

Developer Outreach Meeting

April 24, 2024



WEST PALM BEACH

- 1) Welcome**
- 2) Development Services Department Update**
- 3) Update on Enterprise Permitting and Licensing**
- 4) Snapshot of Where We Are Today**
- 5) Class A Office Developments**
- 6) Hotel Developments**
- 7) Mixed Use Districts**
- 8) Residential Developments**
- 9) Workforce Housing Initiatives**
- 10) Adjournment**



Developer Outreach Meetings

- Periodic meetings with developers, property owners, planners, architects, engineers, realtors to provide a state-of-the city to those interested.
- We discuss changes in the department, personnel additions, fiscal update, projects in the pipeline.
- Fosters a public-private partnership.
- To be notified please go on the City's website and enter your information on e-notification.

1. July 26, 2013
2. November 1, 2013
3. February 27, 2014
4. June 26, 2014
5. October 16, 2014
6. March 26, 2015
7. July 24, 2015
8. October 22, 2015
9. February 18, 2016
10. June 23, 2016
11. October 27, 2016
12. March 9, 2017
13. July 20, 2017
14. November 9, 2017
15. March 22, 2018
16. November 1, 2018
17. April 11, 2019
18. October 24, 2019
19. October 20, 2022
20. June 6, 2023
21. April 24, 2024

[www.wpb.org/Government/Development Services/Planning Division/eNotify](http://www.wpb.org/Government/Development%20Services/Planning%20Division/eNotify)

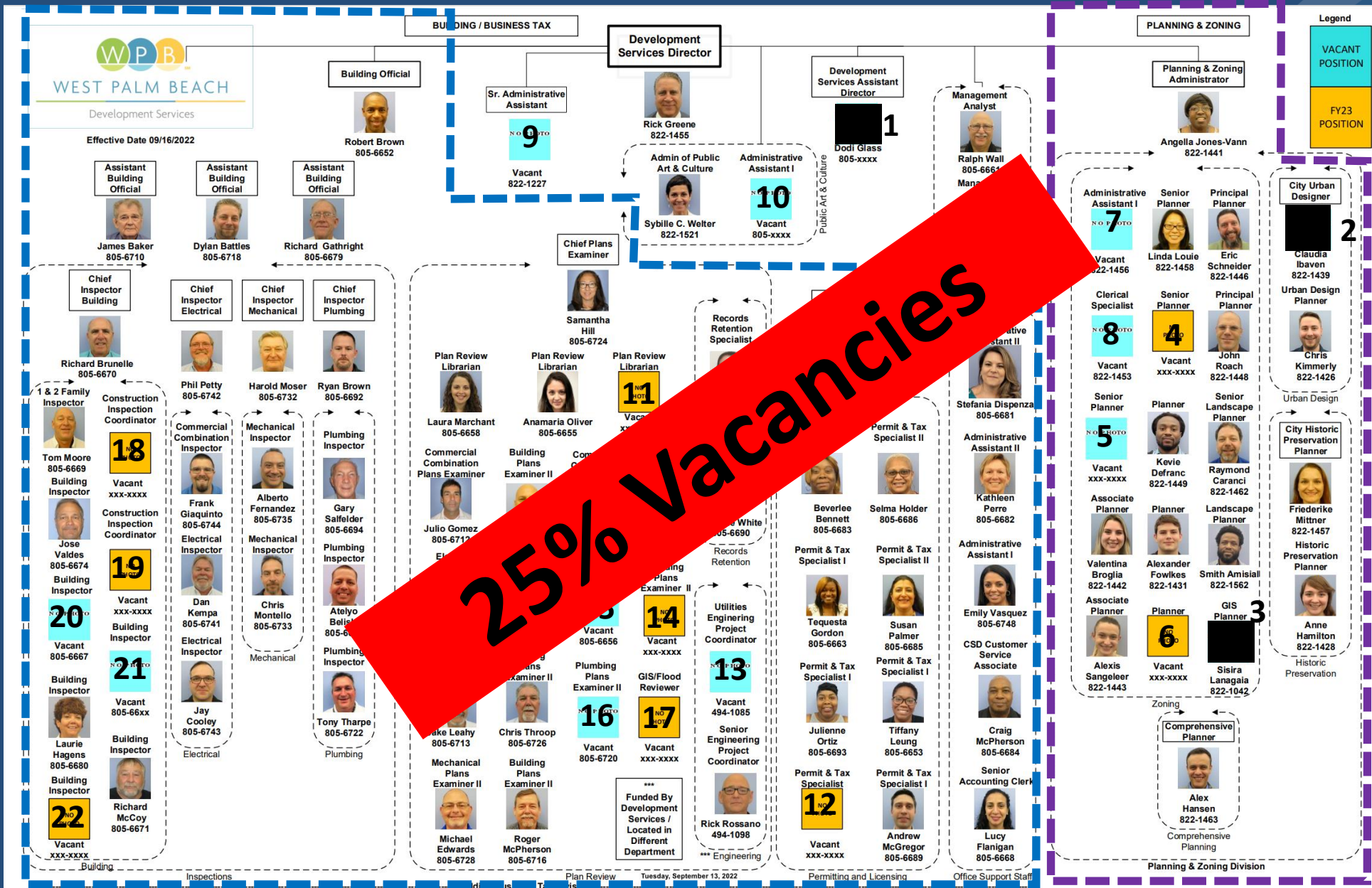
Development Services Department Update

April 24, 2024



WEST PALM BEACH

Organization Chart for FY23



1. Asst. Director/DS
2. City Urban Designer
3. GIS Planner
4. Senior Planner
5. Senior Planner
6. Planner
7. Administrative Asst. I
8. Clerical Specialist
9. Sr. Administrative Asst.
10. ArtLife Admin. Asst.
11. Plan Review Librarian
12. Permit & Tax Specialist
13. Util/Eng. Proj.Coord.
14. Bldg.Plans Exam. II
15. Bldg.Plans Exam. II
16. Plumbing Plans Exam. II
17. GIS/Flood Reviewer
- 18/19. Construction Inspection Coordinator
- 20/21. Bldg. Inspector
22. Building Inspector

- A Department Salary study was completed with recommendations for each position that was based upon comparable salaries of eight other cities and four counties in Florida and forwarded to Administration at the end of May for consideration as part of the FY24 budget.
- Shortly thereafter, the County's Property Appraiser's Office released its preliminary City of West Palm Beach tax base figure showing a 15.4% increase on top of last year's 17.8% increase.
- City Administration implemented a 20% increase in salary for most positions within the City.

Development Services Department

Salary Study

May 2023



- RFQ for Historic Preservation Design Guidelines for Historic District
 - Staff budgeted monies last year for FY24 and now moving forward with an RFQ



Request for Qualifications:

Historic Preservation Design Guidelines for Historic Districts

CITY OF WEST PALM BEACH

West Palm Beach, FL

PURPOSE

The City of West Palm Beach, Development Services, Planning and Zoning, hereby solicits a Request for Qualifications (RFQ) for a professional historic preservation consulting firm and/or an architectural firm with a strong record in successfully providing historic district design guidelines for properties listed on the National Register of Historic Places and the local West Palm Beach (WPB) Register historic districts and landmarked properties. The goal of the project is to create a user-friendly design guidelines document, in keeping with the *Secretary of the Interior's Standards for the Treatment of Historic Properties, State of Florida; Division of Historical Resources Chapter 267, Florida Statutes*, that can be easily interpreted and understood by City staff, policymakers, and the public alike. The document should be highly customized to the City of WPB and include substantial content covering the design and architecture present in each specific historic district.

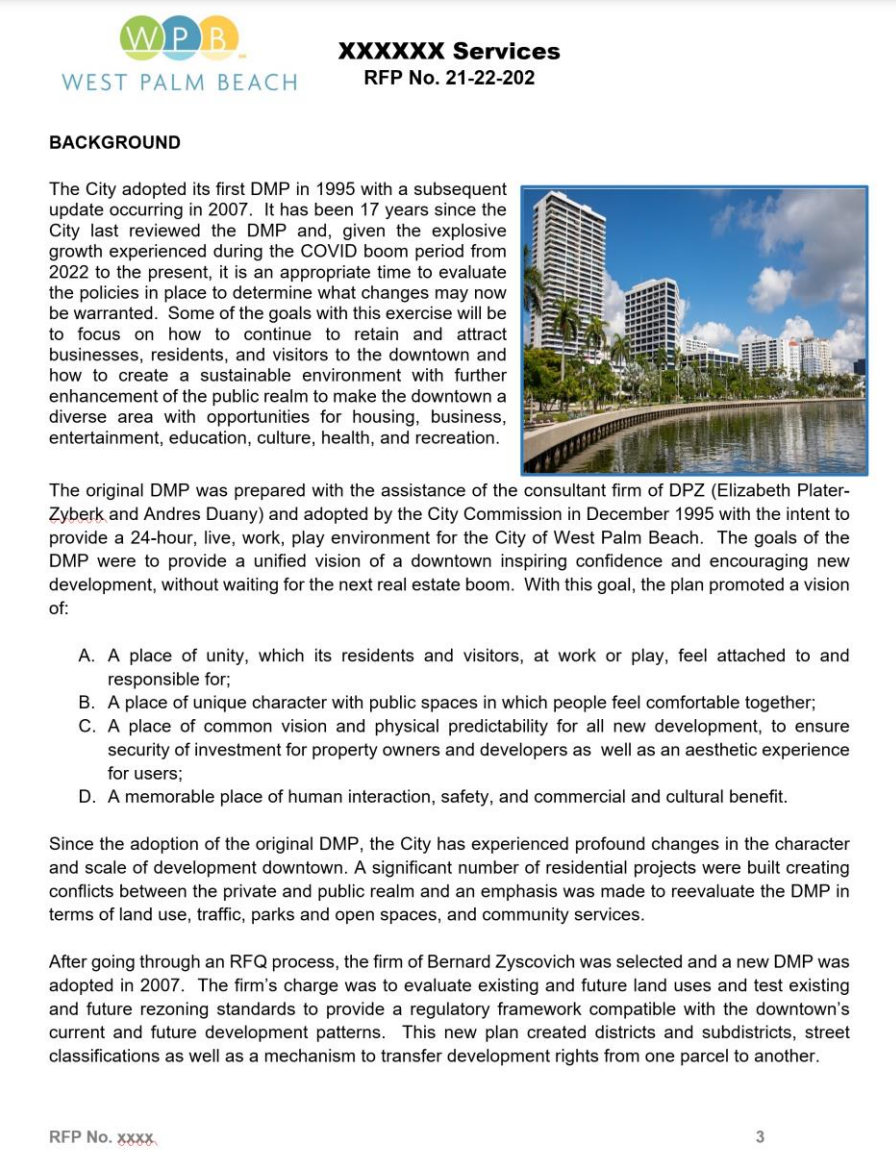
INTENT

The primary intent and goal of this solicitation is to select and enter into a professional service contract(s) with an experienced preservation or architectural firm(s) to develop historic district design guidelines.

PROJECT GOALS AND SCOPE

The consultant will be expected to revise the existing *Historic Preservation: A Design Guidelines Handbook* and compose customized architectural design guidelines specific to WPB's historic districts.


- Zoning Code Amendments
 - Article 2 – Administration Section of the Zoning and Land Development Regulations
 - Article 4 – Downtown Master Plan
 - Last update 2007
 - RFP going out in May
 - Downtown Traffic Study



WEST PALM BEACH **XXXXXX Services**
RFP No. 21-22-202

BACKGROUND

The City adopted its first DMP in 1995 with a subsequent update occurring in 2007. It has been 17 years since the City last reviewed the DMP and, given the explosive growth experienced during the COVID boom period from 2022 to the present, it is an appropriate time to evaluate the policies in place to determine what changes may now be warranted. Some of the goals with this exercise will be to focus on how to continue to retain and attract businesses, residents, and visitors to the downtown and how to create a sustainable environment with further enhancement of the public realm to make the downtown a diverse area with opportunities for housing, business, entertainment, education, culture, health, and recreation.



The original DMP was prepared with the assistance of the consultant firm of DPZ (Elizabeth Plater-Zyberk and Andres Duany) and adopted by the City Commission in December 1995 with the intent to provide a 24-hour, live, work, play environment for the City of West Palm Beach. The goals of the DMP were to provide a unified vision of a downtown inspiring confidence and encouraging new development, without waiting for the next real estate boom. With this goal, the plan promoted a vision of:

- A. A place of unity, which its residents and visitors, at work or play, feel attached to and responsible for;
- B. A place of unique character with public spaces in which people feel comfortable together;
- C. A place of common vision and physical predictability for all new development, to ensure security of investment for property owners and developers as well as an aesthetic experience for users;
- D. A memorable place of human interaction, safety, and commercial and cultural benefit.

Since the adoption of the original DMP, the City has experienced profound changes in the character and scale of development downtown. A significant number of residential projects were built creating conflicts between the private and public realm and an emphasis was made to reevaluate the DMP in terms of land use, traffic, parks and open spaces, and community services.

After going through an RFQ process, the firm of Bernard Zyscovich was selected and a new DMP was adopted in 2007. The firm's charge was to evaluate existing and future land uses and test existing and future rezoning standards to provide a regulatory framework compatible with the downtown's current and future development patterns. This new plan created districts and subdistricts, street classifications as well as a mechanism to transfer development rights from one parcel to another.

RFP No. xxxxx. 3

TCEA – Transportation Concurrent



NON-RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

R/NR (per 1,000 sf) = 0.46
3/26/24 report = 0.83

Maximum Square Footage Permitted		15,073,970	Minimum Units Required
15,000,000			7,000
14,500,000			6,750
14,000,000			6,500
13,500,000	UC and Approved	14,076,153 sf	6,250
13,000,000			6,000
12,500,000			5,750
12,000,000			5,500
11,500,000	Built to Date &		5,250
11,000,000	Under Construction	11,838,210 sf	5,000
10,500,000			4,750
10,000,000		10,180,545 sf	4,500
9,500,000	reported 3/26/24		4,250
			4,000

Built to Date and Under Construction	10,750
10,536 units	10,500
10,250	10,250
10,000	10,000
9,750	9,750
9,500	9,500
9,250	9,250
9,000	9,000
8,750	8,750
8,500	8,500
8,250	8,250
8,000	8,000
7,750	7,750
7,500	7,500
7,250	7,250
7,000	7,000

8,497 units reported 3/26/24




Downtown Traffic Study

- City met with Palm Beach County and agreed upon the methodology to be used.
- Planning staff has identified every parcel in the downtown with the precise square footage and making assumptions on future development.
- Sam Schwartz conducting the analysis and will analyze the impact of the Fern Street connection within the downtown.




- Zoning Code Amendments
 - Article 2 – Administration Section of the Zoning and Land Development Regulations
 - Article 4 – Downtown Master Plan
 - Last update 2007
 - RFP going out late April/May
 - Downtown Traffic Study
 - Article 7 – Mixed Use Districts
 - BMUD Study – Dover Kohl

 **XXXXXX Services**
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RFP No. XXXX. 3



- **Broadway Mixed Use District**
(Dover Kohl working on Master Plan)

- **Northwood Mixed-Use District**


- **Currie Mixed Use District**

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 - Article 2 – Administration Section of the Zoning and Land Development Regulations
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 - Article 7 – Mixed Use Districts
 - BMUD Study – Dover Kohl
 - Article 9 – Permitted Uses
 - Article 13 – Sign Code

WEST PALM BEACH
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RFP No. XXXX. 3

Update on Enterprise Permitting and Licensing

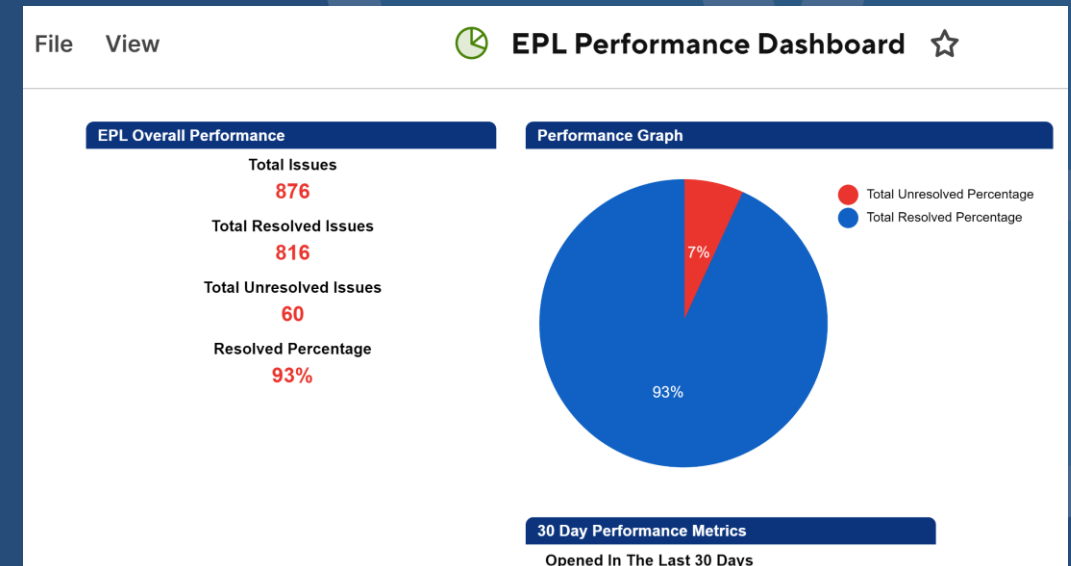
April 24, 2024



WEST PALM BEACH

EPL (EnerGov) Implementation

- City has invested more than \$8 million to implement a new EPL system to replace the antiquated CommunityPlus system.
- We went live last July with EPL
- EPL will be totally electronic. Plans and payments can be submitted via the online portal for Building and R-O-W Permits etc.
- Staff experienced a national issue with Bluebeam that periodically impacted staff reviews but had no bearing on the customer portal.
- Staff continues to tweak and add workflows to the system.
- **NEXT STEPS**
- Business tax licensing will be added next year.



