

# Developer Outreach Meeting

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October 24, 2024



WEST PALM BEACH



- 1) Welcome
- 2) Development Services Department Update
- 3) West Palm Beach Mobility Plan
- 4) Update on Enterprise Permitting and Licensing
- 5) Snapshot of Where We Are Today
- 6) Class A Office Developments
- 7) Hotel Developments
- 8) Mixed Use District Developments
- 9) Residential Developments
- 10) Workforce Housing Initiatives
- 11) North Flagler Corridor
- 12) 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     | 12. March 9, 2017    |
| 2. November 1, 2013  | 13. July 20, 2017    |
| 3. February 27, 2014 | 14. November 9, 2017 |
| 4. June 26, 2014     | 15. March 22, 2018   |
| 5. October 16, 2014  | 16. November 1, 2018 |
| 6. March 26, 2015    | 17. April 11, 2019   |
| 7. July 24, 2015     | 18. October 24, 2019 |
| 8. October 22, 2015  | 19. October 20, 2022 |
| 9. February 18, 2016 | 20. June 6, 2023     |
| 10. June 23, 2016    | 21. April 24, 2024   |
| 11. October 27, 2016 | 22. October 24, 2024 |



# Development Services Department Update

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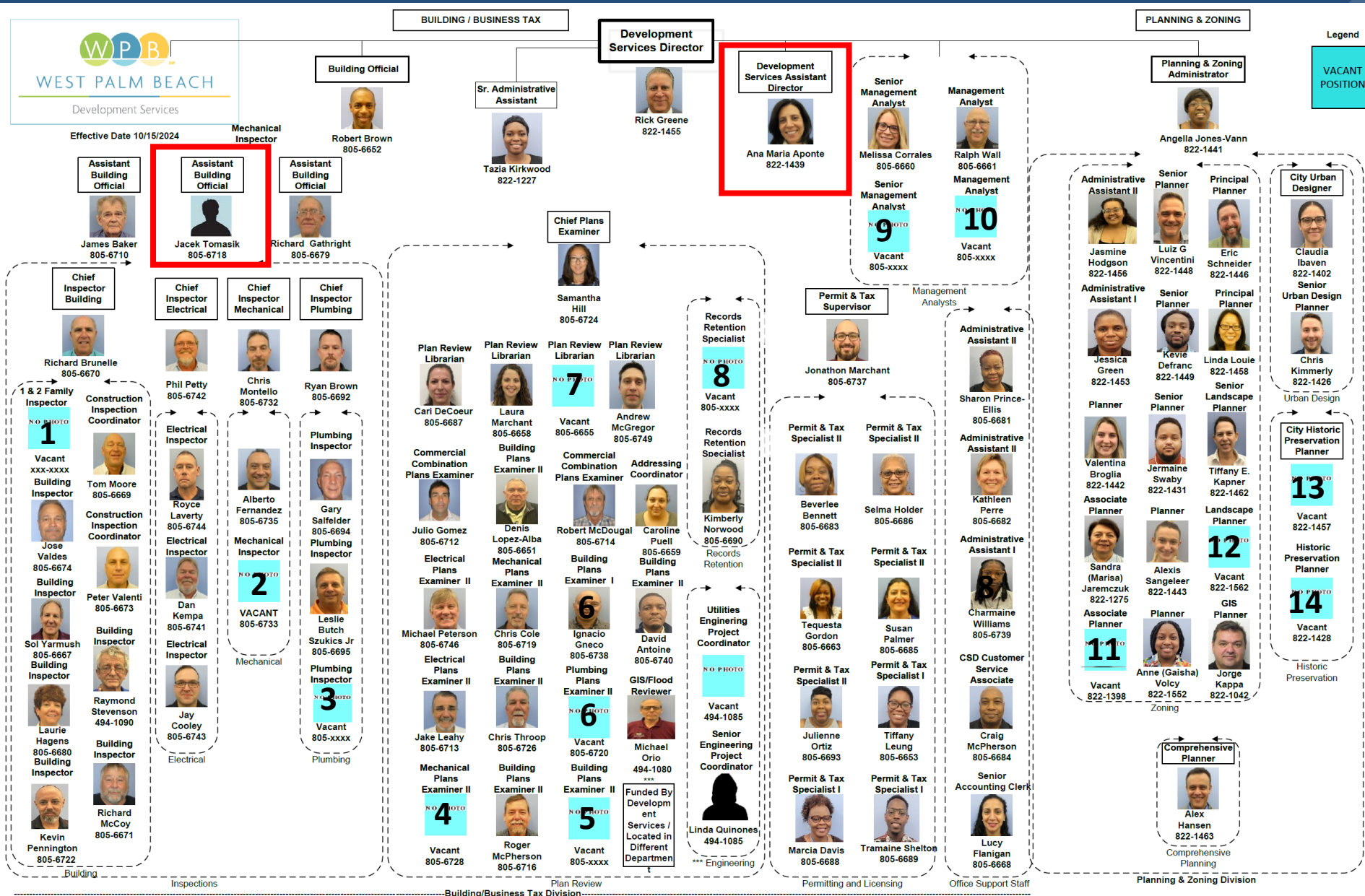
October 24, 2024



WEST PALM BEACH



# Current Development Services Organization Chart for FY25

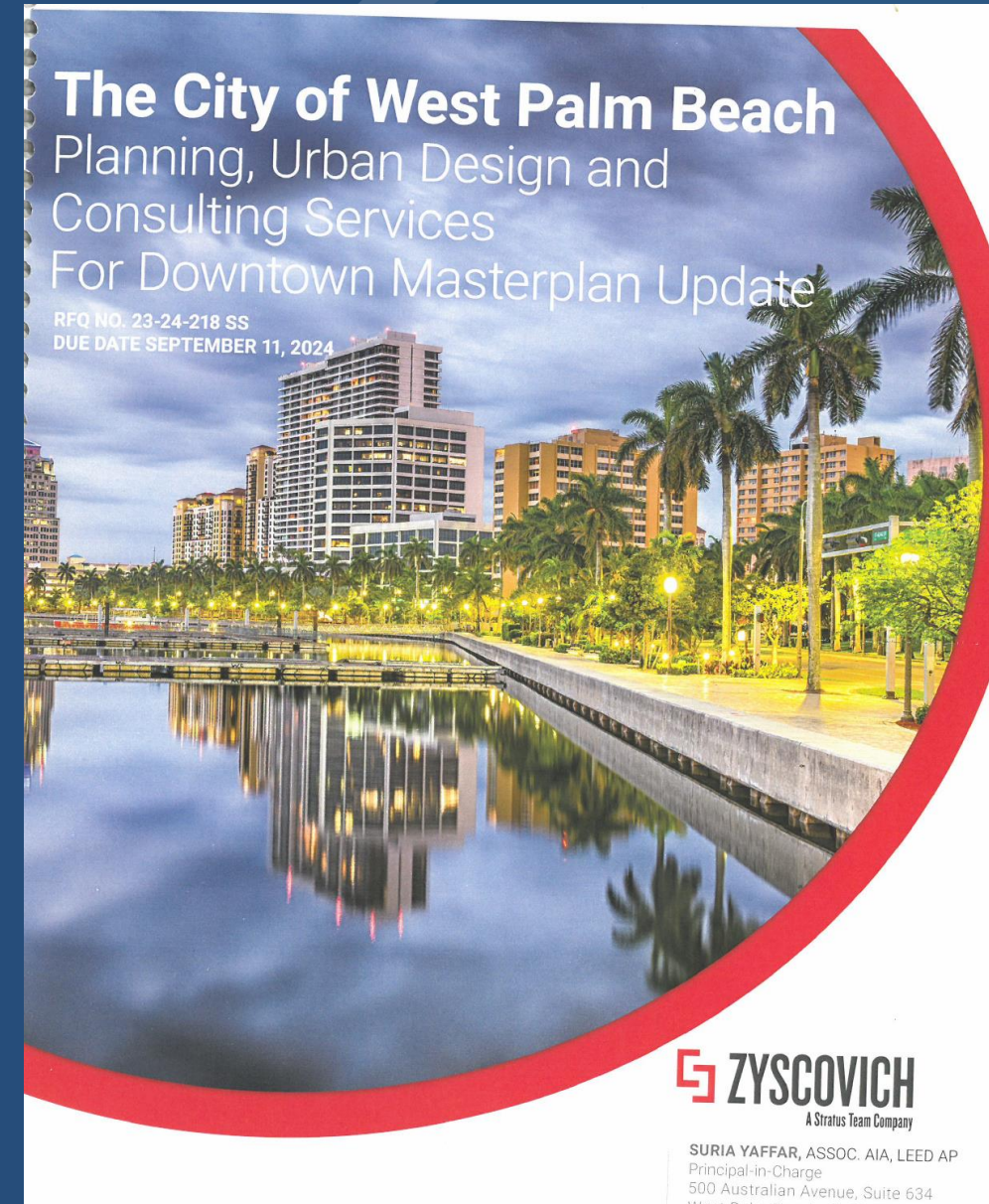


## VACANT POSITIONS

1. 1 & 2 Family Inspector
  2. Mechanical Inspector
  3. Plumbing Inspector
  4. Mechanical Plans Examiner II
  5. Bldg. Plans Examiner II
  6. Plumbing Plans Examiner II
  7. Plan Review Librarian
  8. Records Retention Specialist
  9. Sr. Management Analyst
  10. Management Analyst
  11. Associate Planner
  12. Landscape Planner
  13. City Historic Preserv. Planner
  14. Historic Preservation Planner
- FY23 – 25%
- FY24 – 11%
- FY25 – 15%



