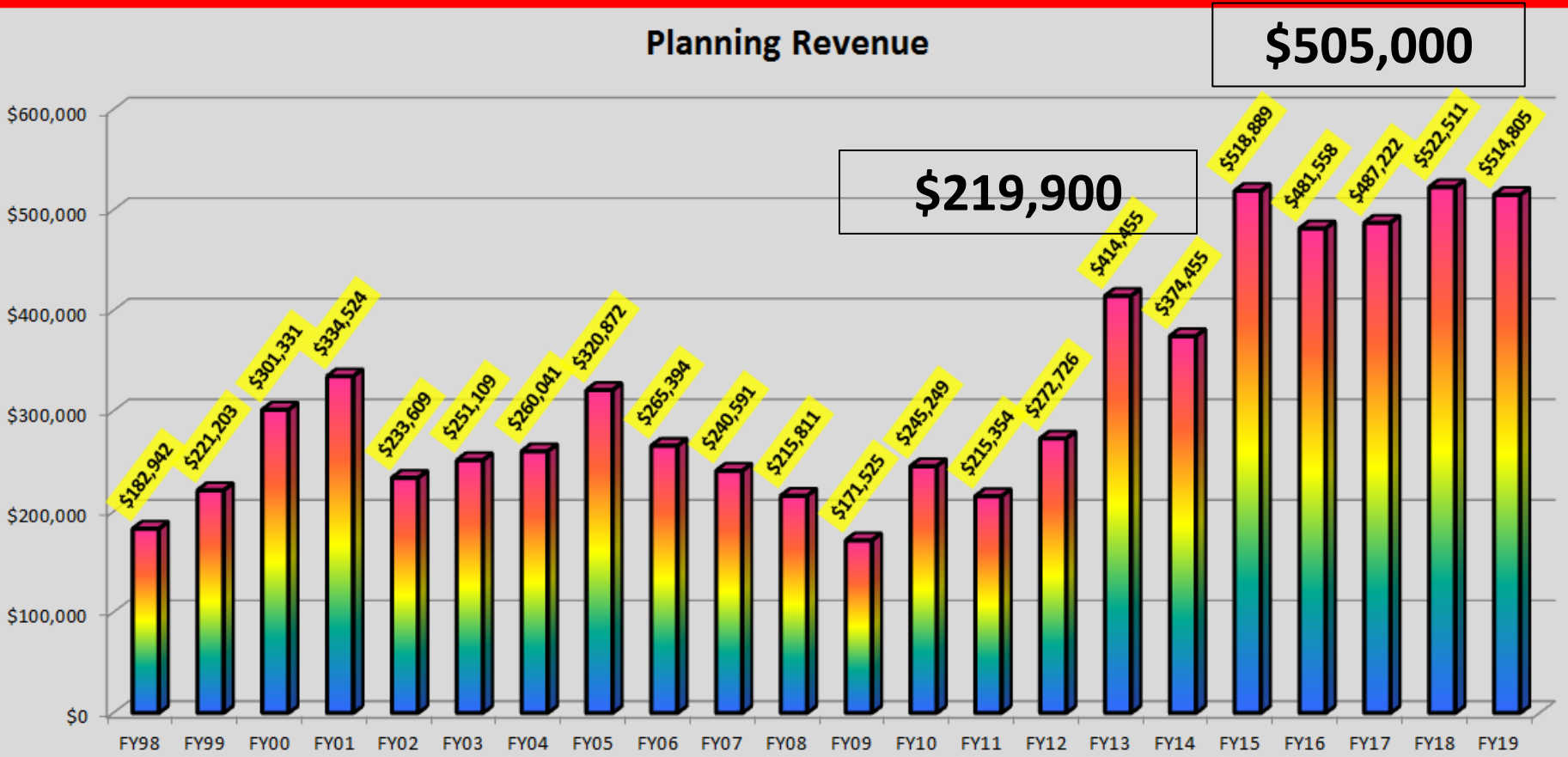
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**October 24, 2019**



WEST PALM BEACH

# Development Metrics – Planning Revenues



# Planning Projects in the Pipeline – October 2014

## PROJECTS UNDERWAY

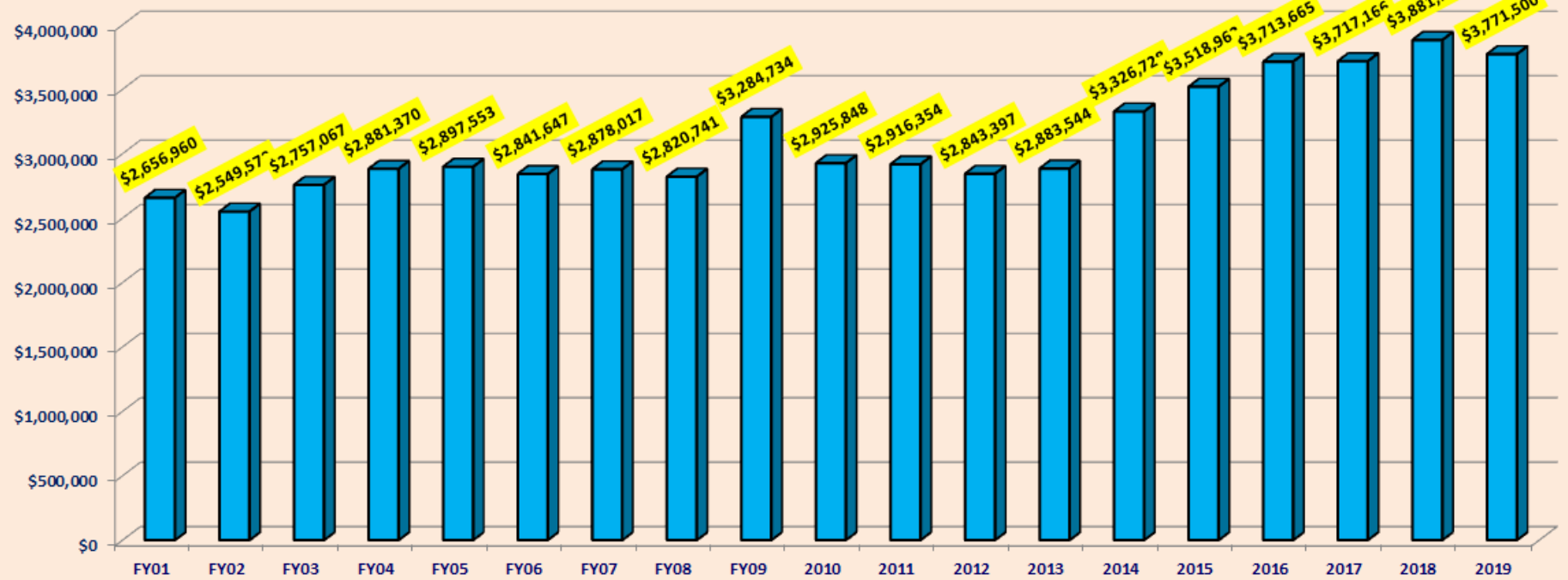
- Charleston Commons
- Dunbar Village
- Evernia Place
- First Bank
- Hilton Hotel
- Jefferson at WPB
- Loftin Place
- Marriott Residence Inn
- Mizner Lakes (Cameron Estates)
- Palm Beach Outlets
- PCC Resorts (Banyan Cay)
- Villas on Antique Row
- Walgreens

## PROJECTS APPROVED

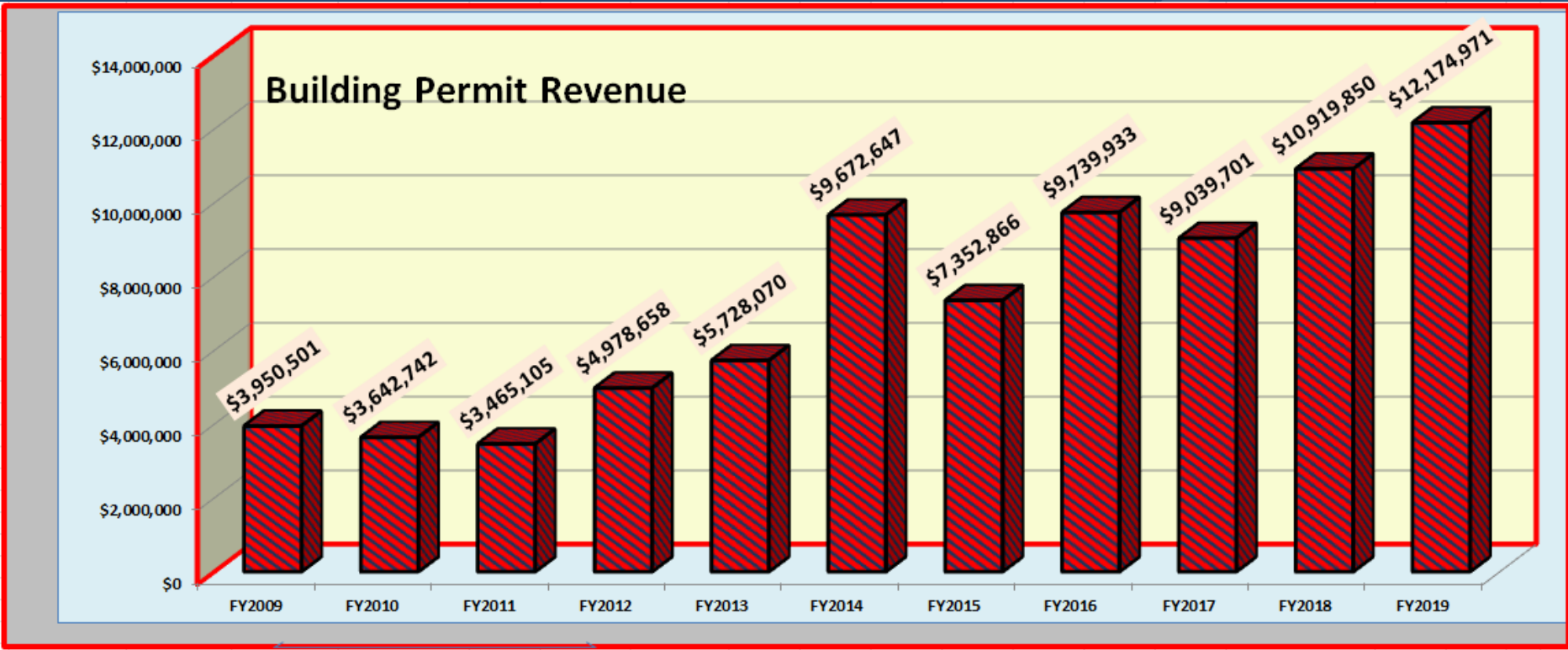
- 300 Palm Beach Lakes (Nurse's Res.)
- 550 Quadrille (One West Palm)
- 1515 S. Flagler (LaClara)
- The Alexander
- Bella Vita
- Belmart Plaza
- The Bristol
- Charleston Commons II
- Clematis Place
- Datura Hotel
- Norton Museum
- Old City Hall Site (Flagler Banyan Square)
- Palm Harbor Marina Resort
- TRG/Related & Rybovich Dvlpmt.
- Transit Village
- Village Commons Publix

# Development Metrics – Business Tax Receipts

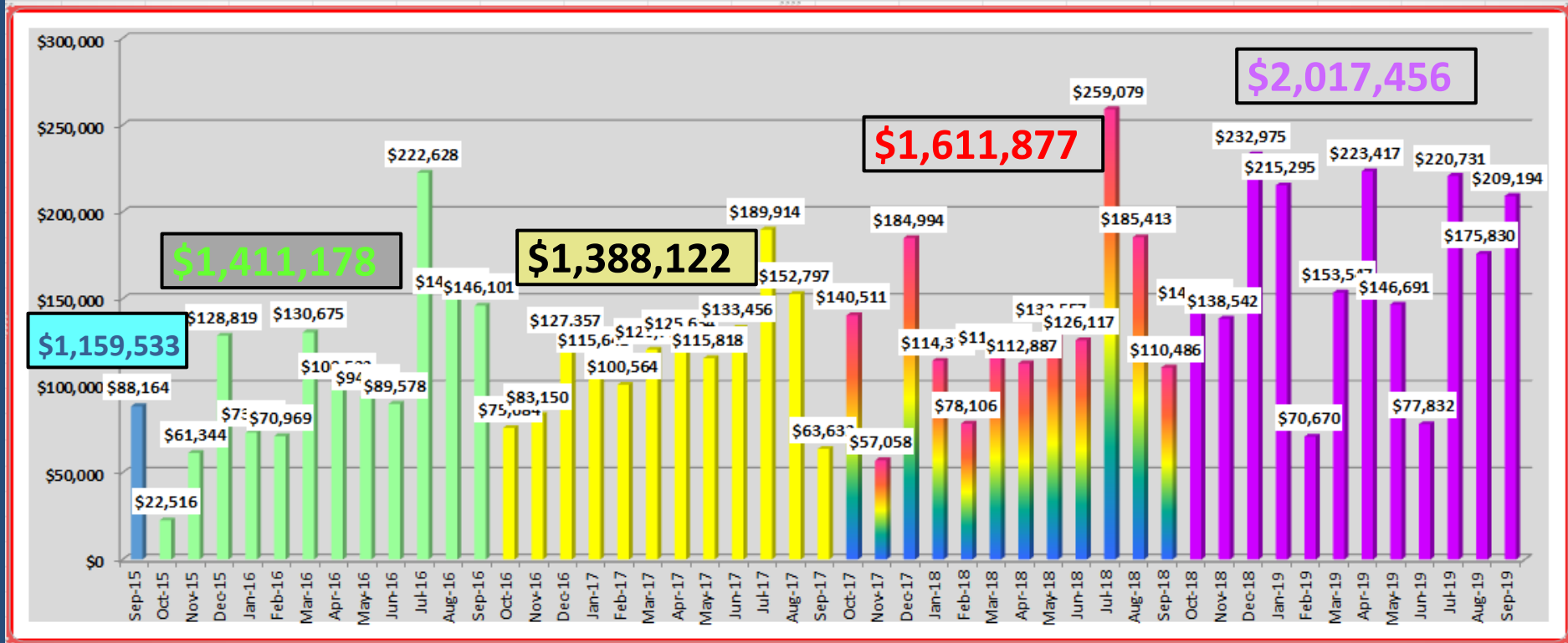
## Business Tax Revenues (FY01 to FY19)



# Development Metrics – Building Permit Fees



# Development Metrics – Code Fines/Fees





# 2019 Estimate of Taxable Value

## Highest % change 2018 to 2019

1. WPB DDA – 11.74%
  2. Lake Worth – 9.67%
  3. P.B. Gardens – 9.55%
  4. Lantana – 8.62%
  5. Palm Springs – 8.01%
  6. W. Palm Beach – 7.20%
- Average – 5.98%

## Municipalities w/Over \$100 Million In New Construction

1. P.B. Gardens – \$547.0 M
2. West Palm Beach – \$248.7
3. Boca Raton - \$208.4
4. Delray Beach - \$126.5
5. Riviera Beach - \$122.3
6. Jupiter - \$117.8