Typical Civic Access Screen

Permit Number
Type Project Name
Applied Date
Square Feet Valuation
Description

Workflow

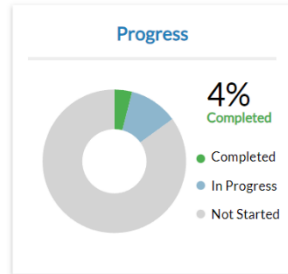
Fees

Permit Number: 23081329-COM-BLDG

Permit Details | Tab Elements | Main Menu

Type:	New Building - Commercial	Status:	Fees Due	Project Name:	West Palm Point
IVR Number:	395879	Applied Date:	08/24/2023	Issue Date:	
District:	District 3	Assigned To:	Librarian, Permit	Expire Date:	
Square Feet:	100.00	Valuation:	\$180,000,000.00	Finalized Date:	
Description:	-PE- West Palm Point - Construction of 25 Story office with 12 story parking structure **Private Provider Plan review & Inspections** Pacifica				

- Summary
- Locations
- Fees
- Reviews
- Inspections
- Attachments
- Contacts
- Sub-Records
- Holds
- More Info



Fees

\$1,390,274.42

View Details

- ### Workflow
- Plan Review [Prescreen] - Passed : 08/24/2023
 - Confirm Invoice Created For Initial Permit Fees - Passed : 08/29/2023
 - Private Provider Audit [Other Agency Review] - Not Passed : 09/29/2023
 - Private Provider Audit [Other Agency Review] - Not Passed : 12/05/2023
 - Private Provider Audit [Other Agency Review] - Not Passed : 02/06/2024
 - Private Provider Audit [Other Agency Review] - Not Passed : 03/06/2024
 - Private Provider Audit [Other Agency Review] - Started -

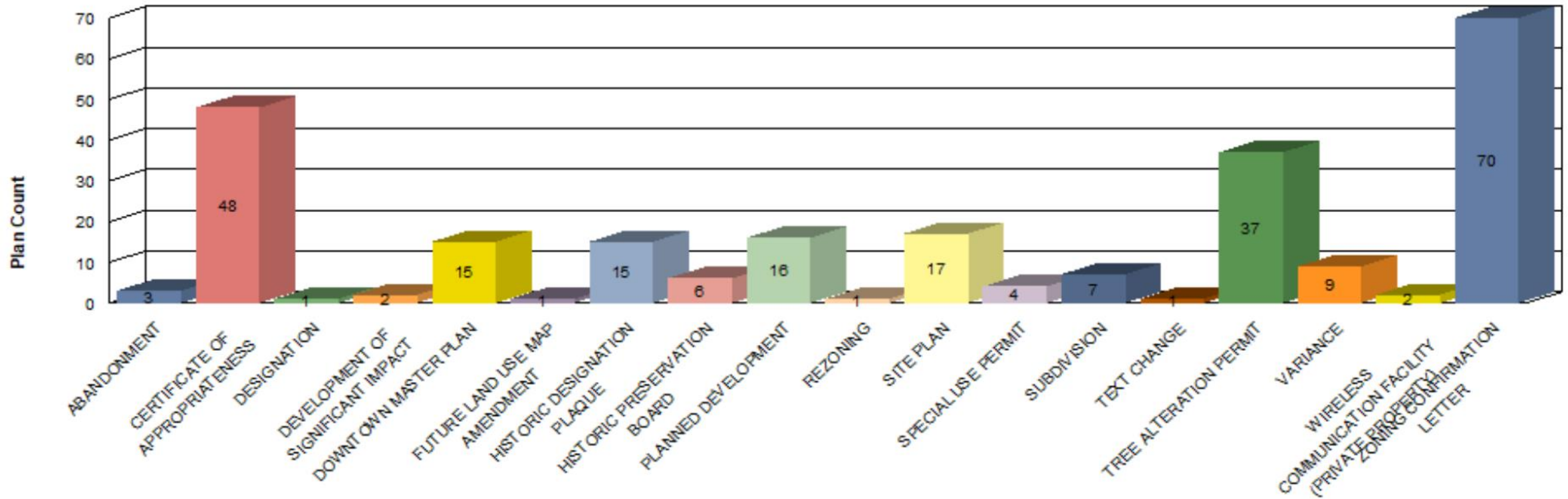
Available Actions

- Unpaid Fees
\$1,390,274.42
09-24-2023



PLANS APPLIED BY TYPE (10/01/2023 TO 04/01/2024) FOR CITY OF WEST PALM BEACH

255 Applications Received



Open Counter

- **An online platform that makes permitting and licensing projects more accessible to the public on their schedule. When using the platform, the public learns where their project may be permitted, which permits they need and how much they might cost, without having to wait to ask city staff. It also helps to direct the public to better understand the process and be better prepared for when they talk to staff to get the right information for their needs.**
- The goal is to make it easy for residents and business owners to discover zoning and permitting requirements prior to a staff intervention through modern digital experience 24/7. The platform will be operational in English, Spanish, and Creole.
- **Open Counter is used by municipalities throughout the United States.**
- Open Counter is NOT designed to be used to submit applications, but rather, to guide the public before they submit an application.
- **We expect the platform to be operational by late summer or early fall.**



Overview

In order to determine which permits you need for your project, this tool

- 1 Project Type
- 2 Location
- 3 Permits
- 4 Fees
- 5 Guide

After you have answered these questions, we will provide a summary of your project, this tool will allow you to submit permit applications to the City of West Palm Beach.

← Previous

STEP 2/4

Location

Select your location by typing in the address or clicking on the map.

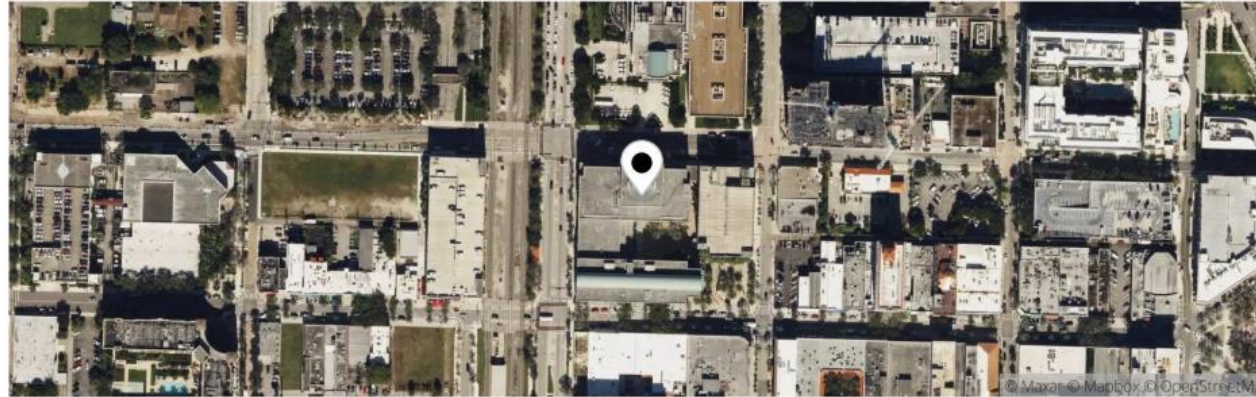
Address *

401 Clematis Street, West Palm Beach, FL 33401

Greene's Pizza #1476408

RESTAURANTS SERVING THE GENERAL PUBLIC, BUT NOT DRIVE-IN OR DRIVE THRU

401 Clematis Street



ZONING OVERVIEW

Address

401 Clematis Street, West Palm Beach, Florida 33401

Zoning Clearance

Permitted

Land Use

RESTAURANTS SERVING THE GENERAL PUBLIC, BUT NOT DRIVE-IN OR DRIVE THRU

Zoning District

Clematis Waterfront District - 10 (CWD-10)

Parcel(s)

74434321010160010

Project Type

GENERATED APRIL 22, 2024

STEP 1/4

list

Search

OR DRIVE THRU

THRU FACILITIES

ES

Next →

need for your project. Questions marked with a "*" are

STEP 3/4

REQUIREMENTS

Building Division Fee Estimate

Business Tax Receipt

Electrical Sub-Permit

Gas Sub-Permit

Mechanical Sub-Permit

New Construction Permit

terior

removing
be
ead more

Next →

Web Ex Conference Room

Cameras

Microphones

Microphones

94"
TVs

Cameras



NCAA March Madness



Snapshot of Where We Are Today

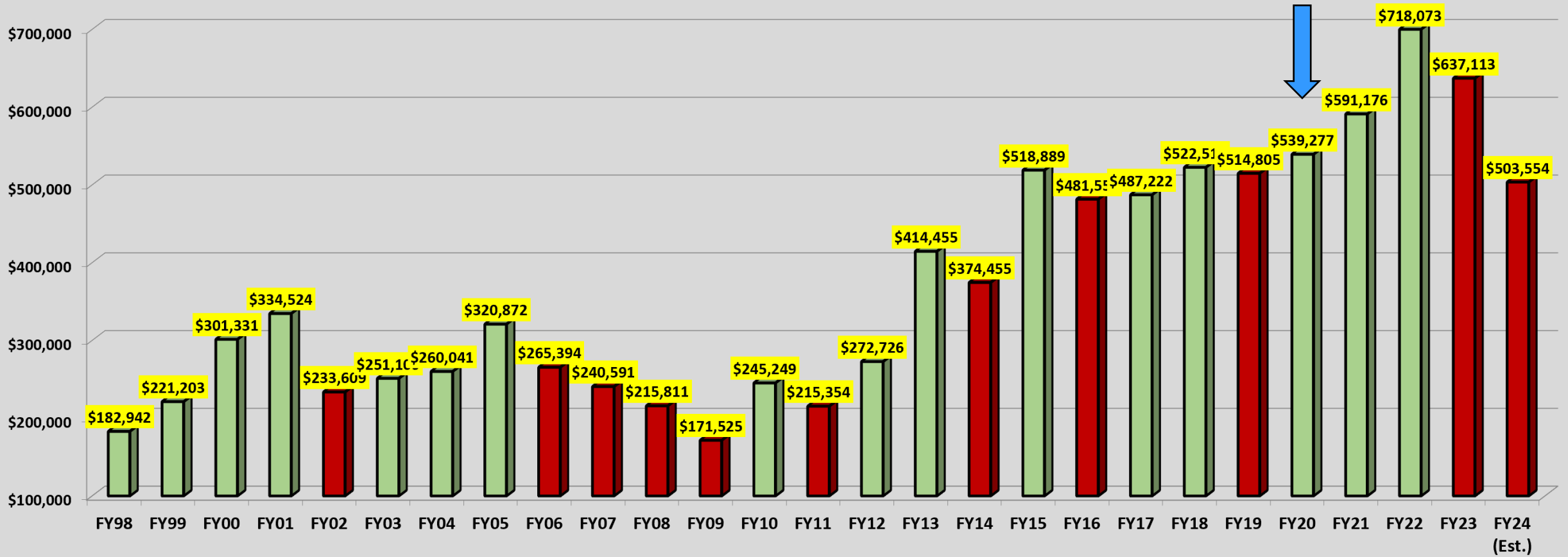
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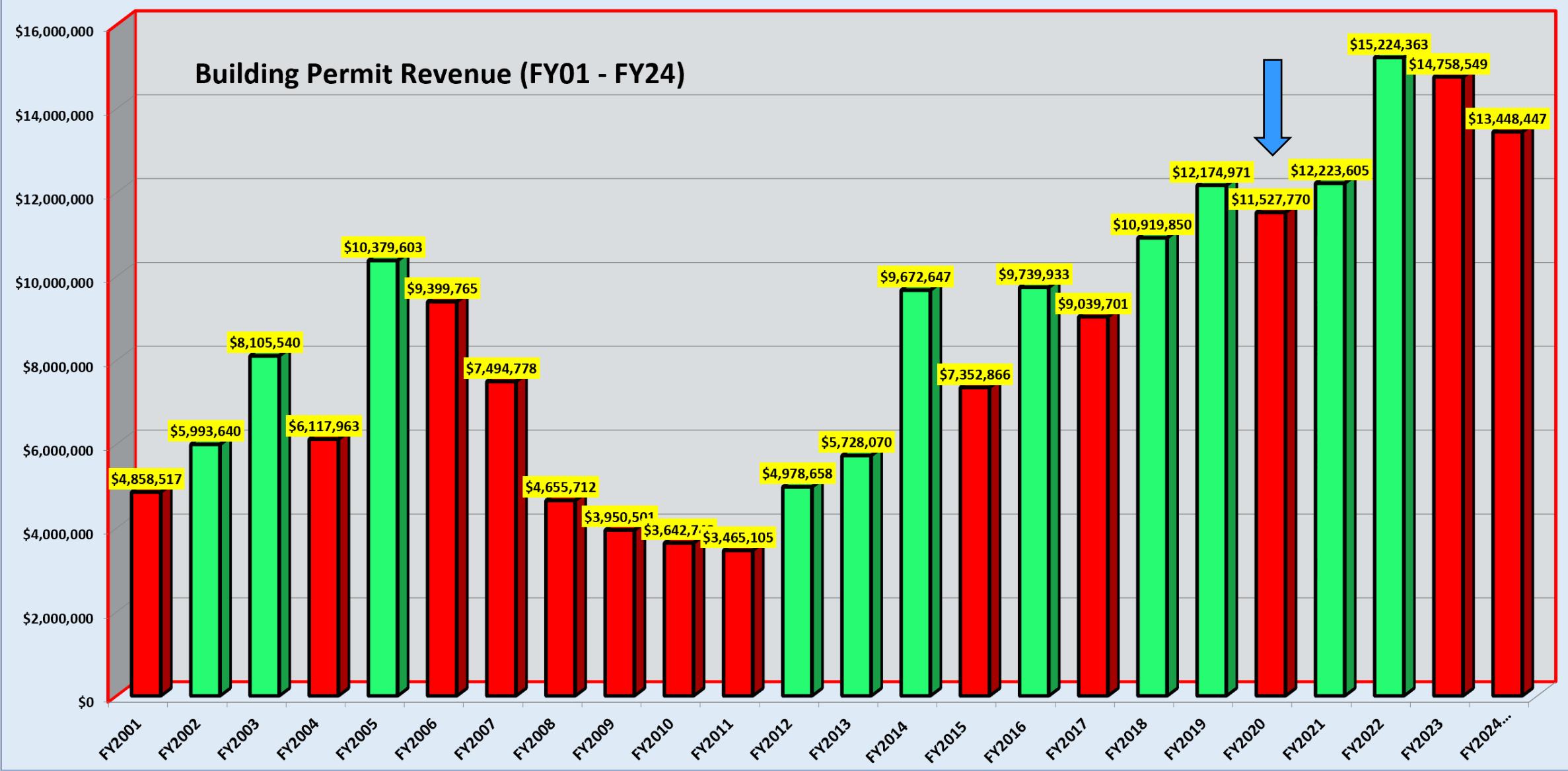
WEST PALM BEACH



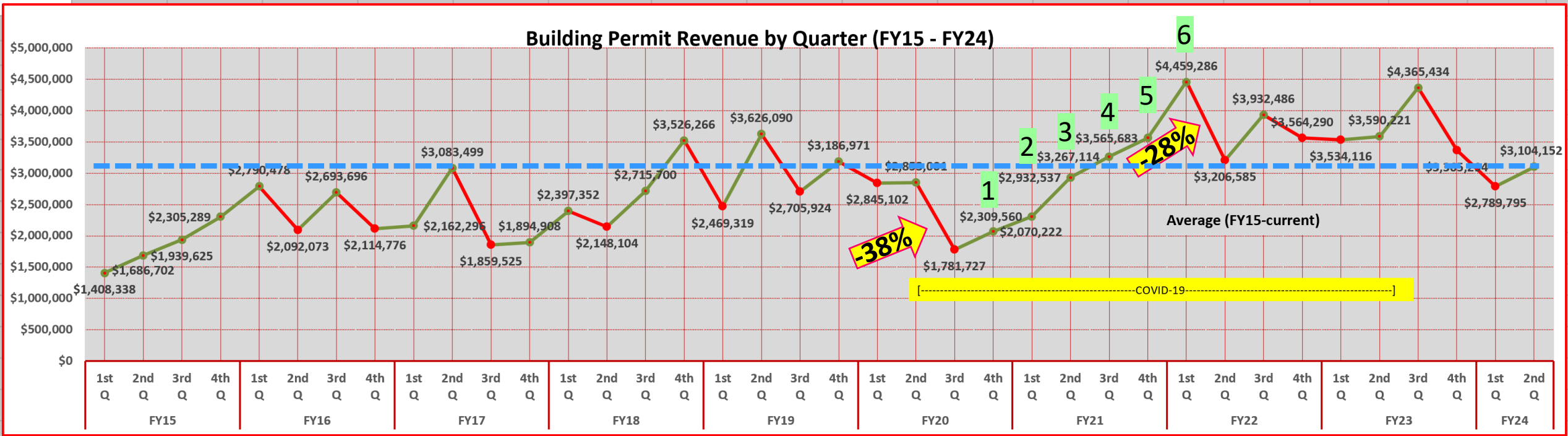
Planning Revenues FY98 - FY24



WPB Building Permit Revenues (FY01 – FY24)