- Zoning Code Amendments
  - Article 2 – Administration Section of the Zoning and Land Development Regulations
  - Article 4 – Downtown Master Plan
    - Last update 2007
    - RFP was issued and 7 proposals received
    - Negotiating a contract with Zyscovich
  - Article 9 – Permitted Uses
  - Article 13 – Sign Code





# Mixed Use Districts



- **Broadway Mixed Use District**  
(Dover Kohl working on Master Plan - Nov. Planning Board)
- **Northwood Mixed-Use District**
- **Currie Mixed Use District**



# West Palm Beach Mobility Plan

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October 24, 2024



WEST PALM BEACH



# Downtown & City Traffic Study

- HB479 was approved which allows entities that issue building permits to collect their own transportation/mobility impact fees.
- City staff is working to create its own mobility study and fee which will replace the County's Roadway Impact Fee. The study and fee must be in place by October 1, 2025.
- City staff is also working on a downtown traffic/mobility plan that will address future development.
- City staff also moving forward with the approval and construction of the Fern Street connection within the downtown.





# Update on Enterprise Permitting and Licensing

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October 24, 2024



WEST PALM BEACH



- City has invested more than \$8 million to implement a new EPL system to replace the antiquated CommunityPlus system.
- We went live in July of 2023 with EPL
- Recent Adjustments to EPL:
  1. We upgraded to a newer version of EPL several months ago
  2. We have been experiencing issues with Bluebeam and will be switching to an upgraded version of Project Dux (version 8.6 to version 9.4) for plan submittal and review.
- Business tax licensing will be added this year.



WPB

WPB.ORG/DS

ST PALM BEACH

Home

Apply

Today's Inspections

Map

Fee Estimator

Search

Calendar

Welcome to our new all-in-one portal!

CIVIC ACCESS

Apply for a Plan

This tool can be used to apply for a new plan

Apply for a Permit

This tool can be used to apply for a new permit/lien reduction application

Request Inspection

Click here to request an inspection on an existing record.

Pay Invoice

Use this tool to pay for individual invoices.

Help/Frequently Asked Questions

Click here for FAQs regarding building permits or for help on how to use the Civic Access portal to manage your permits.

Permit/Case Status

For Public Information Search - Select Permit or Case type in the "Search" field, then enter the permit number or property address.

WPB.ORG/EPL

EPL

COME VISIT

City of West Palm Beach  
401 Clematis Street  
West Palm Beach, FL 33401

PHONE

CITY HOTLINE: (561) 822-2222  
(TTY: 800-955-8771)



# Typical Civic Access Screen

Permit Number  
Type      Project Name  
Applied Date  
Square Feet      Valuation  
Description

