

# Development of West Palm Beach's Downtown/Main Street

Presentation to the Palm Beach County League of Cities

July 24, 2019



WEST PALM BEACH

# Agenda

## A. Introduction and Welcome

## B. Overview of Downtown West Palm Beach

1. History of the City's Downtown Redevelopment effort
2. Why the City is taking this initiative

## C. West Palm Beach Development

1. Residential Developments
2. Commercial Developments/Office
3. Mixed-Use Developments
4. Hotel Developments

## D. Economics

## E. Transportation

1. Mobility Plan/Multi-modal/Parking influence
2. WPB Initiatives: Roadway/Streetscape Improvements

## E. Municipal Roles

1. Lessons Learned/Best Practices

## F. Summary/Questions

# Overview of Downtown West Palm Beach

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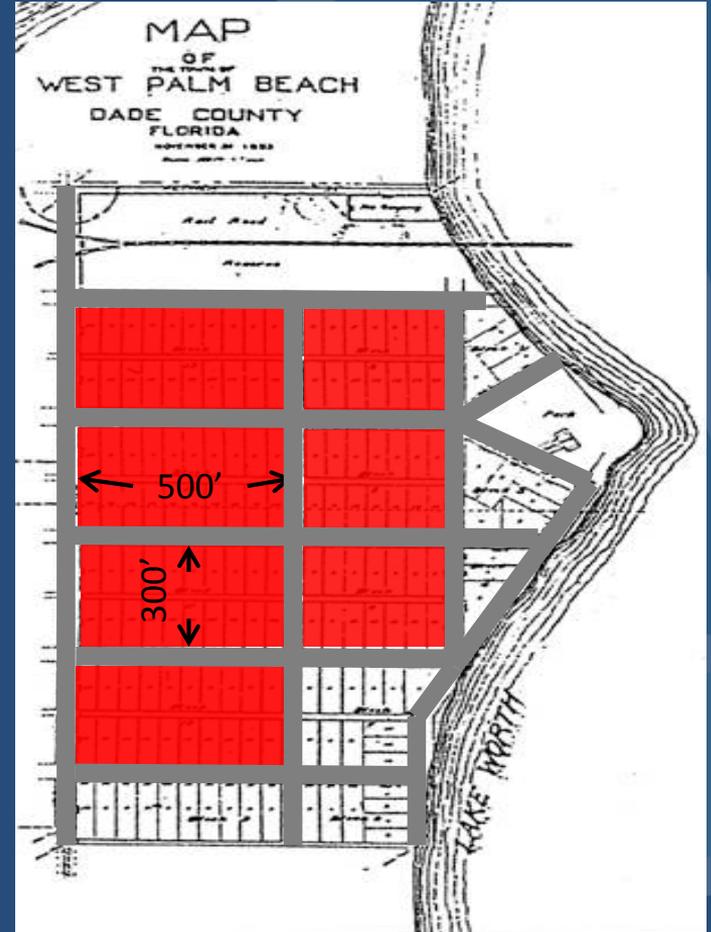
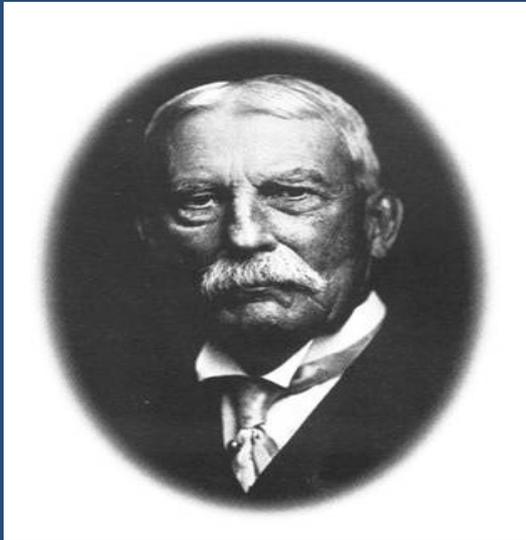


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# Early years of West Palm Beach

## Henry Flagler Master Plan Layout 1893

- Urban blocks 500' x 300'
- Grid street pattern with service alleys
- Small development pattern
- Mixed of uses



# Early years of West Palm Beach



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Clematis Street circa 1915



Clematis Street — Business Section, West Palm Beach, Florida

# Early years of West Palm Beach

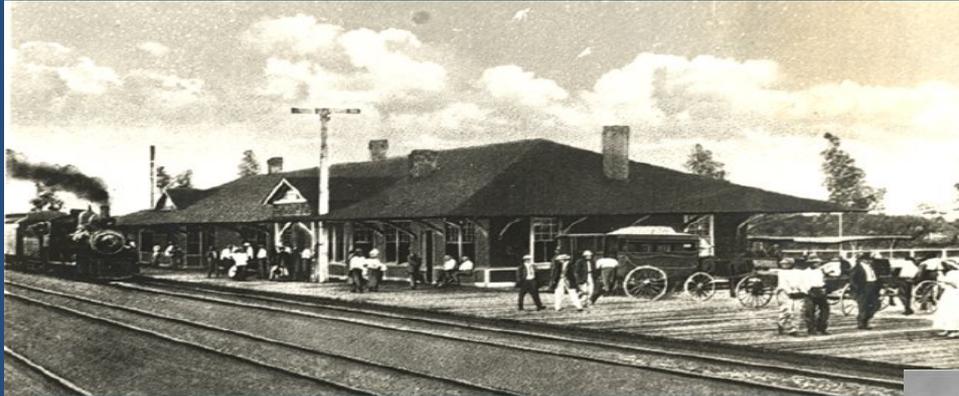


# Early years of West Palm Beach



Downtown circa 1930's

# Early years of West Palm Beach



# Downtown Decline - Suburbanization



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**Clematis Street**



**Banyan Boulevard**

# Downtown Decline

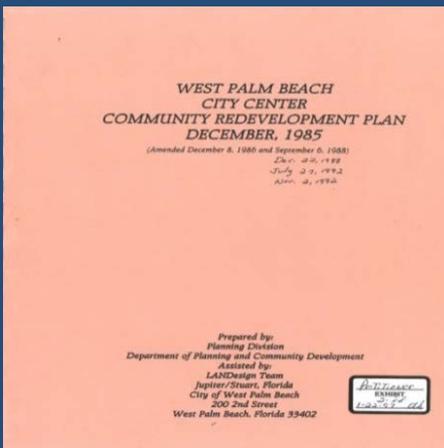


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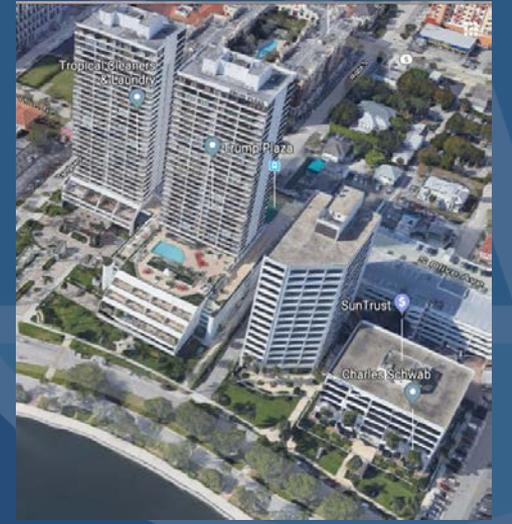
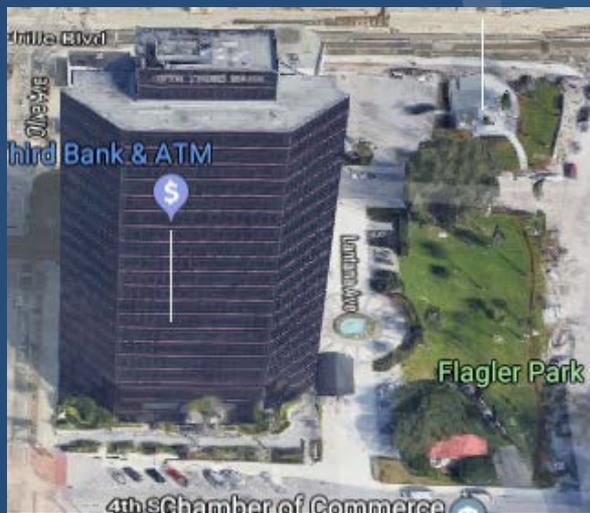


# Creation of a Community Redevelopment Area

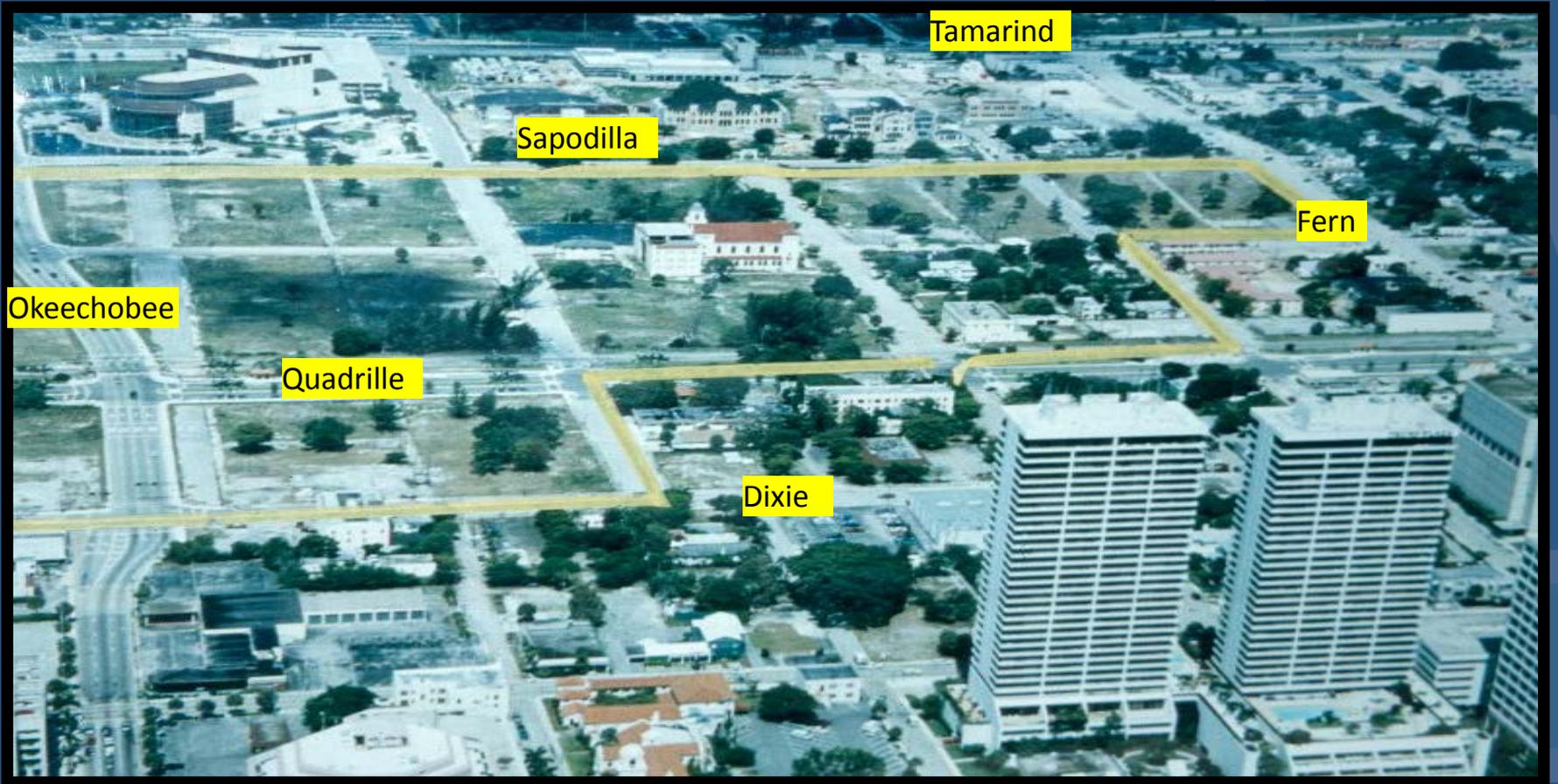
- \* City performed a Slum and Blight Finding in 1984 and created the CRA in 1985.
- The intent was to promote downtown redevelopment and the taxable value base of \$251 million has been increasing steadily.