WPB Building Permit Revenues by Quarter (FY15 – FY24)



2nd Q 2024 still higher than 25 of 1st 37 quarters (68%)

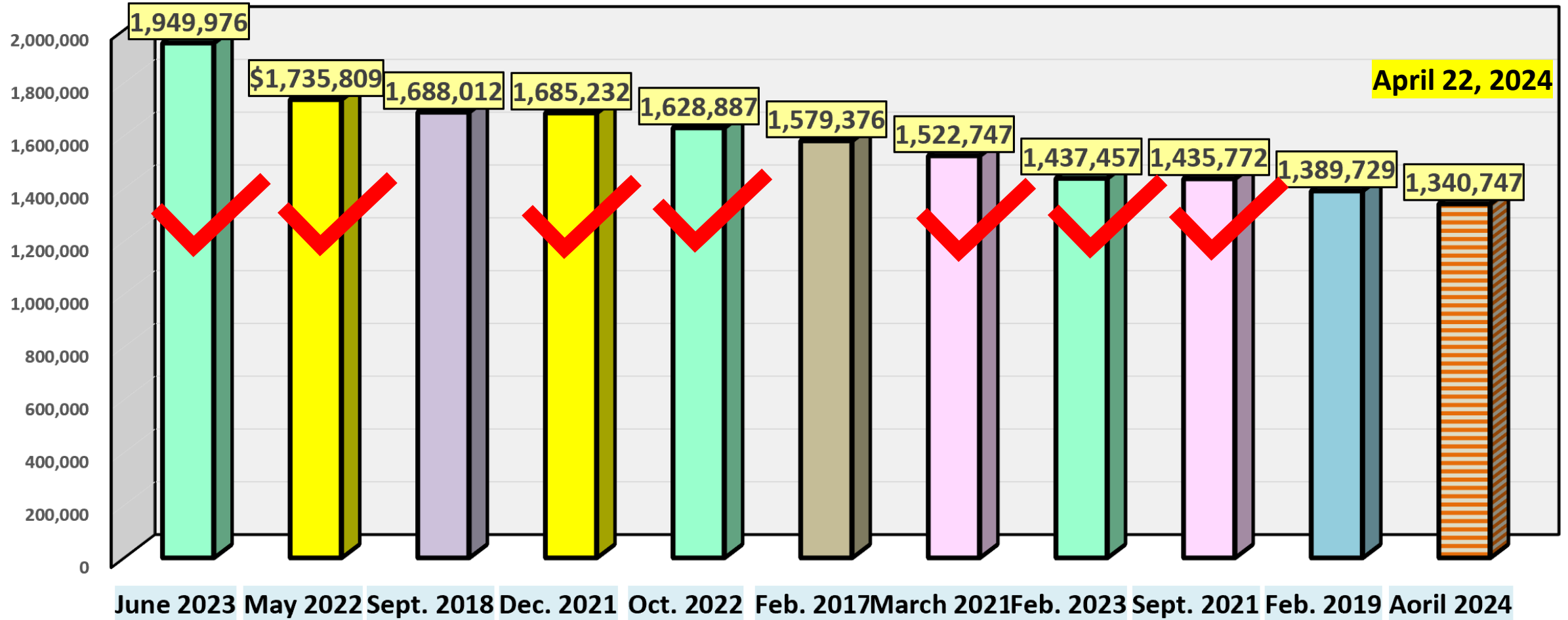
Breakdown of Permits Submitted 1st Half of FY24

<u>PERMIT CLASS</u>	<u>PERMITS ISSUED</u>	<u>% of TOTAL</u>	<u>VALUATION</u>	<u>% of TOTAL</u>
• Building (Commercial)	650	10.9%	\$198,874,523	56.4%
• Building (Residential)	1,368	22.9%	\$ 84,168,661	23.9%
• Electrical (Commercial)	414	6.9%	\$ 12,399,874	3.5%
• Mechanical (Commercial)	355	5.9%	\$ 6,306,678	1.8%
• Fire Protection Permit	223	3.7%	\$ 5,551,333	1.6%
• Pool (Residential)	63	1.1%	\$ 4,578,540	1.3%
• Electrical (Residential)	462	7.7%	\$ 3,916,318	1.1%
• Mechanical (Residential)	466	7.8%	\$ 3,231,124	0.9%
• Landscape Permit	94	1.6%	\$ 2,843,705	0.8%
• Paving Permit	108	1.8%	\$ 2,039,692	0.6%
• Other*	1,779	29.8%	\$ 28,657,971	8.1%
TOTAL	5,982		\$352,568,419	

* Includes ancillary structures, demolitions, gas, right-of-way

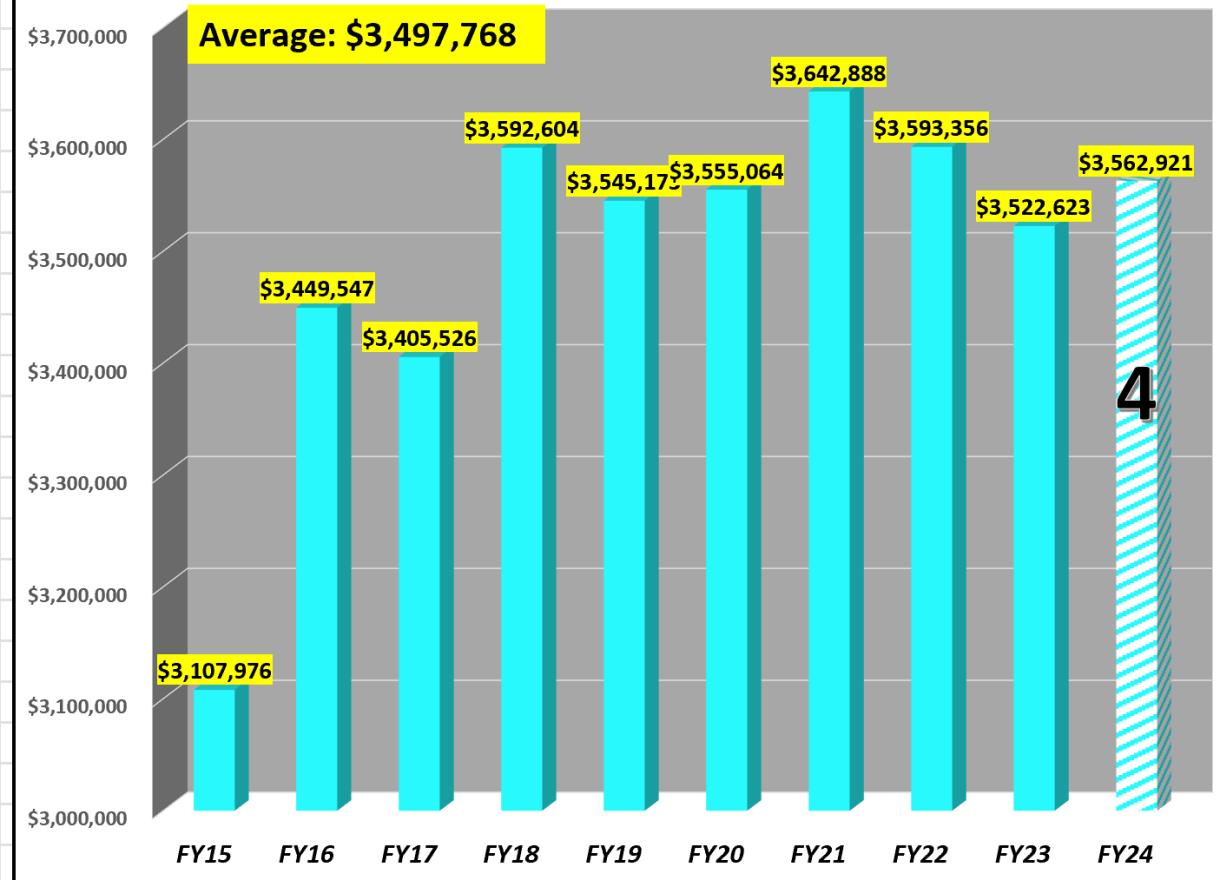
Highest Building Permit Revenue Months

Highest Monthly Building Permit Revenue Totals



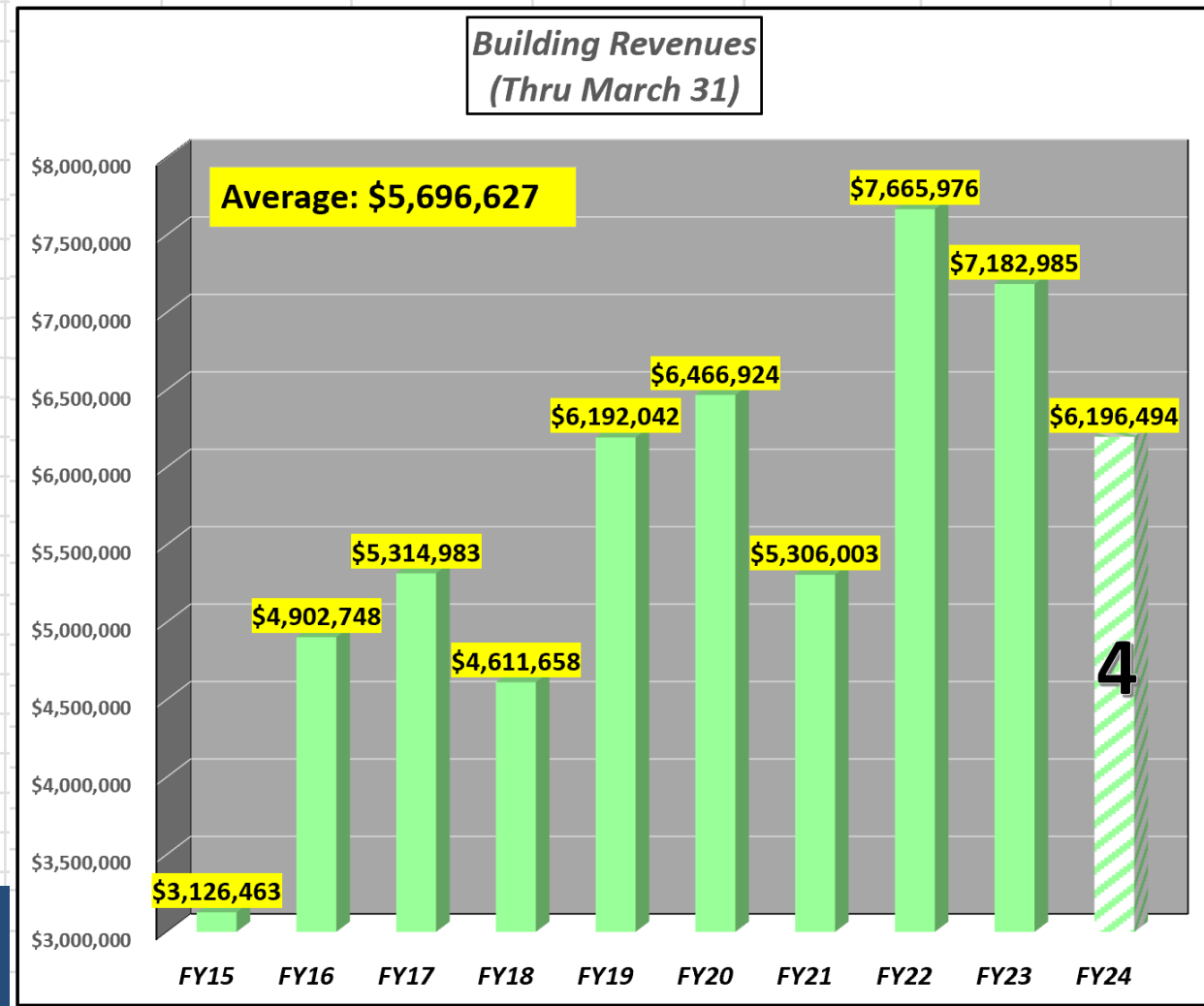
Business Tax and Building Mid-Year Revenues (FY15 – FY24)

Business Tax Revenues
(Thru March 31)

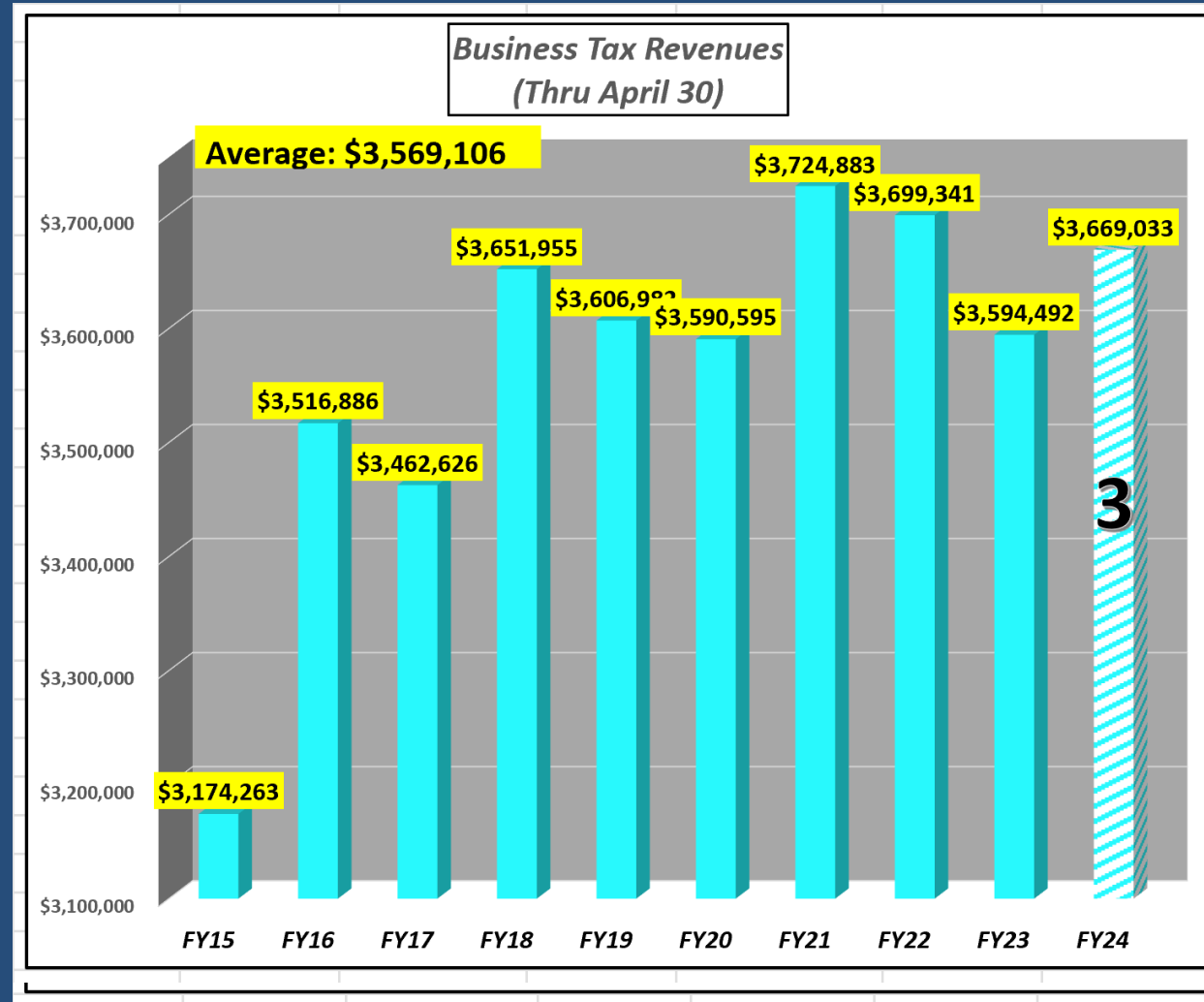


Business Tax Revenues

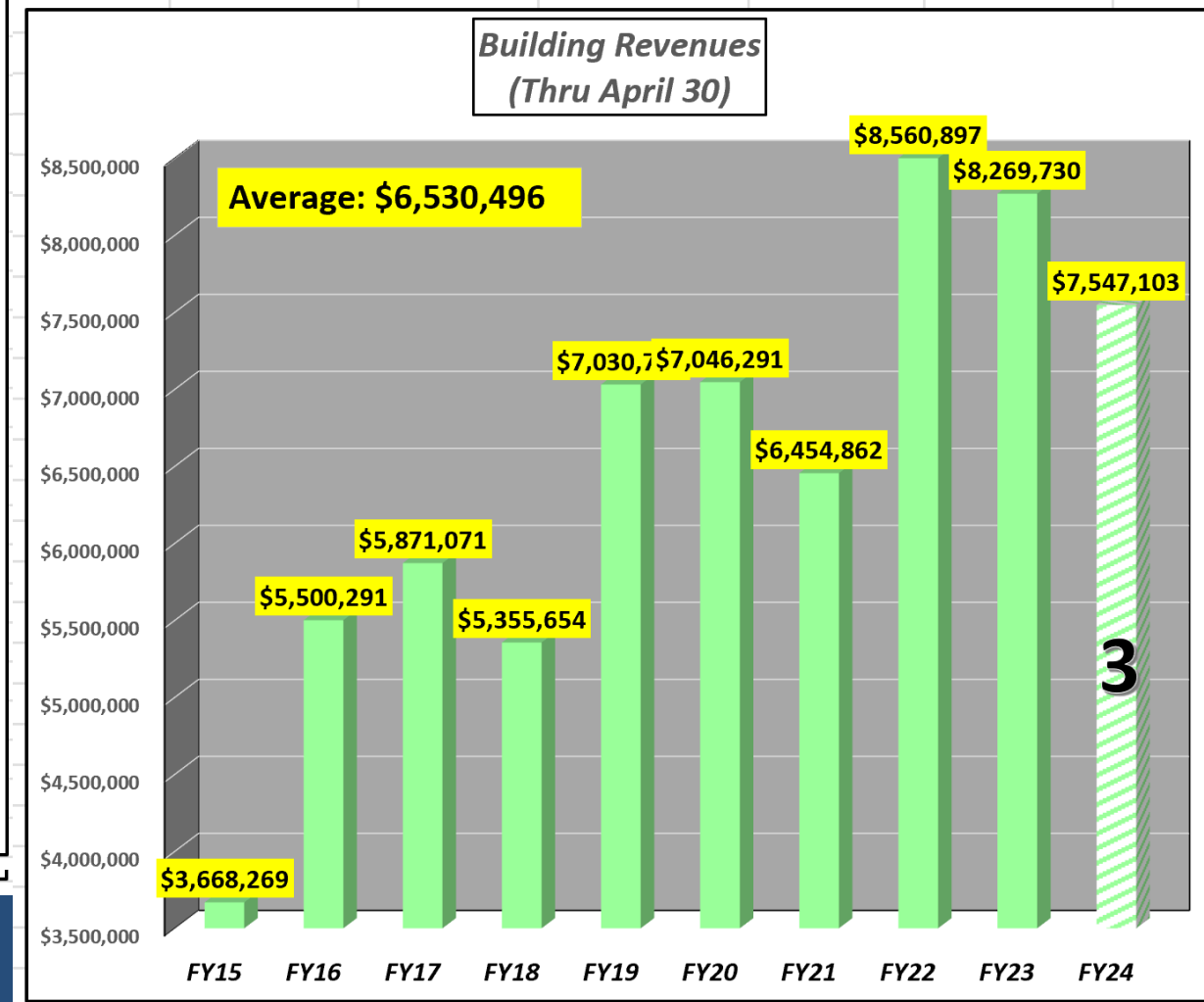
Building Revenues



Business Tax and Building Mid-Year Revenues (FY15 – FY24)