Workflow

Fees

WPB

WPB.ORG/DS

WEST PALM BEACH

Home

Apply

Today's Inspections

Map

Fee Estimator

Search

Calendar

Good Afternoon, Guest

13

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

Progress

4% Completed

Completed

In Progress

Not Started

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

WPB.ORG/EPL

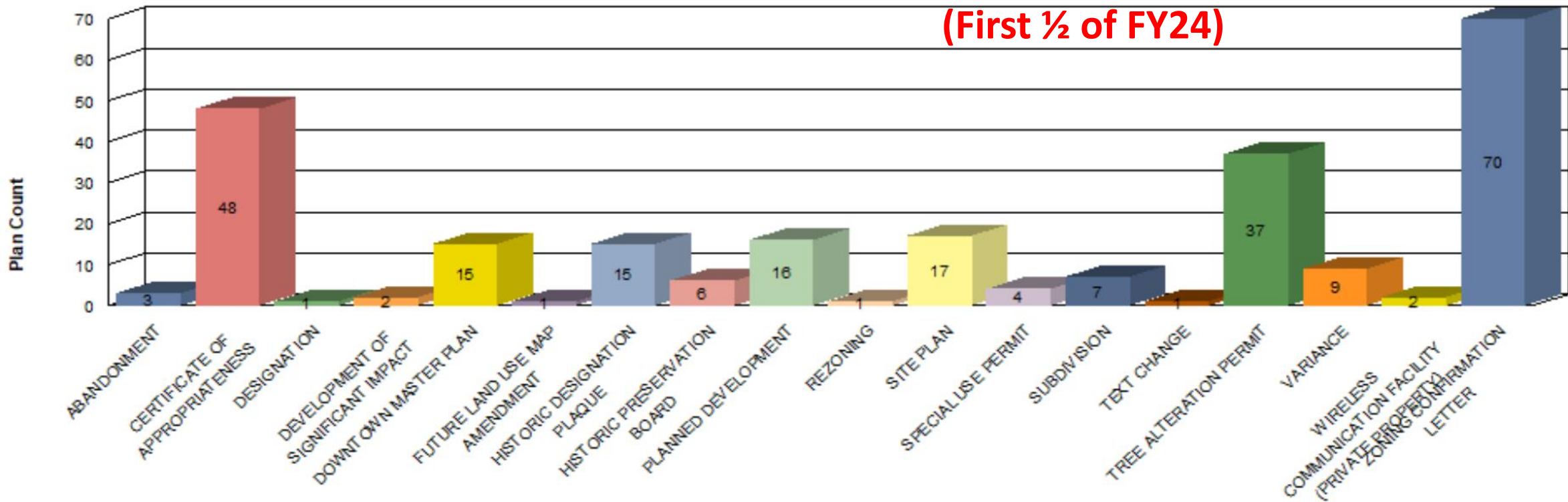
EPL





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

255 Applications Received  
(First ½ of FY24)

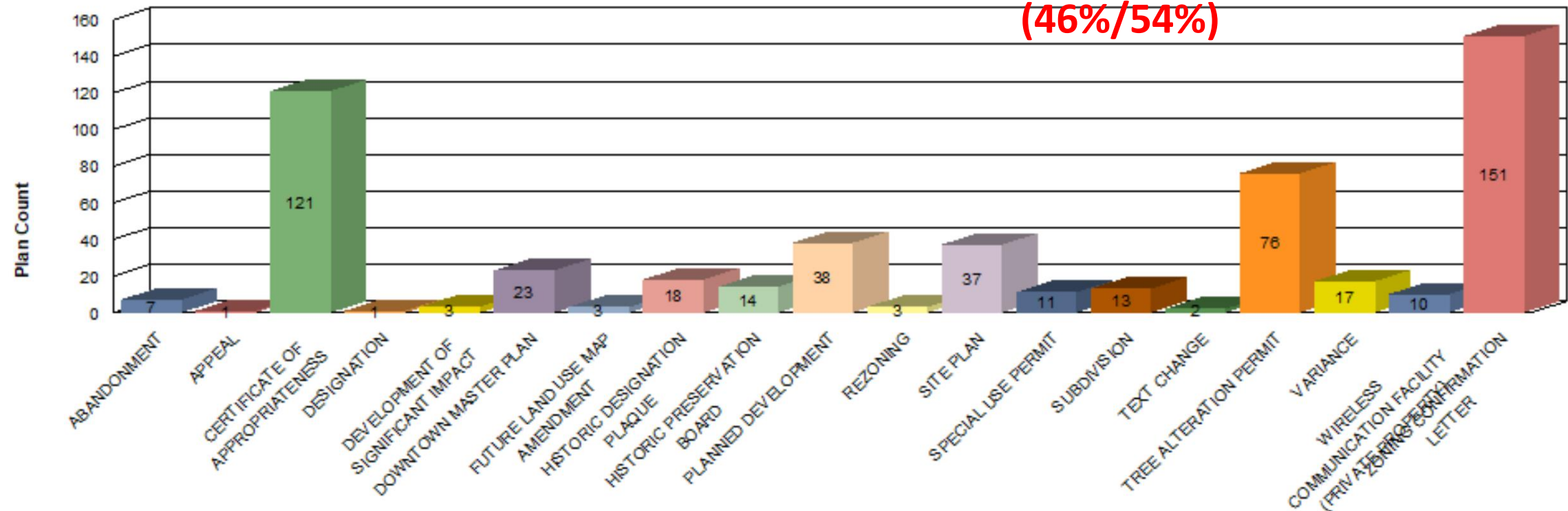






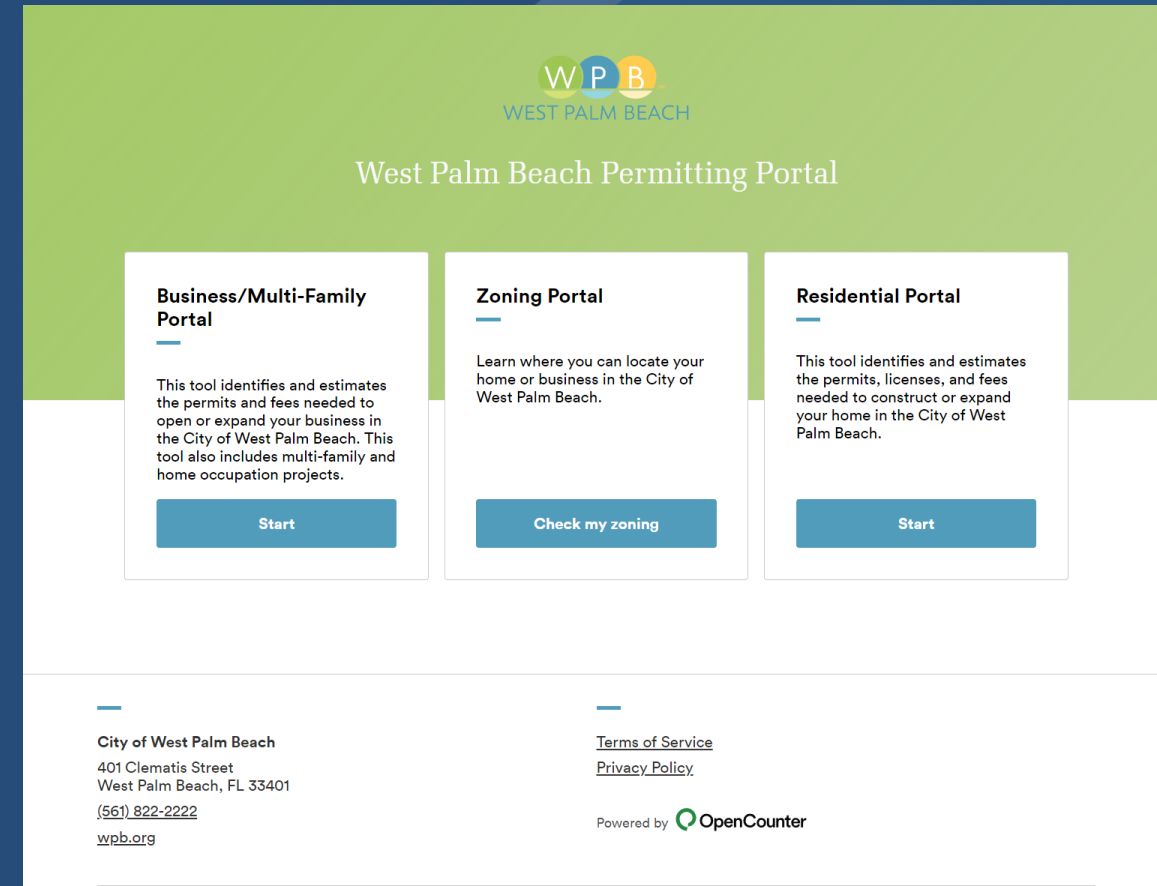
## PLANS APPLIED BY TYPE (10/01/2023 TO 09/30/2024) FOR CITY OF WEST PALM BEACH

549 Applications Received  
(46%/54%)





- 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.
- The platform became operational yesterday!







National Football League

	W	L	T	PCT
Kansas City Chiefs	6	0	0	1.000
Detroit Lions	5	1	0	.833
Minnesota Vikings	5	1	0	.833
Washington Commanders	5	2	0	.714
Houston Texans	5	2	0	.714
Pittsburgh Steelers	5	2	0	.714
Buffalo Bills	5	2	0	.714
Green Bay Packers	5	2	0	.714
Tampa Bay Buccaneers	4	2	0	.667
Baltimore Ravens	4	2	0	.667
Chicago Bears	4	2	0	.667
Philadelphia Eagles	4	2	0	.667
Los Angeles Chargers	3	2	0	.600
Seattle Seahawks	4	3	0	.571
Indianapolis Colts	4	3	0	.571
Denver Broncos	4	3	0	.571
Atlanta Falcons	4	3	0	.571
Dallas Cowboys	3	3	0	.500
Cincinnati Bengals	3	4	0	.429
San Francisco 49ers	3	4	0	.429
Miami Dolphins	2	4	0	.333
Arizona Cardinals	2	4	0	.333
Los Angeles Rams	2	4	0	.333
Las Vegas Raiders	2	5	0	.286
New York Jets	2	5	0	.286
Jacksonville Jaguars	2	5	0	.286
New Orleans Saints	2	5	0	.286
New York Giants	2	5	0	.286
Tennessee Titans	1	5	0	.167
Cleveland Browns	1	6	0	.143
New England Patriots	1	6	0	.143
Carolina Panthers	1	6	0	.143



Project Type

STEP 1/4

Enter your project type to find matching land use codes from the City's official list

NFL Consulting Services

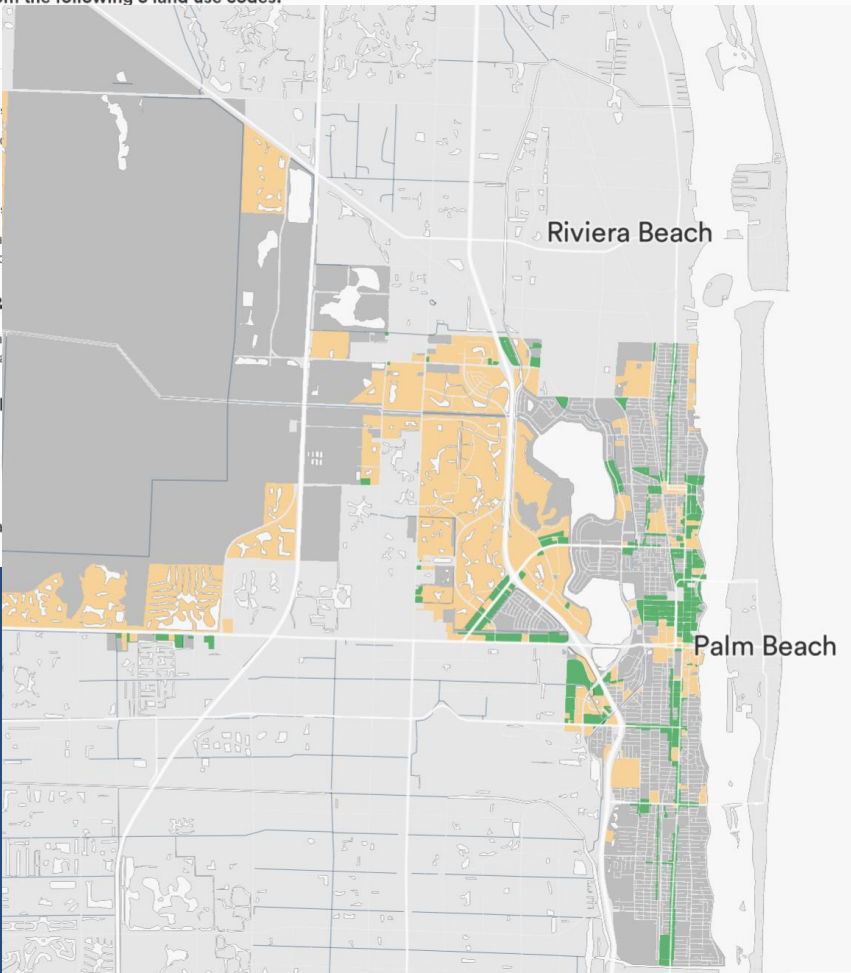
Search

Please select from the following 5 land use codes:

GENERAL

- ☐ OFFICES  
Offices, pro  
not limited
- ☒ OFFICES  
This use ca  
not automc
- ☐ OFFICE &  
This use ca  
Commerci
- ☐ EXERCISI
- ☐ GOVERN

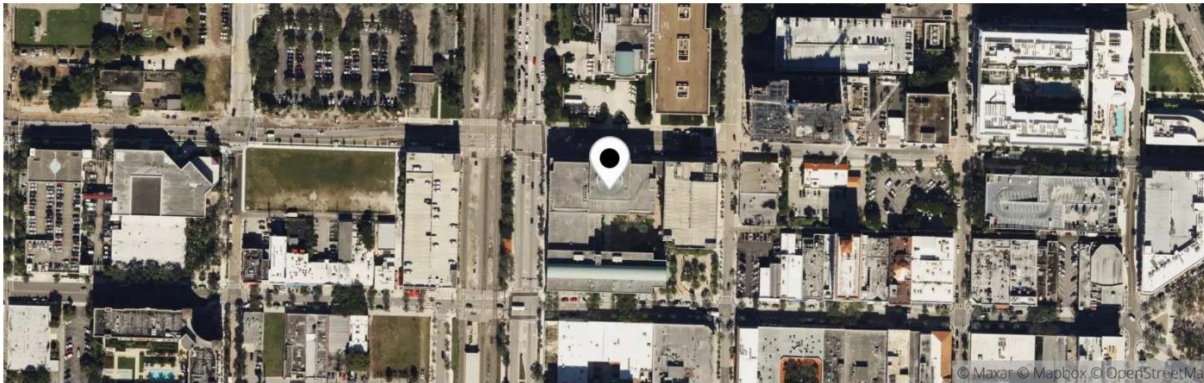
If you don't see a



Satellite view

## NFL Consulting Services #1610296

Consulting Office  
OFFICES, PROFESSIONAL (NON-MEDICAL) 401 Clematis Street



### APPLICANT

Rick Greene @ rgreene@wpb.org (561) 822-1455

### ZONING OVERVIEW

Address  
401 Clematis Street, West Palm Beach, Florida 33401

Zoning Clearance  
Permitted

Land Use  
OFFICES, PROFESSIONAL (NON-MEDICAL)

Zoning District  
Clematis Waterfront District - 10 (CWD-10)

Parcel(s)  
74434321010160010

- Zoning
- Land Use
- Parcel PCN
- Estimate of Fees
- Permits Required (incl. sub-permits)