1984 - \$ 251M  
2000 - \$ 587M  
2010 - \$2,161M  
2020 - \$3,137M



# The Demise of Downtown Uptown

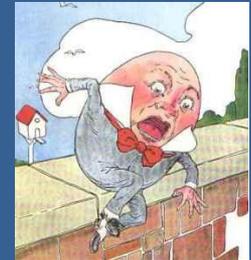


# The Demise of Downtown Uptown

Okeechobee Corridor



- First proposal by Henry Rolfs and David Palladino
- Created Downtown Uptown – a Mixed Use development consisting of 3.7 million square feet of office and commercial development
- When the project failed and went bankrupt in 1990, the entire 77-acre development broke into approximately 300 separate parcels
- How do we put this back together?
- Strong Mayor – 1992- committed to urban redevelopment
- City purchased over 72 acres of land issued a RFP
- Asked developers to come and propose a design and development deal to the City
- Ultimately, Related was chosen to develop CityPlace



# The Demise of Downtown Uptown



# Clematis Street – the Heart of the Downtown

**Clematis Street awarded as one of the Great Places in America in 2014. Broadway and Pennsylvania Avenue also awarded that distinction in 2014.**



GREAT PLACES IN AMERICA:  
STREETS

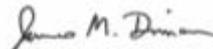
*The American Planning Association celebrates excellence in planning*

The American Planning Association hereby designates

**CLEMATIS STREET  
WEST PALM BEACH**

as one of the Great Places In America

2014

  
James M. Dinan, Jr.  
Executive Director

  
William Anderson, MPP  
President, APA Board of Directors



# Duany Plater-Zyberk DMP

## City adopted Downtown Master Plan in 1995 with Duany Plater-Zyberk Regulatory framework

### DOWNTOWN MASTER PLAN FOR THE CITY OF WEST PALM BEACH UPDATED APRIL 2004



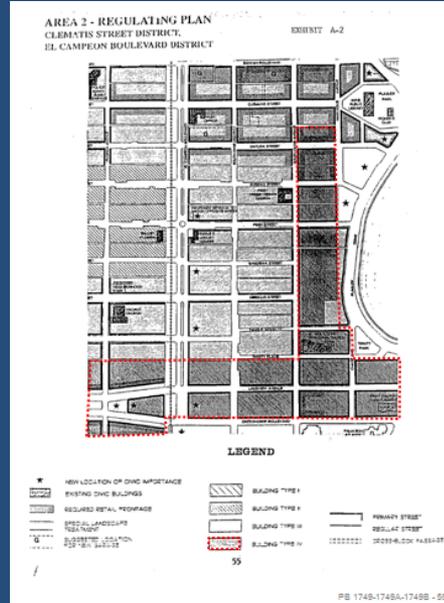
ANDRES DUANY AND ELIZABETH PLATER-ZYBERK  
ARCHITECTS AND TOWN PLANNERS

JONATHAN BARNETT  
URBAN PLANNING CONSULTANT

GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART  
TRANSPORTATION CONSULTANTS

GIBBS PLANNING GROUP  
RETAIL CONSULTANTS

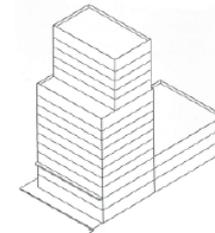
PREPARED FOR  
THE CITY OF WEST PALM BEACH, FLORIDA  
AND  
THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY



## Incentives offered:

- Hotels on Clematis Street
- Residential development
- Class A office development
- Hotels
- Future workforce housing incentives

### BUILDING TYPE IV - TOWER BUILDING



#### Sec. 33-47. Building Type IV - Tower Building

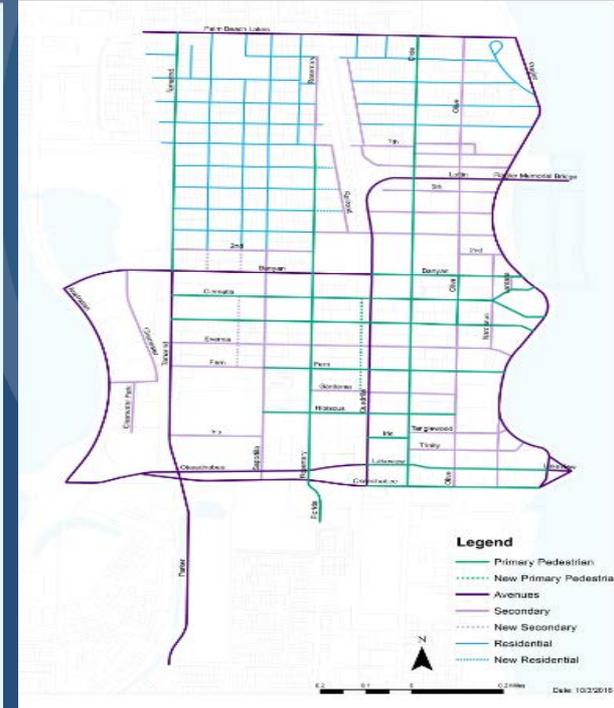
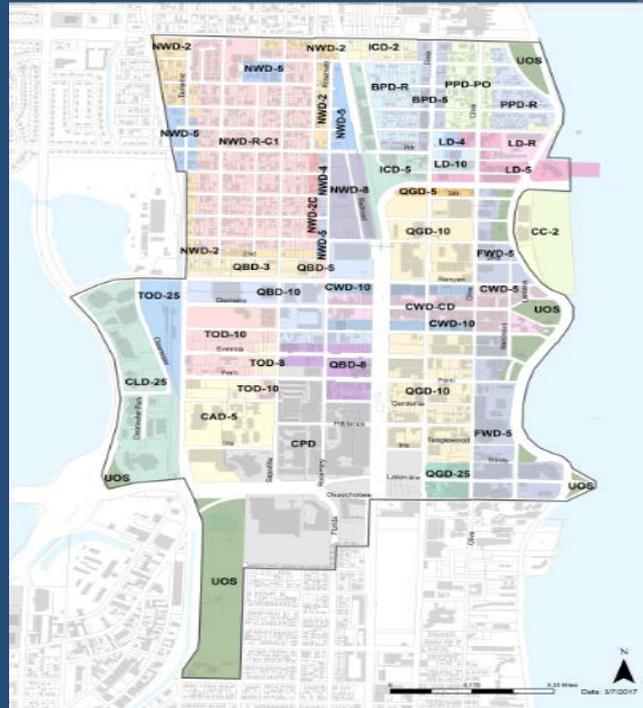
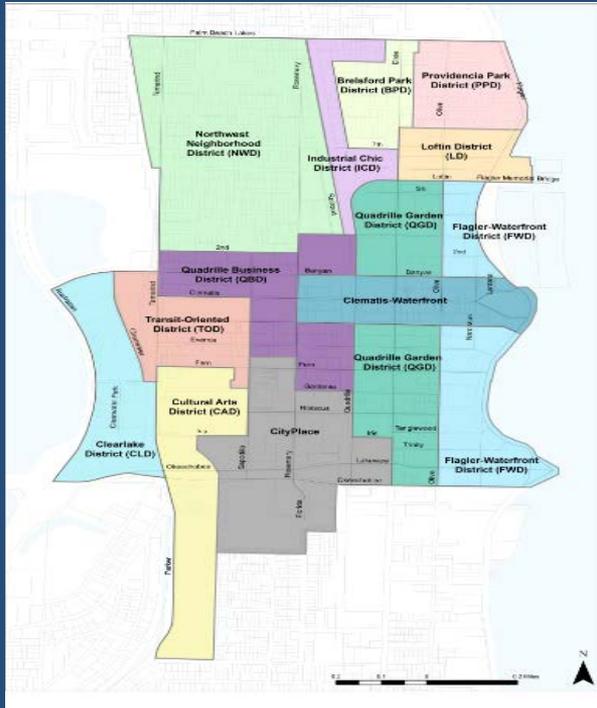
Buildings on Regular Streets are exempt from the provisions marked by *Italics and Bold*.

(a) **Building Height.** The height of buildings shall be measured in stories as follows:

- (1) *Buildings shall be a minimum of two (2) stories above grade.*
- (2) Buildings shall be a maximum of fifteen (15) stories above grade with a recess line of twenty (20) feet at the top of the tenth story.
- (3) A transition line shall be provided at the top of the second story.

# Zyscovich DMP – 2007

City amended the Duany Plater-Zyberk DMP and went with a true form-based code in 2007. Issues addressed included floor area ratio, building heights, street activation and liner uses and recess lines for taller buildings.



# West Palm Beach Development

Presentation to the Palm Beach County League of Cities

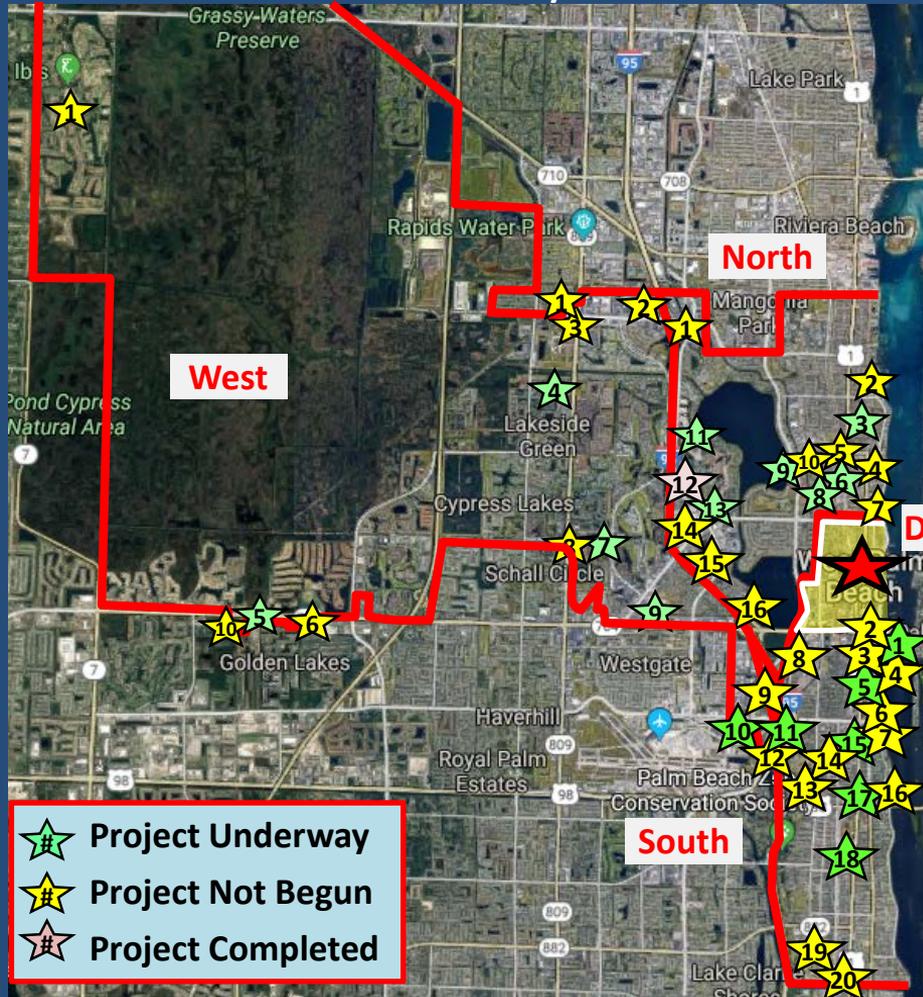
July 24, 2019



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# Major Developments in West Palm Beach

July 2019



## North End Projects

- |                             |                             |
|-----------------------------|-----------------------------|
| 1. Wawa Service Station     | 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. Residential Storage     |
| 13. Hilton Garden Inn       | 14. P.B. Outlets Expan.     |
| 15. Brandsmart USA.         | 16. Clear Lake Estates      |