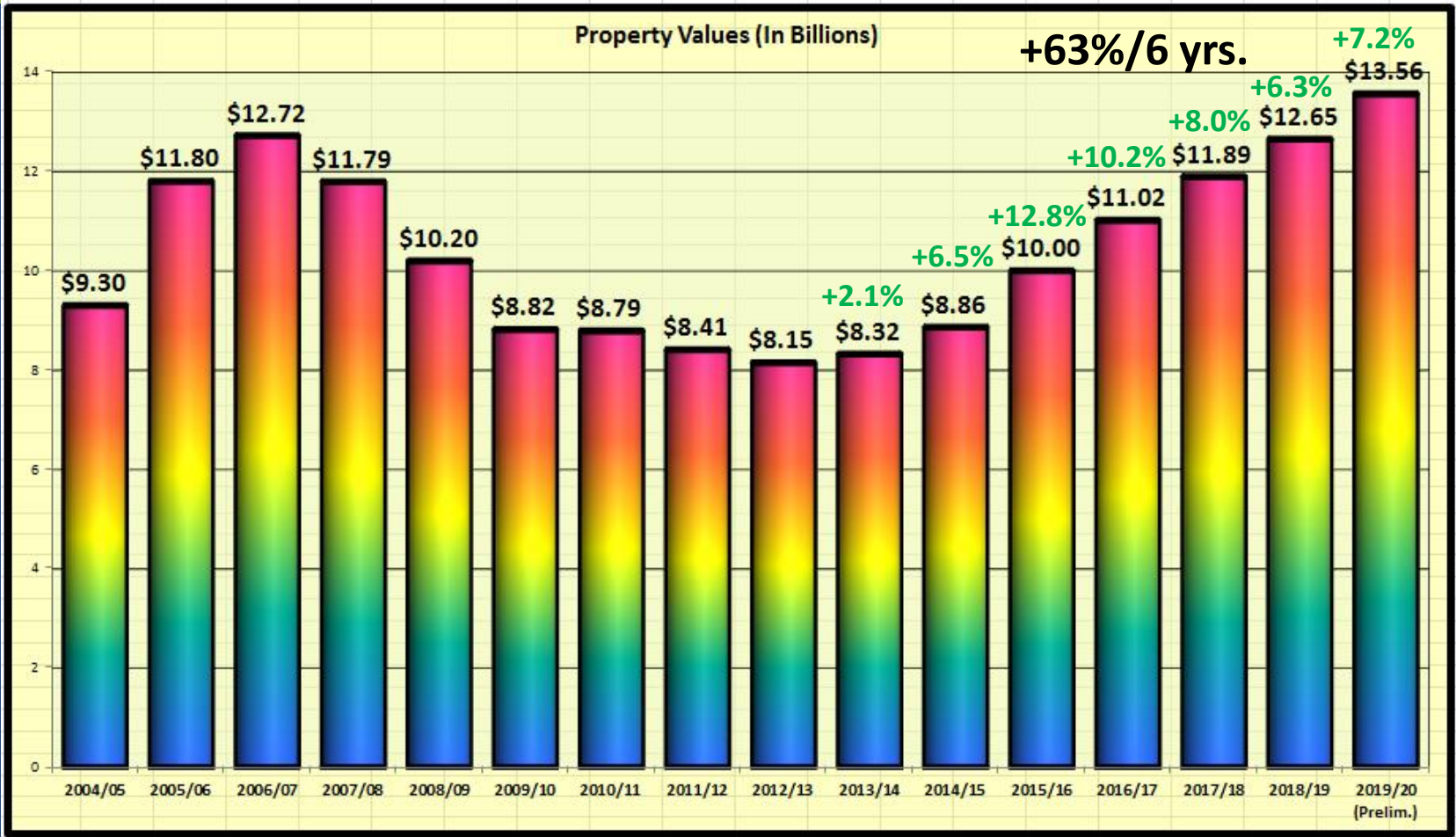
## Municipalities w/Over \$1 Billion In Taxable Value

1. Boca Raton - \$24.9B
2. Palm Beach – \$19.2B
3. W.Palm Beach - \$13.6B
4. P.B. Gardens - \$12.6B
5. Jupiter - \$11.4B
6. Delray Beach - \$11.0B

# West Palm Beach Property Values



WEST PALM BEACH



# **Development Services Update**

**October 24, 2019**

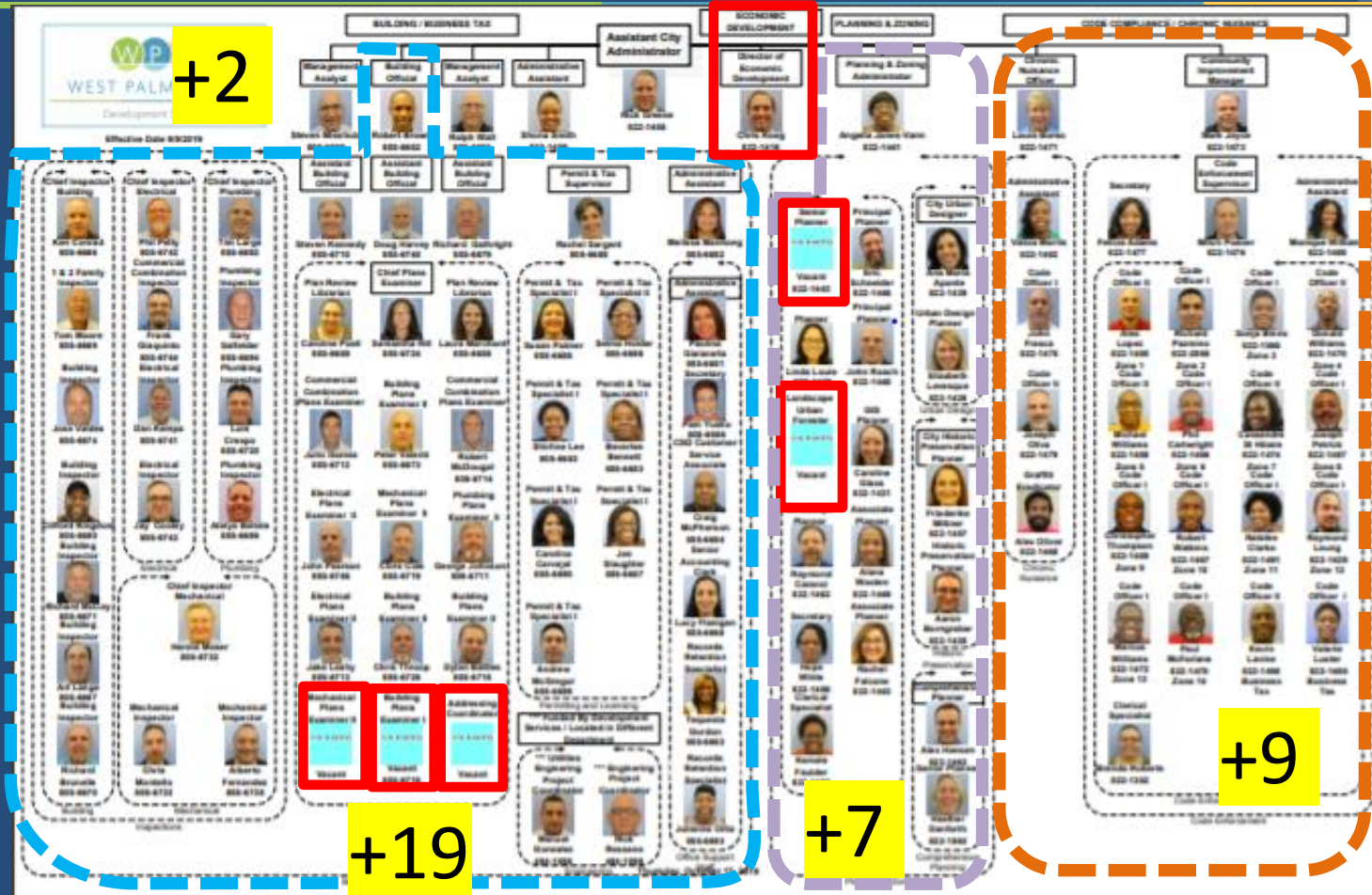


WEST PALM BEACH





# Development Services Organizational Chart



\* Moved Economic Development into Dev. Services

Filling a Sr. Planner and Building Plans Examiner I position

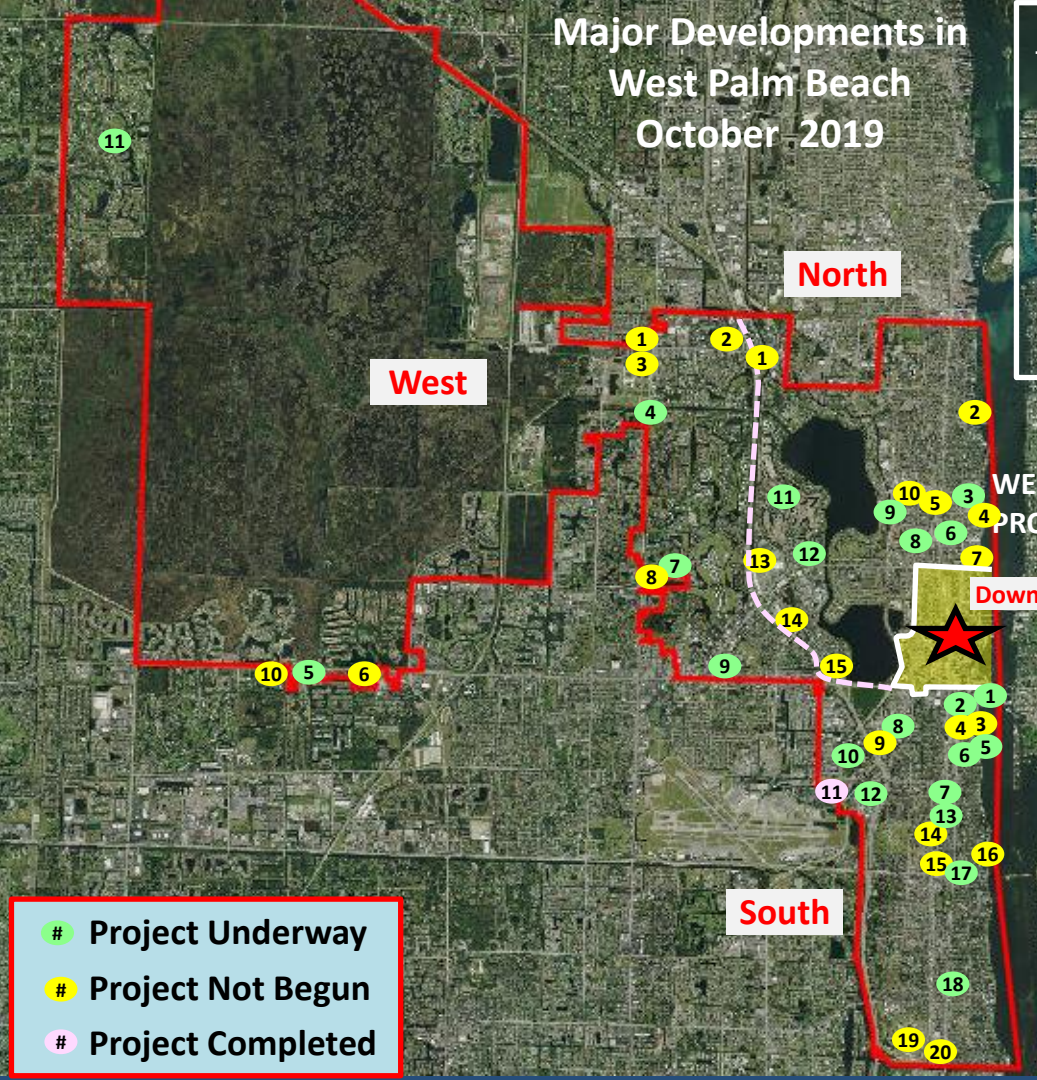
Added 3 new positions for FY20

- Mechanical Plans Examiner II
- Landscape Urban Forester
- Addressing Coordinator

**98 of 103 positions filled**

**95%**

# Major Developments in West Palm Beach October 2019



West

North

South

Downtown

## North End Projects

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

## WEST END PROJECTS

- |                         |                               |
|-------------------------|-------------------------------|
| 1. Prime Dvlpmt. Annex. | 2. 45 <sup>th</sup> St. Hotel |
| 3. Southwind Plaza Add  | 4. Morse Life                 |
| 5. Azola                | 6. Luma/7000 Okee. Ctr.       |
| 7. Georgian Gardens     | 8. Racetrac Annex.            |
| 9. Braman Auto          | 10. Grace Fellowship Annex.   |
| 11. Ibis Rec. Expansion |                               |





## South End Projects

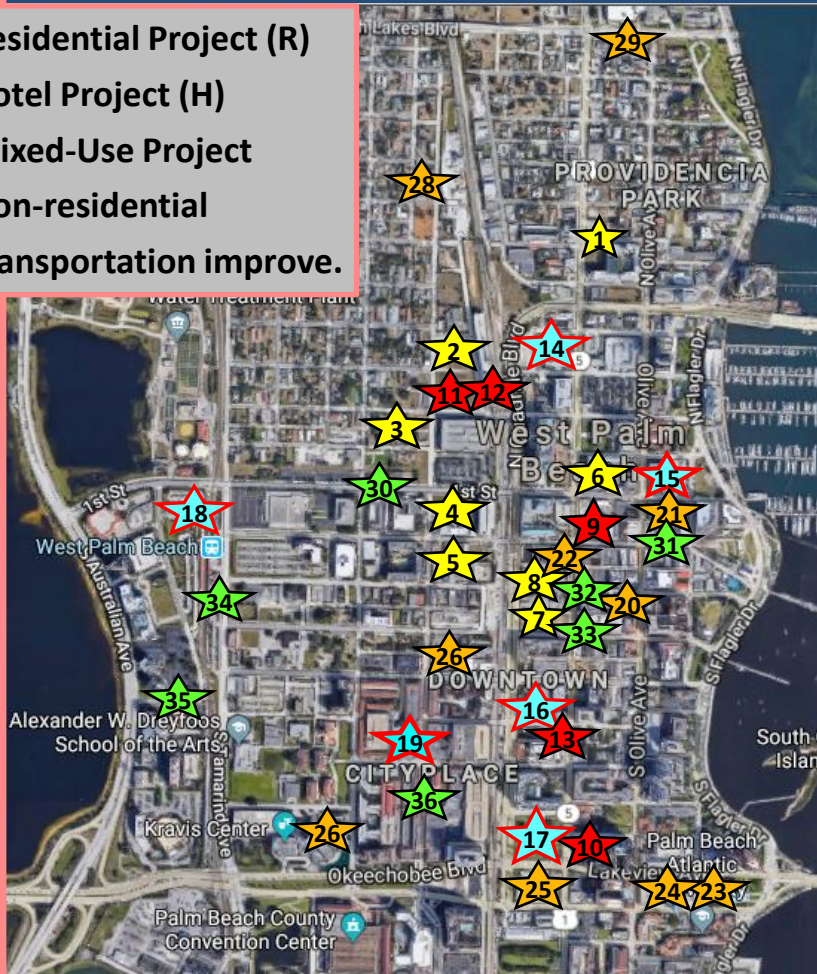
- |                              |                          |
|------------------------------|--------------------------|
| 1. Bristol (Chapel/Lake)     | 2. PBAU Dorms            |
| 3. 1309 South Flagler        | 4. Carefree 6            |
| 5. P.B. Day Academy          | 6. LaClara               |
| 7. Shops at the Press        | 8. District Flats        |
| 9. Mercer Park               | 10. Centrepark MF        |
| 11. Drive Shack              | 12. Storage/Mitsubishi   |
| 13. 3111 S. Dixie (Prospect) | 14. Top Self Storage     |
| 15. Conniston/Lambert        | 16. 3907 S. Flagler      |
| 17. Chase Bank               | 18. State Farm Office    |
| 19. City Golf Course         | 20. 8111 S. Dixie Redev. |

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



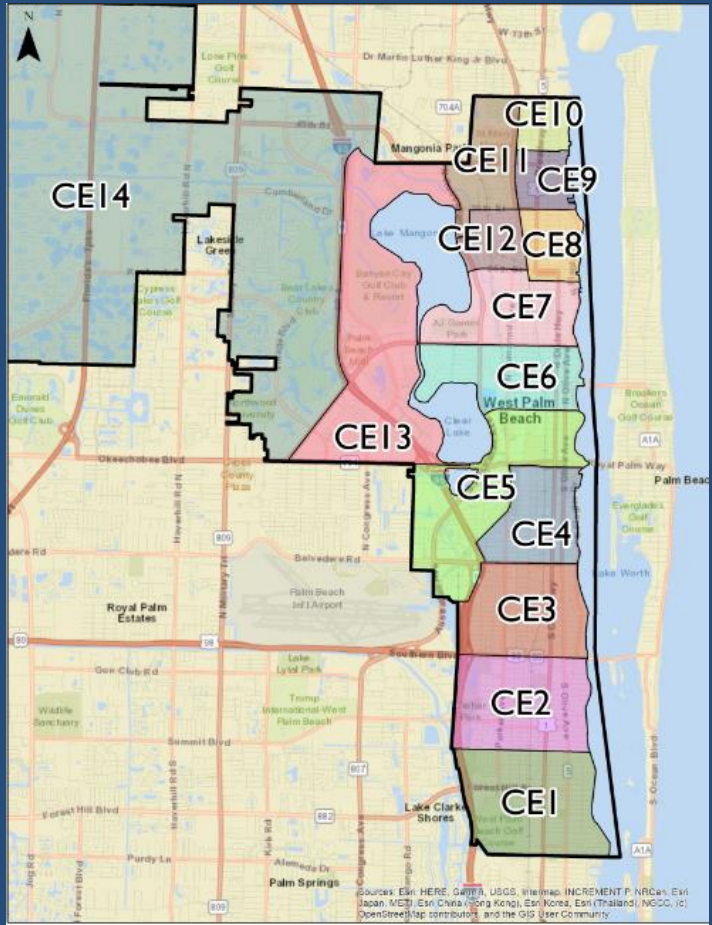
# Downtown Project (October 2019)