<https://permit-planner.wpb.org/>



# Snapshot of Where We Are Today

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October 24, 2024

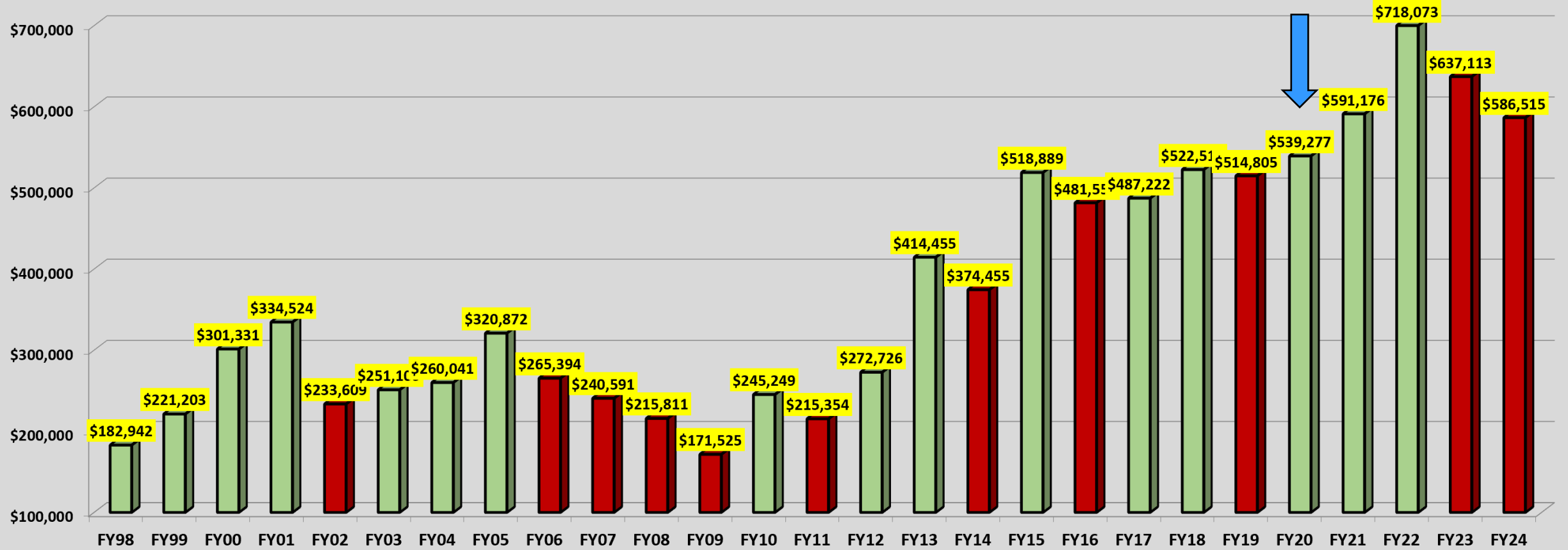


WEST PALM BEACH



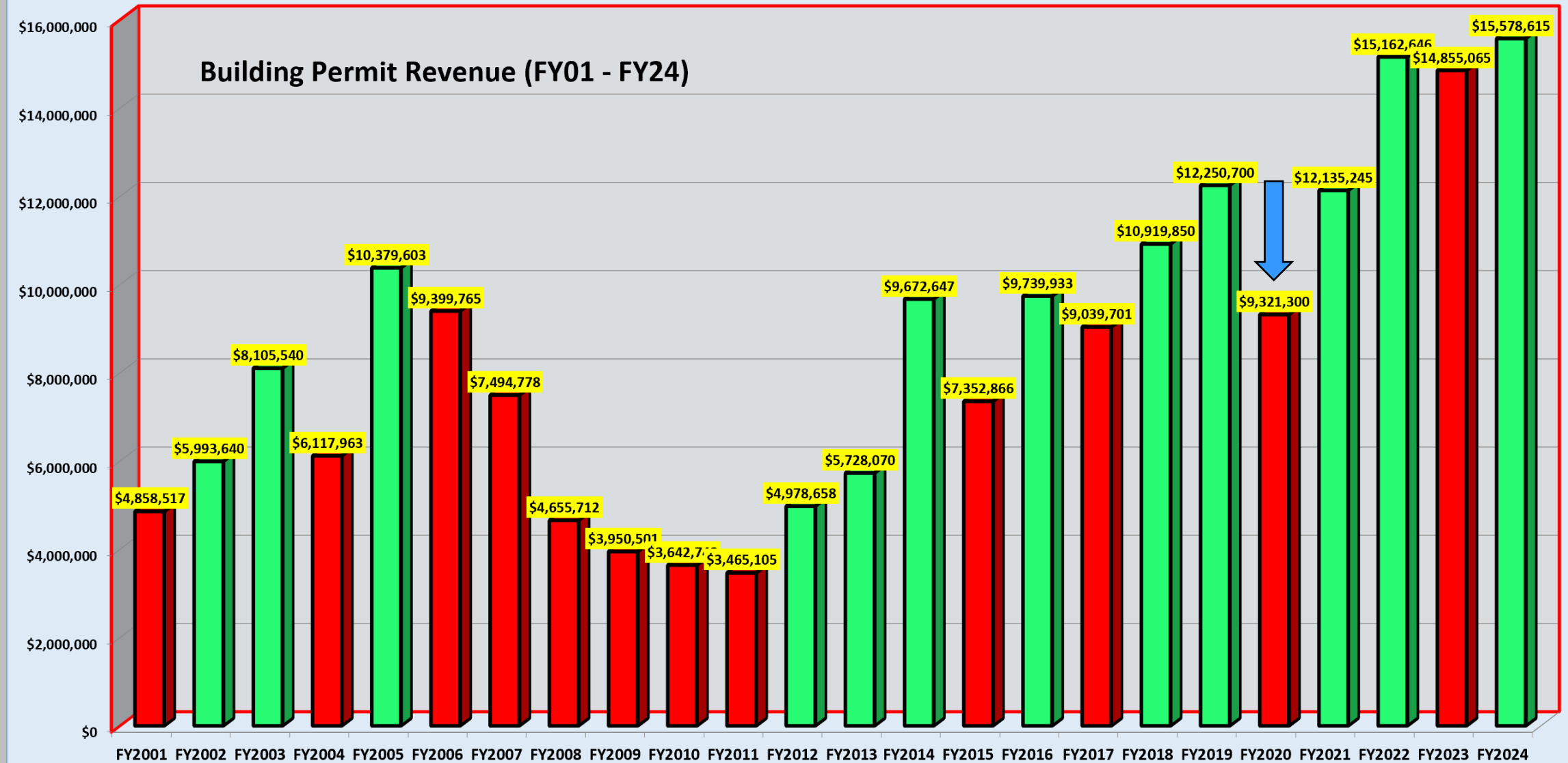
# WPB Planning Revenues FY98 – FY24

Planning Revenues  
FY98 - FY24



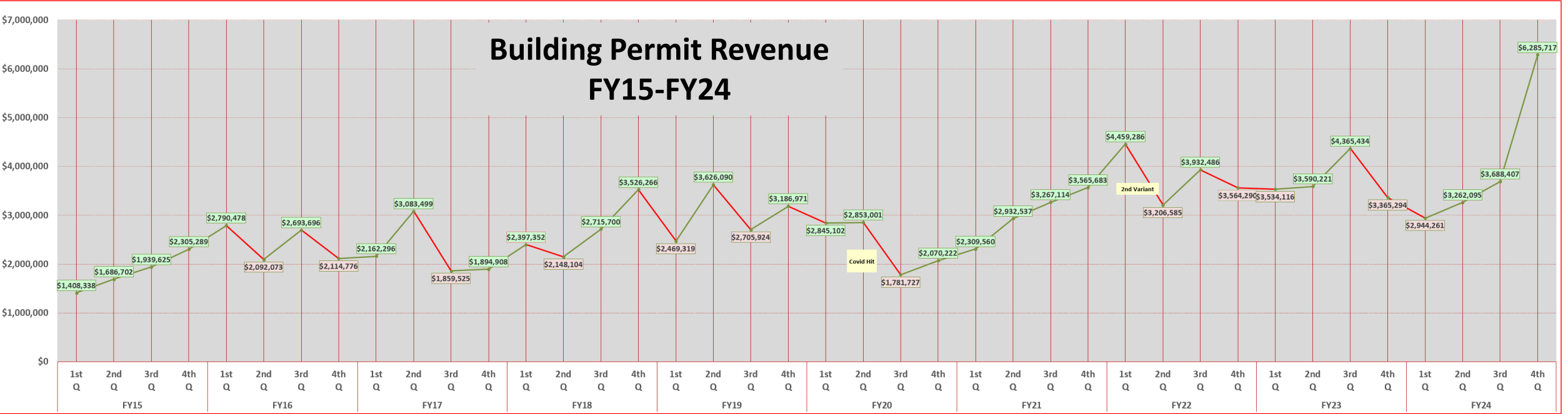


# WPB Building Permit Revenues (FY01 – FY24)



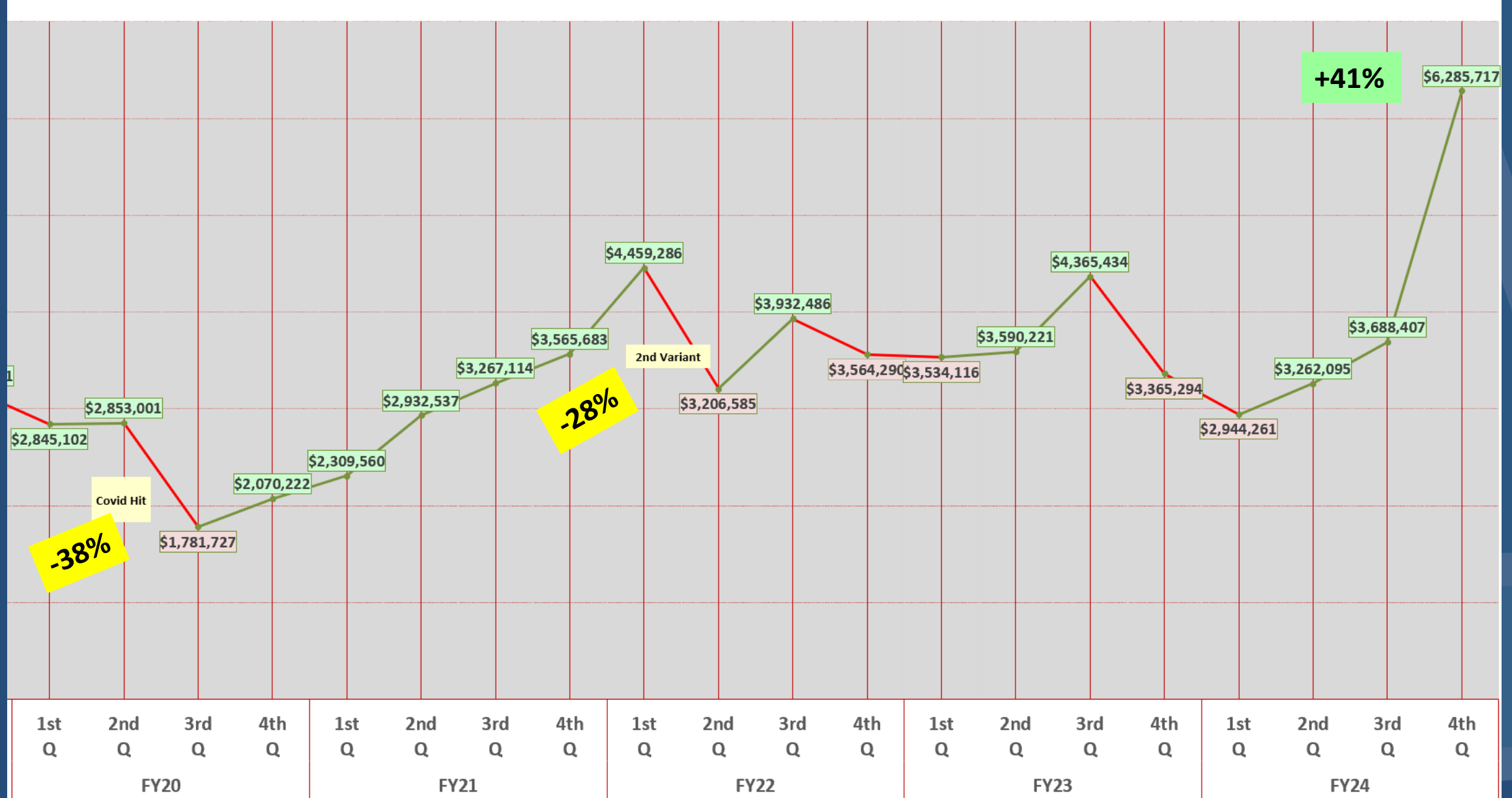


# WPB Building Permit Revenues by Quarter (FY15 – FY24)



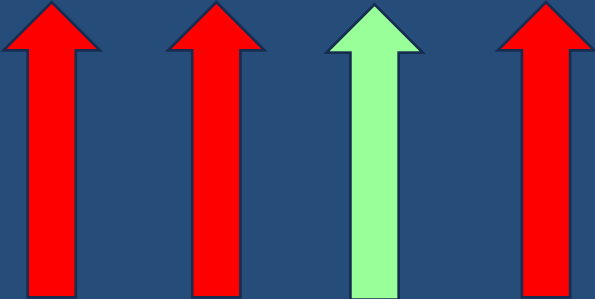
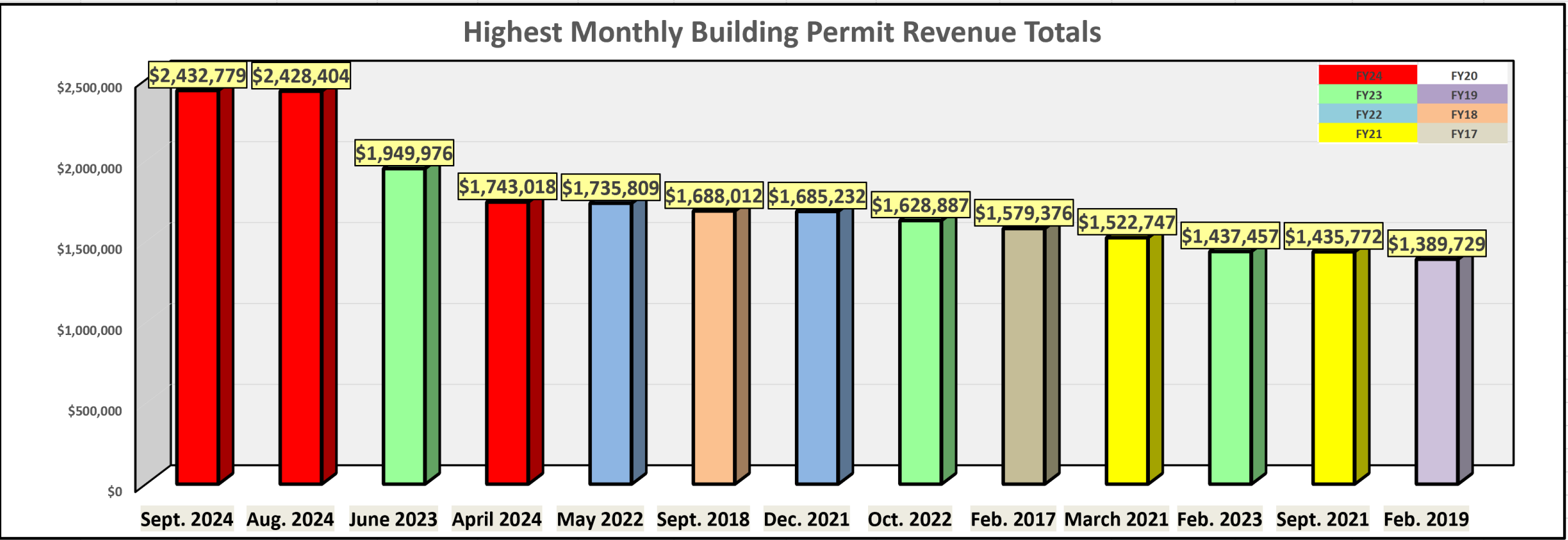