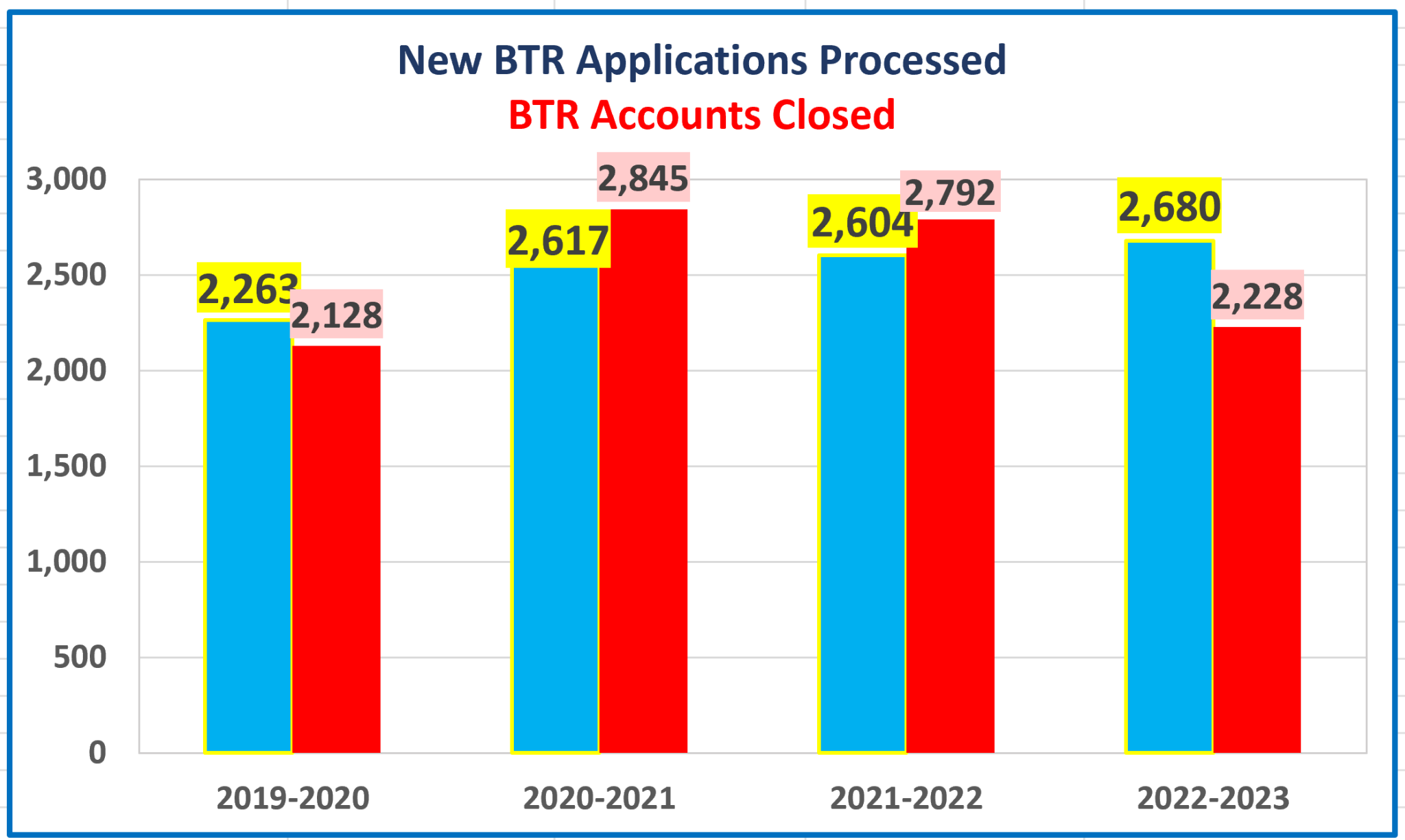


Business Tax Revenues



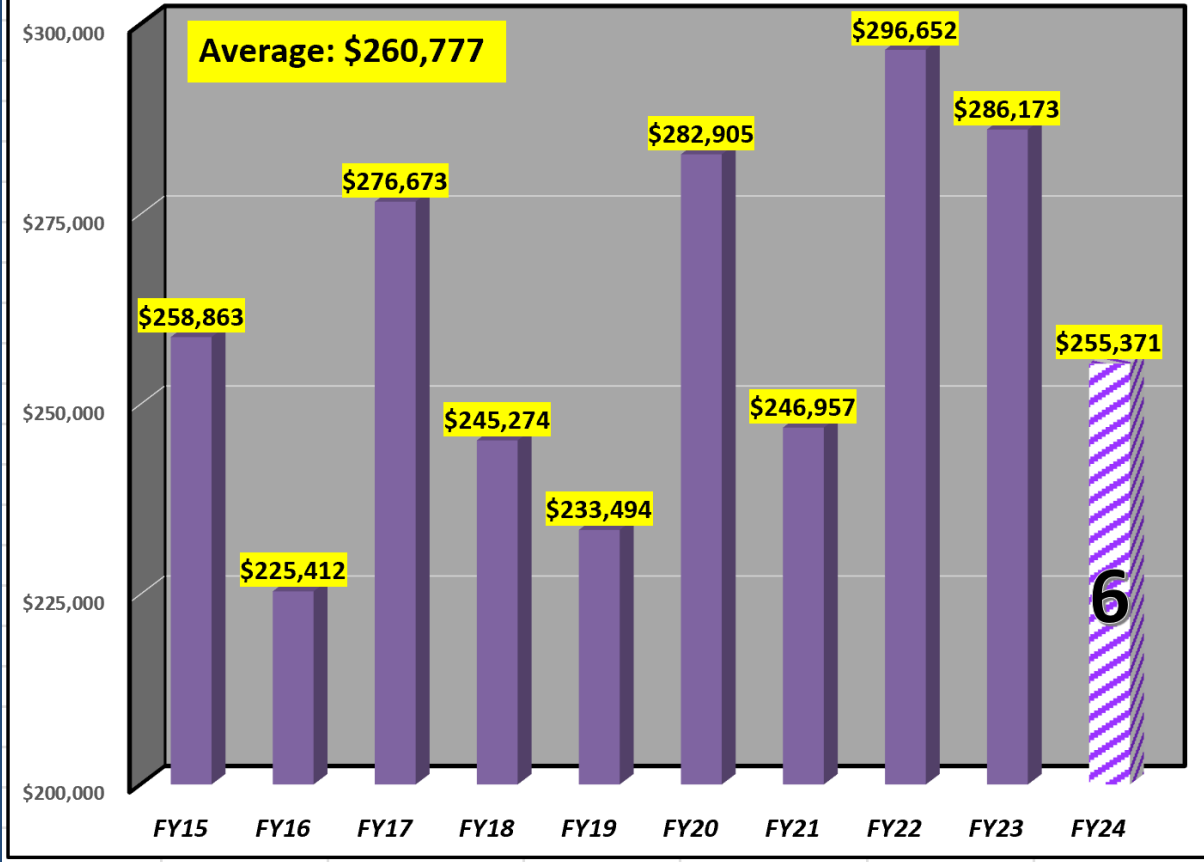
Building Revenues

BTRs Accounts Opened & Closed (FY20 – FY23)



Planning and Total Mid-Year Revenues (FY15 – FY24)

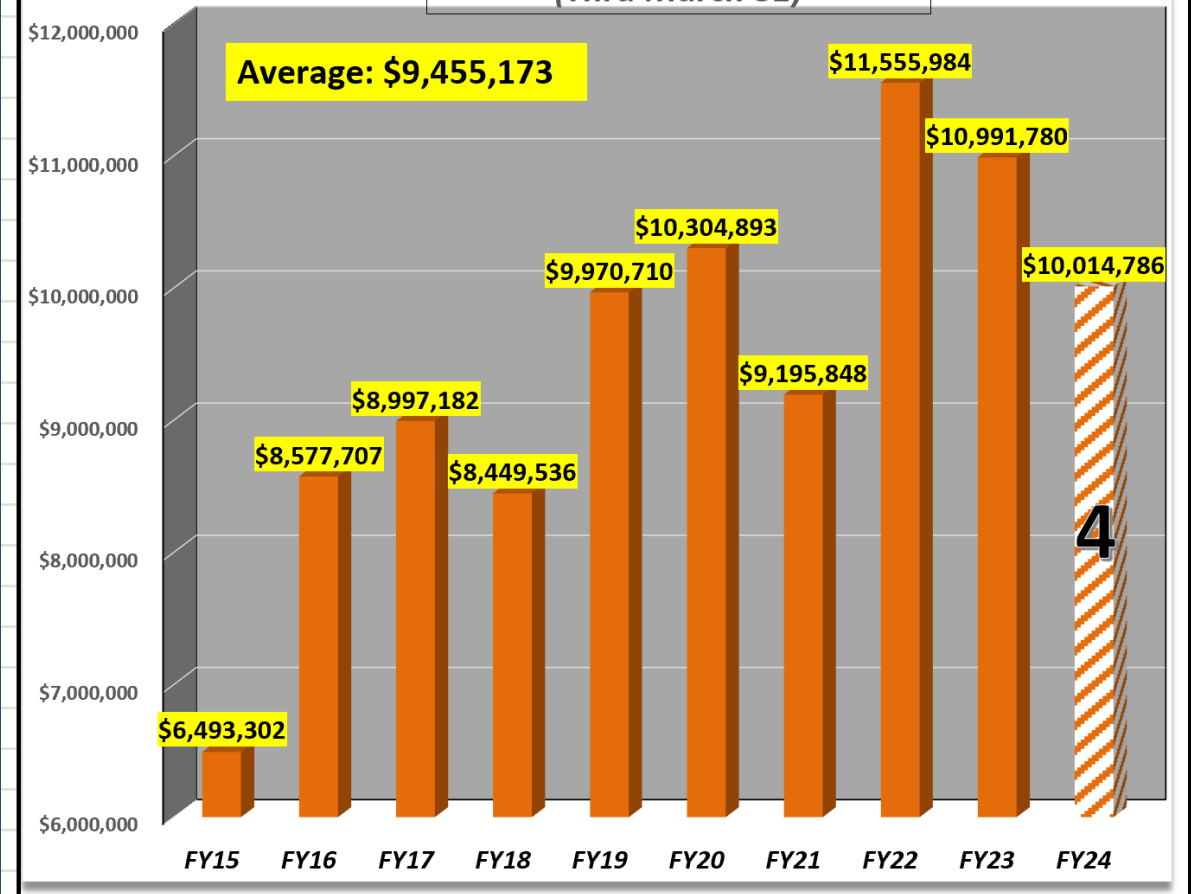
*Planning Revenues
(Thru March 31)*



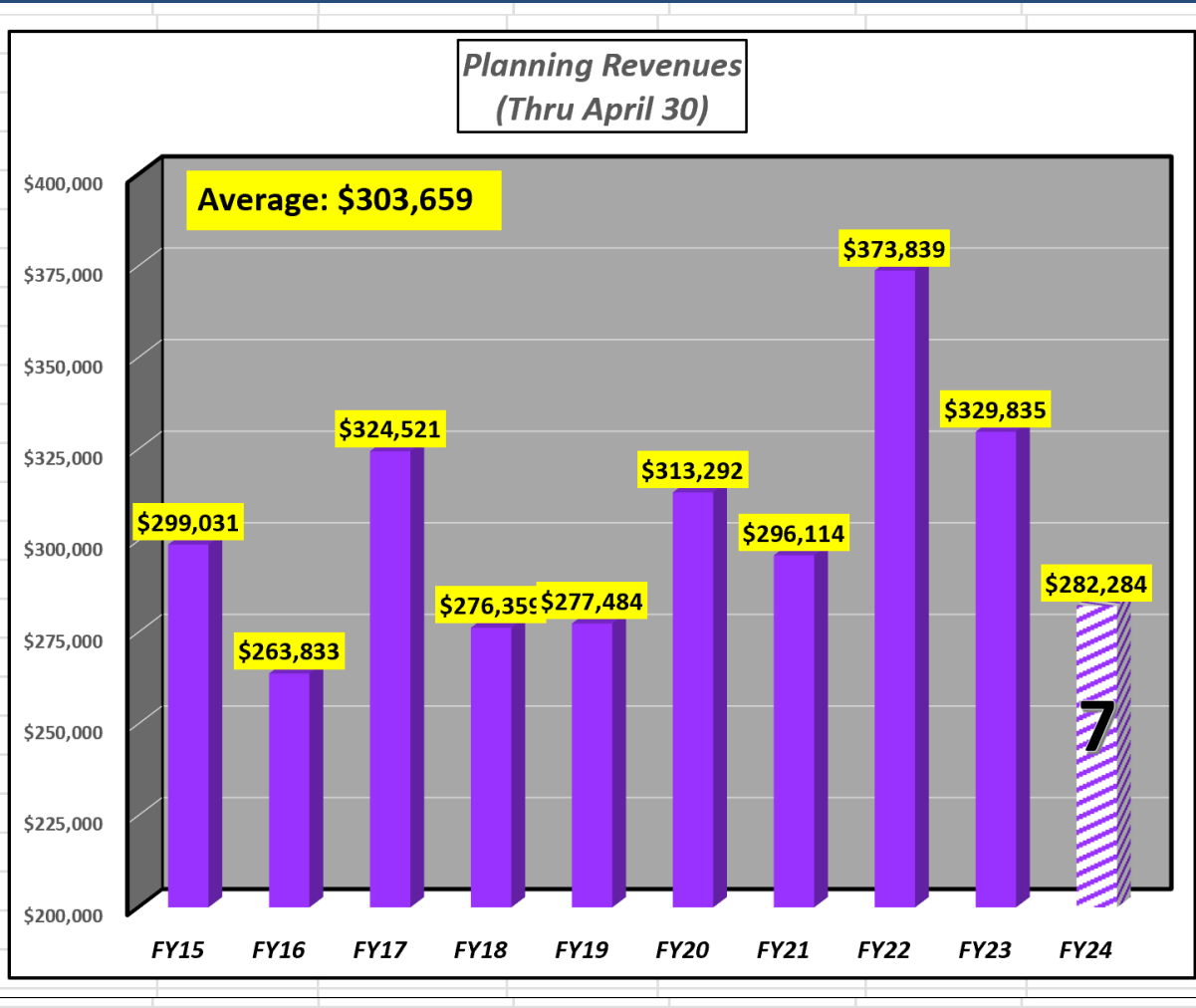
Planning Revenues

Total Revenues (Business Tax, Planning, Building)