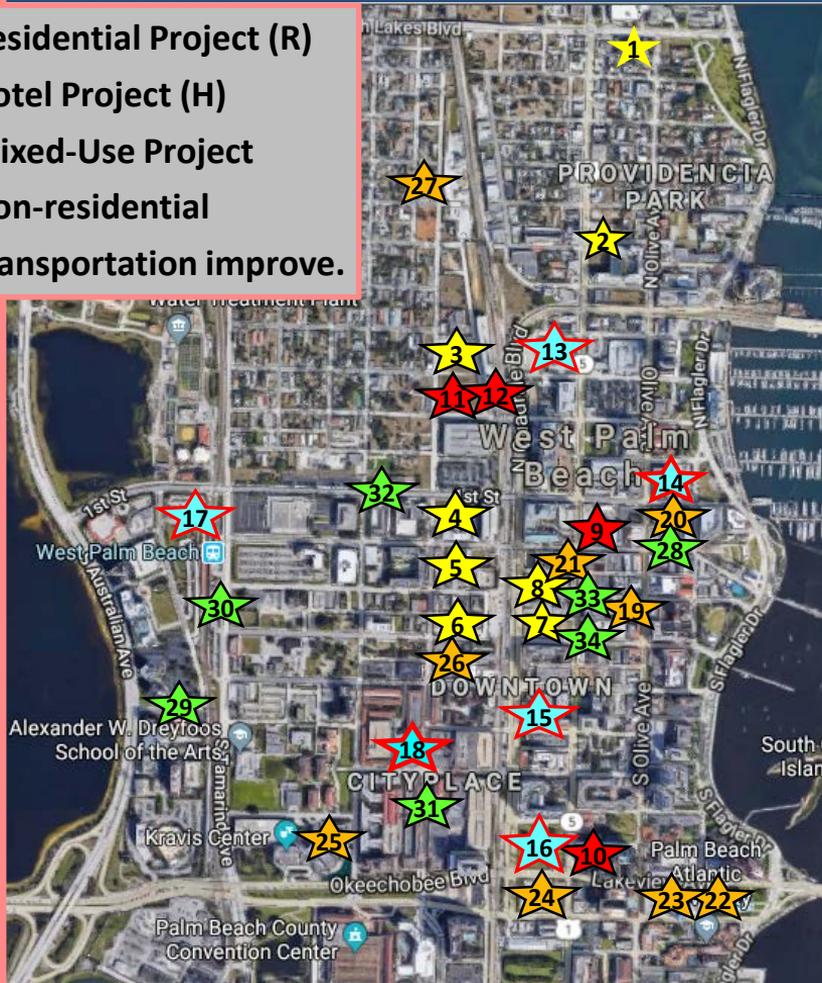
- |                              |                               |
|------------------------------|-------------------------------|
| 1. Prime Dvlpm. Annex.       | 2. 45 <sup>th</sup> St. Hotel |
| 3. Southwind Plaza Add       | 4. Morse Life                 |
| WEST END 5. Azola            | 6. Luma/7000 Okee. Ctr.       |
| PROJECTS 7. Georgian Gardens | 8. Racetrac Annex.            |
| 9. Braman Auto               | 10. Grace Fellowshi 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. P.B. Post Redevelopment   | 8. Clare Ave. Dvlpm.     |
| 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 Project (July 2019)

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



- [Nurses Residence](#)
- [Loftin Place \(Ph. 2\)](#)
- [4<sup>th</sup> Street Residential](#)
- [Banyan Place](#)
- [Clematis Place](#)
- [Park-Line Beaches \(AAF\)](#)
- [Broadstone City Center](#)
- [ALF at 401 Datura](#)
- [Clematis Boutique Hotel](#)
- [Canopy Hotel](#)
- [Aloft Hotel](#)
- [Indigo Hotel](#)
- [550 Quadrille \(R/O/H\)](#)
- [Flagler Banyan Sq. \(Old City Hall Site\) \(R/H\)](#)
- [Cosmopolitan \(O/H/C\)](#)
- [Opera Place \(O/H\)](#)
- [Transit Village \(H/O/R\)](#)
- [Macy's CityPlace \(R/C\)](#)
- [Atlantic National Bank](#)
- [Banyan Garage](#)
- [CVS Pharmacy](#)
- [One Flagler](#)
- [Esperante Improve.](#)
- [Tent Site](#)
- [Kravis Center](#)
- [360 Rosemary](#)
- [Sunset Lounge](#)
- [Clematis Streetscape](#)
- [Fern Street Crossing](#)
- [Tamarind Improvements](#)
- [Rosemary Improvements](#)
- [Banyan Improvements](#)
- [Datura Improvements](#)
- [Evernia Improvements](#)

# Residential Developments

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# Downtown Residential Boom (2002-2009)



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**The Strand**  
9/12/02  
275 units



**The Prado**  
2/2/06  
304 units



**Elan in the City**  
3/24/06  
41 units



**The Metropolitan**  
10/26/06  
149 units



**610 Clematis**  
11/16/07  
246 units

# Downtown Residential Boom (2002-2009)



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**The Edge**  
8/27/07  
307 units



**The Whitney**  
3/13/08  
210 units



**CityPlace South**  
9/19/08  
420 units



**City Palms**  
2/1/09  
288 units



**City Plaza I**  
4/11/06  
377 units  
**City Plaza II**  
2/10/09  
467 units

# Downtown High Rise Residential (810)



**The Alexander**  
Fern & S. Dixie (NE)  
205 units



# Downtown Mid-Rise Residential (841 units)



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



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



**Loftin Place – Ph. 2**  
196 units



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

# Non-Downtown High Rise Residential (593 units)



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



**LaClara**  
1515 S. Flagler  
84 units



**The Marina** 1309 S. Flagler  
4400 N. Flagler  
399 units

**Flagler Residential**

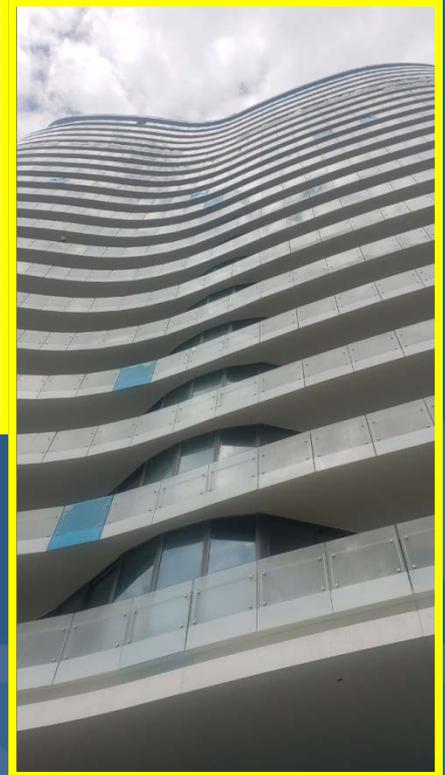


**TOTAL VALUE =  
\$1.1 Billion**

# The Bristol (1112 S. Flagler – 69 units)



← \$43M



# Housing Projects in the Pipeline

- \* 420 – Transit Village
- \* 399 – The Marina\*
- \* 352 - Clear Lake Estates
- \* 348 - Banyan Place
- \* 344 – Dunbar Projects (3)
- \* 328 – One West Palm
- \* 315 - Broadstone City Center
- \* 300 – Prospect Place
- \* 290 – Parkline-Beaches
- \* 257 – Merry Place
- \* 251 – Flagler Banyan Square
- \* 251 - Banyan Cay MF/Cottages
- \* 246 – Centrepark Apts.\*
- \* 245 - Luma
- \* 240 – Village @ Lake Mangonia
- \* 205 - The Alexander
- \* 196 – Loftin Place Ph. 2
- \* 182 – Morse Life Traditions II
- \* 179 - Azola

- \* 159 - Clematis Place
- \* 138 – 4<sup>th</sup> St. Residential
- \* 94 – Banyan Cay SF
- \* 87 – Georgian Gardens
- \* 84 – La Clara  
(1515 S. Flagler)
- \* 69 - The Bristol
- \* 52 – Arts on Broadway\*
- \* 42 – Flagler Residential \*  
(1309 S. Flagler)
- \* 36 - Dr. Alice Moore Apts.
- \* 27 – 3907 S. Flagler
- \* 14 – Park Slope

<p><b>3,520</b> Completd/Underway</p> <p><b>2,630</b> Not Started <small>(44%)</small></p> <p><b>6,150</b> TOTAL</p>
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# Commercial Developments

July 24, 2019



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# Office Developments

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July 24, 2019



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# Class A Office Buildings

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

Class A office in downtown WPB



Phillips Point – built 1985  
443,498 sf



Esperante – built 1989  
256,151 sf



CityPlace – built 2008  
295,933 sf

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

# Approved Office Developments in 2016



**Cosmopolitan**  
Approved 2/10/16  
107,756 s.f.



**One West Palm Beach**  
Approved 1/13/16  
368,650 s.f.



**Transit Village**  
Approved  
8/12/15  
335,862 s.f.

**Opera Place**  
Approved 7/28/08  
317,633 s.f.



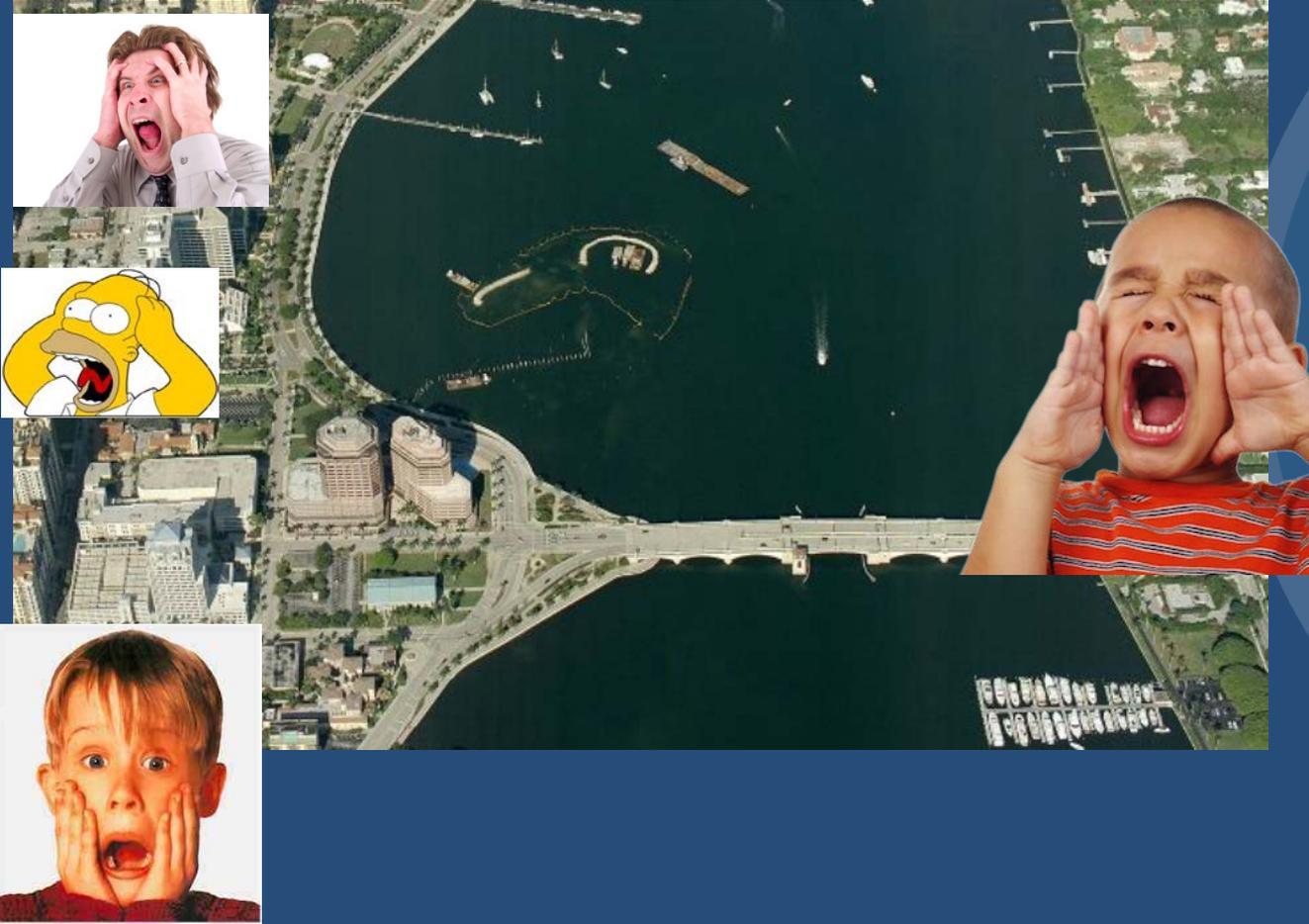
A total of **1,129,901 s.f.** Approved

# Okeechobee Business District (OBD)

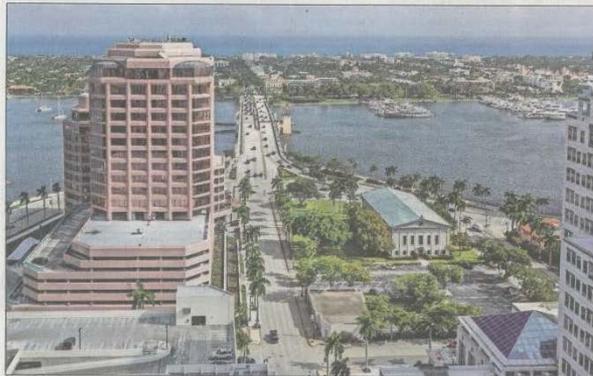


- 1) **5 Block area** from Flagler Drive to Rosemary, Okeechobee to Lakeview.
- 2) **Development intensity** remains the same on all blocks with the exception of the city's "tent site" which is reduced by approximately 50%.
- 3) The two westernmost blocks (RH & Tent Site) given **height restrictions**.
- 4) An incentive on the easternmost block is offered to preserve the **First Church of Christ Science (5 stories to 25 stories)** with additional open space, waterfront separation but no additional development intensity.
- 5) **TDM strategies** and a payment to a Transit Operation Fund if parking exceeds "soft" maximum.