# WPB Building Permit Revenues by Quarter (FY20 – FY24)





# Highest Building Permit Revenue Months



These three months in red total more than what we collected in the entire year for 9 of the last 24 years.





# Breakdown of Permits Submitted in FY24

<u>PERMIT CLASS</u>	<u>PERMITS ISSUED</u>	<u>% of TOTAL</u>	<u>VALUATION</u>	<u>% of TOTAL</u>
• Building (Commercial)	1,467	11.3%	\$469,429,562	62.1%
• Building (Residential)	3,030	23.3%	\$163,978,342	21.7%
• Electrical (Residential)	1,002	7.7%	\$ 20,413,341	2.7%
• Mechanical (Commercial)	899	6.9%	\$ 19,886,845	2.6%
• Electrical (Commercial)	1,030	7.9%	\$ 18,460,269	2.4%
• Fire Protection Permit	476	3.7%	\$ 11,805,672	1.6%
• Pool (Residential)	146	1.1%	\$ 9,552,739	1.3%
• Ancillary Structure	546	4.2%	\$ 7,216,819	0.9%
• Mechanical (Residential)	977	7.5%	\$ 6,954,585	0.9%
• Plumbing (Commercial)	897	6.9%	\$ 5,525,150	0.7%
• Landscape Permit	194	1.5%	\$ 5,152,984	0.7%
• Paving Permit	236	1.8%	\$ 4,088,484	0.5%
• Demolitions (Comm.& Res.)	186	1.4%	\$ 4,000,688	0.6%
• Other*	1,914	14.7%	\$ 13,566,619	1.2%