*Development Services Revenues
(Thru March 31)*

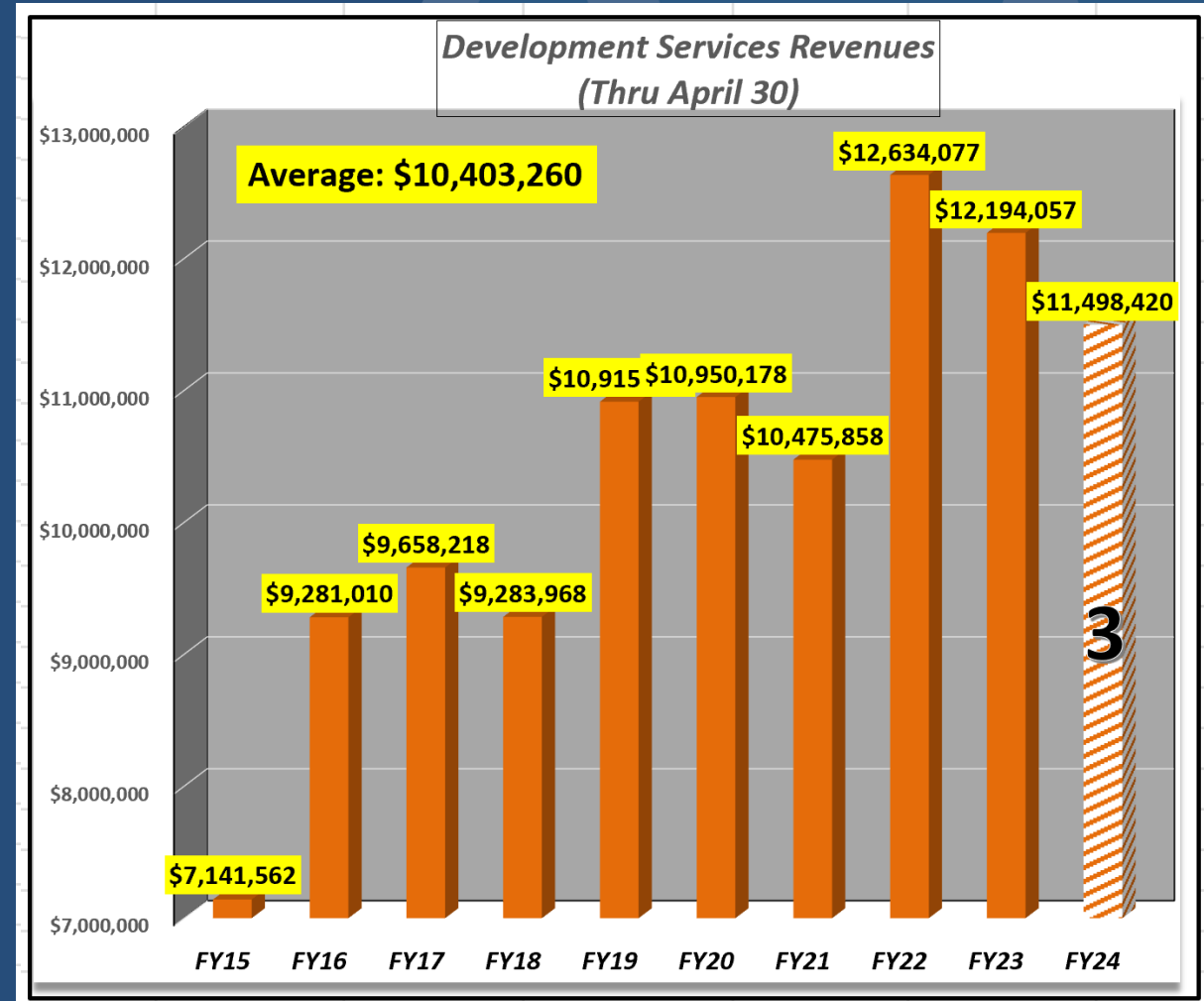


Planning and Total Mid-Year Revenues (FY15 – FY24)



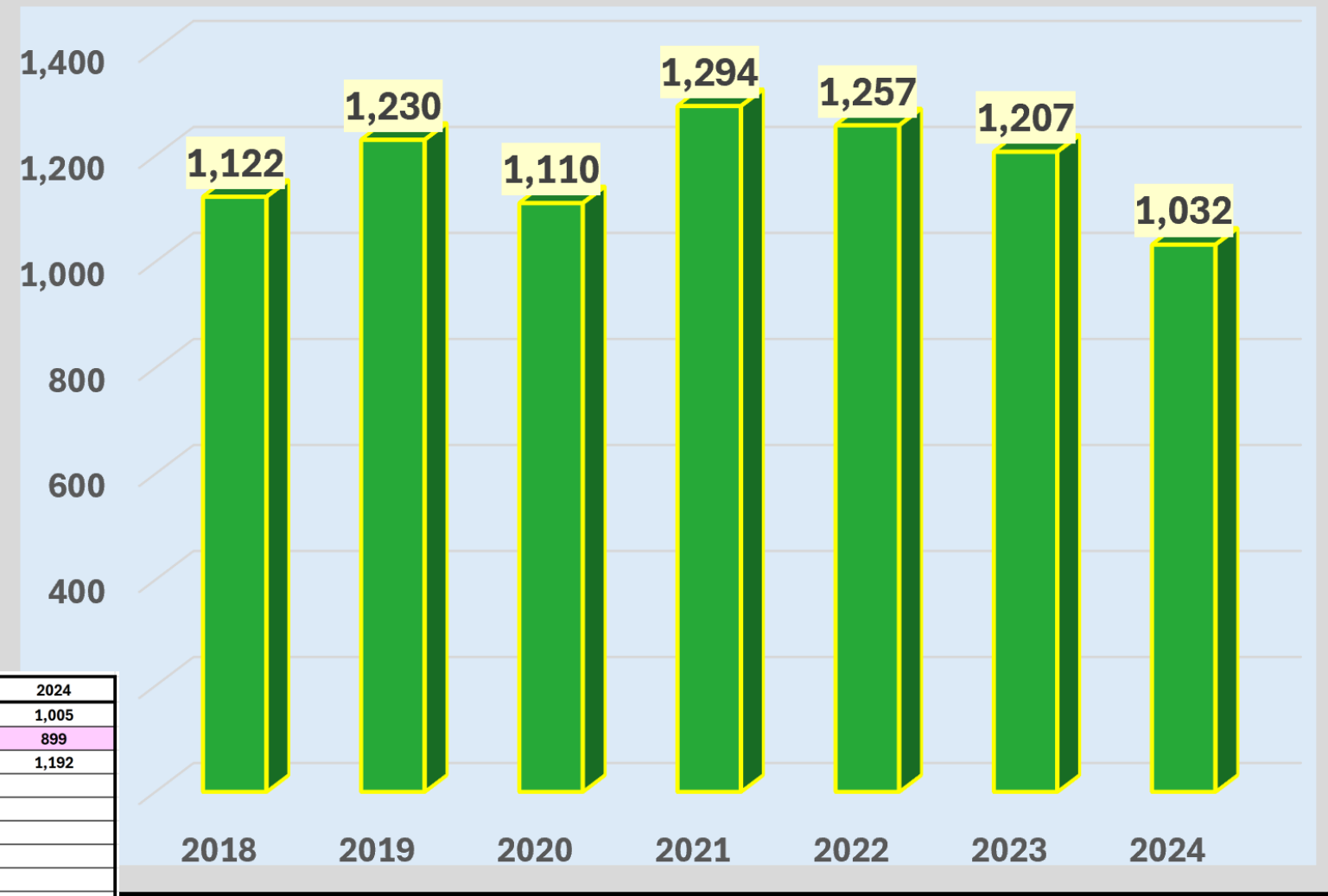
Planning Revenues

Total Revenues (Business Tax, Planning, Building)



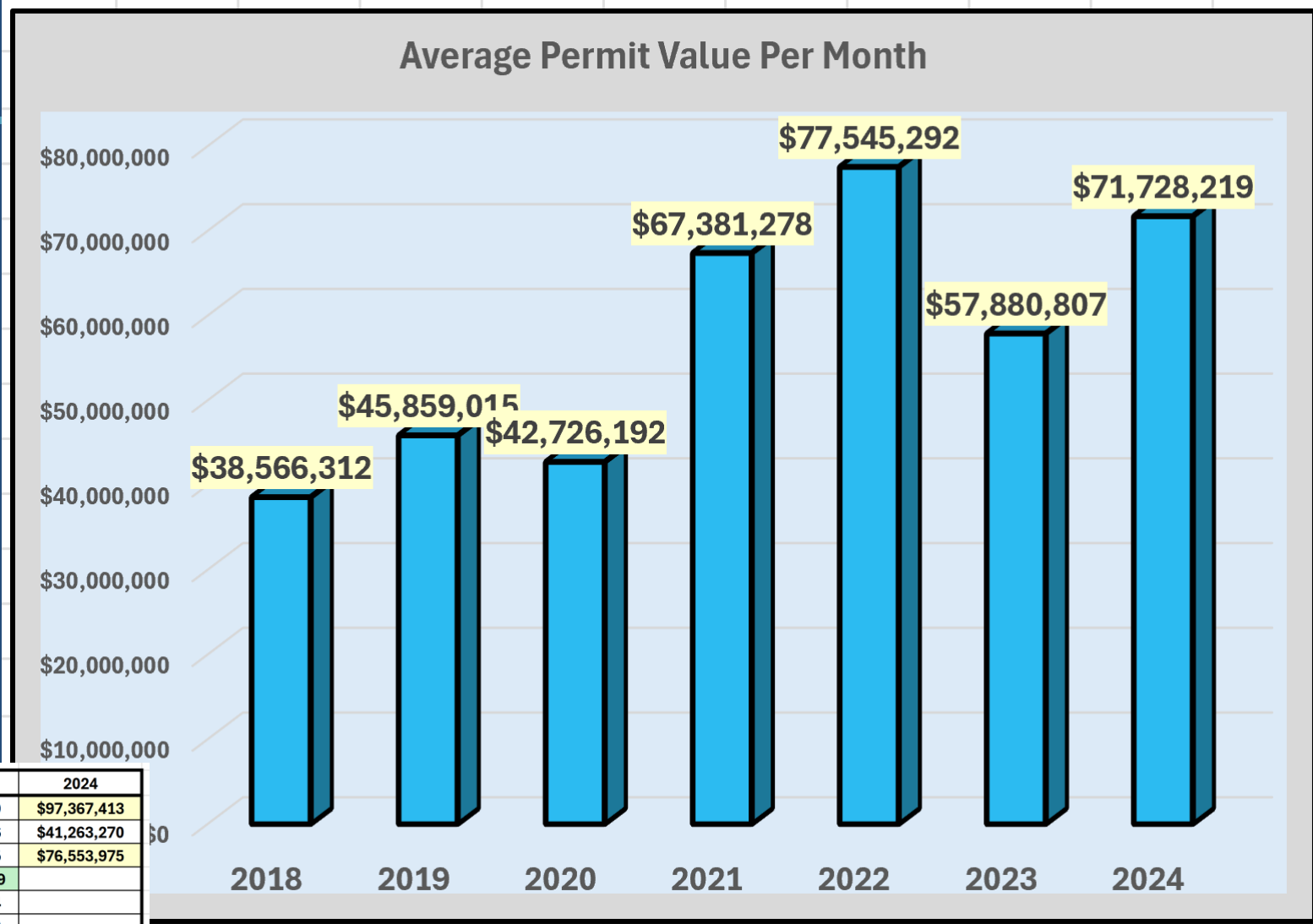
Average Permits Issued Per Month (2018-2024)

Average Permits Issued Per Month



	2018	2019	2020	2021	2022	2023	2024
January	1,122	1,189	1,117	1,119	1,005	1,293	1,005
February	1,015	1,272	1,037	1,109	1,155	1,383	899
March	1,192	1,191	1,179	1,351	1,438	1,705	1,192
April	1,077	1,220	889	1,450	1,181	1,424	
May	1,093	1,290	794	1,278	1,321	1,431	
June	1,174	1,240	1,001	1,720	1,337	1,298	
July	1,241	1,289	1,166	1,495	1,422	1,072	
August	1,435	1,344	1,201	1,460	1,384	976	
September	1,028	1,062	1,305	1,181	1,030	1,019	
October	1,221	1,512	1,394	1,192	1,240	1,024	
November	1,015	1,114	1,049	1,036	1,139	911	
December	855	1,035	1,193	1,132	1,434	951	
Months Under 1000 Permits							
TOTAL	13,468	14,758	13,325	15,523	15,086	14,487	3,096
Average (Mo.)	1,122	1,230	1,110	1,294	1,257	1,207	1,032

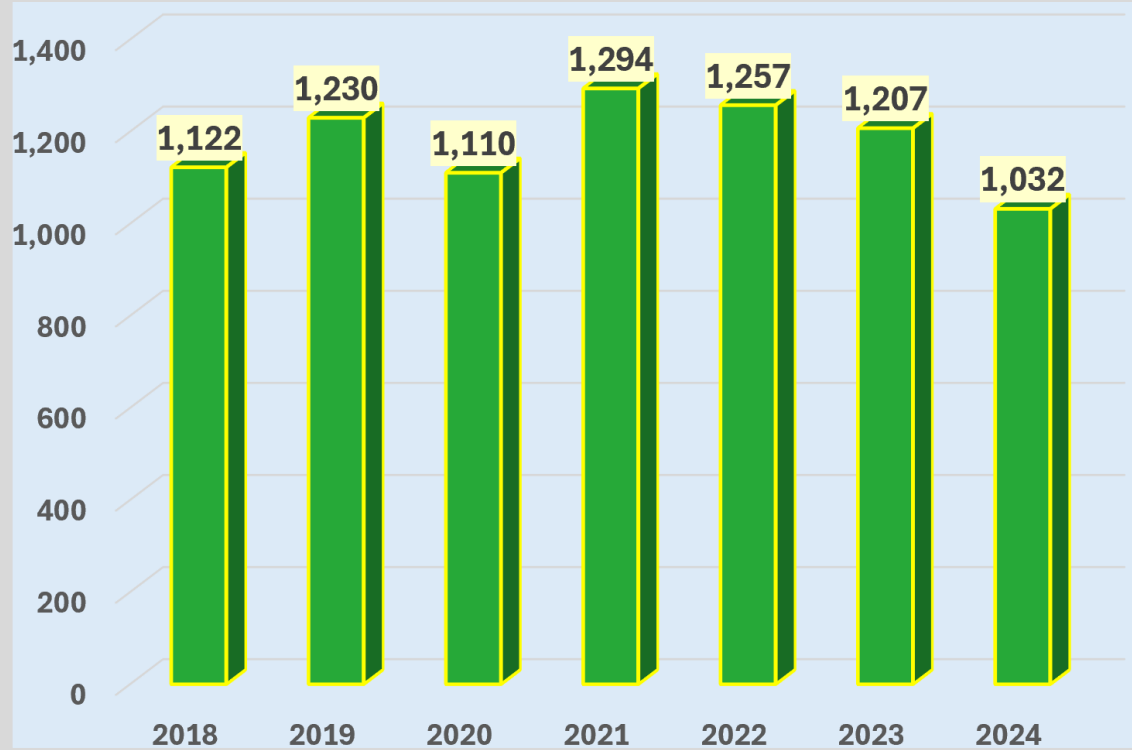
Average Permit Values Per Month (2018-2024)



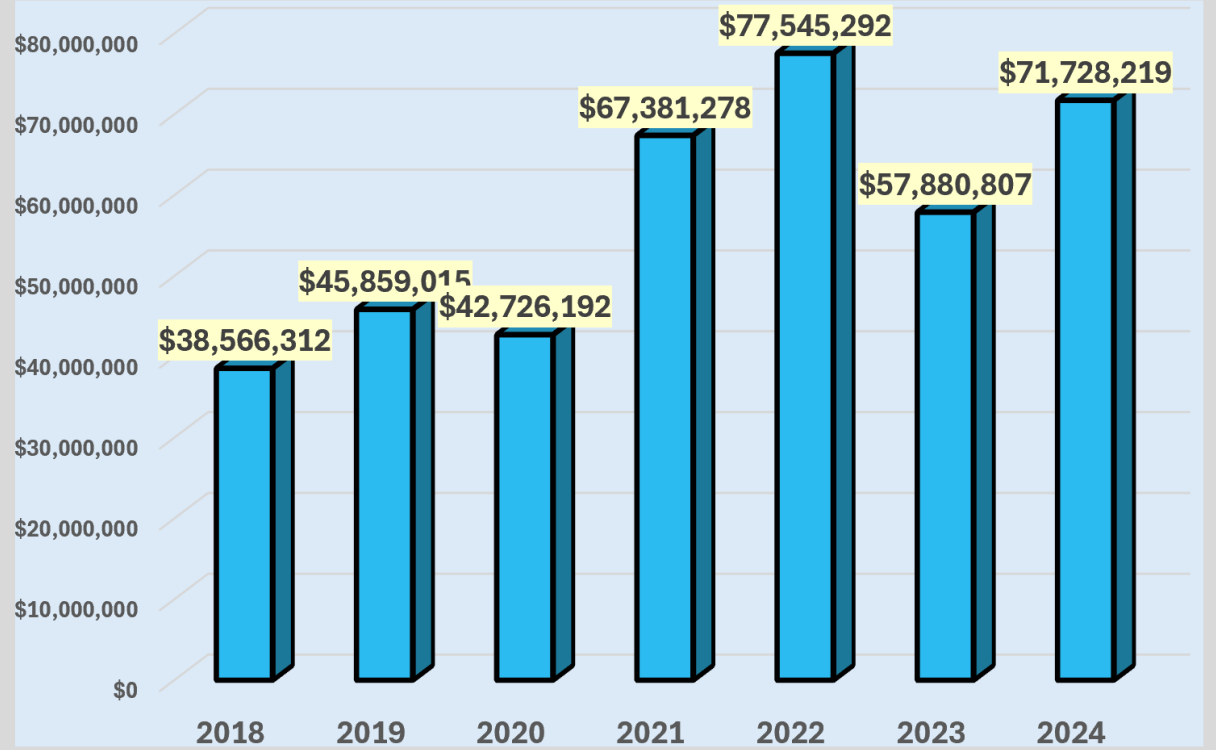
	2018	2019	2020	2021	2022	2023	2024
January	\$24,122,547	\$39,637,412	\$79,731,891	\$22,576,685	\$31,570,716	\$34,421,600	\$97,367,413
February	\$32,300,613	\$40,118,695	\$113,557,387	\$28,151,944	\$39,733,825	\$55,926,886	\$41,263,270
March	\$24,607,181	\$43,400,919	\$24,598,619	\$39,300,294	\$55,653,713	\$37,222,355	\$76,553,975
April	\$27,512,926	\$27,233,488	\$14,257,663	\$160,316,122	\$36,794,236	\$127,278,369	
May	\$34,000,541	\$27,972,118	\$21,716,530	\$81,174,574	\$137,053,049	\$33,620,964	
June	\$74,142,663	\$25,723,984	\$26,697,135	\$35,408,388	\$52,034,925	\$56,998,770	
July	\$49,990,361	\$42,927,921	\$29,541,871	\$37,981,084	\$73,207,458	\$38,112,136	
August	\$26,886,190	\$129,220,294	\$53,433,085	\$28,447,773	\$61,103,289	\$125,192,014	
September	\$60,834,932	\$21,161,780	\$18,030,461	\$205,310,261	\$230,569,825	\$48,412,833	
October	\$37,337,267	\$75,090,349	\$32,489,756	\$33,907,933	\$148,037,077	\$50,679,821	
November	\$20,803,089	\$21,819,481	\$15,590,547	\$41,243,989	\$31,563,397	\$59,313,799	
December	\$50,257,436	\$56,001,734	\$83,069,360	\$94,756,295	\$33,221,997	\$27,390,141	
Months Over \$100M							
TOTAL	\$462,795,746	\$550,308,175	\$512,714,305	\$808,575,342	\$930,543,507	\$694,569,689	\$215,184,657
Average (Mo.)	\$38,566,312	\$45,859,015	\$42,726,192	\$67,381,278	\$77,545,292	\$57,880,807	\$71,728,219