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



1. [Loftin Place \(Ph. 2\)](#)
2. [4<sup>th</sup> Street Residential](#)
3. [Rosemary/2<sup>nd</sup> Housing](#)
4. [Banyan Place](#)
5. [Clematis Place](#)
6. [303 Banyan](#)
7. [Broadstone City Center](#)
8. [ALF at 401 Datura](#)
9. [Clematis Boutique Hotel](#)
10. [Canopy Hotel](#)
11. [Aloft Hotel](#)
12. [Indigo Hotel](#)
13. [AC at West Palm Beach](#)
14. [One WPB \(R/O/H\)](#)
15. [Flagler Banyan Sq. \(Old City Hall Site\) \(R/H\)](#)
16. [Cosmopolitan \(H/R\)](#)
17. [Opera Place \(O/H\)](#)
18. [Transit Village \(H/O/R\)](#)
19. [575 Rosemary \(Macy's\)\(R/C\)](#)
20. [Atlantic National Bank](#)
21. [Banyan Garage](#)
22. [CVS Pharmacy](#)
23. [One Flagler](#)
24. [Esperante Improve.](#)
25. [Tent Site](#)
26. [Kravis Center](#)
27. [360 Rosemary](#)
28. [Sunset Lounge](#)
29. [HSS \(300 PBL\)](#)
30. [Banyan Improvements](#)
31. [Clematis Streetscape](#)
32. [Datura Improvements](#)
33. [Evernia Improvements](#)
34. [Tamarind Improvements](#)
35. [Fern Street Crossing](#)
36. [Rosemary Improvements](#)

# Code Enforcement Zones - 2019



- Zone 1-Aleandro Lopez /Arlington Rd to Palmetto St**
- Zone 2-Richard Pazmino/Palmetto St to Southern Blvd**
- Zone 3-Sonja Binns/Southern Blvd to Belvedere Rd**
- Zone 4-Donald Williams/Belvedere Rd to Okeechobee Blvd**
- Zone 5-Mike Williams/Okeechobee Blvd to Banyan Blvd**
- Zone 6-Phil Cartwright/Banyan Blvd to P.B. Lakes Blvd**
- Zone 7-Cassandre St. Hilaire/P.B. Lakes Blvd to 23rd St**
- Zone 8-Joe Petrick/23rd St to 36th St**
- Zone 9-Chris Thompson/36th St to 48th St**
- Zone 10-Robert Watkins/48th St to 59th St**
- Zone 11-Natalee Clark/Northwood Hills –N. of 36th St**
- Zone 12-Raymond Leung/Northwood Hills – S. of 36th St**
- Zone 13-Marcus Williams/North Shore and P.B. Lakes S.**
- Zone 14-Paul McFarlane/Western Communities**

## CHRONIC NUISANCE ZONES

- Zone 1-6—John Frasca**
- Zone 7-14—Joseph Oliva**

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCA, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NSCC, IGIS, OpenStreetMap contributors, and the GIS User Community



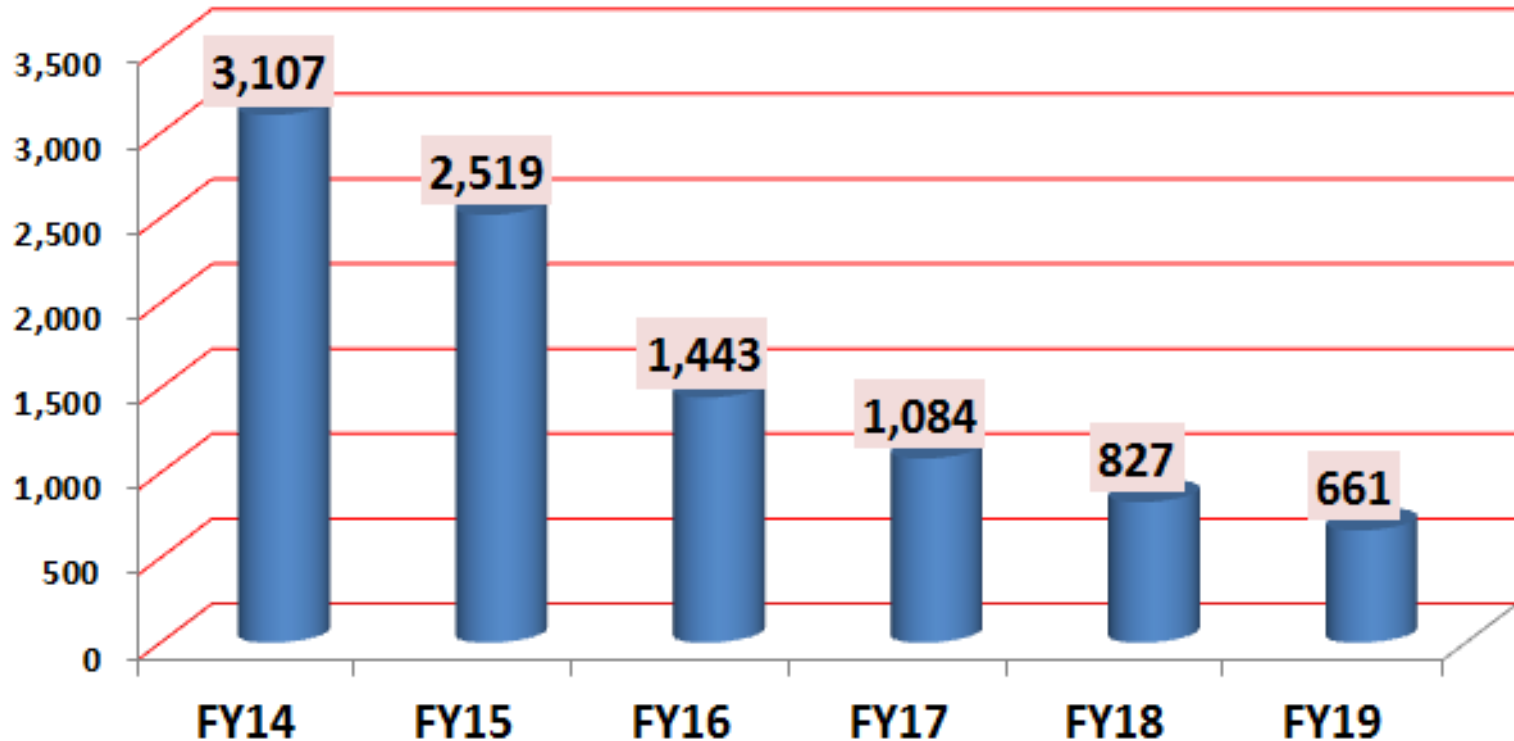
# Code Enforcement Staffing

	<b>Zones</b>	<b>Tax Officers</b>	<b>Chronic Nuisance</b>	<b>Total</b>
<b><u>2013:</u></b>	<b>11</b>	<b>0</b>	<b>1</b>	<b>16</b>
<b><u>2014:</u></b>	<b>11</b>	<b>1</b>	<b>1</b>	<b>17</b>
<b><u>2015:</u></b>	<b>12</b>	<b>1</b>	<b>3</b>	<b>23</b>
<b><u>2016:</u></b>	<b>12</b>	<b>2</b>	<b>3</b>	<b>25</b>
<b><u>2017:</u></b>	<b>14</b>	<b>2</b>	<b>3</b>	<b>27</b>
<b><u>2018:</u></b>	<b>14</b>	<b>2</b>	<b>3</b>	<b>27</b>
<b><u>2019:</u></b>	<b>14</b>	<b>2</b>	<b>4</b>	<b>26*</b>

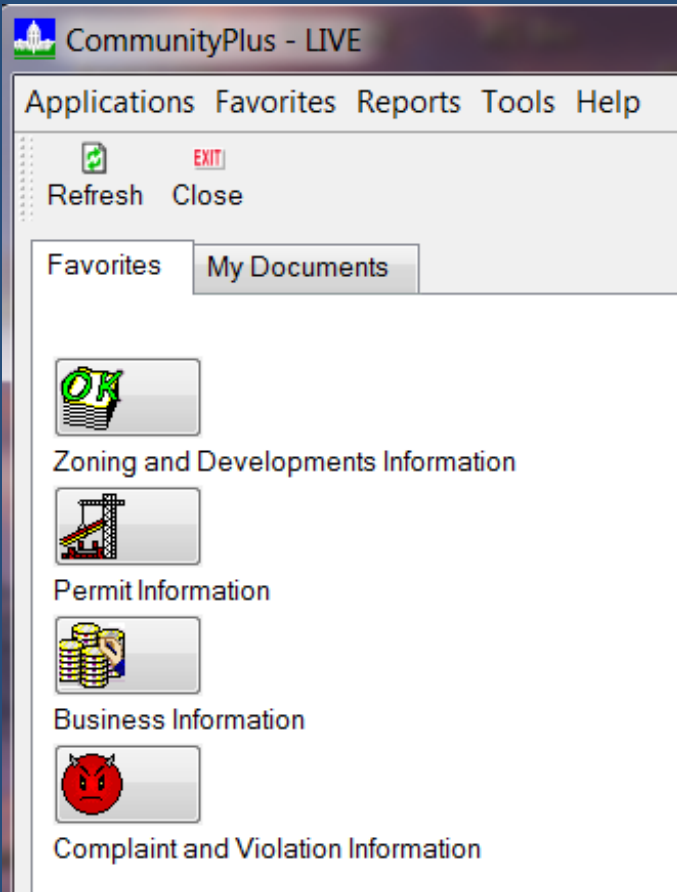
(two noise officer positions eliminated; added graffiti eradicator)

# Vacant Properties Registered

## Vacant Properties Registered



# Replacement of the Community Plus Software System

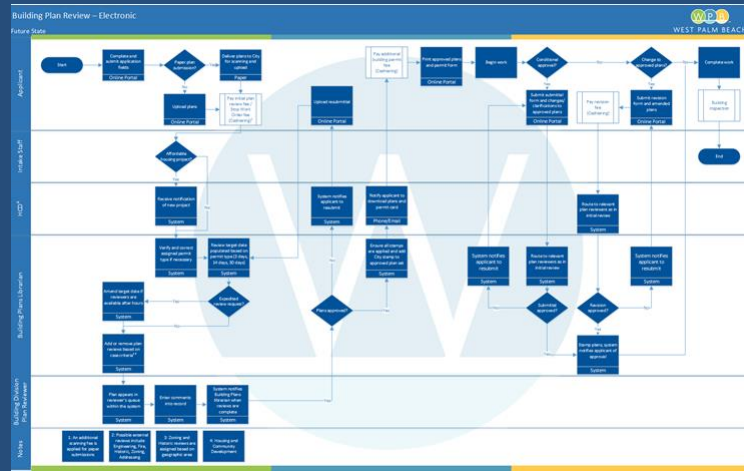


- Software in place for 20+ years and very antiquated.
- Award made on Dec. 17, 2018 to Tyler Technologies, Inc. to replace our CommunityPlus with **EnerGov**.
  - Paperless process
  - 100% electronic plan review
  - Simultaneous Plan review by depts.
  - Simplified processes
  - Plan review comments e-mailed to owner, architect, contractor
  - Training will be offered to the private sector.

# Plante Moran – Process Mapping



**Current  
(58+)**



**Future  
(39)**

- Address Management
- Building Inspections
- Building Plan Review
- Business Tax Receipts
- Cashiering
- Community Events
- Engineering
- Planning and Zoning
- Records Retention
- Recurring Fire Inspections
- Utilities



- Client base includes more than 15,000 local governments in all 50 states.
- In 2017, Forbes ranked Tyler on its "Most Innovative Growth Companies" list.
- Fortune included Tyler on its "100 Fastest-Growing Companies" list.

## SCHEDULE

- Contract finalized (Oct. 2019)
- Begin implementation (Feb. 2020)
- Data conversion
- Implementation/Training
  - Public and Private Sector
- Entire process – 18 – 24 months



# Plan Review Process

## Current

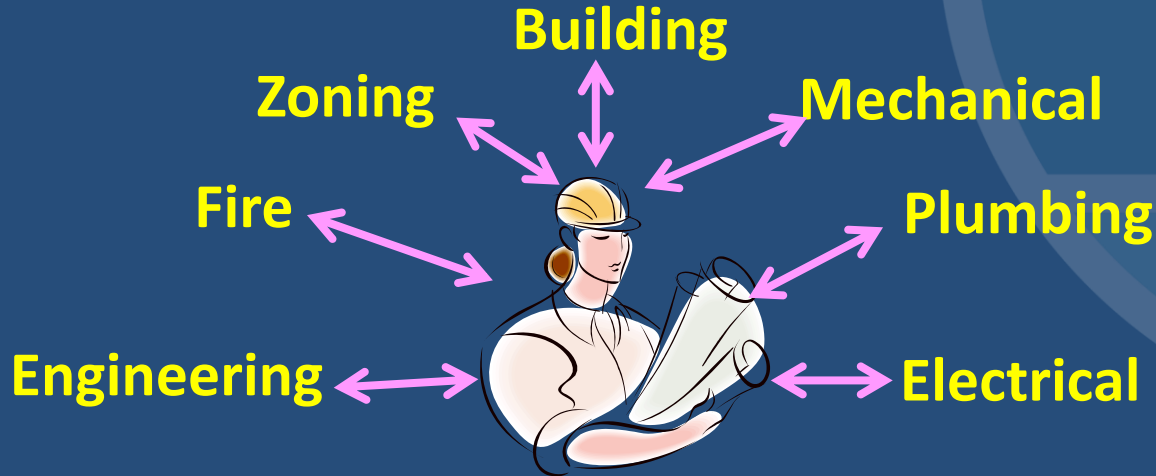


Zoning → Building → Mechanical → Plumbing →



Permit issued ← Fire ← Engineering ← Electrical

## Proposed



# Building Project Assignments

## Building Official

## Assistant Building Officials



**Robert Brown**

**Doug Harvey**

**Steve Kennedy**

**Richard Gathright**

**Flagler Banyan  
Square**

**Forte (1309 S. Flagler)  
625 S. Olive  
Peggy Adams Adoption Ctr.  
PBPost Parking Structure  
The Marina (Rybovich/Related)  
Dunbar Village  
Good Sam. Hospital  
Park Palm Beach (312 23<sup>rd</sup> St.)  
St. Mary's Hospital  
Dugout Hotel  
One West Palm  
Palm Beach Outlet Mall**

**ZOM Senior Living (401 Datura)  
Hotel Indigo  
Aloft Hotel  
Keiser U. dorm  
Rosemary Square remodel  
Villages at Lake Mangonia  
Azola  
Kravis Center  
Georgian Gardens  
Banyan Cay  
Dr. Alice Moore  
PBAU Dormitory  
Extra Space Storage**

**Parkland on the Park  
Arts on Broadway  
Mitsubishi Dealership  
The District Flats  
LaClara (1515 S. Flagler)  
300 PBLakes Blvd.  
Canopy Hotel  
Bristol  
The Crystal  
PBC Courthouse  
360 Rosemary  
Cyan Apts (1500 Centrepark)  
P.B. Zoo/Science center**

# City Initiatives

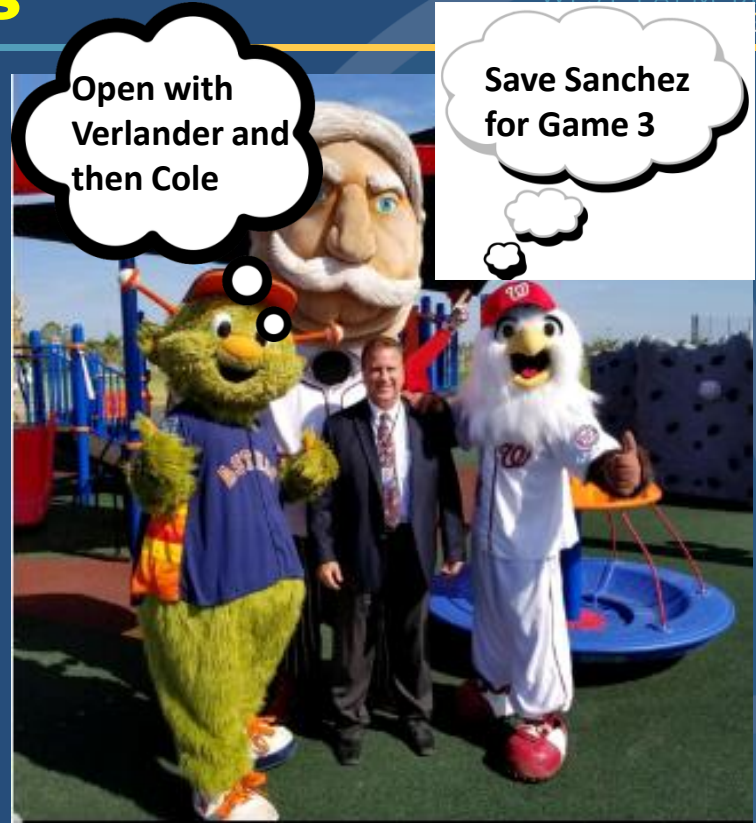
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October 24, 2019