# OBD Opposition



- Five amendments were approved by the City on August 13, 2018
- Administrative challenge made by Palm Beach County, the Town of Palm Beach and Lakeview LLC (Esperante)
- A 4-day hearing took place in mid-October 2018.



A judge has ruled in favor of the establishment of the Okeechobee Business District that includes a 25-story Class A office building near the First Church of Christ Scientist, bottom right, on Thursday in West Palm Beach. (GREG LOVETT/PALMBEACHPOST.COM)

# Judge sides with city on downtown district

By Alexandra Seltzer  
The Palm Beach Post

WEST PALM BEACH — Backers of the Okeechobee Business District, which would allow the controversial One Flagler high-rise on the site of the First Church of Christ Scientist, have won a major legal battle.

A state administrative law judge has sided with West Palm Beach over Palm Beach County and Palm Beach by ruling that the city's plan to add downtown office and hotel space would not increase development intensity or density over what is now allowed.

The city proposed the plan, once rejected by the city commission but approved after an election changed the board's makeup, to accommodate The Related Co.'s proposal to build a 25-story office building on the church's Flagler Drive waterfront property.

The judge's order, issued



West Palm Beach Mayor Jeri Masolo smiles during a news conference Thursday after a judge ruled in favor of the establishment of the Okeechobee Business District in West Palm Beach. (GREG LOVETT/PALMBEACHPOST.COM)

expected within 45 days. 2017, when the commis- The Related building, filed

## Big win for district: State OKs new high school

By Sonja Issger  
The Palm Beach Post

After nearly a year of intense lobbying, Palm Beach County school leaders prevailed this month in persuading the state they needed both an additional high school and elementary school to address crowding. The fight to build a new middle school, however, continues.

The high school would be built on Lyons Road just south of Lake Worth Road, property the district has held for more than a decade after buying it from a polo enthusiast and former Coca-Cola executive.

The state had argued the district couldn't build new schools until it filled all of the seats it had across the county. With such a large county, the district contended that it had to address crowding regionally to avoid prolonged bus rides and complicated, exhaustive boundary changes. District officials viewed the approval, granted two weeks ago, as an important win.

The district has 23 traditional high schools that serve more than 54,000 students in all. Ten high schools are beyond full, with more students than they were built to hold. Only five high schools have enough room to take students from outside their boundaries through the state's open enrollment program.

News of that approval was eclipsed when a week later the state gave the nod to a project that was less certain: a new elementary school to neighbor Don Estridge High Tech Middle School in Boca Raton on land donated by the city.

"Christmas has come early," School Board Chairman Frank Barbieri said in a statement issued Dec. 21. "The approval to build this school did not come easily, and I'm proud of the district team for being able to provide data-based answers to the Department of Education's questions and concerns throughout this process."

Elementary school crowding has plagued the Boca Raton region, prompting one boundary change that shuffled more than 300 students. Remodels are pending at Addison Misner

- On December 26, 2018, Judge Francine M. Ffolkes, Administrative Law Judge, ruled in favor of the City and that "the Petitioners did not prove beyond fair debate that the Ordinance is not in compliance."
- She "recommended that the DEO enter a final order finding the OBD Amendment adopted by the City by Ordinance No. 4783-18 'in compliance,' as defined by section 163.3184(1)(b), Florida Statutes (2018)."

# Office Developments...since OBD



**One West Palm**  
Jeff Greene

Under construction  
206,706

**360 Rosemary**  
Related

Start in May  
258,449 sf

**Tent Site**  
Charles Cohen

Negotiating  
+/-488,000 sf

**One Flagler**  
Related

Submitted  
+/-295,366\*  
sf

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

# Related Companies Office Developments



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



- \* FAR – 2.75
- \* 295,366 s.f.
- \* 25 stories (307'11")
- \* 260,921 sf (office)

# Mixed-Use Developments

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# Large Mixed-Use Developments - Downtown



One West Palm

<u>USE</u>	<u>APPROVED</u>
Residential:	251
Retail	9,958
Grocer	8,958
Hotel:	210
Restaurant	12,431



Flagler Banyan Square

<u>USE</u>	<u>APPROVED</u>	<u>PROPOSED</u>
Residential:	84	328
Office:	368,650	206,706
Retail:	4,060	17,033 *
Hotel:	205	201

\* (incl. restaurant/day care)

TOTAL SF: 827,388 s.f.



Transit Village

<u>USE</u>	<u>APPROVED</u>
Hotel:	300
Residential:	420
Office:	335,862
Retail:	34,927

# Large Mixed-Use Developments



## Banyan Cay Congress Avenue

- SF – 94 units
- Cottages – 51
- MF – 200 units
- Hotel – 150 rooms
- Spa – 5,600 sf
- Mtg. Space – 15,200 sf
- Restaurant – 5,808 sf (hotel);  
1,660 sf (outdoor)
- Clubhouse – 6,000 sf
- Tennis – 4,000 sf
- Driving Range

SF Homes: \$524,990 -  
\$689,990



## Prospect Place 3111 S. Dixie

Residential: 300 units

Retail & Restaurant: 17,194 s.f.

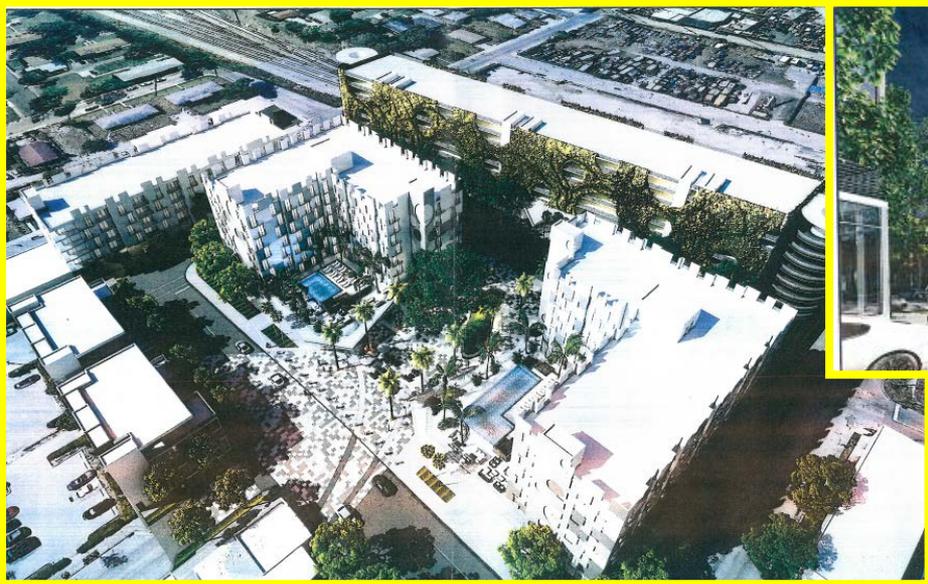


# Large Mixed-Use Developments – Anchor Site

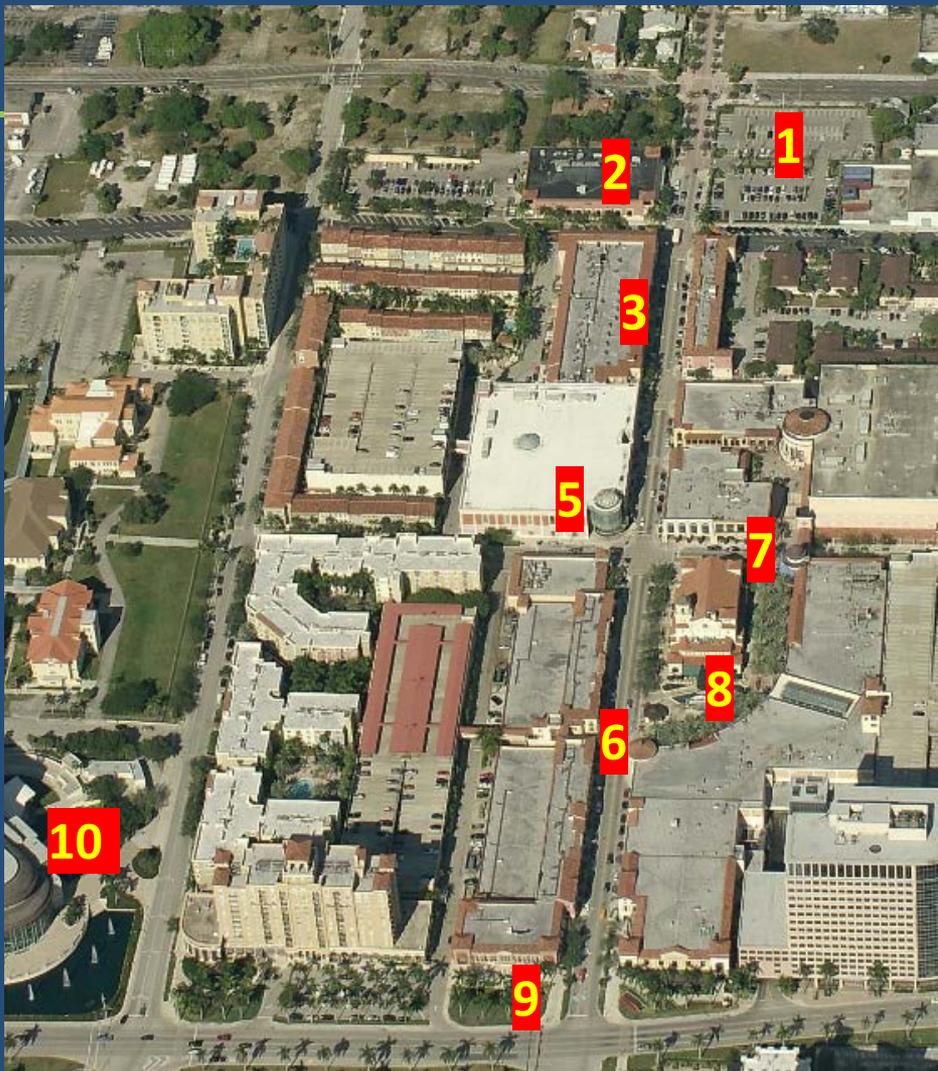


## Immocorp Ventures

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



# Rosemary Square



- 1. 360 Rosemary Office Building
- 2. Larger Publix/ALF
- 3. Allow office uses on the ground floor of D block north of Gardenia
- 4. Remove the Mediterranean architectural style
- 5. Development of the Macy's bldg. (Hibiscus Tower) to high rise residential development
- 6. Rosemary Streetscape Improve.
- 7. Church Plaza Improvements
- 8. Public Space Improvements
- 9. Valet Improvements
- 10. Kravis Center Improvements