Average Permit Activity Per Month (2018-2024)

Average Permits Issued Per Month



Average Permit Value Per Month

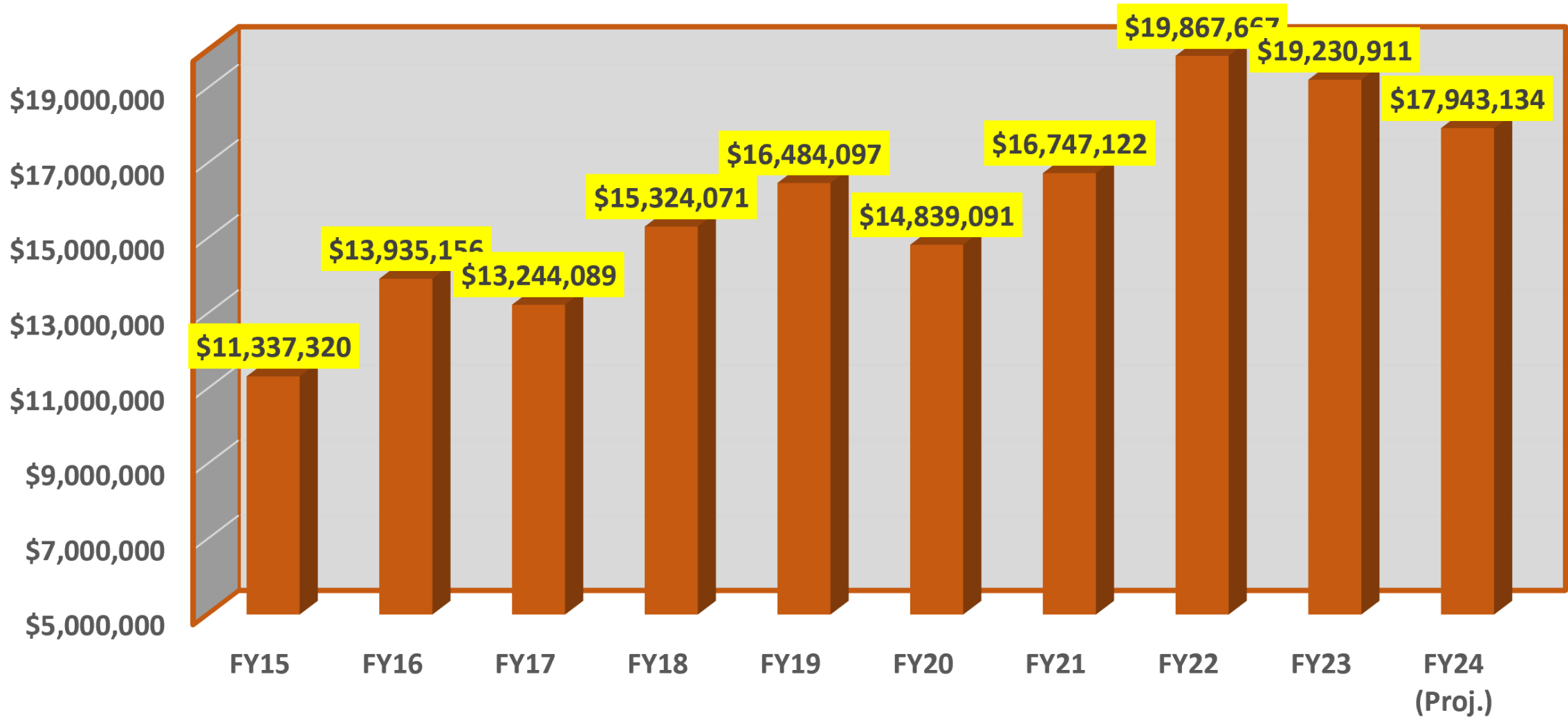


\$34,373
\$38,492
\$61,691
\$69,504
\$37,284
\$52,072
\$47,954

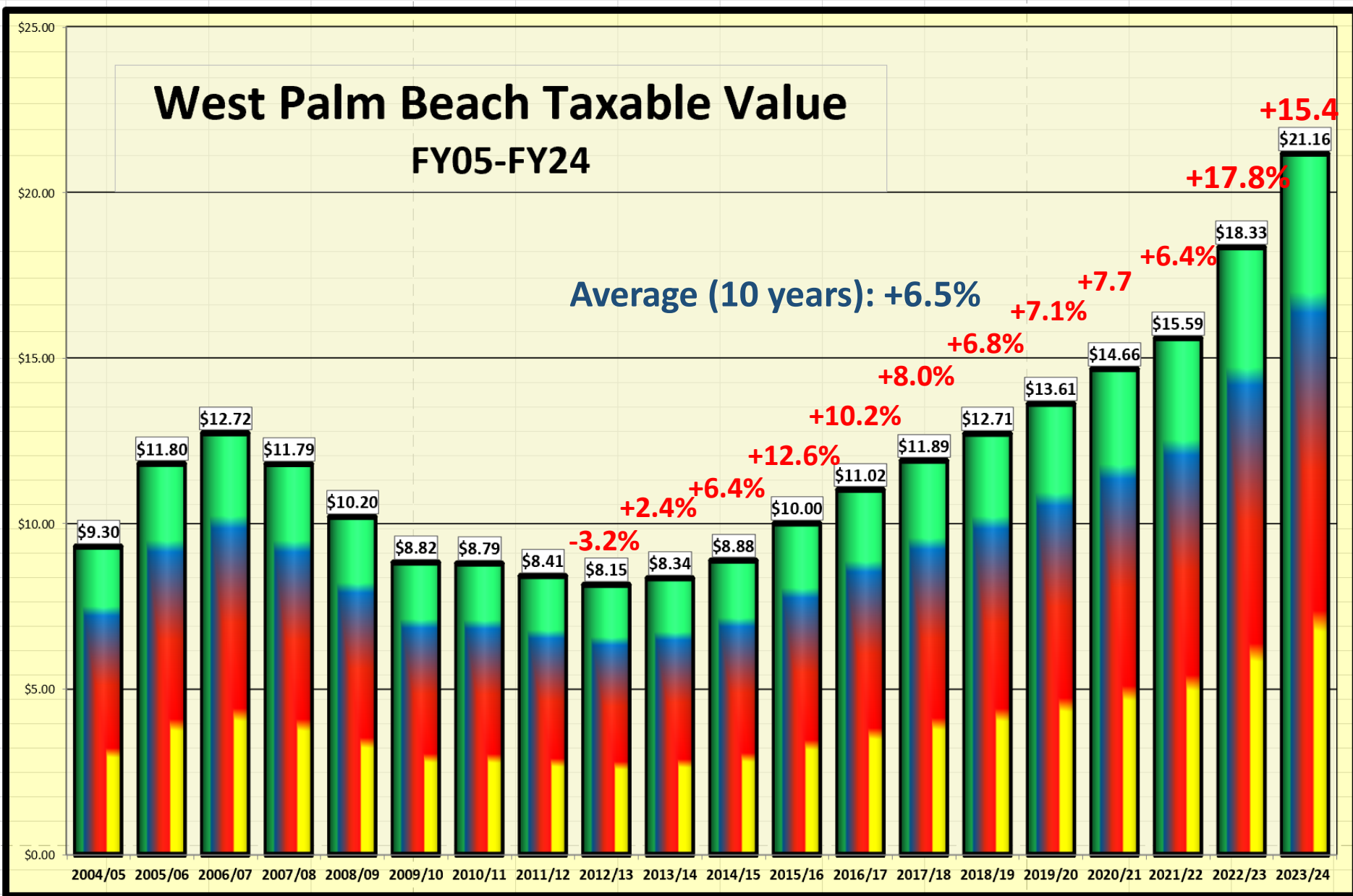
Average Value Per Permit

Development Services Department Revenues (FY15 – FY24)

Development Services Total Revenues

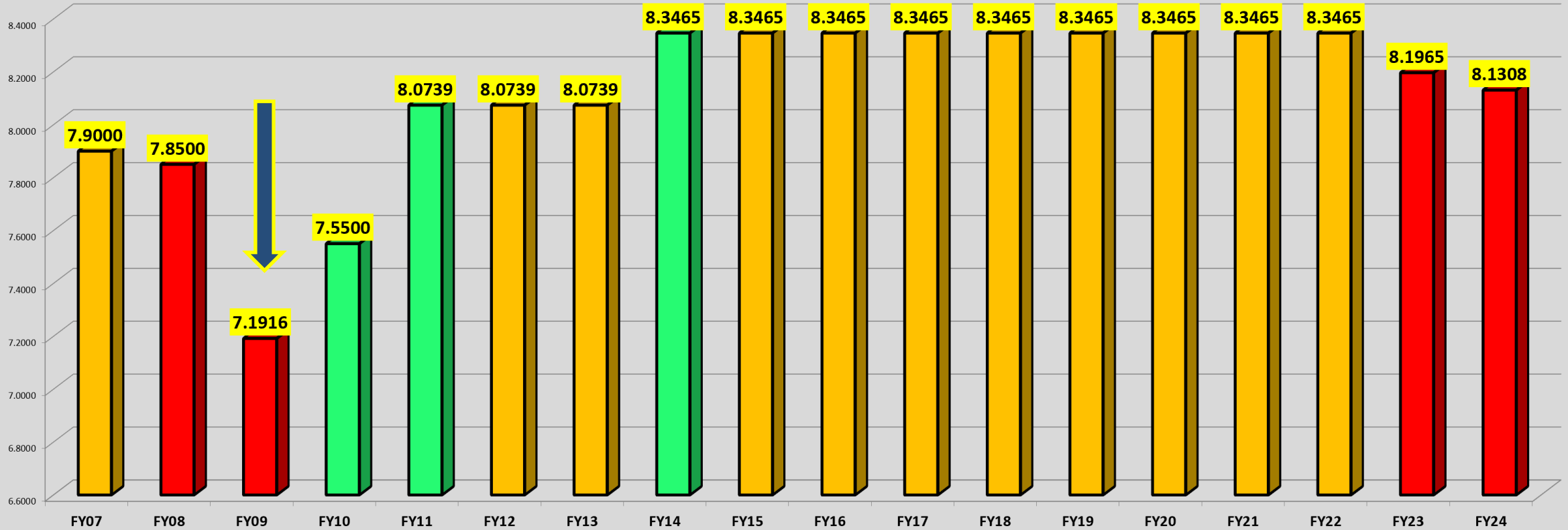


WPB Property Taxable Value FY05 – FY24



WPB Millage Rates FY05 – FY24

West Palm Beach Millage Rates 2006/07 - 2023/24



Cities with Populations In Excess of 100,000 Persons

	<u>2010</u>	<u>2020</u>	<u>% Increase</u>
West Palm Beach	99,919	117,415	17.51%
		122,113 (4/23-BEBR)	
P.B. Gardens	48,452	59,182	22.15%
Boynton Beach	68,217	80,380	17.83%
Boca Raton	84,392	97,422	15.44%
Jupiter	55,156	61,047	10.68%
Delray Beach	60,522	66,846	10.45%
Wellington	56,508	61,637	9.08%

Class A Office Developments

April 24, 2024



WEST PALM BEACH



Class A Office Towers

CLASS A TOWERS (2008)

- PHILLIPS POINT: 443,498 SF
 - ESPERANTE: 256,151 SF
 - CITYPLACE TOWER: 295,933 SF
- TOTAL: 995,582 SF

CLASS A TOWERS (2008-2020)

0 SF

Adoption of the
Okeechobee Business
District
(2018)

NEW CLASS A TOWERS (2021-)

- 360 ROSEMARY: 273,509 SF Completed
- ONE FLAGLER: 278,367 SF UC
- ONE WEST PALM: 204,167 SF UC
- 300 BANYAN: 116,157 SF UC
- EAST/WEST TOWERS: 744,856 SF UC
- WEST PALM POINT: 430,132 SF Permits
 - SUBTOTAL: 2,047,188 SF
- 1001 TOWER: 353,810 SF Approved
- TRANSIT VILLAGE: 182,720 SF Approved
- 515 FERN: 425,798 SF Approved
- THE CONTEMPORARY 149,524 SF Approved
 - TOTAL: 3,159,040 SF

West Palm Beach Class A Office Developments - Related



**360 Rosemary
Completed**



**One Flagler
July 2024 Opening**



**East & West (The Square)
Under Construction**



**515 Fern
Approved**

1,722,530 s.f. (54.5% of total)

Downtown West Palm Beach Class A Office Developments



**One West Palm
In Construction**



**300 Banyan
In Construction**



**West Palm Point
Foundation Permit Issued**



**1001 Tower
Approved**



**Transit Village
Approved**



**The Contemporary
Approved**

Hotel Developments

April 24, 2024



WEST PALM BEACH



EXISTING HOTELS (pre-2020)

- **Marriott Hotel (1981):** 353 Rooms
- **Hyatt Place (2009):** 165 Rooms
- **Marriott (2015):** 152 Rooms
- **Hilton Hotel (2016):** 400 Rooms

TOTAL: 1,070 Rooms



NEW HOTELS (2020 - present)

- **Canopy Hotel (2020):** 150 Rooms
- **The Ben (2020):** 206 Rooms
- **695 South Olive (2022):** 215 Rooms
- **One West Palm (UC):** 200 Rooms
- **Marriott AC (Approved):** 132 Rooms
- **506-524 Datura (Approved):** 130 Rooms
- **Transit Village (Approved):** 108 Rooms
- **320 Lakeview (Approved):** 110 Rooms
- **Viana Hotel (Approved):** 134 Rooms
- **NORA Hotel (In Review):** 201 Rooms
- **Convention Center II (I.R.):** 420 Rooms