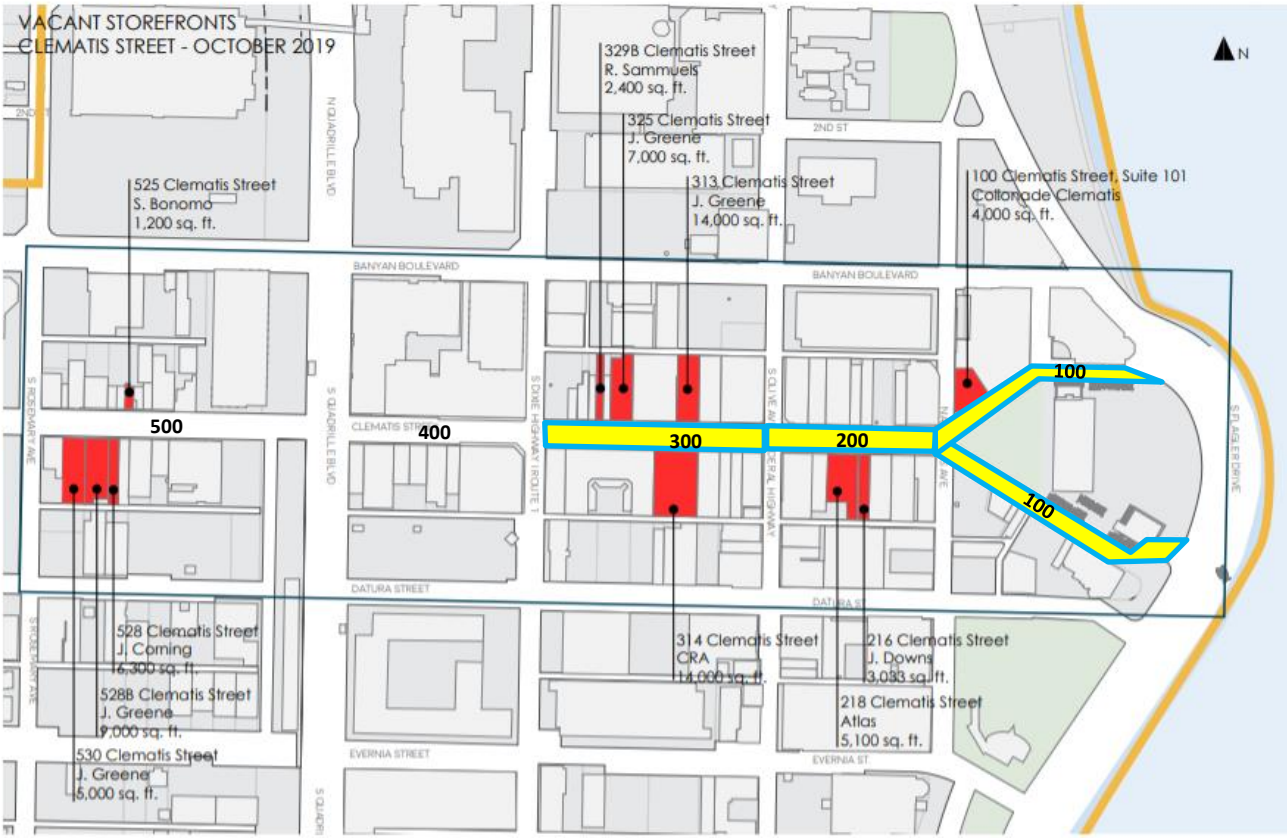


WEST PALM BEACH

# Ballpark at the Palm Beaches



# Clematis Street Initiatives



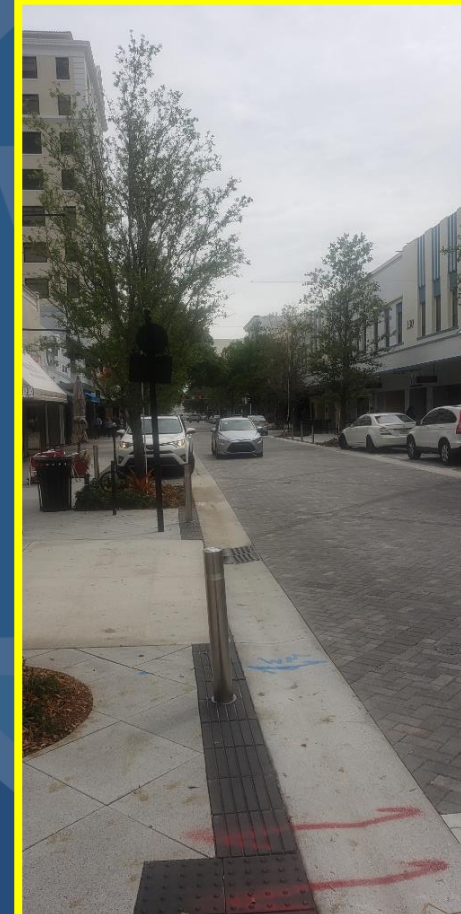
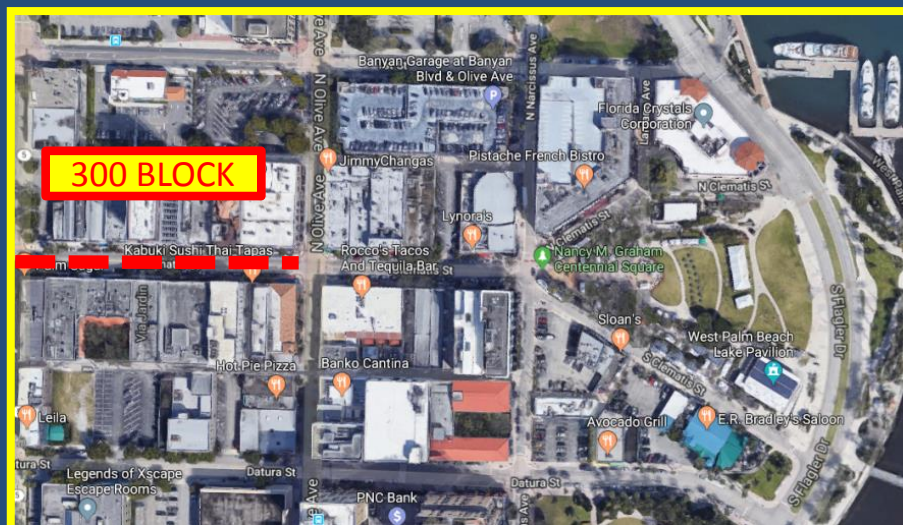
- \* Changed the DMP to allow a wider variety of uses
- \* Completed streetscape improvements to the 300 block
- 200 block – this month
- 100 block – Dec. 2019
- 400/500 block – next summer

### VACANCIES

- 530 (J. Greene) – 5,000 sf
- 528B (J. Greene) – 9,000 sf
- 528 (J. Corning) – 6,300 sf
- 525 (S. Bonomo) – 1,200 sf
- 329B (R. Samuels) – 2,400 sf
- 325 (J. Greene) – 7,000 sf
- 314 (CRA) – 14,000 sf
- 313 (J. Greene) – 14,000 sf
- 218 (Atlas) – 5,100 sf
- 216 (J. Downs) – 3,033 sf
- 100 #101(Collonade) – 4,000 sf
- 71,033 Available



# Clematis Street Phase 1 (300 Block)



- Shared streets, walkability enhancement, new shade trees, benches
- Construction: Completed in 2018
- Safe Streets Summit award

# Clematis Street Phase 2 (100/200 Blocks)



- Shared streets, walkability enhancement, new shade trees, benches
- Construction: June-Dec. 2019
- \$9.4 million

**200 Block**

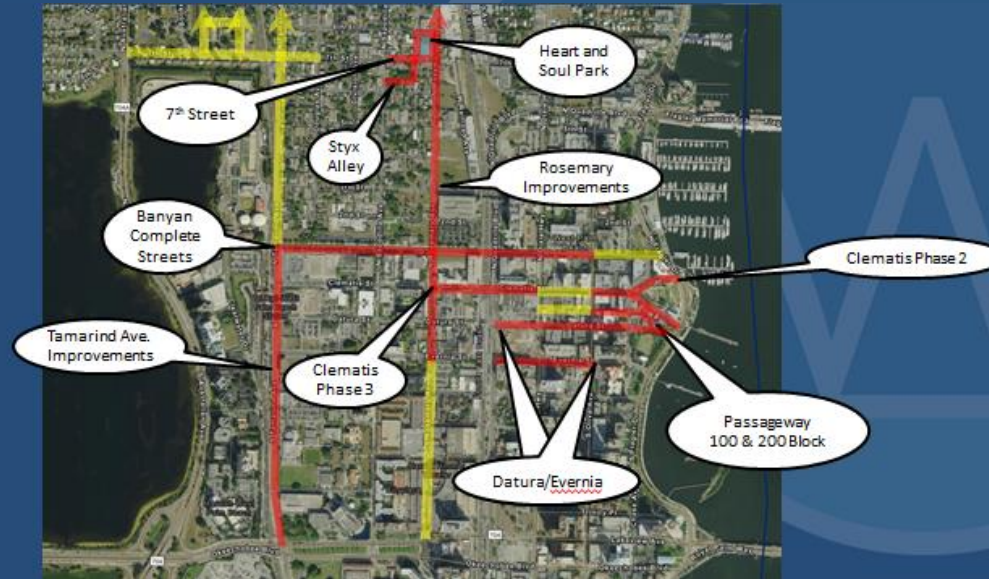
**October 23, 2019**



# Downtown WPB CRA Bond (\$70.3 million)



**Ongoing Mobility Projects**



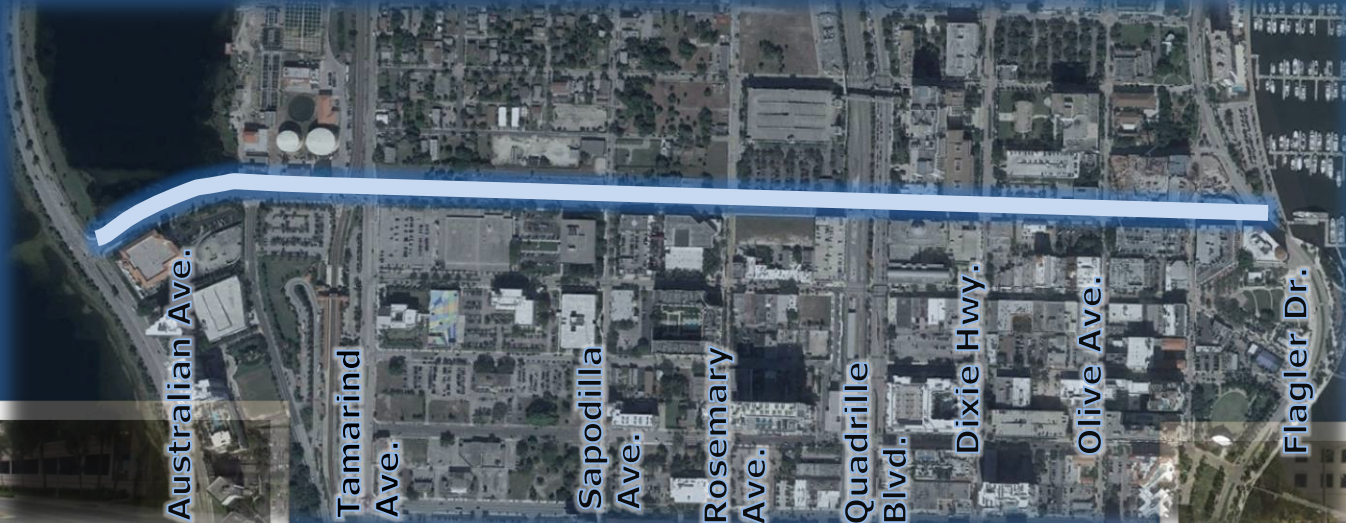
**Future Mobility Projects**

# Banyan Street Improvements

Australian Ave.

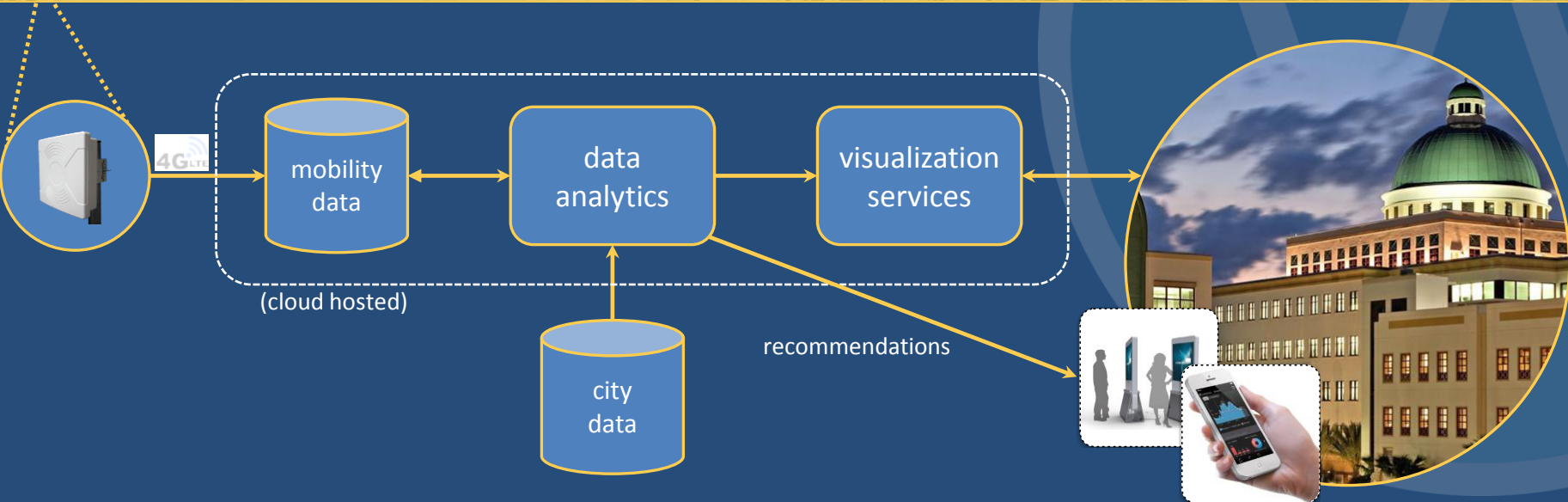
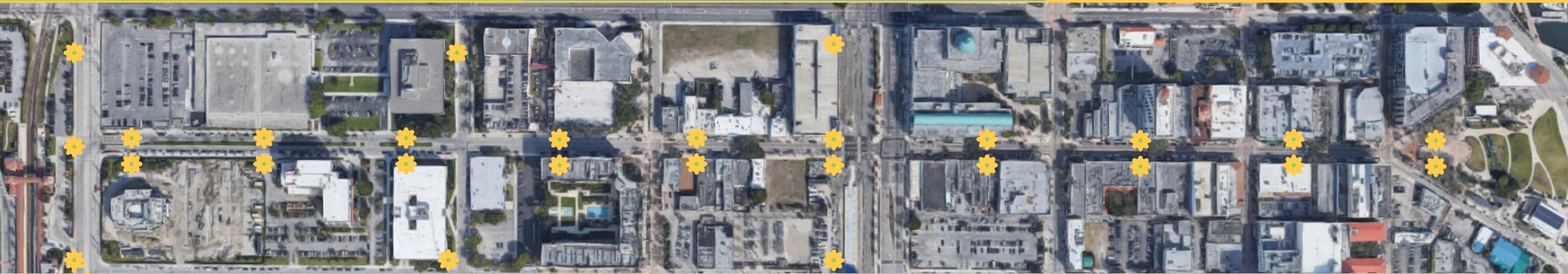
Flagler Dr.