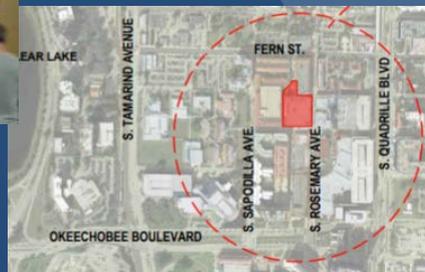


# Related Companies Macy's Redevelopment



## 575 Rosemary

325 units  
51,371 sf office;  
21 stories (243'8")  
FAR = 5.93  
390 parking spaces



# Hotel Developments

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July 24, 2019



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# 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

# 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

# Convention Center Expansion

## Conclusions

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

- 1) Lack of sufficient hotel rooms within close proximity to the convention center (1/2 mile).
- 2) Lack of adequate convention center space, resulting in lost demand from larger national and regional groups.
- 3) The PBC Convention Center loses an average of 68,687 annual room nights.
- 4) This lost room night business can only be accommodated in the submarket by new hotel supply located within one-half mile radius of, or connected to, the convention center venue.
- 5) In addition to the Hilton Canopy, another 600 hotel rooms within one-half mile is 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 Don Kolodtz, SWP  
2195 Southern Boulevard, Suite 400  
West Palm Beach, FL 33406

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

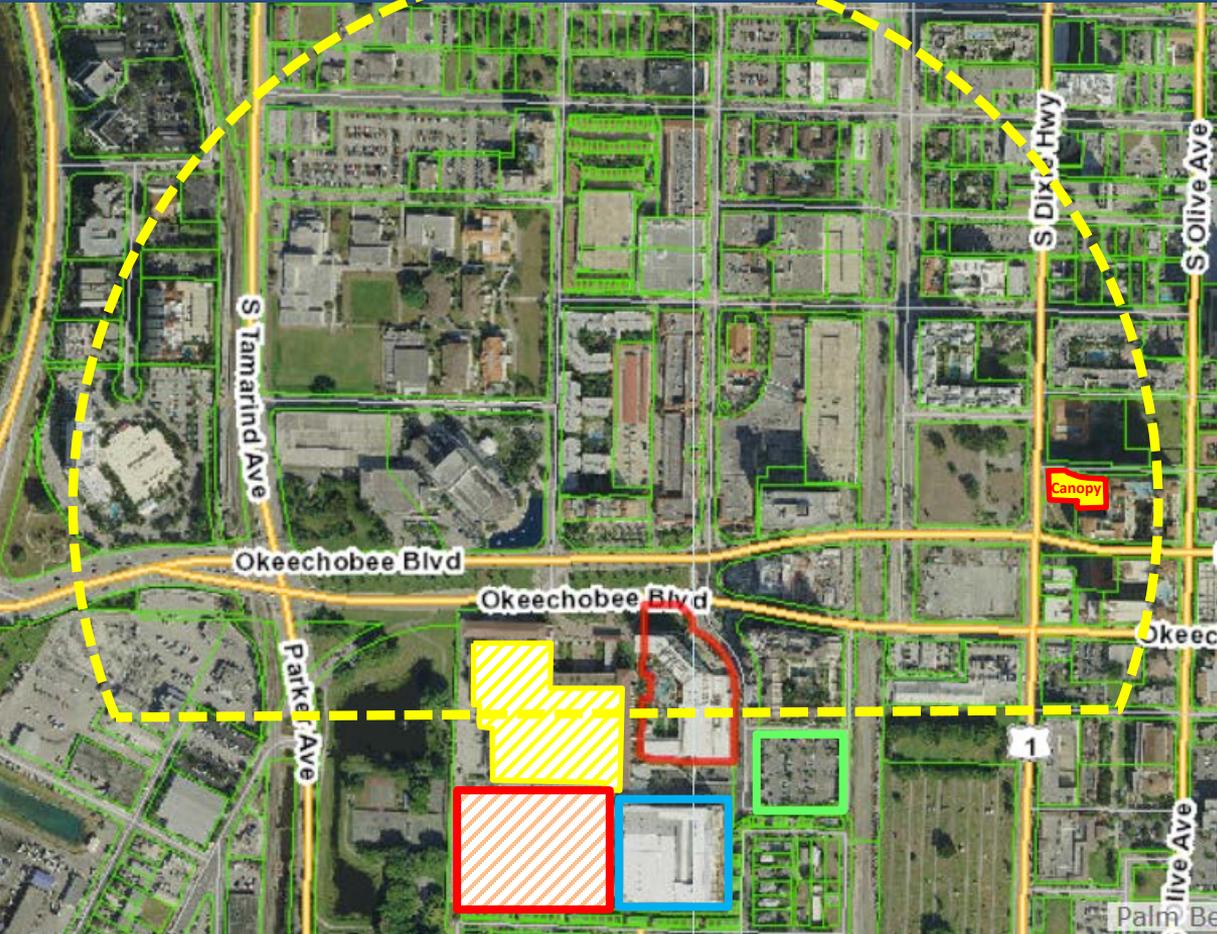
**PREPARED BY:**

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



Convention Center

Parking Garage

Surface Parking Lot

Potential Expansion

# Hotel Projects in the Pipeline

- \* 300 – Transit Village\*
- \* 250 - Opera Place\*
- \* 224 – Indigo Hotel\*
- \* 218 – Aloft Hotel\*
- \* 201 – One West Palm\*
- \* 200 – Cosmopolitan\*
- \* 197 – Flagler Banyan Square\*
- \* 190 – Hilton Garden Inn
- \* 160 – 45<sup>th</sup> St. Hotel
- \* 150 – Canopy Hotel\*
- \* 150 - Banyan Cay
- \* 96 – Clematis Boutique Hotel\*

- \* Located downtown

888 Completd/Underway  
1,448 Not Started (62%)  
2,336 TOTAL

# Economics

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Presentation to the Palm Beach County League of Cities

July 24, 2019



WEST PALM BEACH

# 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



# Projects in the Pipeline



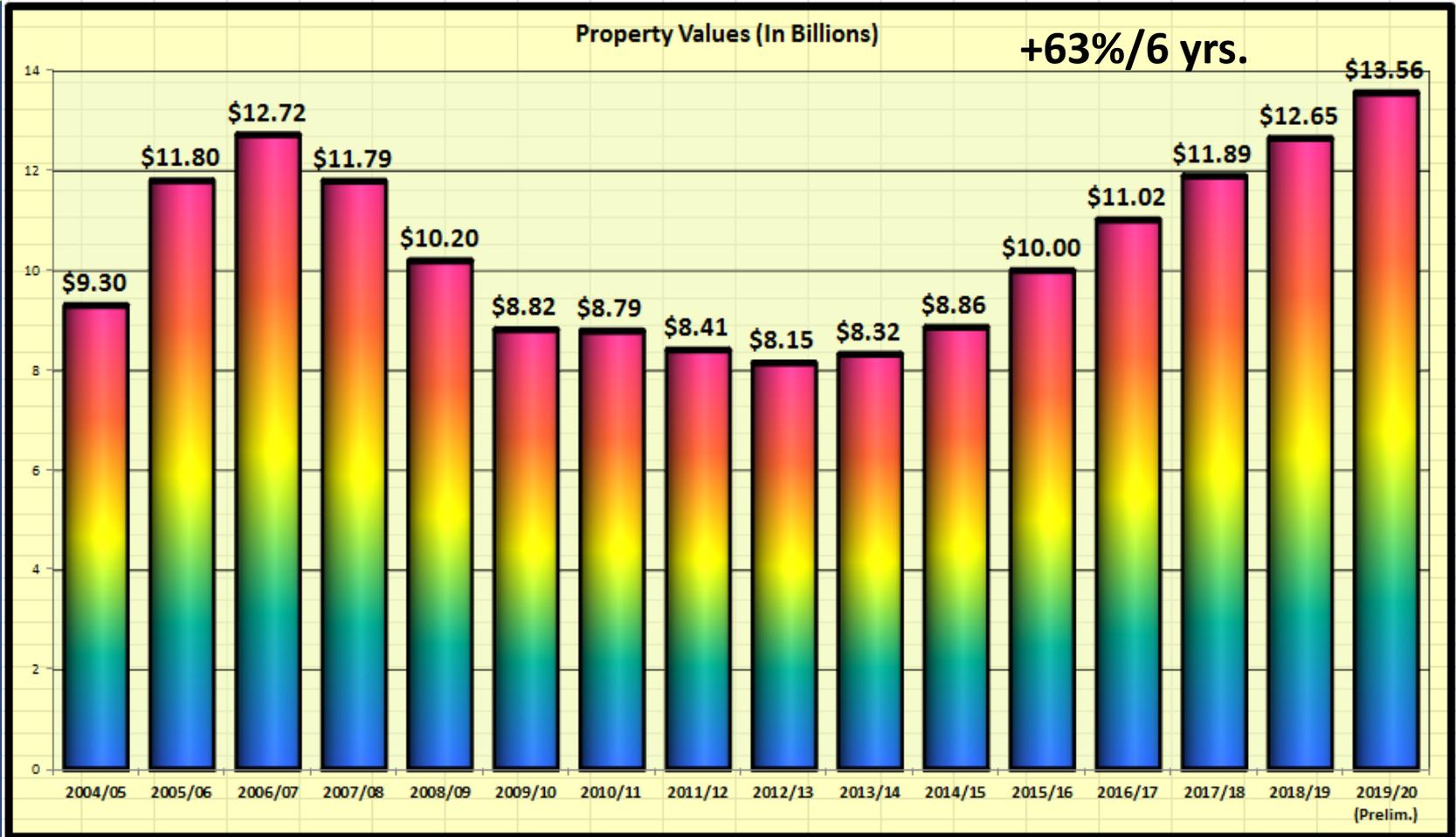
- Projects Under Construction..... \$1,920,212,500
  - 300 PBL, 360 Rosemary, Atlantic National Bank, Azola, Banyan Cay, Braman, The Bristol, Canopy Hotel, Chase Bank,, Dr. Alice Moore Apts., Drive Shack, Flagler Banyan Square, Georgian Gardens, Hilton Garden Inn, Kravis Center, LaClara, Merry Place, One West Palm, Park-Line Beaches, Prospect Place, Village at Lake Mangonia, Wawa Storage Facility
  
- Projects Approved and Not Begun..... \$ 988,140,500
  - 2300 45<sup>th</sup> St. Wawa, 45<sup>th</sup> St. Hotel, 7000 Okeechobee Retail, Arts on Broadway, Banyan Place, Centrepark Apts., Clare Ave. MXD , Clear Lake Estates, Clematis Place, Flagler Residential, Good Sam. Exp., Ibis Expansion, Joseph's Village, Loftin Place Ph. II, Mitsubishi Motors, PBAU Dorms, Peggy Adams., RaceTrac on Military, Southwind Plaza Add., The Marina, Top Self Storage, Transit Village
  
- Projects In Review ..... \$ 587,131,100
  - 3907 S. Flagler Condo, 4<sup>th</sup> St. Res., 4651 45<sup>th</sup> Annex., 575 Rosemary, Aloft Hotel, Bee Safe Storage (Metrocentre), Carefree 6 Redevelop., Conniston & Lambert, Cosmopolitan, Grace Fellowship Annex., Indigo Hotel, Ivy at Clematis, Keiser U. dorms, Mercer Apts., Municipal Golf Course, Northpointe RaceTrac, Northwood Anchor Site, One Flagler, Sunset Lounge, WPB Hospital