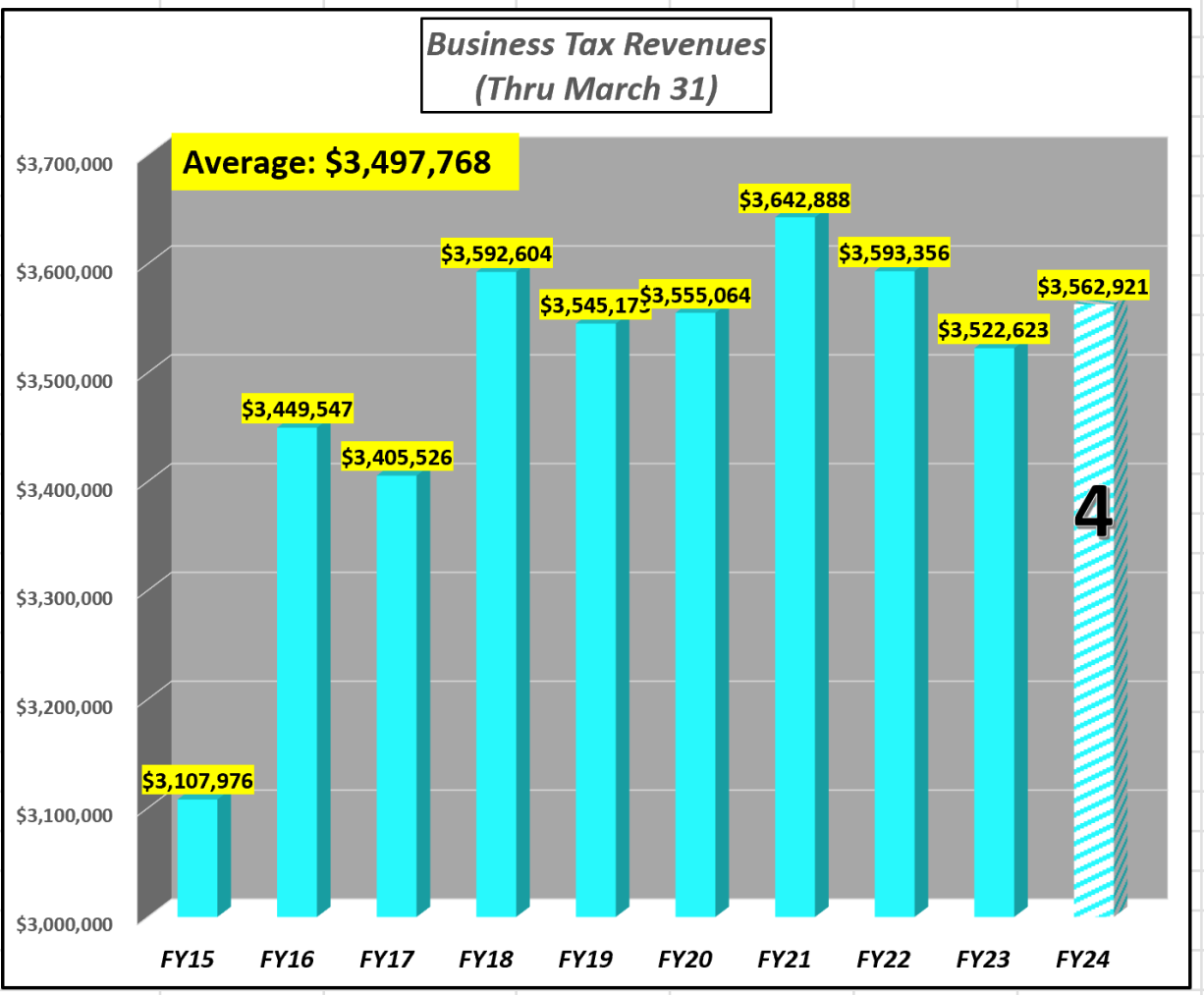
**TOTAL 13,000**

**\$756,031,412**

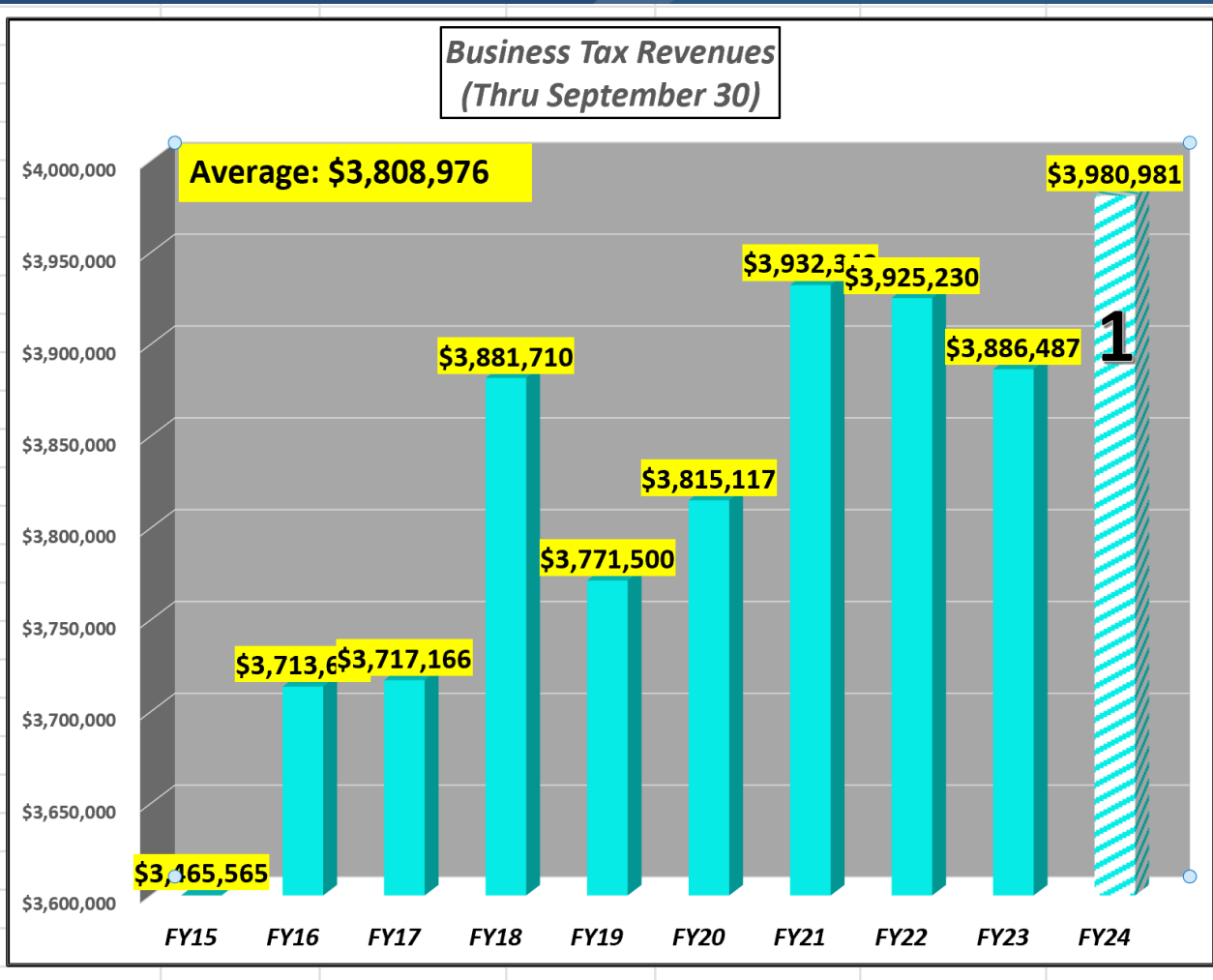
\* Includes demolitions, plumbing (residential), commercial pools, signs, gas, special events



# Business Tax Mid-Year and End of Year Revenues (FY15 – FY24)



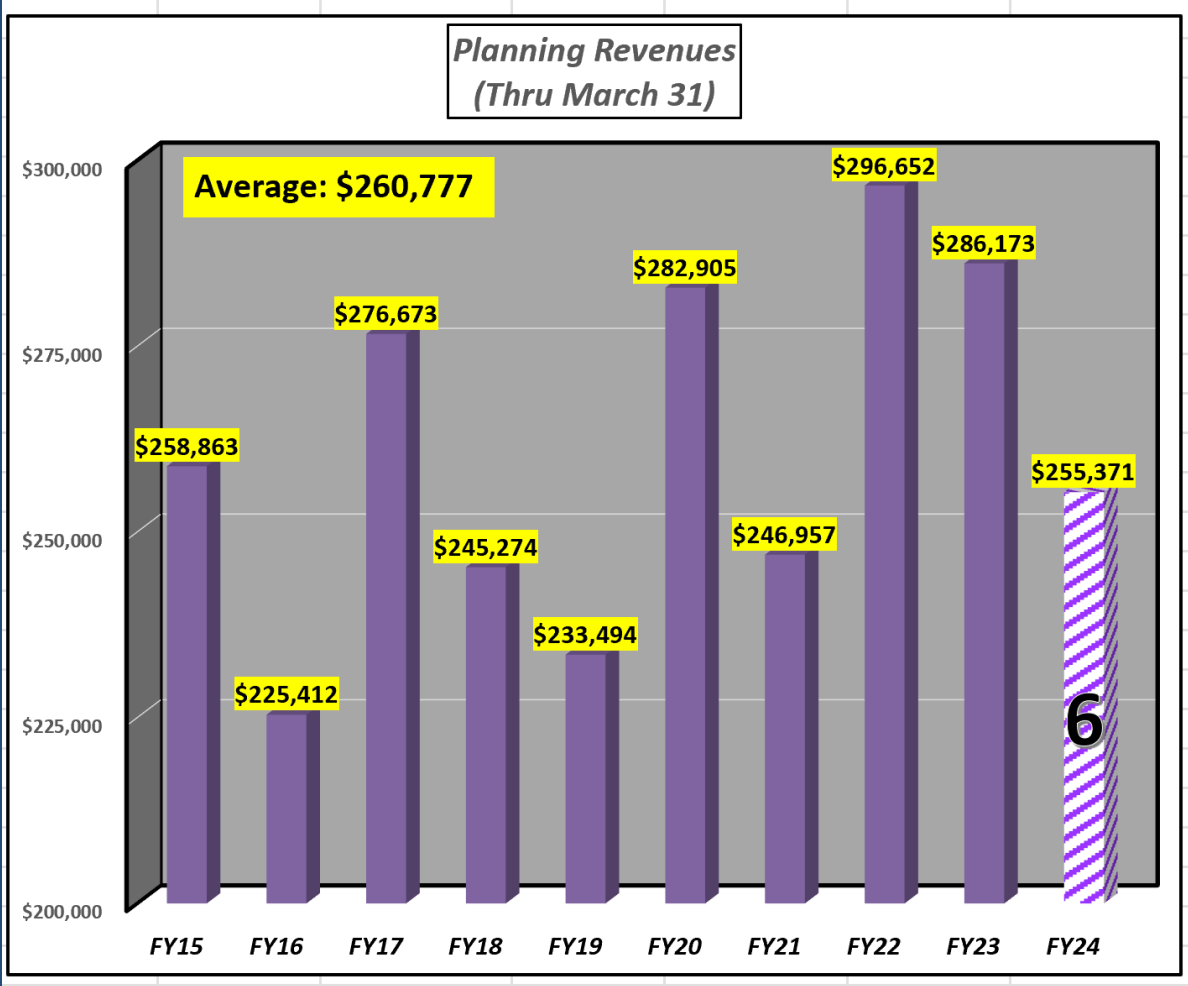
**Business Tax Revenues  
March 31, 2024**



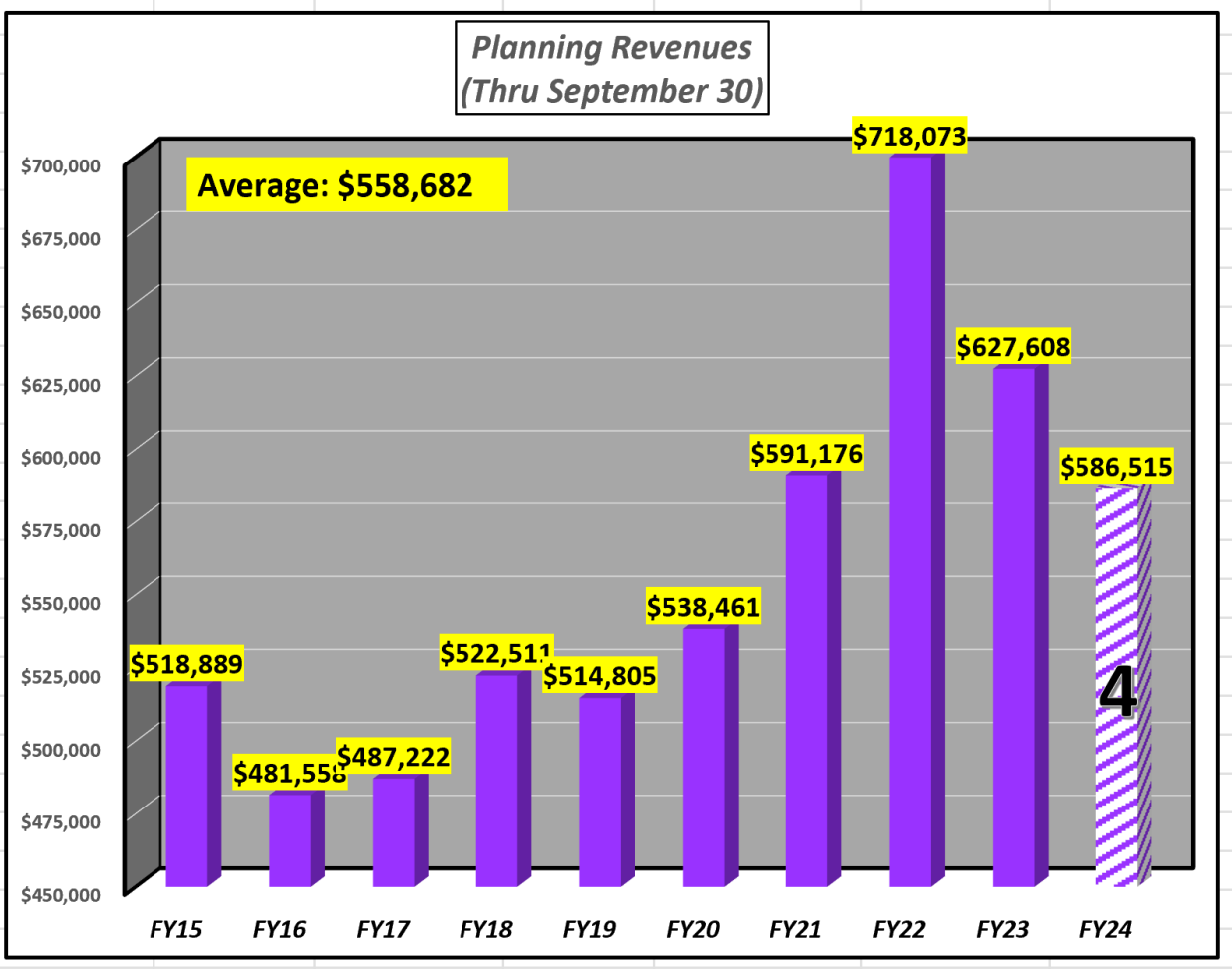
**Business Tax Revenues  
September 30, 2024**