TOTAL: 2,006 Rooms

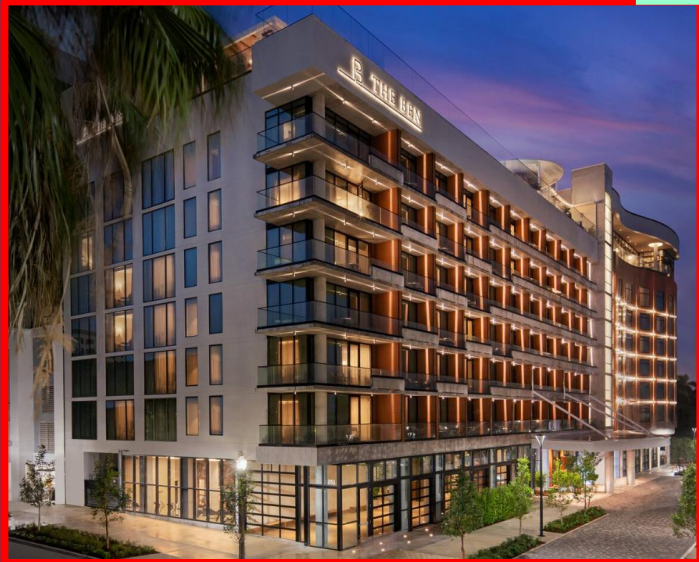


One West Palm
Construction underway
200 rooms



Transit Village
Approved
108 rooms

Canopy Hotel
Completed
150 rooms



The Ben
(Autograph)
Completed
210 rooms

AKA Hotel
695 South Olive
Completed
215 rooms





506-524 Datura
Approved
132 rooms



Viana Hotel
(609 Evernia)
Approved
142 rooms



320 Lakeview
Approved
110 rooms



Marriott AC
Approved
132 rooms

NORA Hotel
In Review
201 rooms



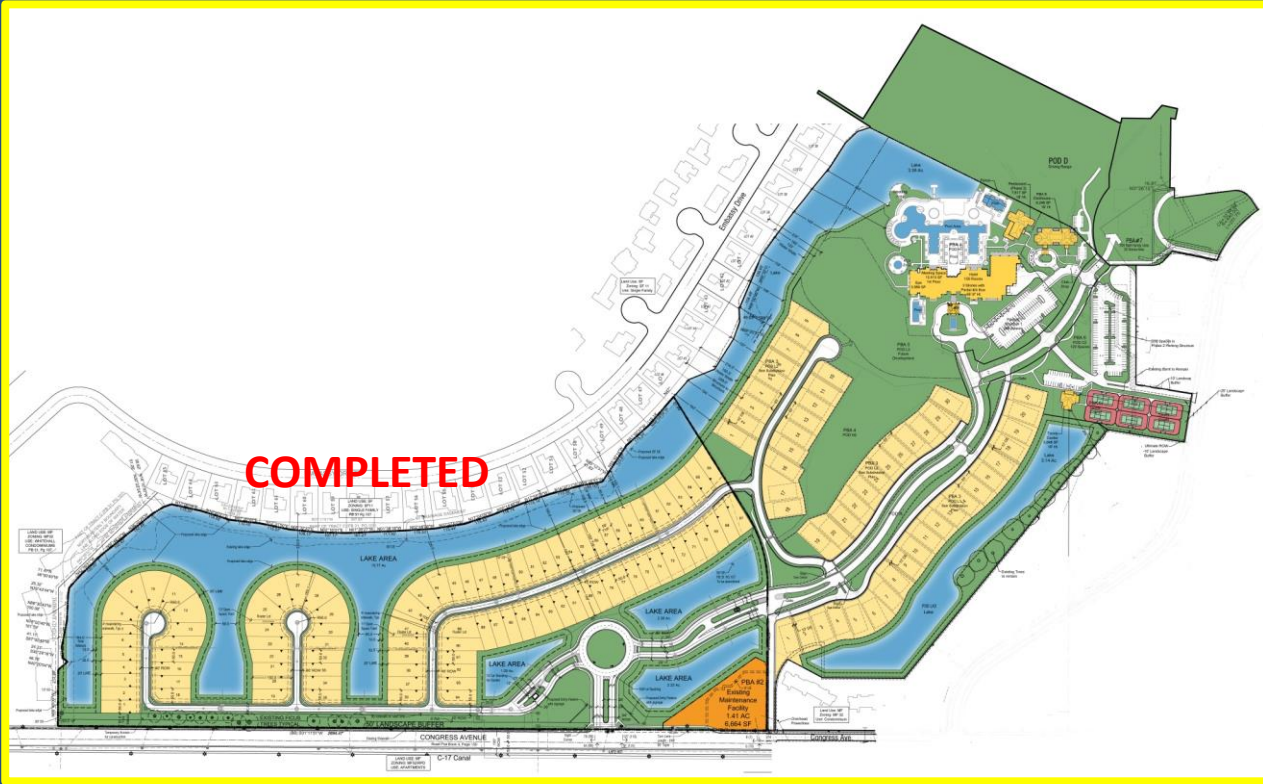
Mixed Use District Developments

April 24, 2024



WEST PALM BEACH





- **STATUS:** Under Construction
- **LOCATION:** East of North Congress; North of P.B. Lakes Blvd.
- **RESIDENTIAL:** 146 units (SF) 370 (MF)
22 Condo Villas
- **HOTEL:** 150 rooms + 4,892 sf (spa)
11,270 s.f. (meeting space)
5,699 s.f. (restaurant)
- **OTHER:** 8,653 s.f. Clubhouse
2,628 s.f. Tennis Center
5,459 s.f. (Admin./Card)





- **Broadway Mixed Use District**
(Dover Kohl working on Master Plan)

- **Northwood Mixed-Use District**

- **Currie Mixed Use District**

CMUD Area – 2014, 2020

October 2014



May 2020



CMUD (Currie Mixed Use District)

SUB-DISTRICT LEGEND:

CORE IA: HEIGHT W/ INCENTIVES: (111' – 350')	13' – 10' floor to ceiling 26-34 stories
CORE I: HEIGHT W/ INCENTIVES: (111' – 306')	23-29 stories
CORE II: HEIGHT W/ INCENTIVES: (111' – 202')	15-19 stories
TRANSITION: HEIGHT W/ INCENTIVES: (85' – 163')	12-15 stories
EDGE: HEIGHT W/ INCENTIVES: (36' – 60')	2-4 stories



Incentives must be met to achieve increased height

- Northwood Rd. Extension
- Workforce Housing
- Currie Park Improvements
- Food Store
- Currie Park Parking
- Mobility Options
- LEED Certification
- Public Open Spaces

North End Developments - CMUD



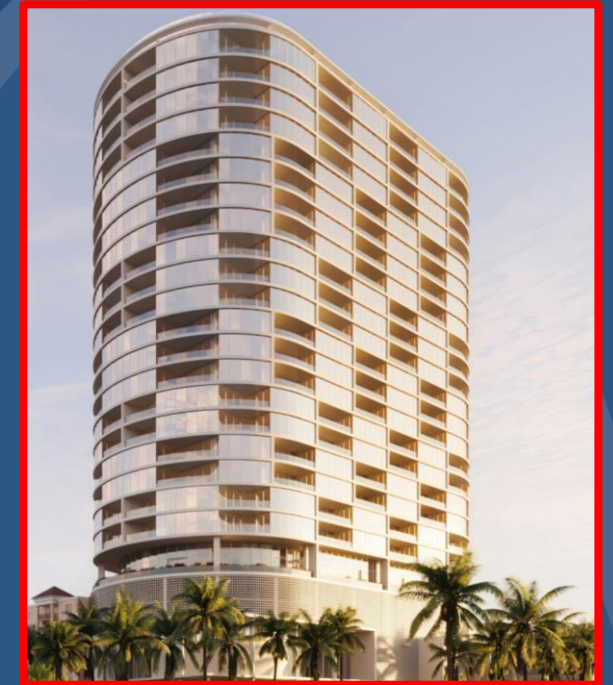
OLARA
1919 N. Flagler

East Tower (26-stories)- 315 condos
West Tower (28 stories)-164 apts.
479 units



Jeff Greene
2121 N. Flagler
152 units

BROWARD BLOCK
2019-2045 Broward Ave.
102 units



SHORECREST
140 Units



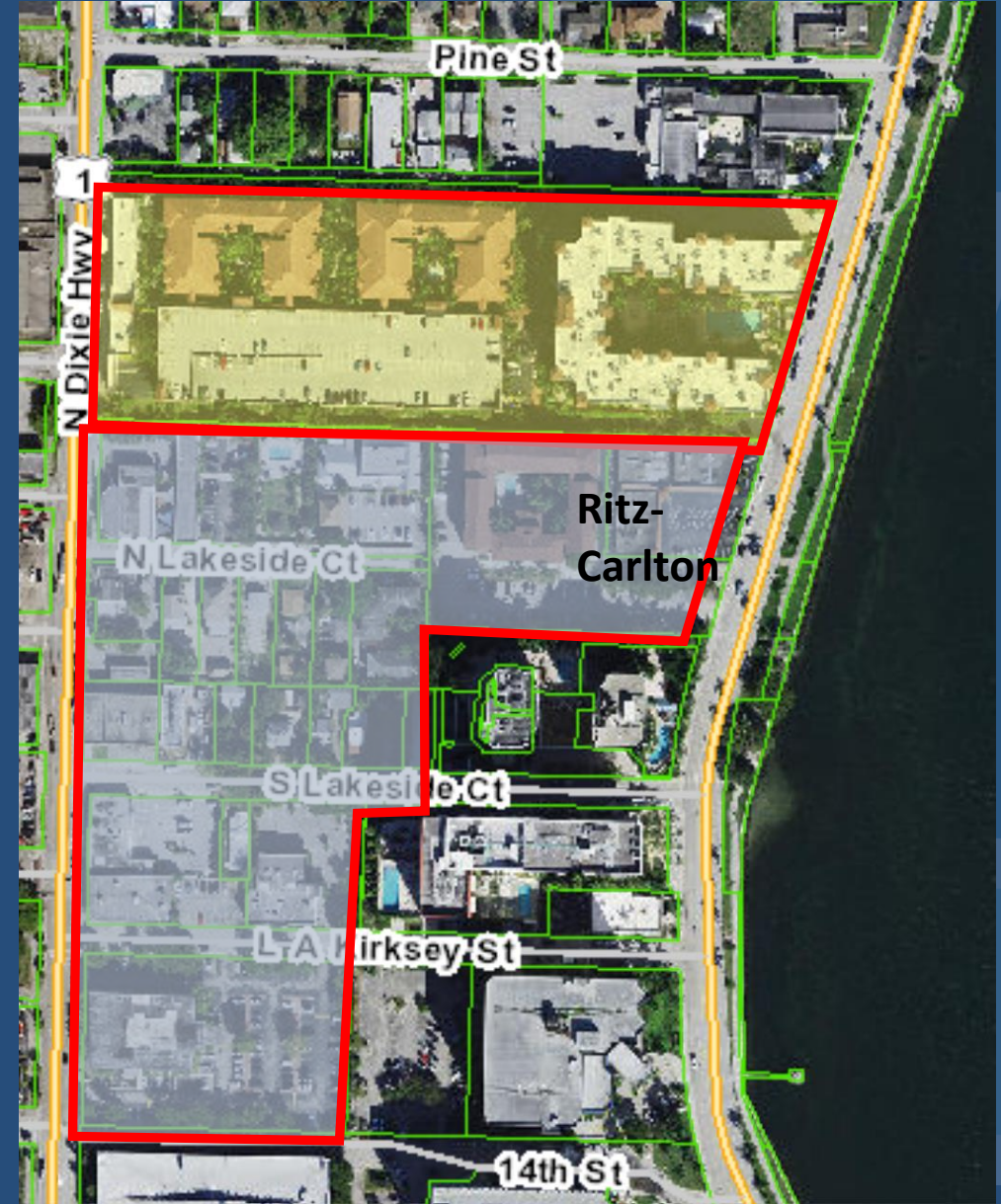
CMUD (Currie Mixed Use District)

SUB-DISTRICT LEGEND:

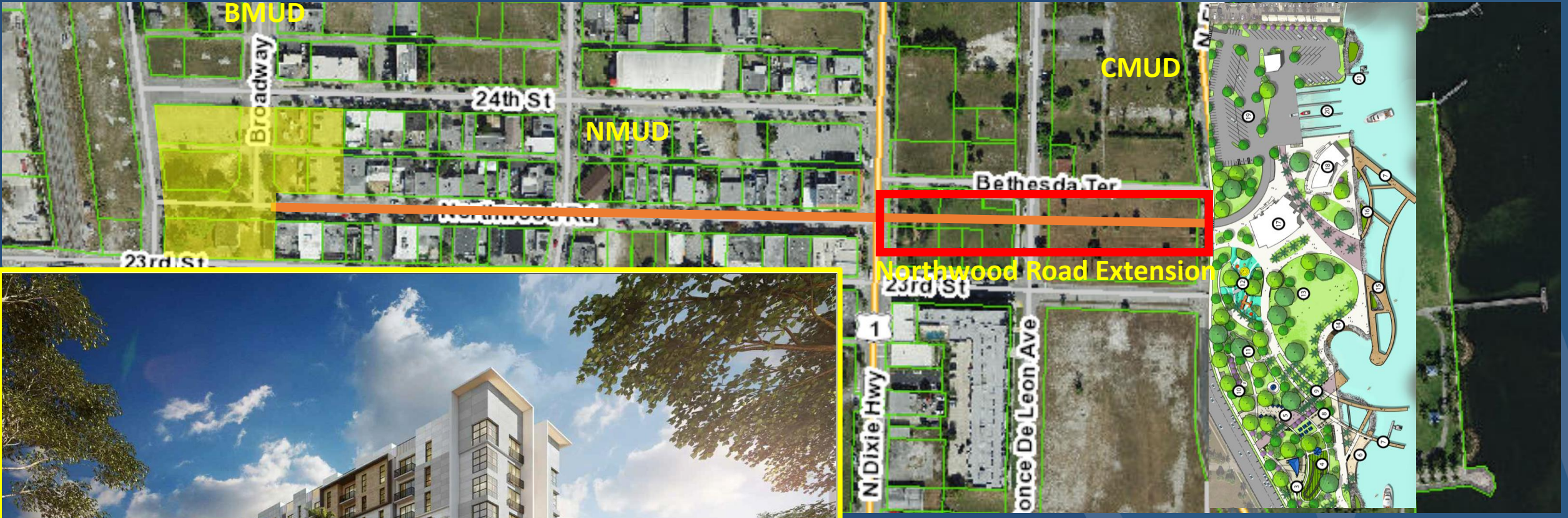
<p>CORE IA: HEIGHT W/ INCENTIVES: (111' – 350')</p>	<p>13' – 10' floor to ceiling 26-34 stories</p>
<p>CORE I: HEIGHT W/ INCENTIVES: (111' – 306')</p>	<p>23-29 stories</p>
<p>CORE II: HEIGHT W/ INCENTIVES: (111' – 202')</p>	<p>15-19 stories</p>
<p>TRANSITION: HEIGHT W/ INCENTIVES: (85' – 163')</p>	<p>12-15 stories</p>
<p>EDGE: HEIGHT W/ INCENTIVES: (36' – 60')</p>	<p>2-4 stories</p>



138 Units



CMUD (Currie Mixed Use District)/Northwood Mixed Use District



NORTHWOOD SQUARE - WEST PALM BEACH, FLORIDA
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LOCATION: re) to the Entrance of Currie Park

- RESIDENTIAL: 381 units (studio-37; 1 BR-175; 2 BR-169)
- RETAIL: 64,200 s.f.

CONCEPT PLAN



- | | |
|------------------------------------|--|
| 1 MLK PARKING | 12 PLAY AREA + SPLASH PAD |
| 2 MLK MEMORIAL | 13 FLEXIBLE LAWN + PERFORMANCE AREA |
| 3 SEATING AREA | 14 KAYAK LAUNCH + STEPS |
| 4 FITNESS AREA + ACTIVE ZONE | 15 ELEVATED PEDESTRIAN DECK |
| 5 LOCAL ARTS PLAZA | 16 MANGROVE + SEAGRASS GARDENS |
| 6 PERCHED BEACH | 17 RESILIENCY HUB |
| 7 FISHING PIER | 18 PAVILION - CAFE, RESTROOM + STORAGE |
| 8 OUTDOOR GAME AREA | 19 PARKING |
| 9 ROYAL PALM GROVE | 20 BOAT LAUNCH |
| 10 MULTI-USE TRAIL + SEATING AREAS | 21 KAYAK + CANOE LAUNCH |
| 11 PICNIC GROVE | |

- \$30-\$35 million
- Completion: 2025
- Fishing Pier
- Kayak and Canoe Launch
- Elevated Pedestrian Deck
- Mangrove & Seagrass Gardens
- Café
- Boat Launch
- Fitness Area
- Perched Beach
- Elevated Pedestrian Deck

Residential Developments

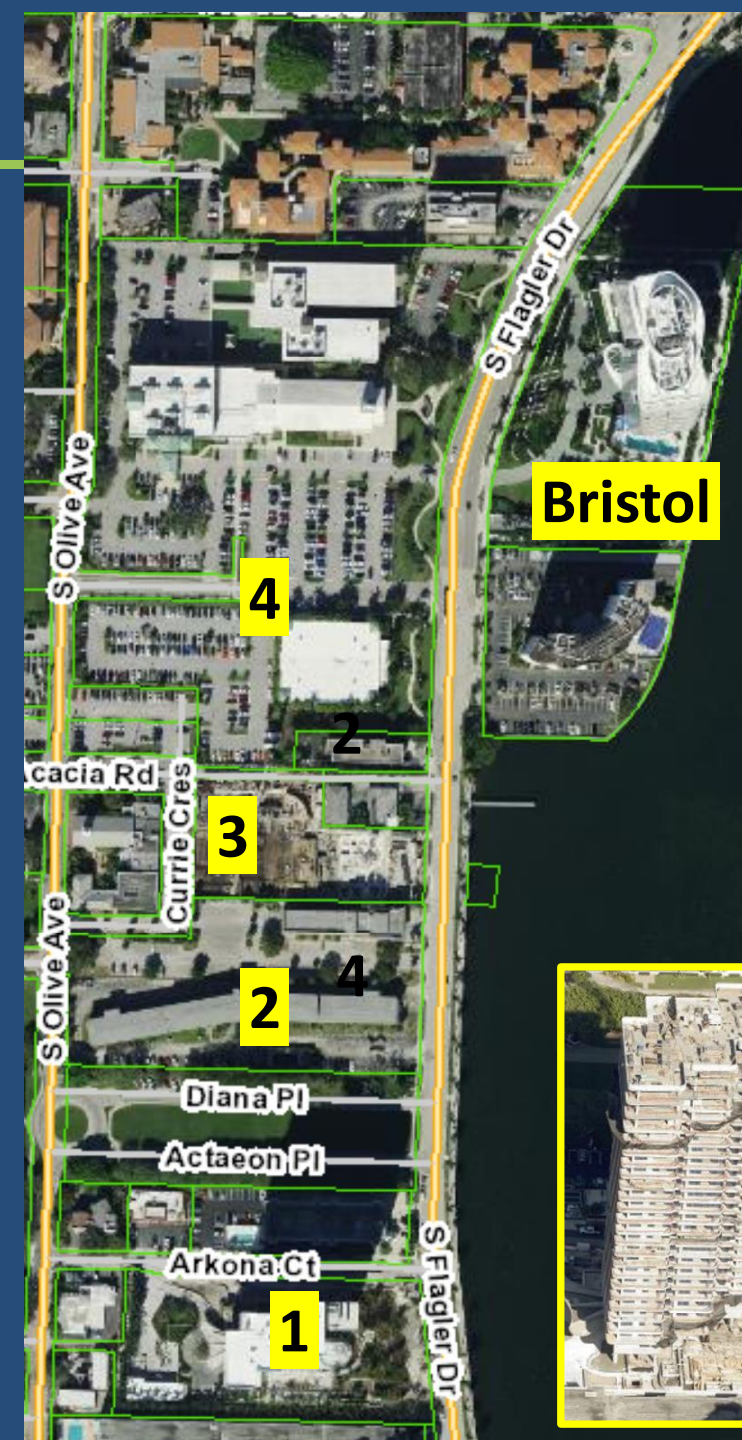
April 24, 2024



WEST PALM BEACH



South Flagler Drive High Rises



3
Forte
Under
Construction
1309 S. Flagler



4
Family Church
In Review
1111 S. Flagler



2
South Flagler House
Approved
1315 S. Flagler Dr.



1
LaClara
Nearing Completion
1515 S. Flagler

Represents more than \$3 Billion in Value



LaClara

South Flagler House

Forte

Family Church

Trianon

Bristol

South End Mixed Use Developmentshops



Shops at the Press
 NW corner of S. Dixie & Monceaux
 Building 1: Office: 145,100 s.f.
 Building 2: Restaurant: 2,200 s.f.
 Building 3: Grocer: 15,252 s.f.
 Retail: 25,459 s.f.
 Office: 32,000 s.f.
 Restaurant: 4,107 s.f.
 Warehouse: 47,182 s.f.