**TOTAL: \$3,495,484,100**

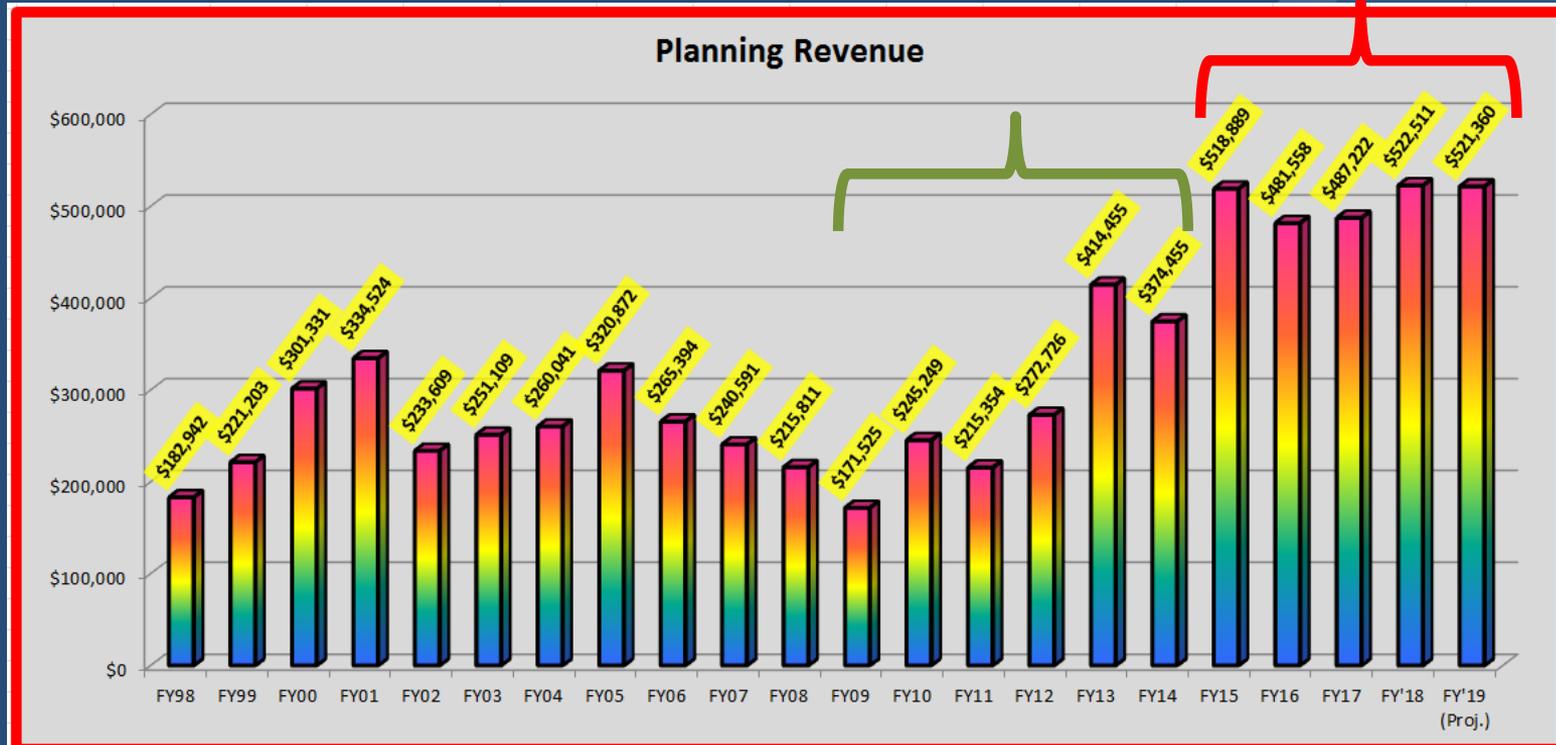
# West Palm Beach Property Values



WEST PALM BEACH

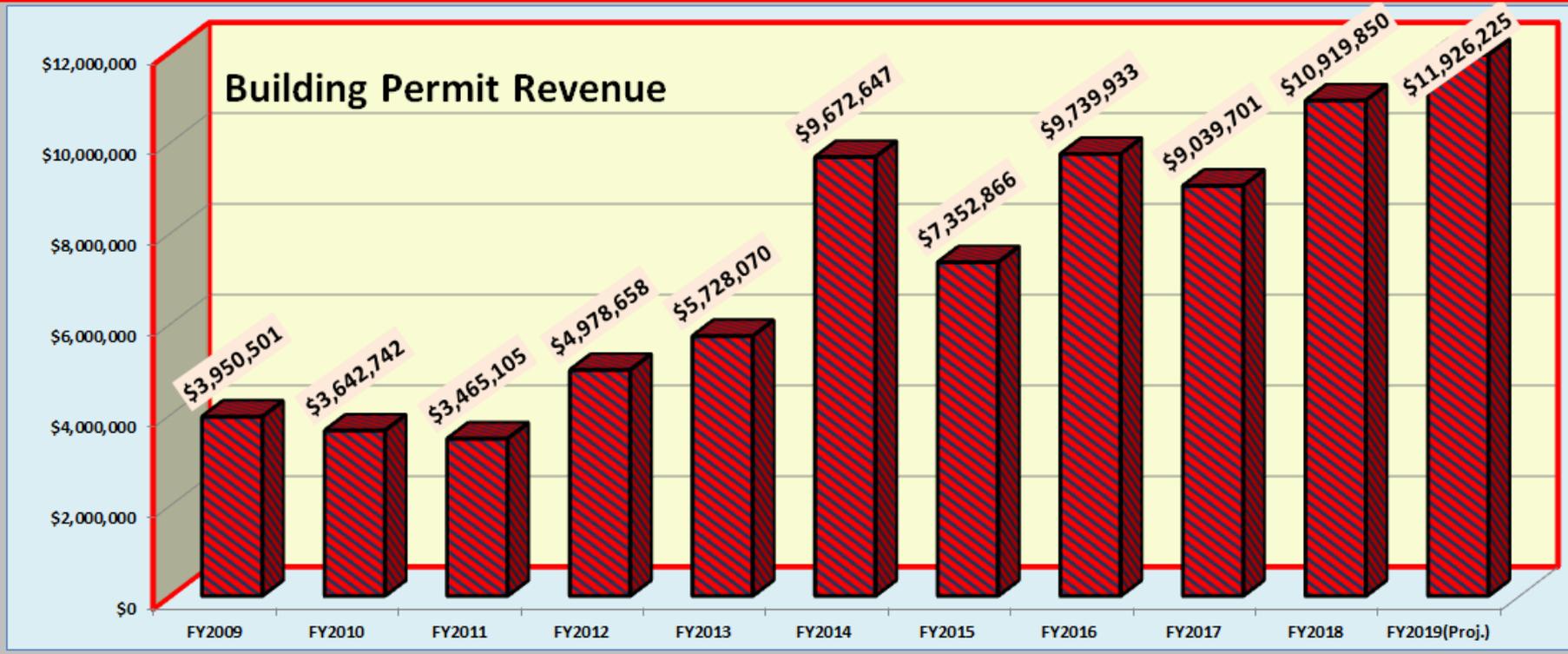


# Planning Application Revenue Collected (FY98 to FY19)



Last five years we have averaged \$506,300 in revenues compared to \$219,900 the six years before that.

# Building Permitting Revenue



**This year we are averaging about \$1 million per month in permit fees. That's more than three times the amount from 8 years ago.**

# 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
<b>FY2018</b>	<b>\$3,881,710</b>
<i>Difference (FY18 to FY17)</i>	<i>\$164,544</i>

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

# Transportation

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WEST PALM BEACH

# Transportation Concurrency Exemption Area

Transportation Element Policy 2.3.5(h) - Future growth of the Downtown is predicated on a **balance of land uses** (residential to non-residential) leading to a reduced dependence on automobiles.

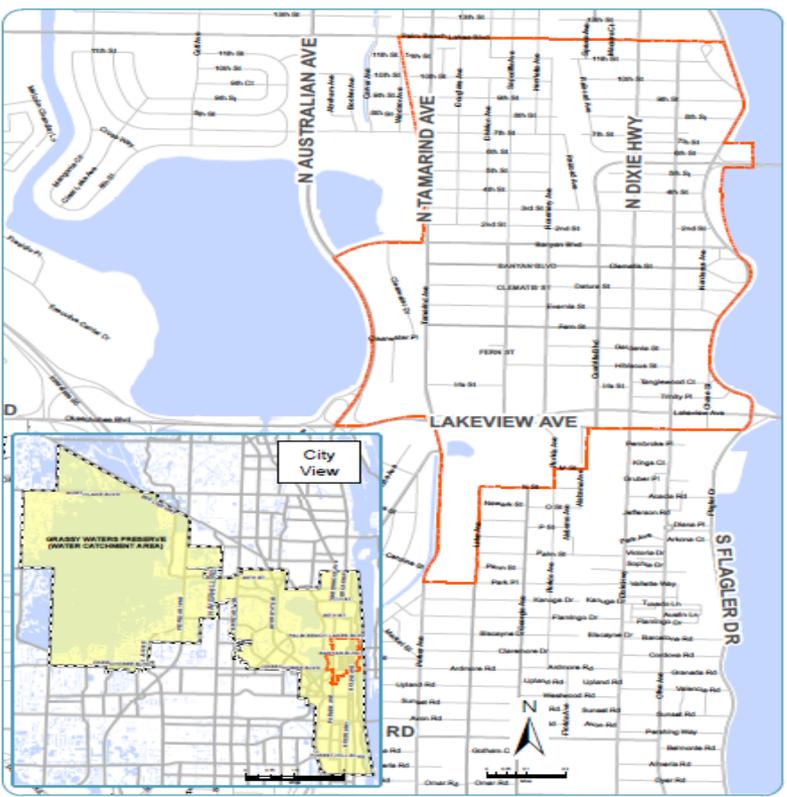
## DOWNTOWN BASELINE RATIOS

YEAR	BASELINE RATIO
2002	0.33
2004	0.36
2006	0.39
2008	0.42
2010	0.45
2011+	0.46
2019	0.72



As of March 2019, the City has a residential to non-residential ratio of **0.72**

# Transportation Concurrency Exception Area



**Legend:**

- ▭ WPS TCEA
- ▭ Water
- City Limits
- ▭ Roads

WEST PALM BEACH

Comprehensive Plan Map Series  
Revised 09/2006

Source: Palm Beach County GIS Transportation Concurrency  
Planning Department  
File: TransportationConcurrencyExceptions\_TCEA\_03/2016  
Print Date: 04/20/16

	1995		
<u>Non-residential</u>		<u>Residential</u>	<u>Hotel</u>
8,126,945 sf		2,689 units	349 rooms
	<b>2019</b>		
10,062,208 sf		7,262 units	1,066 rooms
+24%		+170%	+205%
+1,935,263 sf		+4,573 units	717 rooms

Traffic on Okeechobee Boulevard has increased by 0.9% in the past 20 years.

Map 3: Transportation Concurrency Exception Area (TCEA)

# Mobility Study - Okeechobee

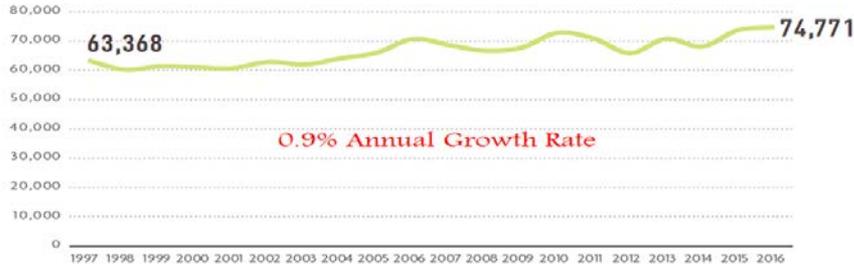


- Charrette was held in mid-June 2017 for four days.