Approx. 1.25 miles





# FAU Mobility Intelligence Project





# FAU Mobility Intelligence Project

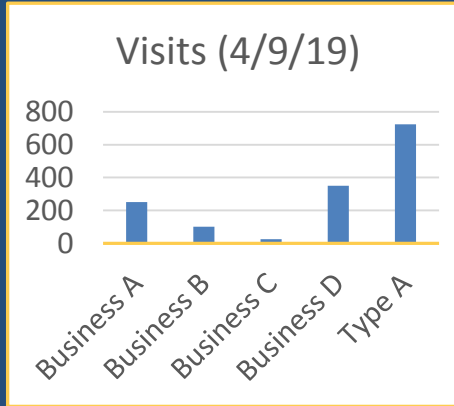
Showing data in three main categories:

## Where and How People Move



High-fidelity mobility visualization, disaggregated by transportation mode

## What People are Doing



Streetscape analytics, leveraging existing city data (e.g., GIS, tax revenue)

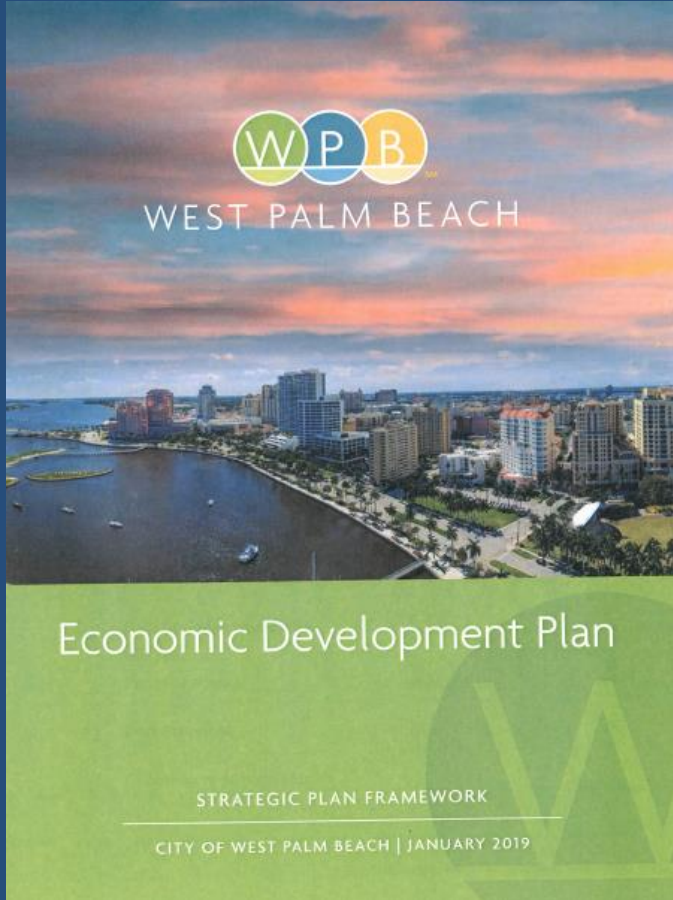
## Influence Human Behavior

You might also try...



Differentiated flow forecasts and hyper-local visit recommendations

# West Palm Beach Economic Plan



**“In partnership with our community and businesses, the City of West Palm Beach delivers exceptional customer service that enhances quality of life and creates a business-friendly environment.”**

**Goal #1 – Talent**

**Goal #2 – Business Climate & Marketing**

**Goal #3 – Infrastructure**

**Goal #4 – Quality of Place**

**Goal #5 – Innovation and Entrepreneurship**

# Sunset Lounge Redevelopment



Sunset Lounge



7th St. Redevelopment



Heart & Soul Park



# Projects in the Pipeline

October 24, 2019



WEST PALM BEACH

# **Hotel Developments**

---

**October 24, 2019**



WEST PALM BEACH



# Convention Center Expansion

## Conclusions

The PBC Convention Center is currently losing group demand business due to:

- 1) Lack of sufficient hotel rooms
- 2) Lack of adequate convention center space
- 3) Losing an average of 68,687 annual room nights.
- 4) New hotel space must be within ½ mile of the
- 5) Another 600 hotel rooms are needed



Convention Center District Submarket



SUMMARY OF FINDINGS

## Hotel Market Advisory Services

WEST PALM BEACH SUB-MARKET OF PALM BEACH COUNTY

January 31, 2018

**SUBMITTED TO:**

Destination Development  
C/O Dan Kolodtz, SWP  
2195 Southern Boulevard, Suite 400  
West Palm Beach, FL 33406

+1 561-233-3090  
dkolodtz@thepalmbeaches.com

**PREPARED BY:**

HVS Consulting & Valuation  
8925 SW 148th Street, Suite 216  
Miami, Florida 33176

+1 (305) 378-0404

Report Prepared by HVS Consulting  
& Valuation - January 31, 2019

# Convention Center Expansion



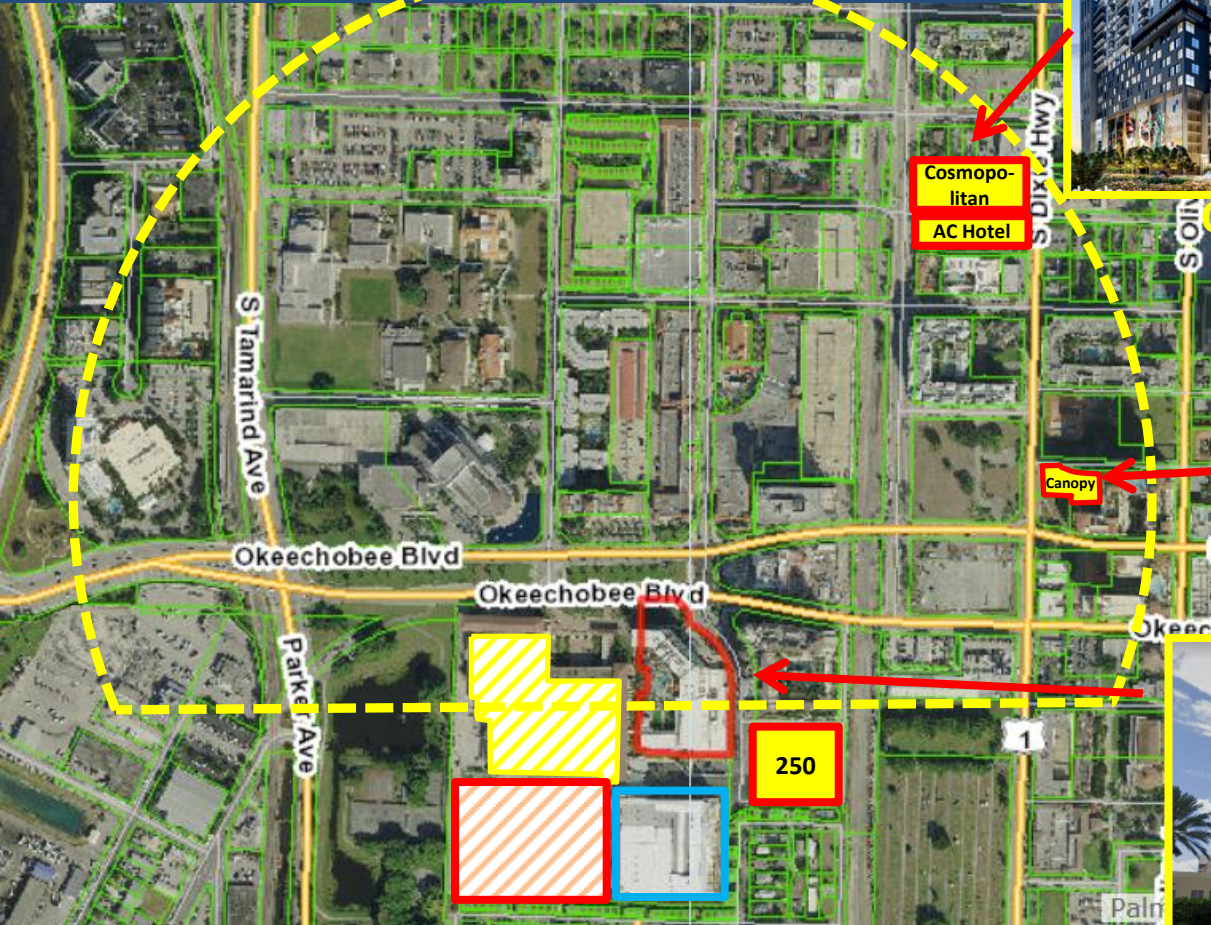
**AC Hotel**  
128  
(sub. In Oct.)



**Cosmopolitan**  
204  
(approved)  
**Canopy**  
150  
(nearing completion)



**Hilton**  
400  
(built)



**Cosmopolitan**  
**AC Hotel**

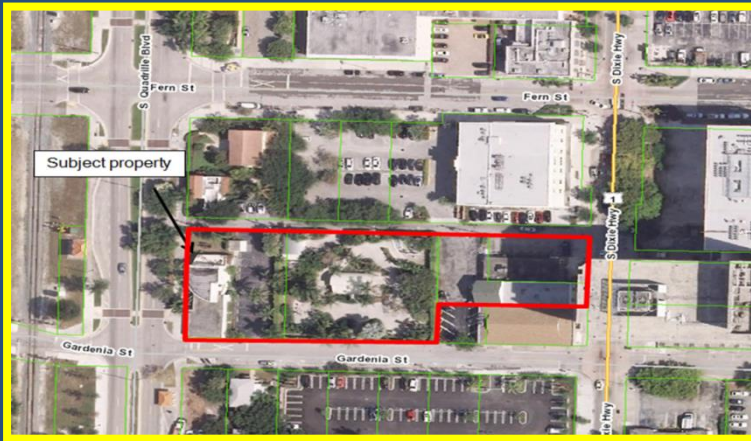
**Canopy**

**250**



# Cosmopolitan

North side of Gardenia between Quadrille  
Blvd. & Dixie Hwy.  
Approved September 11, 2019



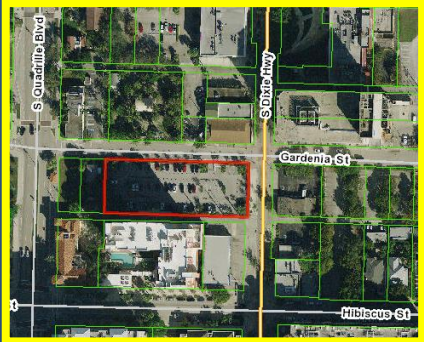
**FAR = 2.75**  
**22-story**  
**204 hotel rooms**  
**143 apmt. units**

Before

After



# AC West Palm Beach – 501 South Dixie Hwy.



4 SOUTH EAST PERSPECTIVE



2 NORTH EAST PERSPECTIVE



3 SOUTH WEST PERSPECTIVE



4 POOL DECK PERSPECTIVE

- 128 rooms (95,503 s.f.)
- 0.746 acres
- 9 stories/ FAR = 2.70
- 235 parking spaces/154 required



# Flagler Banyan Square (Old City Hall) 201 N. Flagler Dr.



<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.
<b>TOTAL:</b>	<b>440,727</b>
Parking	485 spaces



# Hotel Developments – Not Begun



## Aloft Hotel

3rd & Rosemary (NE)

136 rooms/82 suites



## Indigo Hotel

3rd & Railroad Ave. (NW)

224 rooms/suites



## 45<sup>th</sup> St. Hotel

2921 45<sup>th</sup> St.

160 rooms

# Hotel Development



## Canopy Hotel 324 Trinity Place

- \* 150 hotel rooms
- \* 14 stories
- \* Restaurant/mtg. rooms
- \* 142 parking spaces



## Hilton Garden Inn PBL & Congress Ave.

- \* 190 hotel rooms
- \* Forum Office Tower Owned by Houston Astros



# Banyan Cay Resort

## Proposed Mix

SF – 94 units      Cottages – 51      MF – 200 units

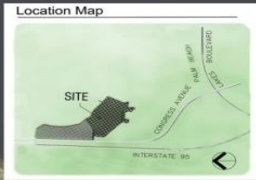
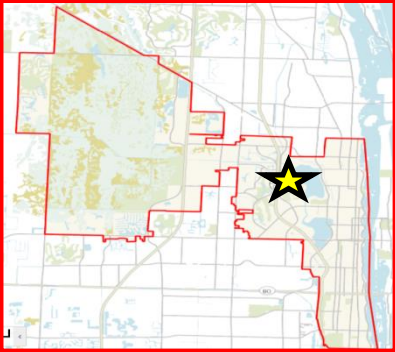
Spa – 5,000 sf      Meeting Space – 15,300 sf

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

Clubhouse – 6,000 sf      Tennis – 4,000 sf

Hotel – 150 rooms

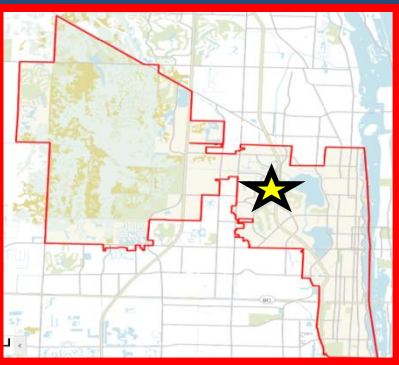
Driving Range



- Home completed
- Permit applied/received



# Banyan Cay Resort



**Noble House being replaced by  
Hyatt/Destination Resorts  
property - Benchmark**





# Hotel Developments



- 1. Hilton Garden Inn (190)
  - 2. 45<sup>th</sup> St. Hotel (160)
  - 3. Banyan Cay (150)
  - 4. One West Palm (201) \*
  - 5. Aloft Hotel (218) \*
  - 6. Indigo Hotel (224) \*
  - 7. Ben @ Flagler Banyan Sq. (197) \*
  - 8. Transit Village (300) \*
  - 9. Clematis Boutique Hotel (96)\*
  - 10. Cosmopolitan (204) \*
  - 11. AC Hotel (128) \*
  - 12. Canopy Hotel (150) \*
  - 13. Opera Place (250) \*
- \* Located downtown

888 Completd/Underway  
1,580 Not Started (64%)  
2,468 TOTAL



A decorative sign with a yellow background and a brown border. The border is ornate, featuring a repeating pattern of stylized, teardrop-shaped motifs with circular cutouts. The word "INTERMISSION" is written in a bold, serif font across the center of the sign.

INTERMISSION

# **Office Developments**

---

**October 24, 2019**



WEST PALM BEACH

# Class A Office Buildings

## 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



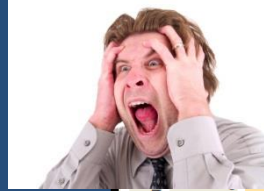
CityPlace – **built 2008**  
295,933 sf

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

# Flagler Financial District/OBD



- City adopted the Flagler Financial District in an effort to recruit businesses to the downtown.
- City adopted the Okeechobee Business District as an incentive for class A office construction.





# Office Developments...since OBD



**One West Palm**  
**Jeff Greene**  
**Under**  
**construction**  
**206,706**



**360 Rosemary**  
**Related**  
**Under**  
**construction**  
**258,449 sf**



**One Flagler**  
**Related**  
**Submitted**  
**+/-295,366\***  
**sf**



**Tent Site**  
**Charles Cohen**  
**Negotiating**  
**+/-488,000 sf**

**A total of approximately 1,250,000 s.f.**

# 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	230 (5 micro)
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.	