Carefree 6
 2100 South Dixie Hwy.
 Residential: 33 units (Flamingo)
 Residential: 26 units (Cordova)
 Retail: 8,361 s.f.
 Restaurant: 7,246 s.f.
 Theater: 12,239 s.f.

8111 S. Dixie Highway
 Residential – 358 units
 Retail/Grocer - TBD





**Icon Marina Village
(4400 N. Flagler)
399 units**



**Alba Residences
(4708-4714 N. Flagler)
55 units**

**Palm Beach Riverstone
(SE corner of 45th /I-95)
374 units
Hotel (234 rooms)
Wawa store**



Workforce Housing Initiatives

April 24, 2024

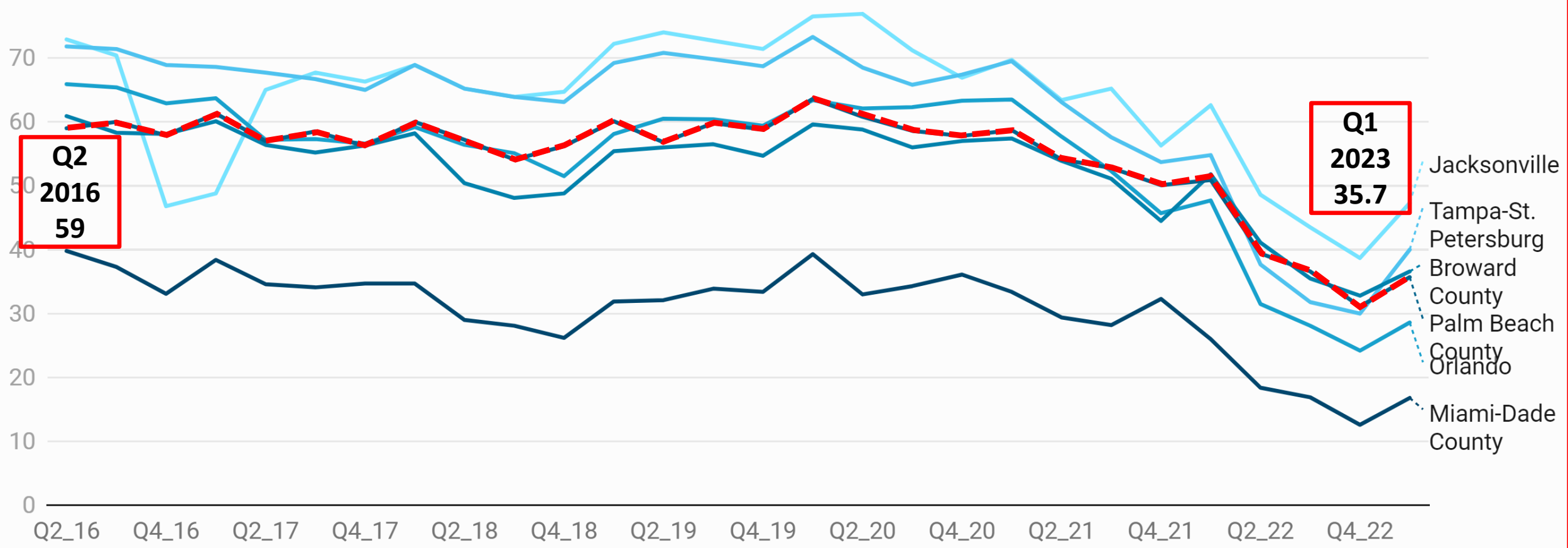


WEST PALM BEACH

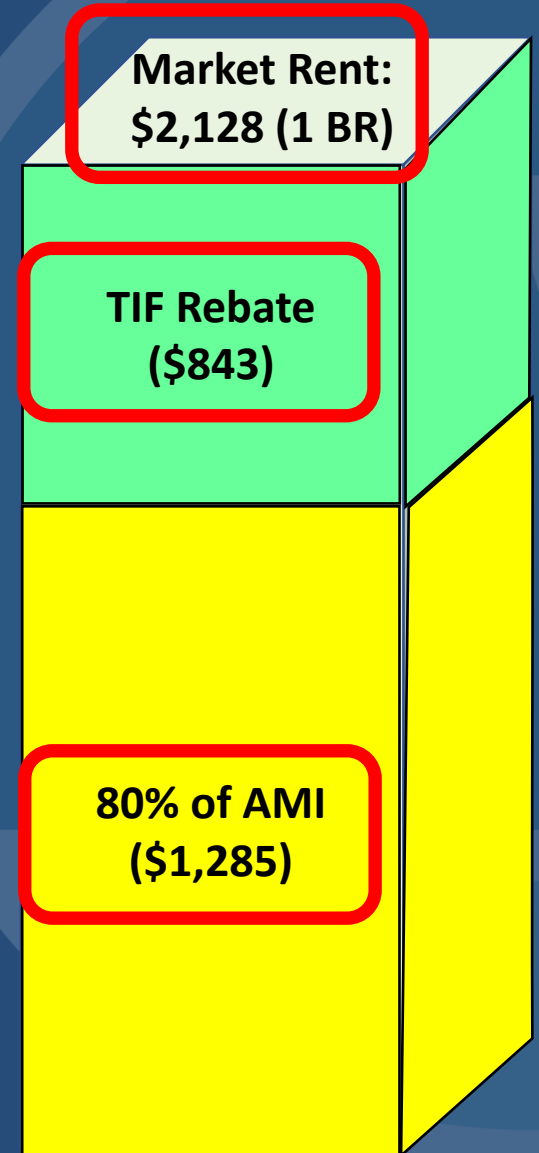


Affordability squeeze tightens

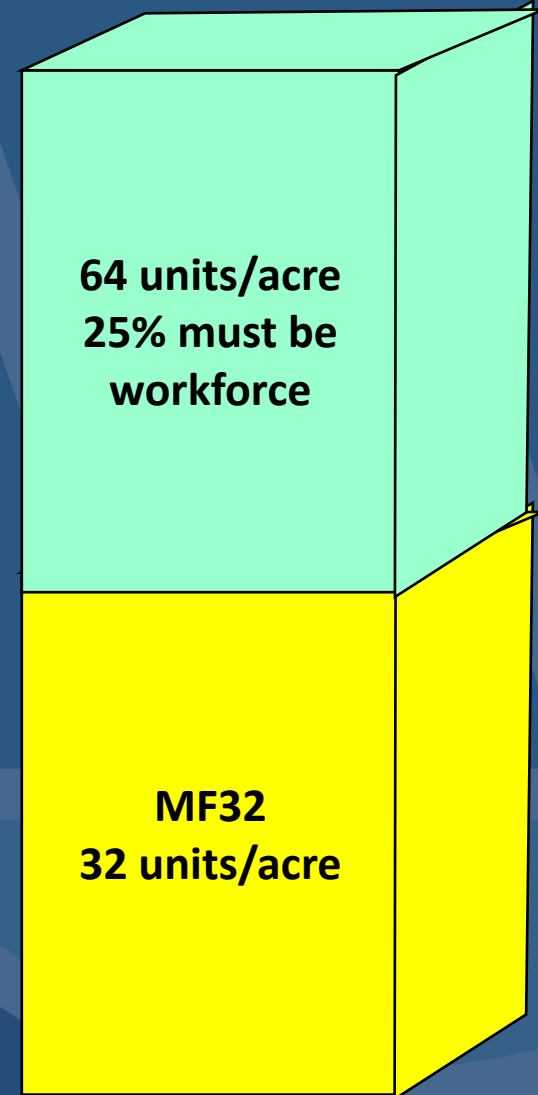
Housing affordability by region, expressed as percentage of homes sold in reach of a median-income family.



- August 23, 2021 (**Ordinance No. 4958-21**) – City created a new Downtown Housing Incentive Program.
 - Developer is given more height and density if 20% of the additional units are earmarked for workforce housing.
 - Units would be a mix of 60%, 80% and 100% of Palm Beach County’s Area Median Income.
 - Units would be required to remain affordable for a period of 20 years.
 - Developers would be refunded the difference between the market rent and the adjusted AMI rent for a period of ten years.
 - Developers could provide the workforce units
 1. Within the proposed building;
 2. Within the downtown area; or
 3. Contribute to a workforce housing fund.



- December 12, 2022 (**Resolution No. 306-22**) – City created a new Citywide Housing Incentive Program.
 - Developer is permitted to increase density and residential use without a Comprehensive Plan amendment.
 - Applied to multifamily residential, industrial, commercial and mixed-use districts.
 - MF14 -> 28 units MF20 -> 40 units MF32 -> 64 units
 - OC -> 28 units NC -> 40 units GC -> 64 units
 - Ind. -> 32 units
 - A total of 25% of the total units (50% of increased density) must be earmarked for workforce housing.
 - Project is reviewed by the City’s Plans and Plats Review Committee then goes directly to the City Commission for approval.



Workforce Housing Projects



The Spruce
2501 Spruce Ave.
270 units (80 WF)



Flagler Station
951 Banyan
94 units



The Grand
620 3rd St.
309 units



512 Clematis
89 units

- Approved by the State and made effective on July 1, 2023 (pre-empted Res. 306-22)
- Workforce incentives did not apply to residential properties
- West Palm Beach did not meet the 20% threshold for commercial and industrial properties
- The Act only applies to mixed-use districts that have a total of 65% residential with 40% of the units being earmarked as workforce.
- Density is the highest allowed in the jurisdiction (WPB = 32.27 units/acre)
- Height not to be restricted below the height within a one-mile radius of the project.
- Those units must remain affordable for a period of 30 years.
- The Act allows for an Administrative approval for projects meeting this criteria.

Res. 306-22 vs. SB102

- Developers were given the option of submitting a complete application to the City by June 30, 2023 under Res. 306-22 or wait until SB102 went into effect on July 1, 2023.

• Then.....

<u>Project</u>	<u>Total Units</u>	<u>Workforce Units</u>
• Legacy	48	48
• District Pointe	428	88
• Vita Nova (1330 Alpha St.)	25	25
• 1551 Forum Place	238	60
• Mercer Park	245	61
• 8111 S. Dixie	358	90
• Roseland Gardens	355*	148 **

*148 in Ph. 1

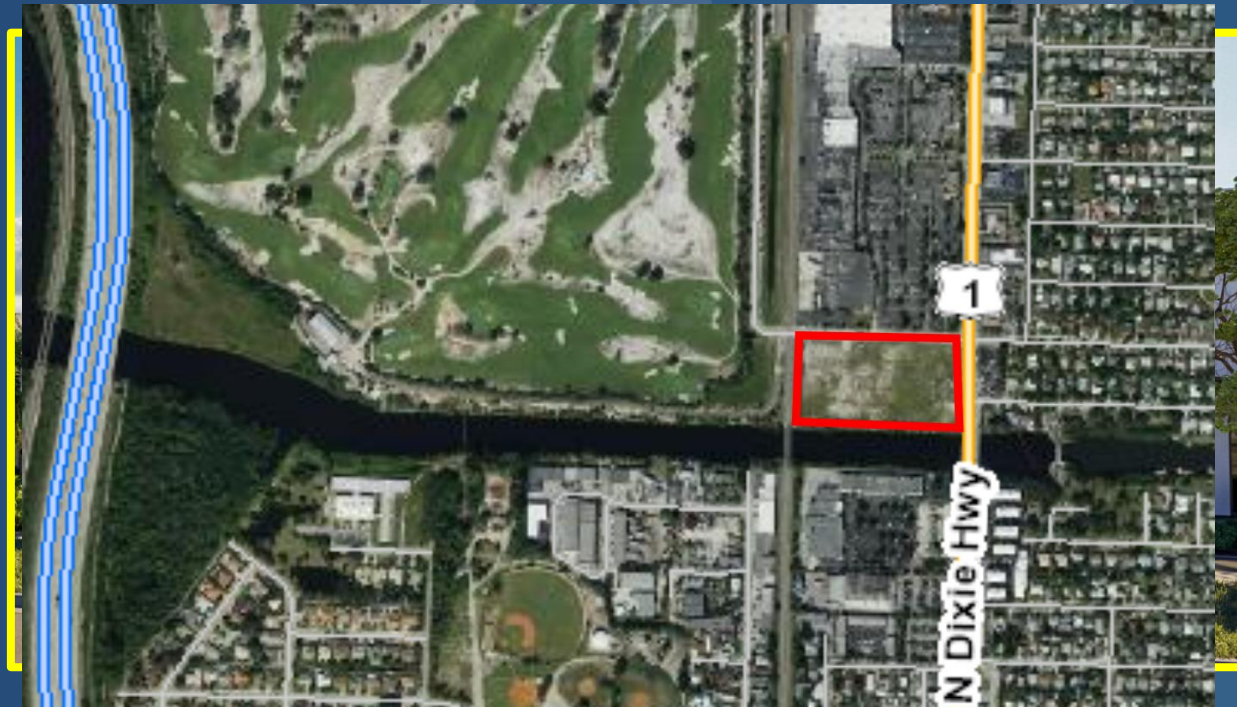
** Housing Authority project

TOTAL: 1,697

520

8111 South Dixie Highway

- City selected Flagler Realty to develop the city-owned 6.5 acre parcel at the southerly entrance to West Palm Beach.



- Project anticipated to include 358 residential units [90 WF] and 16,897 sf of retail.





- **Current**
39,124 s.f. Office Building



- **Approved**
8-story 238 unit development
60 workforce housing units

- Approved by the State and awaiting the Governor's signature
- Live Local development did not apply to residential properties
- West Palm Beach did not meet the 20% threshold for commercial and industrial land area; therefore projects must be the mixed-use or multifamily projects with a minimum of the project to be 65% residential with 40% of the units being earmarked as workforce for 30 years.
 - (Note: The LDRs still apply with the exception of height, FAR and density)
- Density is the highest allowed in the jurisdiction (WPB = 32.27 units/acre)
- Height not to be restricted below the height within a one-mile radius of the project.
- Those units must remain affordable for a period of 30 years.
- The Act allows for an Administrative approval for projects meeting this criteria.

Future Steps

- The City amended its Comprehensive Plan and is creating Land Development Regulations to implement incentives similar to Res. 306-22.
- Increased densities, flexible Zoning Code regulations, expedited reviews, provisions for smaller developers and not-for-profits, schools, churches etc.
- City staff met for a Developers roundtable on August 1, 2023 and March 26, 2024 to discuss a draft concept and solicit input.
- We will workshop with the Mayor and Commission on May 20, 2024 and expect to have our code amendments to the Planning Board and City Commission shortly thereafter.

Summary – City Developments

Downtown

OFFICE

- 1001 Tower
- 300 Banyan
- 324 Datura
- 515 Fern
- East/West Towers
- One Flagler
- West Palm Point

MIXED USE

- 320 Lakeview
- 506 – 524 Datura
- NORA
- One West Palm
- Transit Village

HOTEL

- Marriott AC Hotel
- NORA Hotel
- Viana Hotel & Spa

RESIDENTIAL

- 120 South Dixie
- 315 S. Dixie
- 350 Tower
- 460 Fern
- 512 Clematis
- 575 Rosemary (Plat)
- Australian Lakeside
- Cielo
- Flagler Station
- The Grand
- Solana
- Soleste Palm Station

PUBLIC

- * Howard Park

- * Convention Center

COMMERCIAL

- BJ's/BrandSmart
- Costco Expansion
- The Contemporary
- Flamingo Car Wash
- Kirksey Commons
- Mint Eco Car Wash
- P.B. Riverstone Hotel
- Shops at the Press
- Tropicana Self Storage

MIXED USE

- 8111 South Dixie
- CMUD South
- Carefree 6 at Flamingo
- Community Church
- Northwood Square
- Shops at the Press

Non-Downtown

PUBLIC

- Boys and Girls Club
- Currie Park
- Northwood Road Ext.

RESIDENTIAL

- 1330 Alpha St.
- 1551 Forum Place
- 319 Belvedere Rd.
- Alba Residences (Scuba Club)
- Apogee (4906 N. Flagler)
- Banyan Cay
- Banyan View
- Broward Block
- Community Church
- District Pointe
- Forte
- Jeff Greene Plot 4 (CMUD)
- LaClara

- Marina Village
- Mercer Park Homes II
- Oasis (1415 Centrepark)
- Olara (Plat)
- Pine St. Assemblage
- Ritz Carlton
- Roseland Gardens
- Shorecrest
- South Flagler House
- The Spruce (2501 Spruce)(Plat)

OTHER

- Greene School
- Keiser Aquatic

THANK YOU!

Location of this presentation:

www.wpb.org/government/development-services/planning-and-zoning