## Okeechobee Boulevard



20 YEAR COUNT HISTORY  
Okeechobee East of I-95



Source: Palm Beach County

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



+1.56 cars/day  
569 cars/year

# Mobility Studies



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

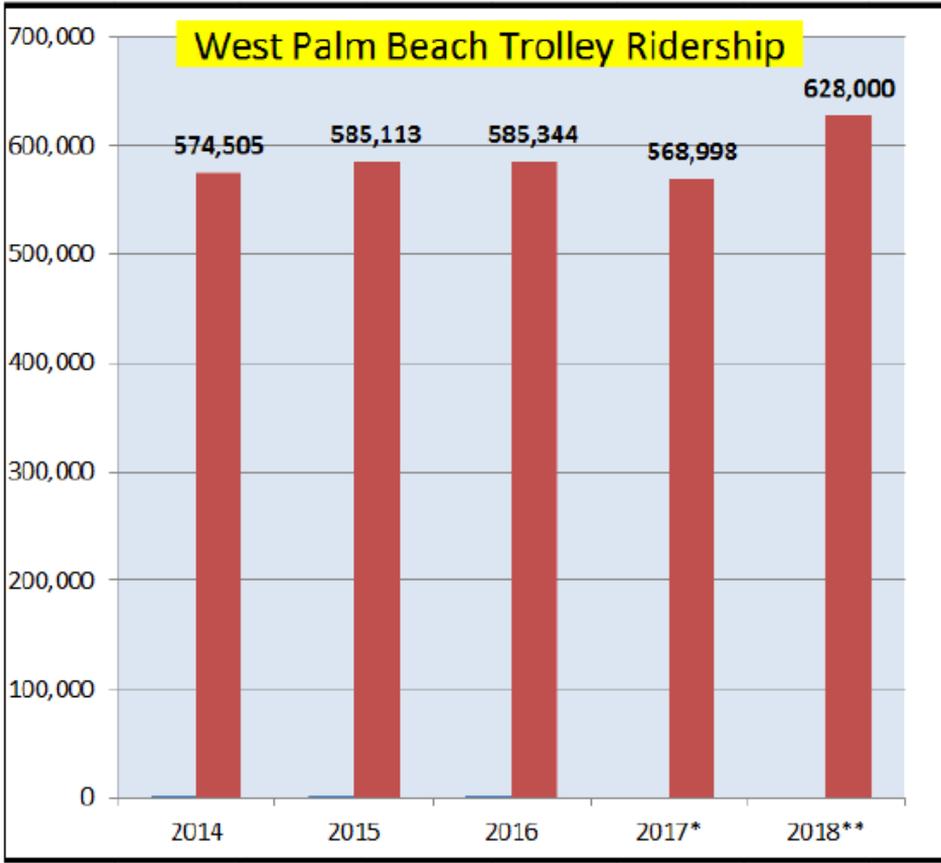


Okeechobee Corridor Study



Bicycle Master Plan

# Trolley Ridership

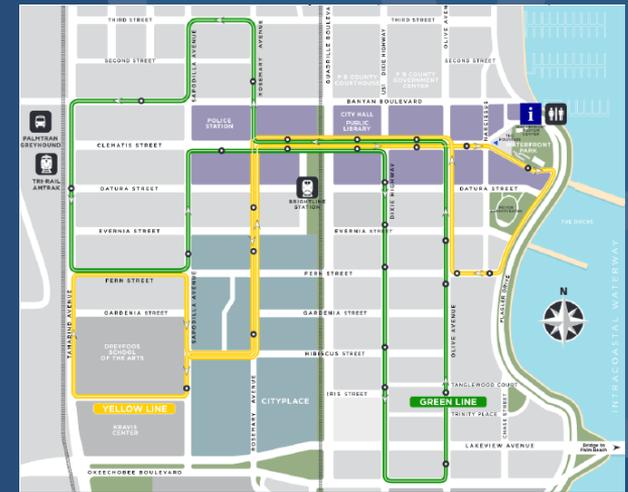


\* 5 days without service due to Hurricane Irma

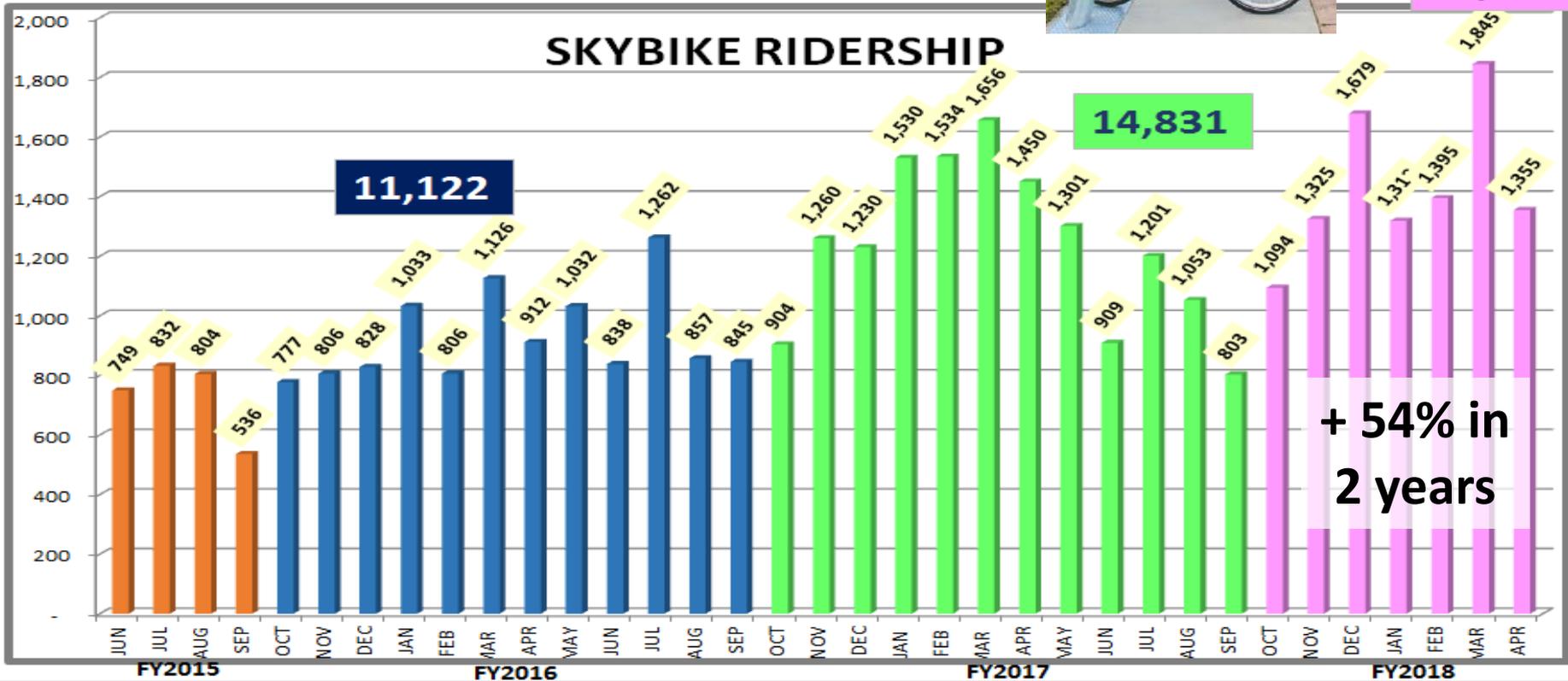
\*\* Approximate estimate



1,720 persons per day



# SkyBike Ridership



# West Palm Beach Initiatives Roadway/Streetscape Improvements

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July 24, 2019



WEST PALM BEACH

# 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 1 (300 Block)



# Clematis Street Phase 2 (100/200 Blocks)

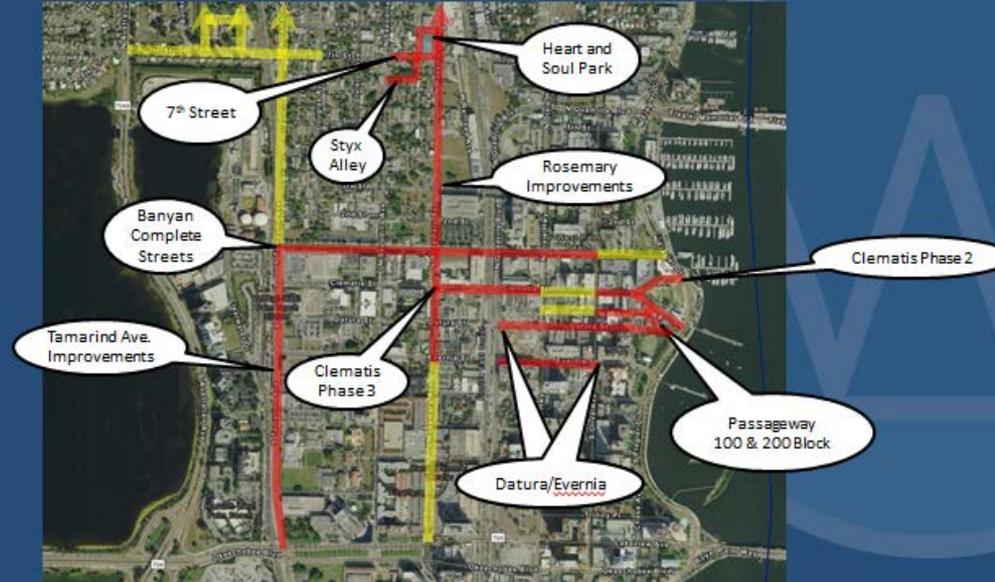


- Shared streets, walkability enhancement, new shade trees, benches
- Construction: June-Dec. 2019
- \$9.4 million

# Downtown WPB CRA Bond (\$70.3 million)



Ongoing Mobility Projects



Future Mobility Projects

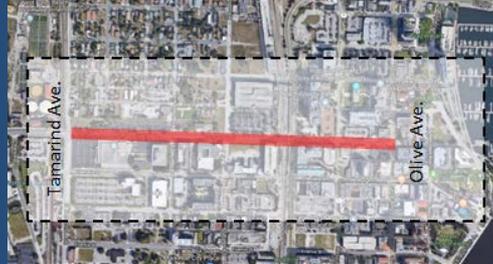
# Other Street Improvements



Datura (100-400)/  
Evernia (300-400)  
Streetscape

Feb.'20 – July '21

\$11.76 million



Tamarind Ave.  
Ph. 3a  
(Okeechobee  
to Banyan)