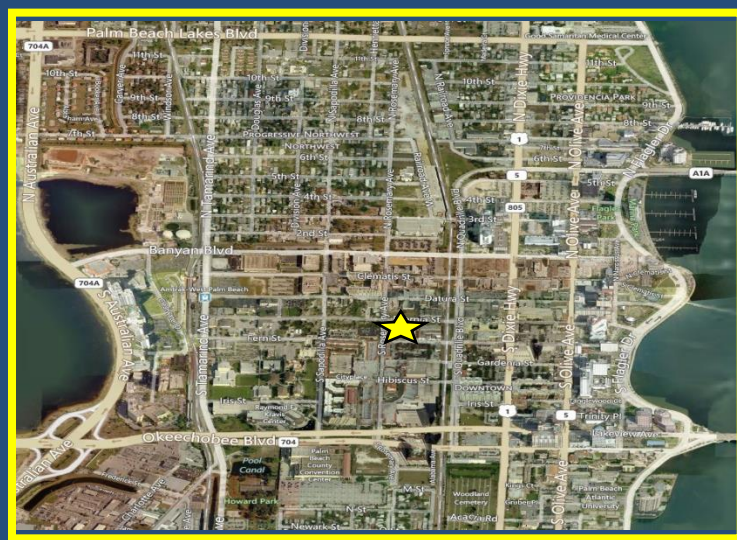




# 360 Rosemary

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



# One Flagler



WEST PALM BEACH



**2.47 acres**

**270,090 sf office  
39,183 sf (other)**

**25 stories (307'11")  
FAR = 2.75  
509 parking spaces**



**DAC on  
Dec. 11**





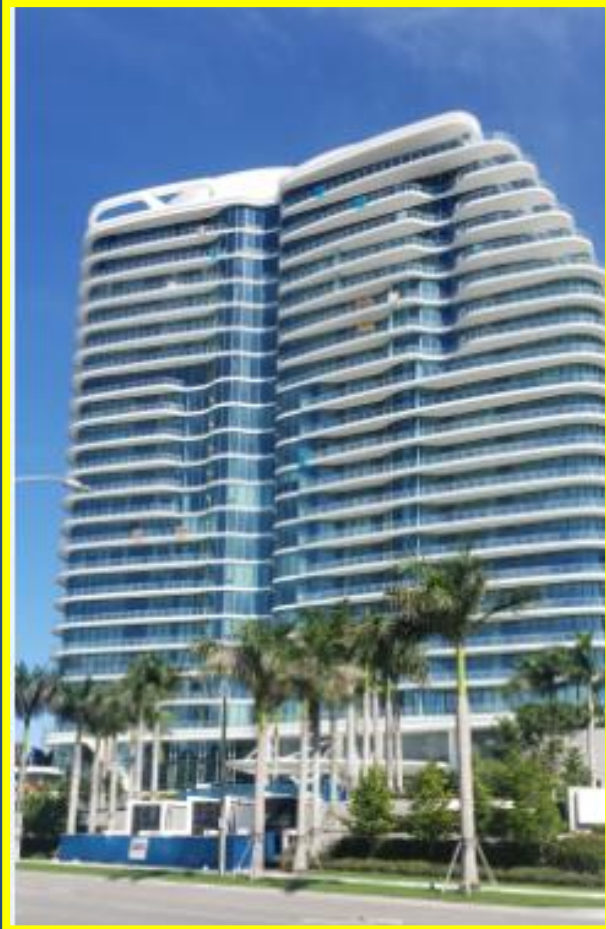
# **Residential Developments**

**October 24, 2019**



WEST PALM BEACH

# The Bristol – 1112 South Flagler



**69  
units**

**25S-\$15.0M**

**21C-\$14.6M**

**22A-\$14.3M**

**20B-\$14.2M**

**22B-\$14.2M**

**22C-\$13.8M**

**20C-\$12.5M**

**18B-\$11.7M**

**17B-\$9.5M**

**11D-\$8.5M**

**6C-\$5.4M**



# LaClara – 1515 South Flagler



83 units



# Non-Downtown High Rise Residential



**The Bristol**  
**Starting at \$4 million**  
 3,700 – 14,000 s.f.



**LaClara**  
**Starting at \$2 million**  
 1,203 – 3,158 s.f.





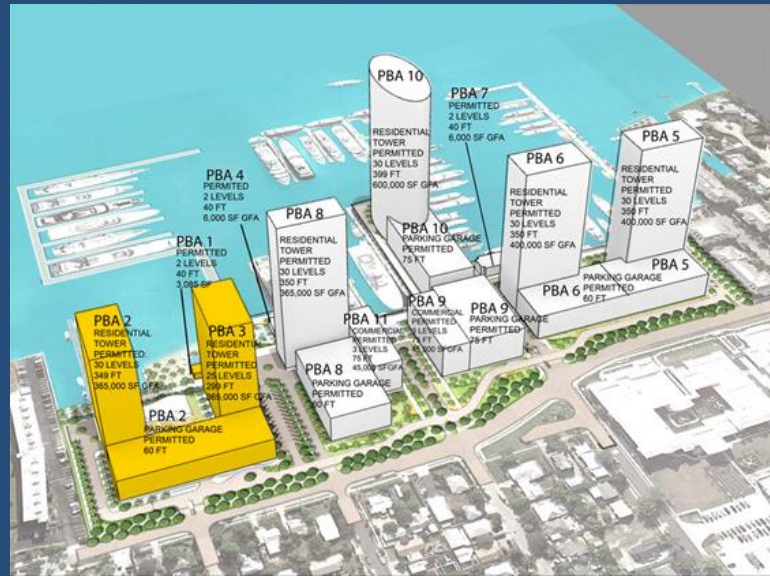
# Flagler Residential – 1309 S. Flagler(42 units)



Approved 3/11/19  
Lawsuits filed



# 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

- **399 res. units**  
**(2 towers)**
- **Six-level garage (630 spaces)**

# Non-Downtown High Rise Residential (593 units)

**Nearing  
Final C.O.**



**The Bristol**  
1112 S. Flagler  
69 units

**Started**



**LaClara**  
1515 S. Flagler  
83 units

**Building permit submitted**



**The Marina**  
4400 N. Flagler  
399 units

**Flagler  
Residential**  
1309 S. Flagler  
42 units

**Approved  
3/11/19**



**TOTAL VALUE =  
\$1.1 Billion**



# Azola – 8230 Okeechobee Blvd.

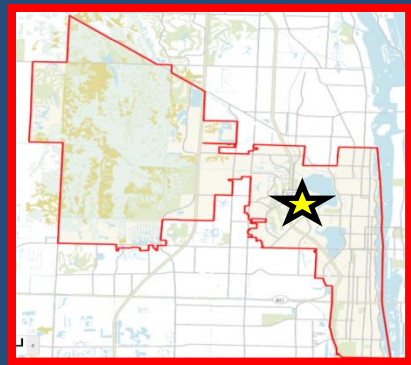


**179  
apartments**

**Final CO just  
received**



# Village at Lake Mangonia (2210 N. Australian Avenue)

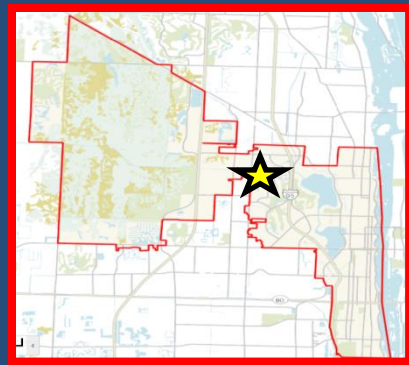


240 apartments in a gated community: \* 3 six-story buildings \* 2 three-story bldgs.; Clubhouse; Pool





# Georgian Gardens (4330 Community Dr.)



S.W. CORNER



EAST FACADE



SOUTH CORNER

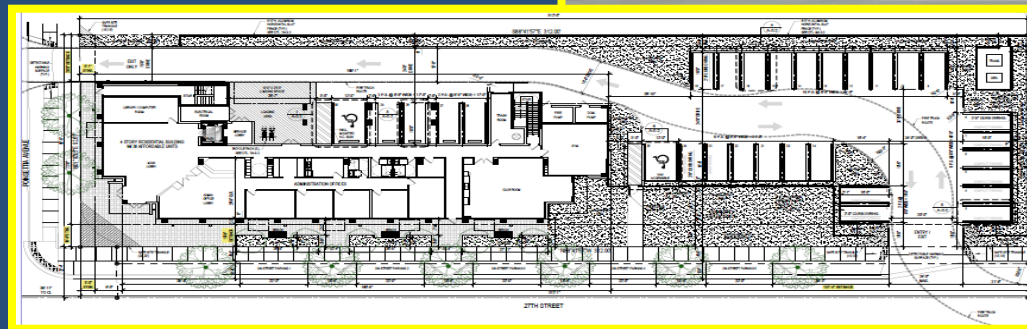
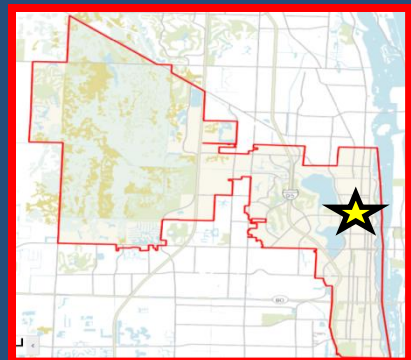


N.W. CORNER

*An 87-unit,  
senior 4-  
story project*



# Dr. Alice Moore Apartments (335 27<sup>th</sup> Street)

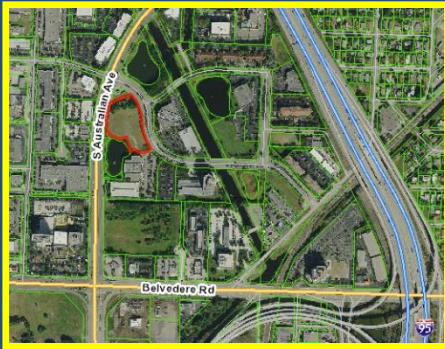


12 studio units; 24 one-bedroom units  
(635 sf-788 sf)



# Centrepark Apartments

SE corner of Australian Ave & Centrepark Blvd



VIEW LOOKING SOUTHWEST

246 Multifamily apartments







# Prospect Place (3111 S. Dixie)





# Non-Downtown Residential



**Morse Life Traditions II (182)**



**Arts on Broadway (99)**

**Clear Lake Estates (352)**



**Merry Place  
(257)**



# University Residential Dorms



## Keiser Dorms

S. Dixie & Pembroke Pl. (NE)

208 beds

## PBAU Dorms

S. Dixie & Pembroke Pl. (NE)

154 dorms for 510 students





# District Flats

## 1701 Clare Avenue



4 levels  
25 studio units  
106 1-bedroom  
47 2-bedroom



178 MF units  
3,706 sf commercial



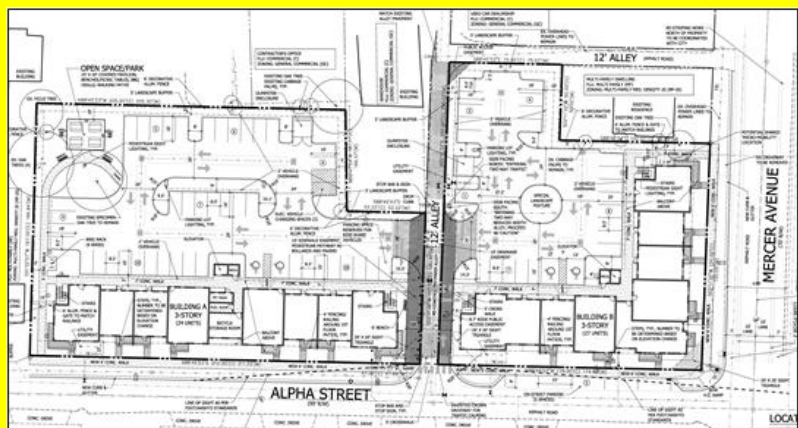
# Mercer Park

1315/1319/1321 Alpha Street

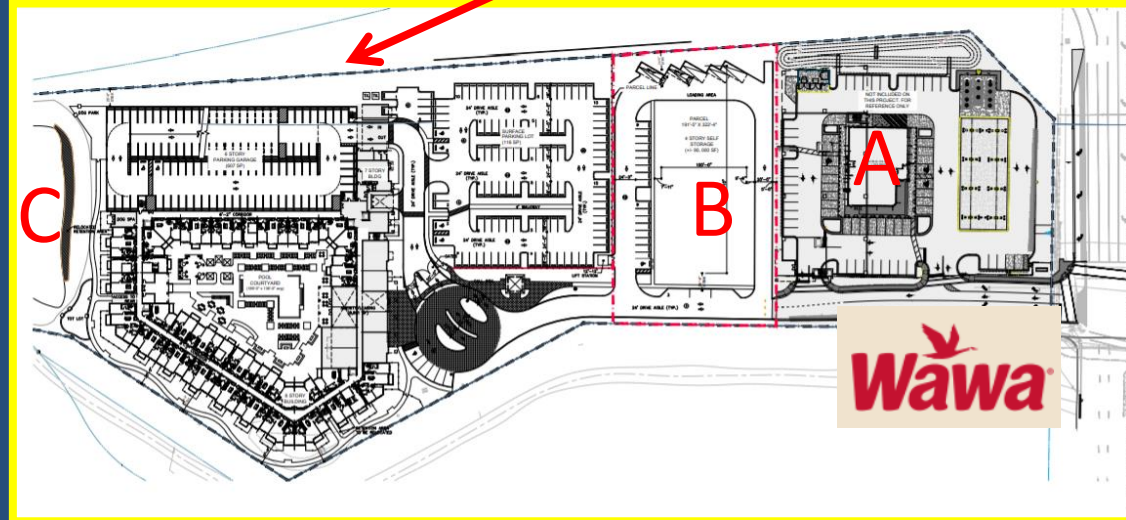
Nov. 4  
Commission



**51 Multifamily apartments**  
**76 parking spaces**  
**1.6 acres**



# Palm Beach Riverwalk – 2300 N. Congress Ave.



- 3 parcels for this property.
- A) Wawa convenience store on the northern parcel
- B) A 90,000 s.f. self-storage facility
- C) 376 MF units (8 stories) on 11.61 acres w/a 4-story parking garage

# Residential Developments - Downtown

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October 24, 2019



WEST PALM BEACH



# Related Companies Macy's Redevelopment



## 575 Rosemary

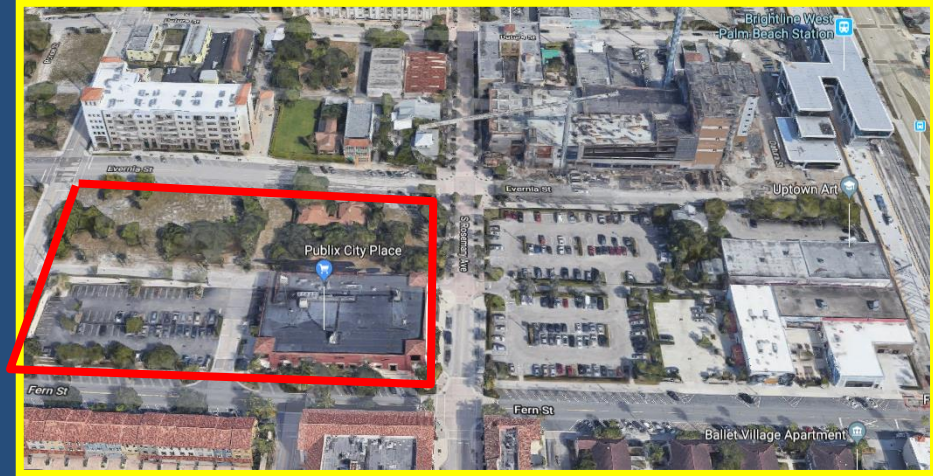
**325 units**  
**51,371 sf office;**

**36,000 sf retail**  
**21 stories (243'8")**  
**FAR = 5.93**  
**390 parking spaces**





# New ACLF/Publix



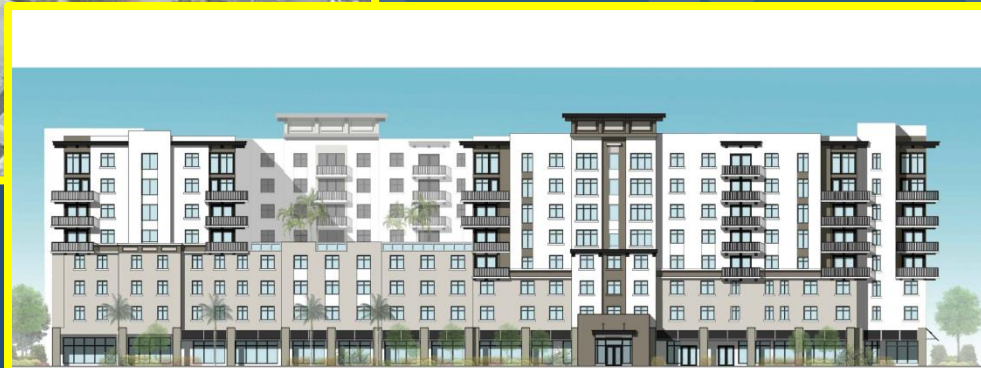
Kravis  
Center



# Ivy at Clematis (401 Datura Street)



- 1.25 acres
- \* 8 stories
- \* FAR – 3.25
- \* 133 parking spaces
- Memory Care – 20 units
- Assisted Living – 16 units
- Independent Living – 112 units
- Total: 148 units





# 303 Banyan Property

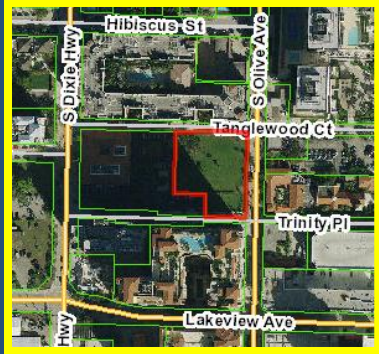


WEST PALM BEACH

- 15-story 219 apartment units; 2,600 sf of retail



# 625 South Olive Avenue



- \* 0.99 acres
- \* 8 stories
- \* FAR – 2.75
- \* 6,020 sf retail
- micro UNITS
- \* 219 unit apartments (92,305 sf)



PERSPECTIVE FROM TRINITY PL AND S OLIVE AVE INTERSECTION.