June '20 – Dec. '20

\$4.7 million

Banyan complete Streets

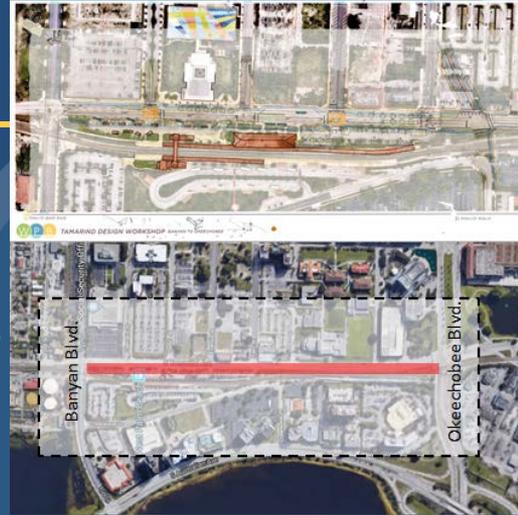
Aug.'19 – July '20

\$15.4 million

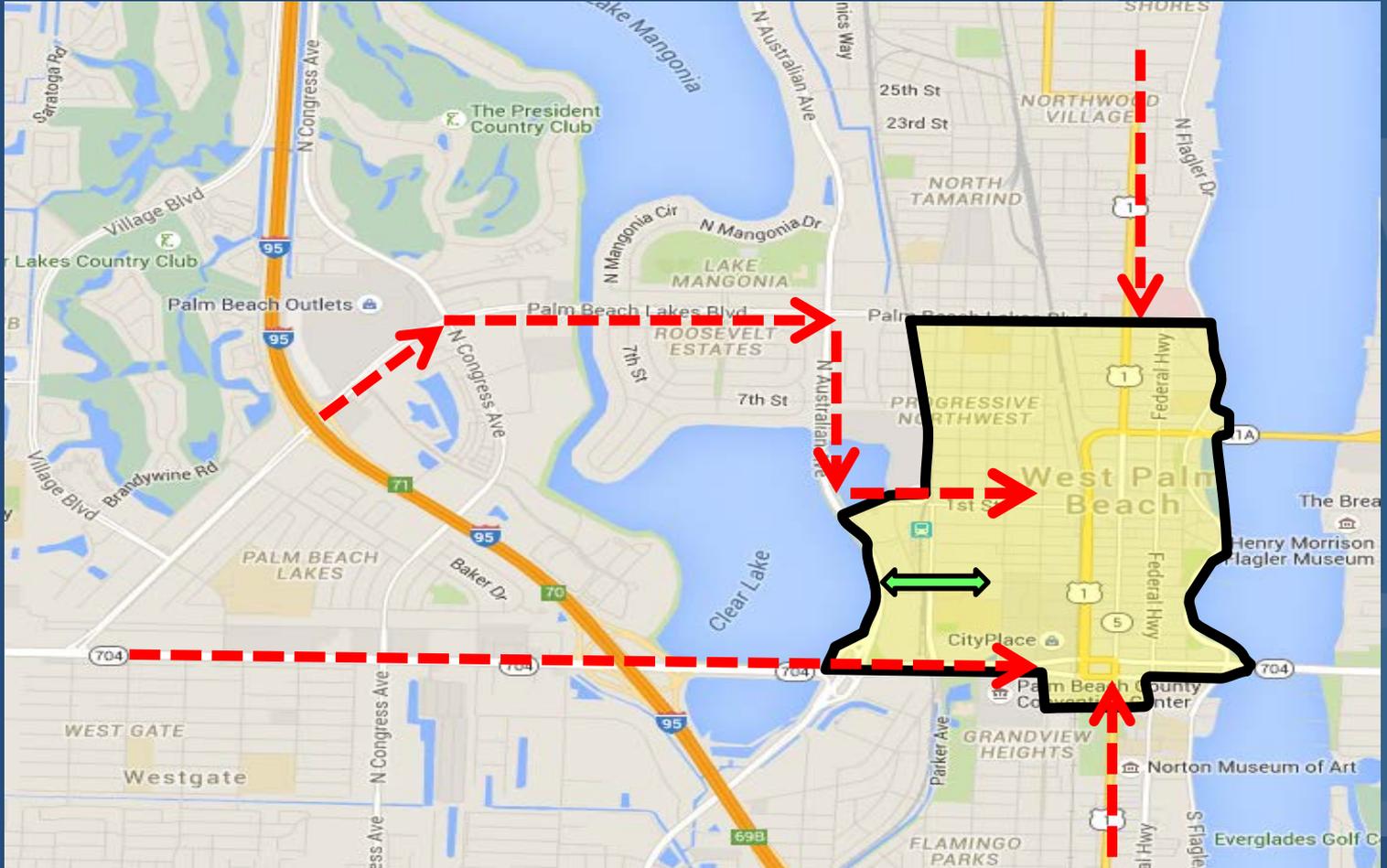
Rosemary Ave.  
Streetscape Ph. 3  
(Evernia to Banyan)

May '21 – Dec. '21

\$4.23 million



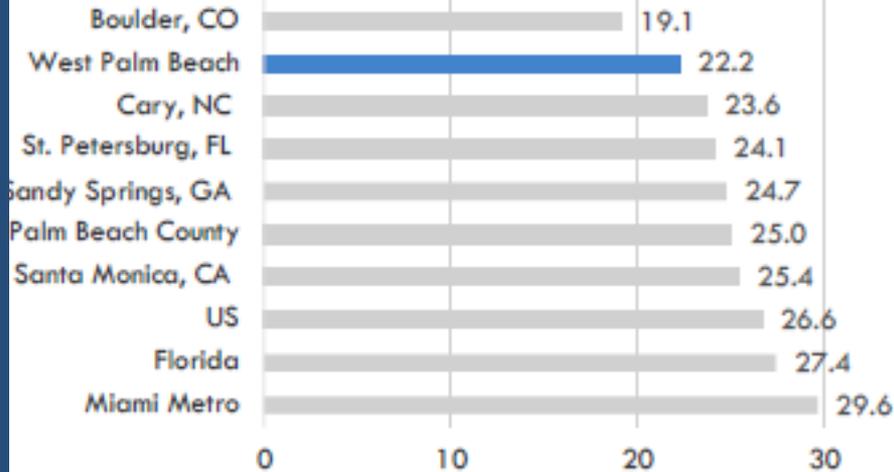
# Fern Street Crossing





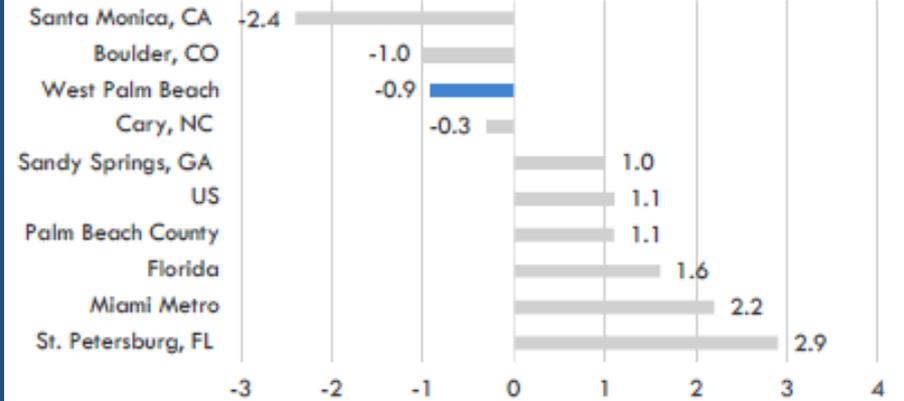
# Commute Times to Work

### AVERAGE TRAVEL TIME TO WORK 2016



SOURCE: AVALANCHE CONSULTING / US CENSUS BUREAU

### CHANGE IN AVERAGE TRAVEL TIME TO WORK (MINUTES) 2011 – 2016



SOURCE: AVALANCHE CONSULTING / US CENSUS BUREAU

WPB – 22.2 minutes

From 2011 to 2016, average travel time to work in WPB DECREASED by 0.9 minutes.

# Municipal Roles

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Presentation to the Palm Beach County League of Cities

July 24, 2019



WEST PALM BEACH

# Outreach Meetings

- **Foster Public-Private Relationships:**
  - Developer Outreach Meetings
  - Pre-application meetings
  - Allow Developers to Submit for Building Permit Review While Going Through Site Plan Review

# 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 (#17)

# Outreach Meetings

- **Foster Public-Private Relationships:**
  - Developer Outreach Meetings
  - Pre-application meetings
  - Allow Developers to Submit for Building Permit Review While Going Through Site Plan Review
- **Simplify the Development Process**
- **Provide Predictability**

# Development Schedule

## West Palm Beach Development Application Dates

2018-2019

APPLICATION DEADLINE	PPRC	DEADLINE TO REVISE PLANS	PLANNING BOARD	DEADLINE TO REVISE PLANS (14 days before DS Dir.)	DUE DEV. SERV. DIRECTOR (14 days before)	DUE LEGAL (6 days before Admin.)	DUE ADMIN (13 days before meeting)	AGENDA (1st Reading)	AGENDA DATE (2nd Reading)	# of WEEKS (Application to 1st Reading)
8/13/2019	9/11/2019	9/27/2019	11/19/2019	11/29/2019	12/13/2019	12/25/2019	12/31/2019	1/13/2020	1/27/2020	22
8/13/2019			11/19/2019	12/13/2019	12/27/2019	1/8/2020	1/14/2020	1/27/2020	2/10/2020	24
9/10/2019	10/9/2019	10/25/2019	12/17/2019	12/27/2019	1/10/2020	1/22/2020	1/28/2020	2/10/2020	2/24/2020	22
9/10/2019			12/17/2019	1/10/2020	1/24/2020	2/5/2020	2/11/2020	2/24/2020	3/9/2020	24
10/8/2019	11/13/2019	11/29/2019	1/21/2020	1/24/2020	2/7/2020	2/19/2020	2/25/2020	3/9/2020	3/23/2020	22
10/8/2019			1/21/2020	2/7/2020	2/21/2020	3/4/2020	3/10/2020	3/23/2020	4/6/2020	24
11/12/2019	12/11/2019	12/27/2019	2/18/2020	2/21/2020	3/6/2020	3/18/2020	3/24/2020	4/6/2020	4/20/2020	21
11/12/2019			2/18/2020	3/6/2020	3/20/2020	4/1/2020	4/7/2020	4/20/2020	5/4/2020	23
12/10/2019	1/8/2020	1/24/2020	3/17/2019	3/20/2020	4/3/2020	4/15/2020	4/21/2020	5/4/2020	5/18/2020	21
12/10/2019			3/17/2019	4/3/2020	4/17/2020	4/29/2020	5/5/2020	5/18/2020	6/1/2020	23
									Average:	22 weeks

# Outreach Meetings

- **Foster Public-Private Relationships:**
  - Developer Outreach Meetings
  - Pre-application meetings
  - Allow Developers to Submit for Building Permit Review While Going Through Site Plan Review
- **Simplify the Development Process**
- **Provide Predictability**
- **Involve Residents in the Process**

# Citywide Projects (www.wpb.org)

Welcome to one of Florida's most dynamic cities

FROM THE DESK OF MAYOR JAMES

Featured an exciting opportunity for...  
Mayor James has a vision for West Palm Beach...  
...to create a vibrant, family-friendly city.

Icons for: Citywide Projects, Code Enforcement, Planning & Zoning, Historic Buildings, Downtown Master Plan

A red arrow points from the 'Citywide Projects' icon to the 'MAPS' section of the second screenshot.

## Citywide Projects

City of West Palm Beach

Completed Under Construction Approved In Review

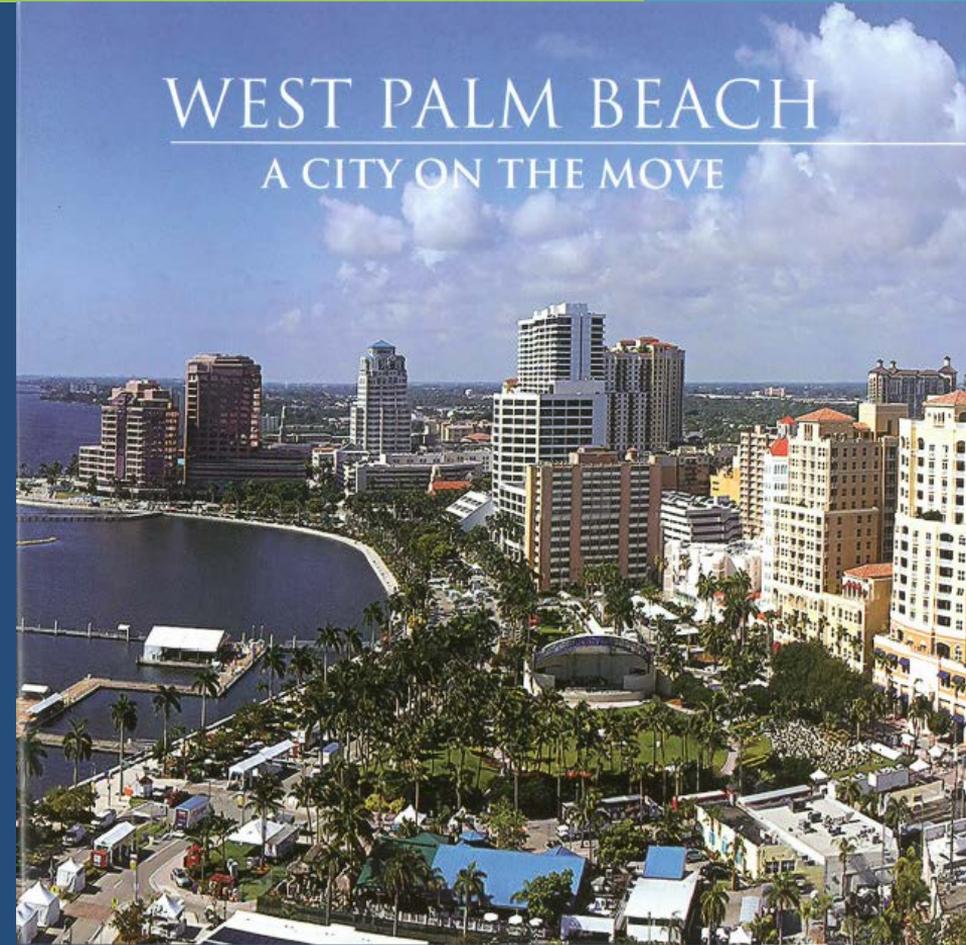
- 1 3111 S Dixie
- 2 3907 S Flagler
- 3 4th St Residential
- 4 Aloft Hotel
- 5 Anchor Site
- 6 Arts on Broadway
- 7 Bee Safe
- 8 Carefree Theater
- 9 Clare Avenue Self

Map showing project locations in West Palm Beach, Florida. Numbered markers 1-26 are placed on the map. A red outline highlights a central area. A red arrow points from the 'MAPS' section of the second screenshot to this map.

## 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

Questions?