EAST FACADE PERSPECTIVE.



# Downtown Mid-Rise Residential (841 units)



**4<sup>th</sup> St. Residential**  
138 units

**Banyan Place**  
550 Banyan Blvd.  
348 units



**Clematis Place**  
Clematis & Rosemary (SE)  
159 units



**Loftin Place – Ph. 2**  
196 units



# Residential Developments



1. Loftin Place Ph. 2
2. One West Palm Beach
3. 4<sup>th</sup> St. Residential
4. Flagler Banyan Square
5. 303 Banyan
6. 2<sup>nd</sup>/3<sup>rd</sup> St. Rosemary (prelim.)
7. Tamarind/Banyan (prelim.)
8. Transit Village
9. Banyan Place
10. Clematis Place
11. 401 Datura
12. Publix/ACLF
13. 575 Rosemary
14. 625 South Olive
15. Bristol
16. 1309 S. Flagler
17. LaClara

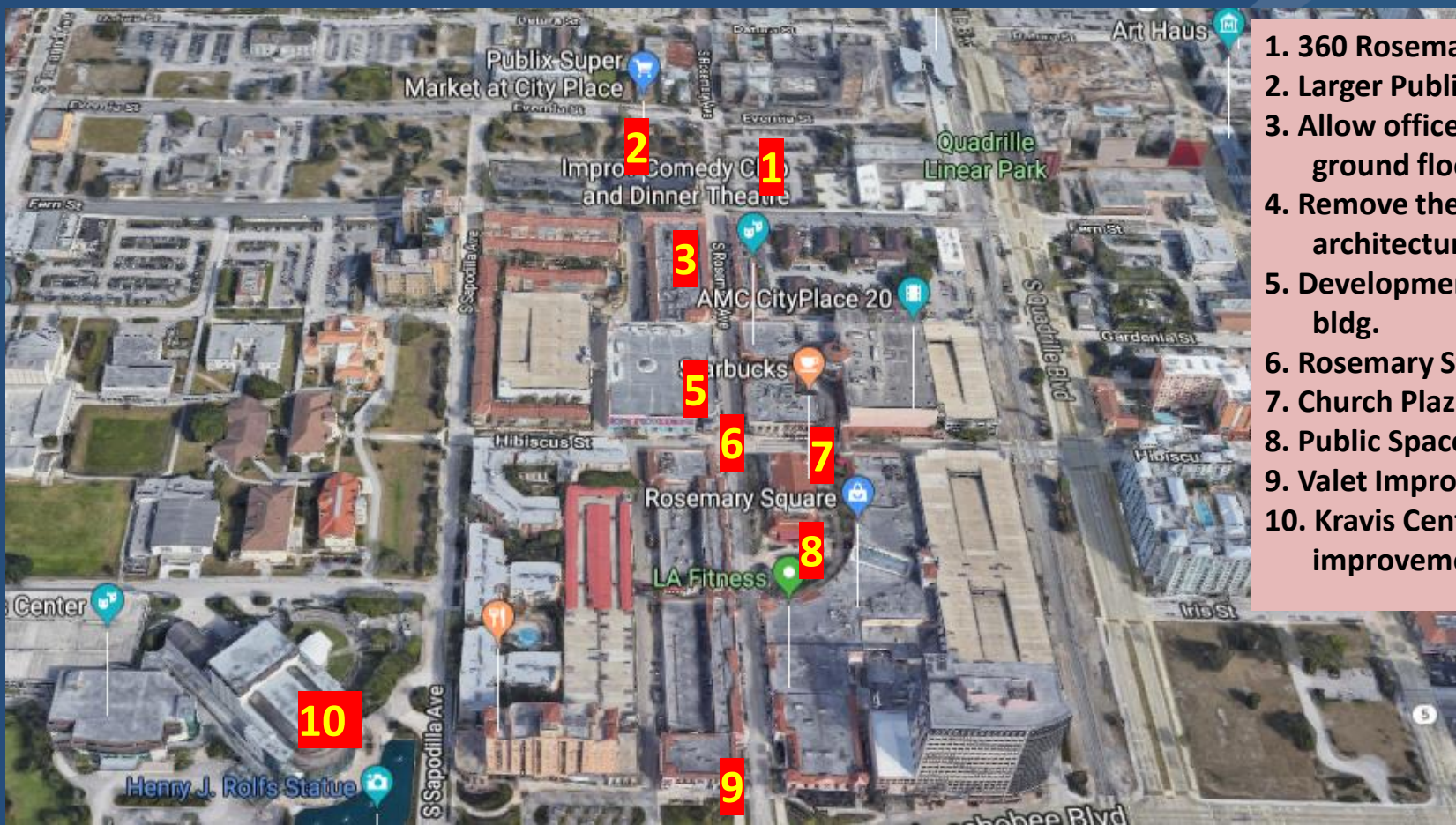
# **Commercial Developments**

**October 24, 2019**



WEST PALM BEACH

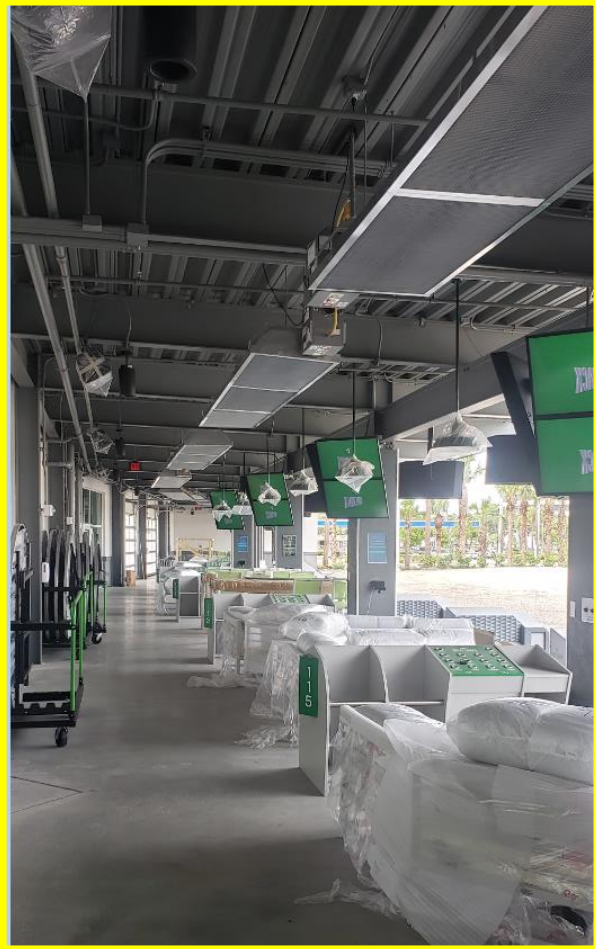
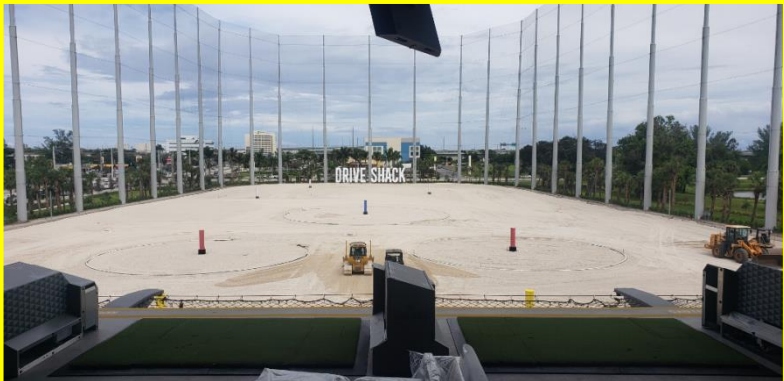
# Rosemary Square



1. 360 Rosemary Office Bldg.
2. Larger Publix/ALF
3. Allow office uses on the ground floor of D block
4. Remove the Mediterranean architectural style
5. Development of the Macy's bldg.
6. Rosemary Streetscape
7. Church Plaza Improvements
8. Public Space Improvements
9. Valet Improvements
10. Kravis Center improvements



# Drive Shack



# Commercial Developments - 300 PBL

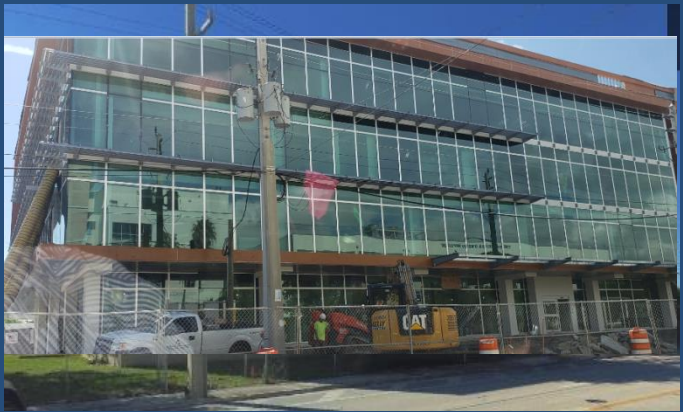
300 Palm Beach Lakes Boulevard, West Palm Beach, Florida  
Address is approximate



HSS is nationally ranked No. 1 in orthopedics (for the 10th consecutive year) and No. 3 in rheumatology by *U.S. News & World Report* (2019-2020). HSS has been top-ranked in orthopedics and rheumatology for 28 consecutive years.



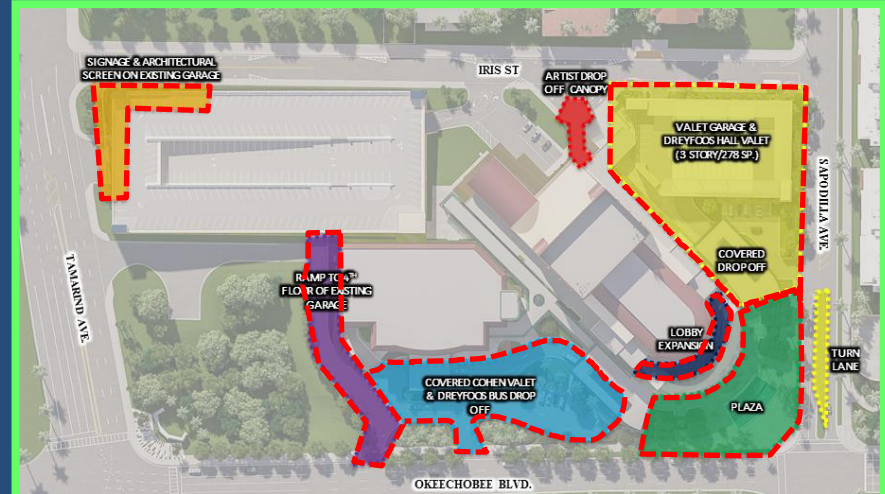
## The Hospital for Special Surgery of NY





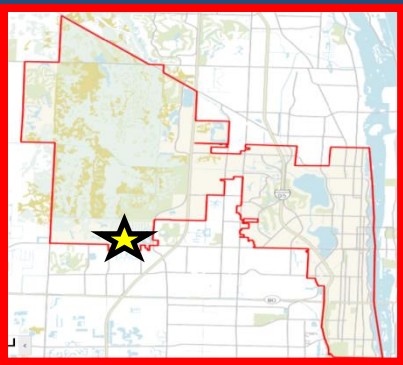
# Kravis Center for the Performing Arts

## Kravis Center Renovations





# 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

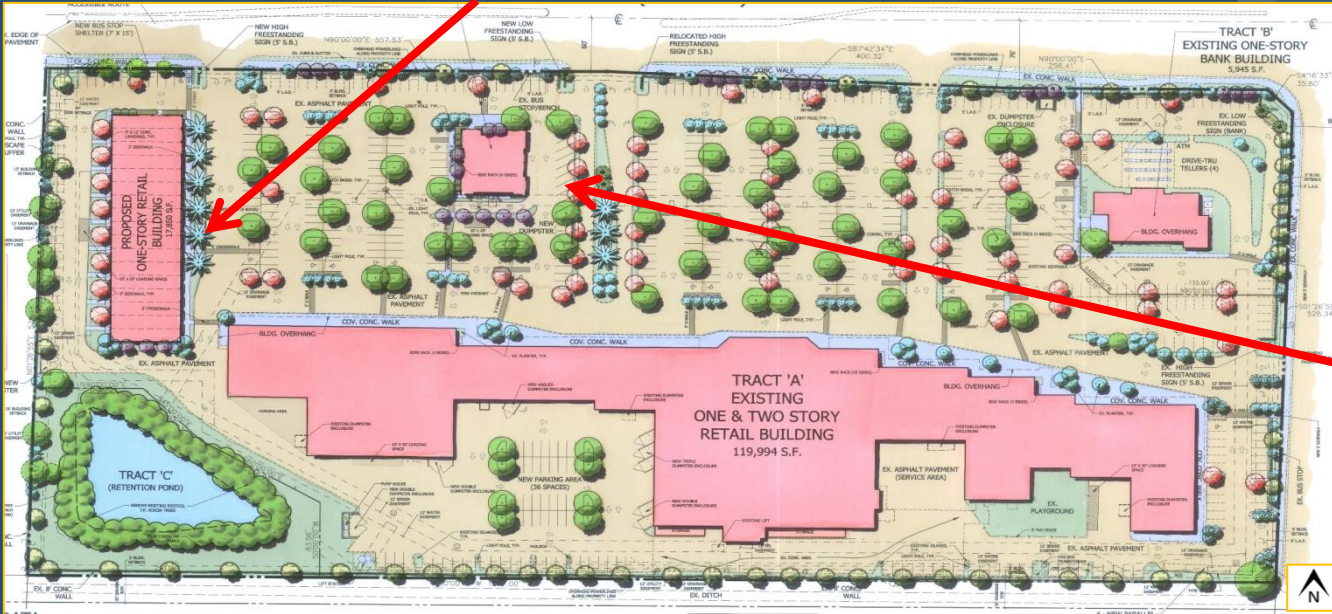
# Southwind Plaza Addition



WEST PALM BEACH

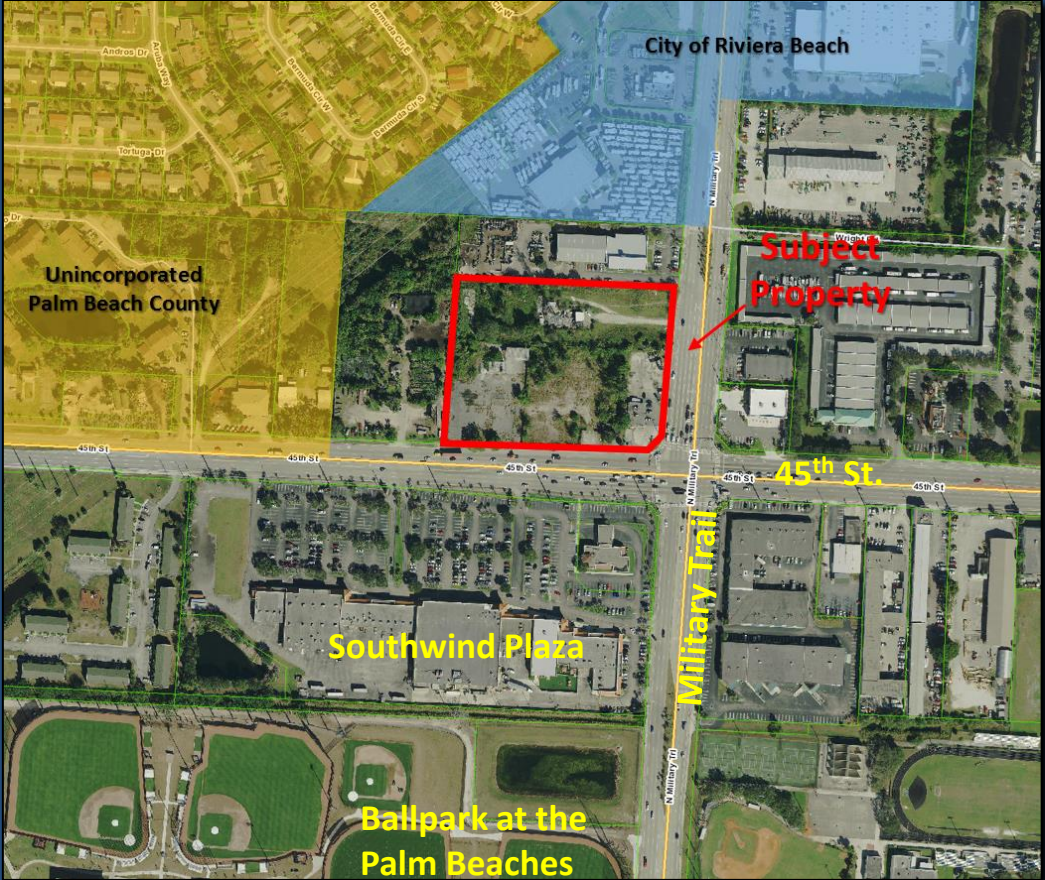


(SW corner of 45<sup>th</sup> St. & Military Trail)  
17,850 sf retail;  
4,500 sf restaurant

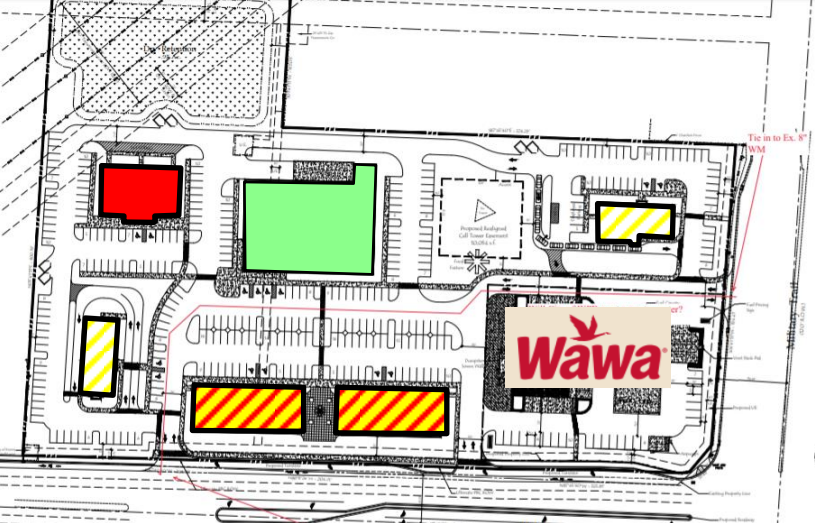




# Prime Annexation



\* A total of 5.68 acres

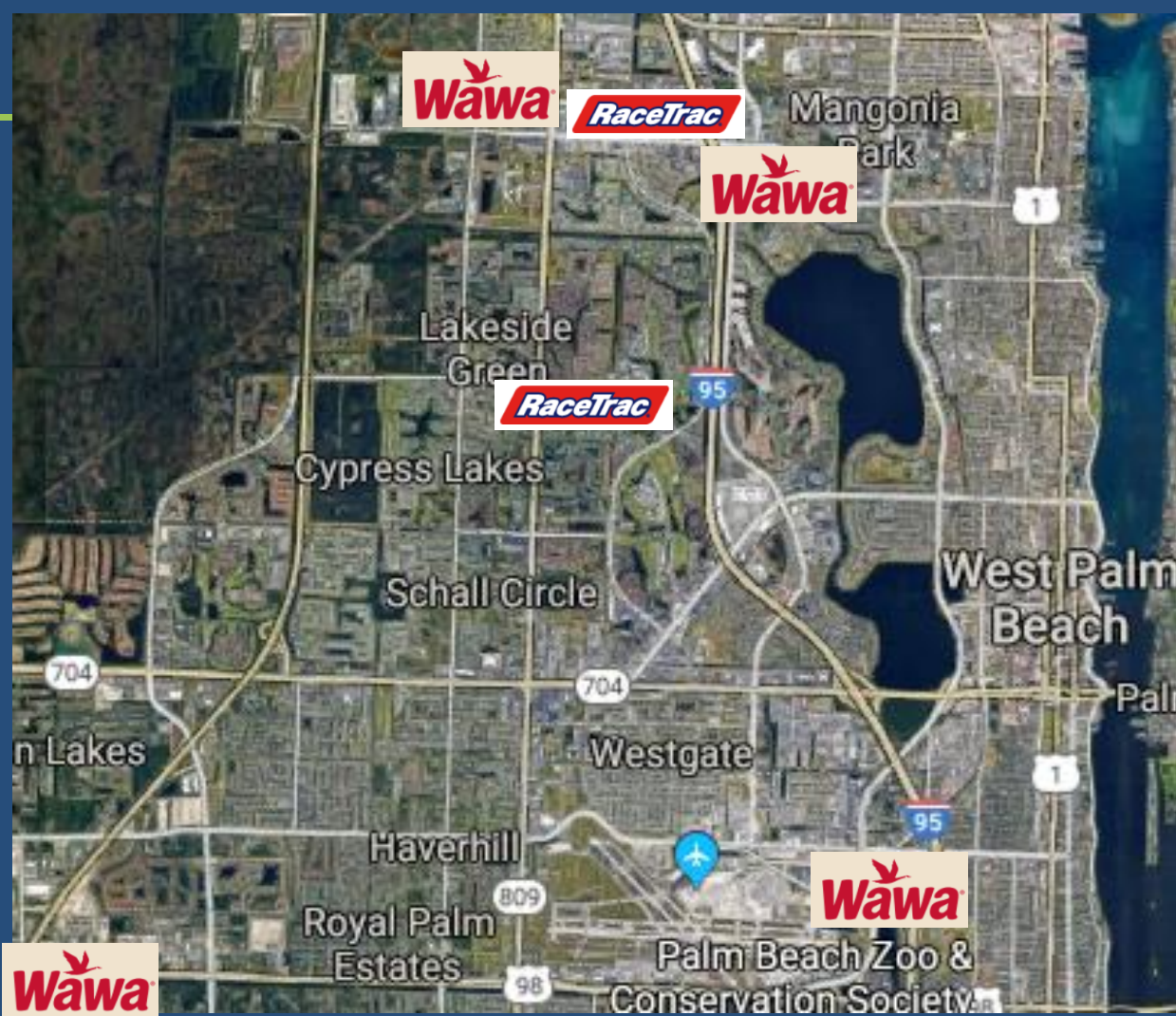




# Wawa Site on Belvedere/Australian



# Gas Stations



- Wawa
- 1530 Belvedere Road
- 2300 45<sup>th</sup> Street
- 8333 Southern Blvd.
- NW Military & 45<sup>th</sup> St.
  
- RaceTrac
- 2995 45<sup>th</sup> Street (rebuilt)
- 2970 North Military Trail (former Shell; annexed into the City 2019)

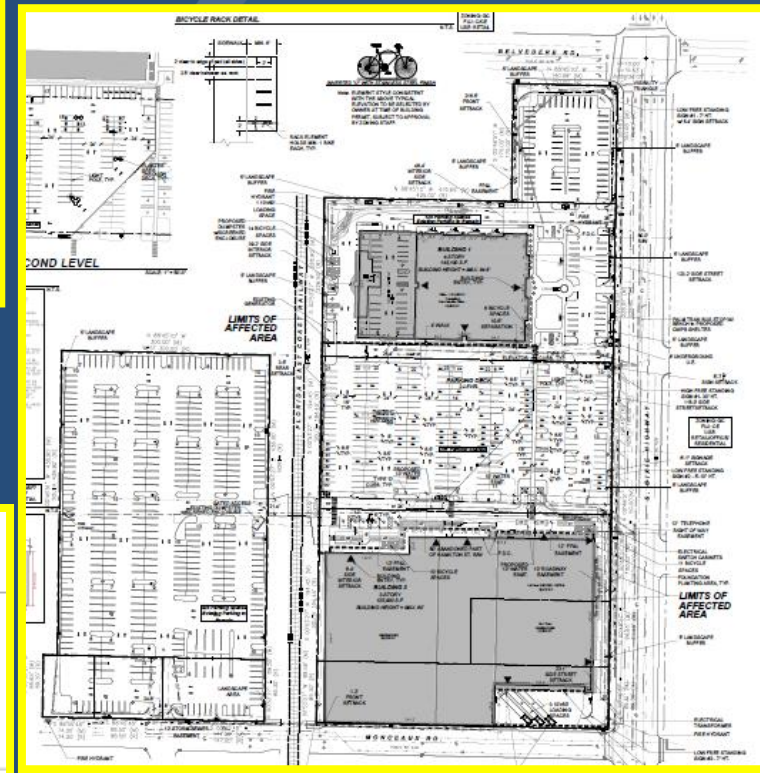
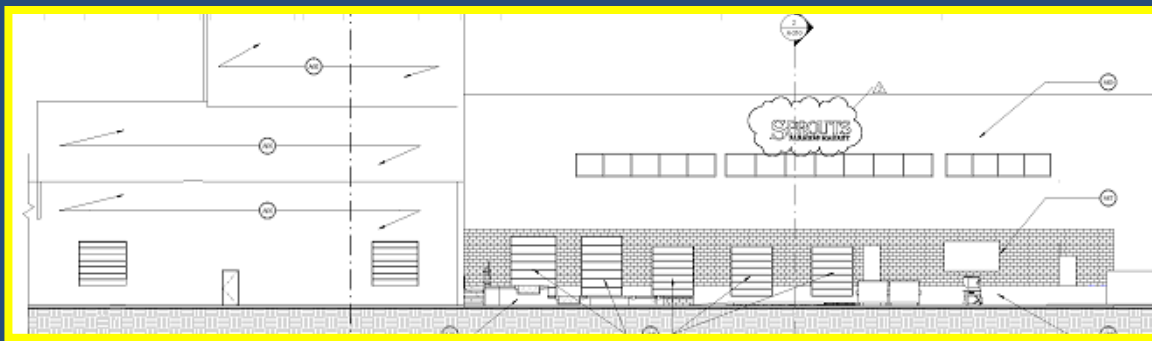




# Shops at the Press



- \* Commercial - 28,350 sf
- \* Health Club – 28,350 sf
- \* General Office – 177,110 sf
- \* Supermarket - 21,400 sf
- \* Warehouse – 14,900 SF





# Carefree 6 at Flamingo



WEST PALM BEACH



PERSPECTIVE VIEW LOOKING SOUTH WEST

## El Flamingo

Theater – 600 seats	22,750 sf
Restaurant (2)	7,936 sf
<u>Residential – 32 units</u>	<u>42,622 sf</u>
Parking – 301 spaces	73,308 sf

## El Cordova

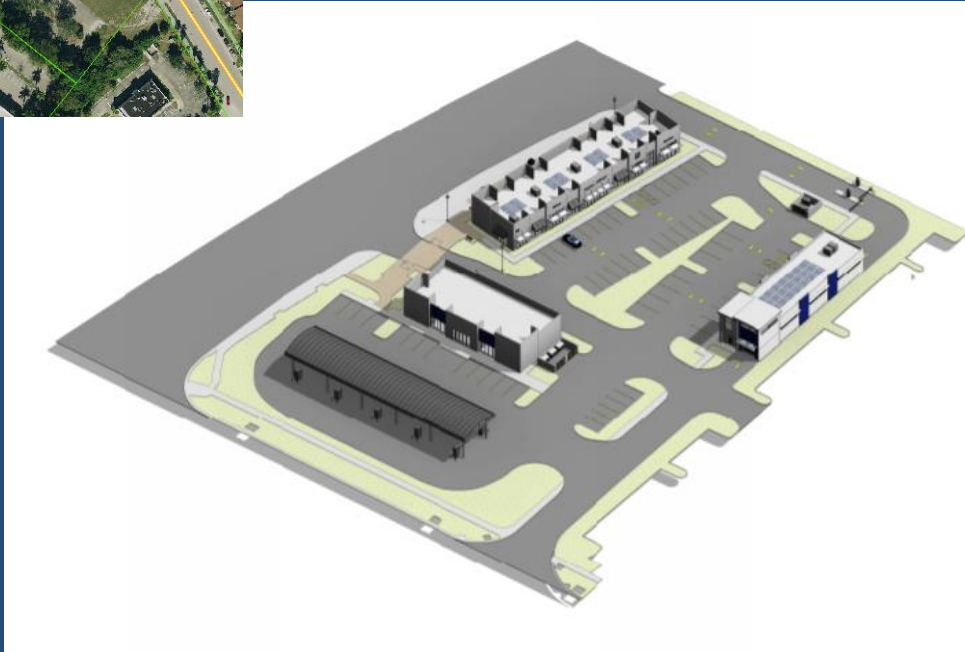
Retail	10,008 sf
<u>Residential – 26 units</u>	<u>34,388 sf</u>
Parking – 104 spaces	117,704 sf



# Palm Beach Lakes Retail Center



- Convenience Store – 4,200 sf
- Retail – 8,000 sf
- Car Wash – 3,450 sf



# Projects in the Pipeline



- **Projects Under Construction**..... \$1,949,805,200
  - 300 PBL, 360 Rosemary, Azola, Banyan Cay, Braman, The Bristol, Canopy Hotel, Centrepark apts., Chase Bank,, Dr. Alice Moore Apts., Drive Shack, Flagler Banyan Square, Georgian Gardens, Hilton Garden Inn, Keiser dorms, Kravis Center, LaClara, Merry Place, Mitsubishi Motors, One West Palm, Peggy Adams, PBAU dorms, Prospect Place, Village at Lake Mangonia, Wawa Storage Facility
- **Projects Approved and Not Begun**..... \$ 981,976,395,
  - 45<sup>th</sup> St. Hotel, **7000 Okeechobee Retail**, **Arts on Broadway**, Banyan Place, Bee Safe Storage, Clear Lake Estates, Clematis Place, Cosmopolitan, **Del Taco**, **District Flats**, **Flagler Residential**, Good Sam. Exp., **Ibis Expansion**, Joseph's Village, Loftin Place Ph. II, **RaceTrac on Military**, Southwind Plaza Add., Sunset Lounge, **The Marina**, **Top Self Storage**, Transit Village
- **Projects In Review** ..... \$ 723,647,300
  - 303 Banyan, 3907 S. Flagler Condo, 4<sup>th</sup> St. Res., 4651 45<sup>th</sup> Annex., 575 Rosemary, AC Hotel, Aloft Hotel, Carefree 6 Redevelop., Grace Fellowship Annex., Indigo Hotel, Ivy at Clematis, Mercer Park Apts., Municipal Golf Course, Northpointe RaceTrac, Northwood Anchor Site, One Flagler, PBL retail, PB Riverwalk, WPB Hospital,

**TOTAL: \$3,655,428,900**



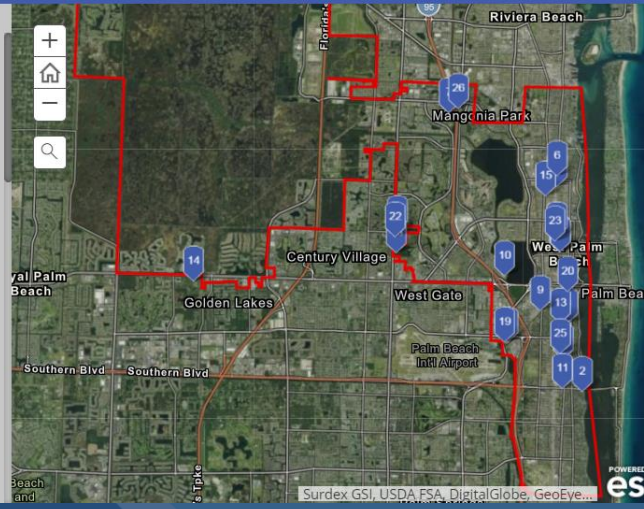
# Citywide Projects (www.wpb.org)



## Citywide Projects

City of West Palm Beach

Completed Under Construction Approved **In Review**

WPB WEST PALM BEACH

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

DEPARTMENTS / DEVELOPMENT SERVICES

- DEVELOPMENT SERVICES OVERVIEW
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- BUILDING & CONSTRUCTION
- CODE ENFORCEMENT
- BUSINESS LICENSING
- BUSINESS TAX & PERMIT REPORTS
- MAPS
- NEWS AND SPECIAL NOTICES

**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.



WEST PALM BEACH  
A CITY ON THE MOVE

[www.wpb.org/Departments/  
Development Services](http://www.wpb.org/Departments/Development%20Services)

Questions?

# Developer Outreach Meeting

October 24, 8:30 a.m.

City Commission Chambers  
City Hall – 401 Clematis Street



WEST PALM BEACH