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



Planning Revenues  
March 31, 2024

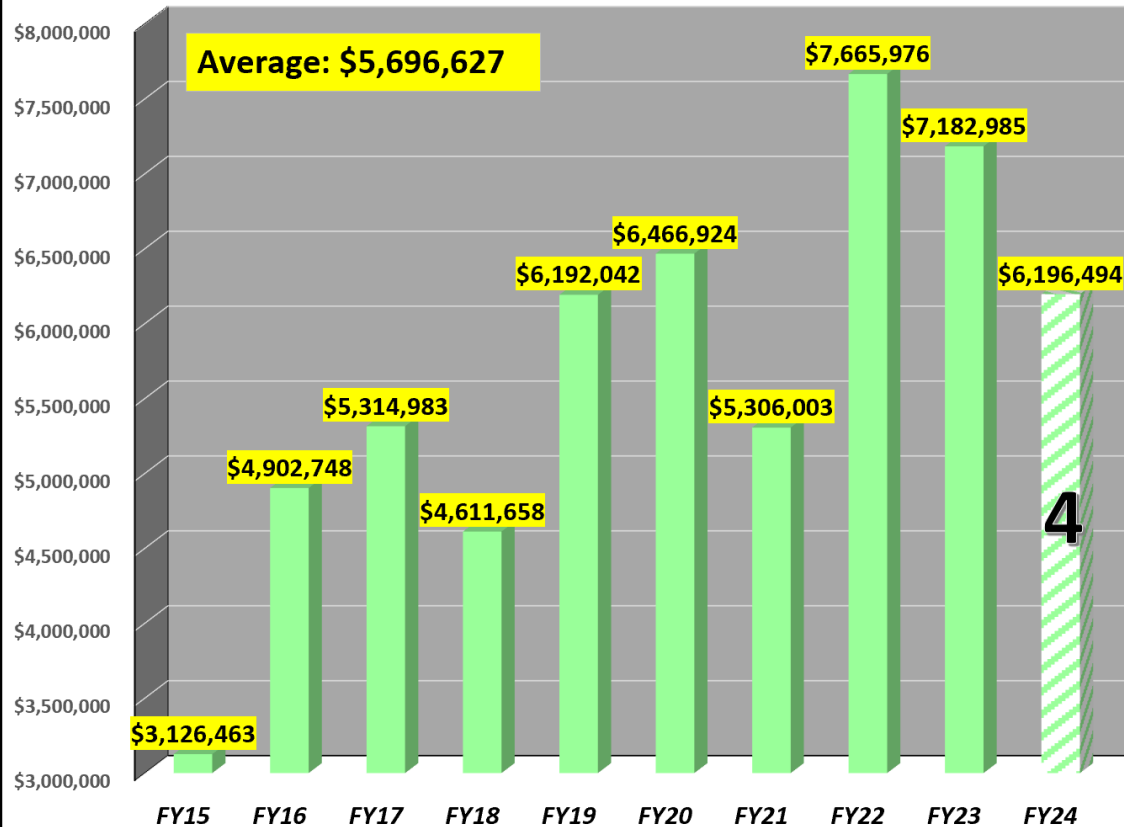


Planning Revenues  
September 30, 2024



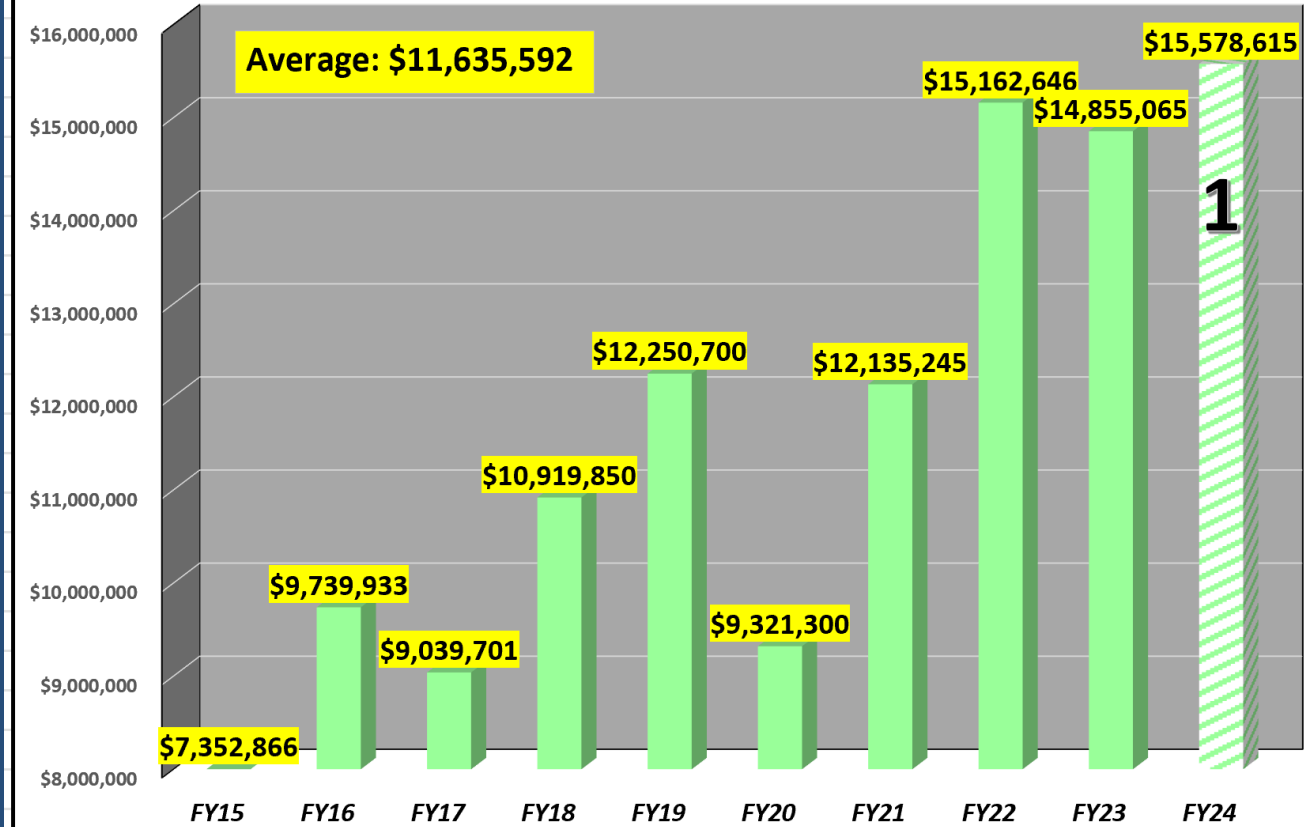
# Business Tax and Building Mid-Year Revenues (FY15 – FY24)

*Building Revenues  
(Thru March 31)*



**Building Revenues  
March 31, 2024**

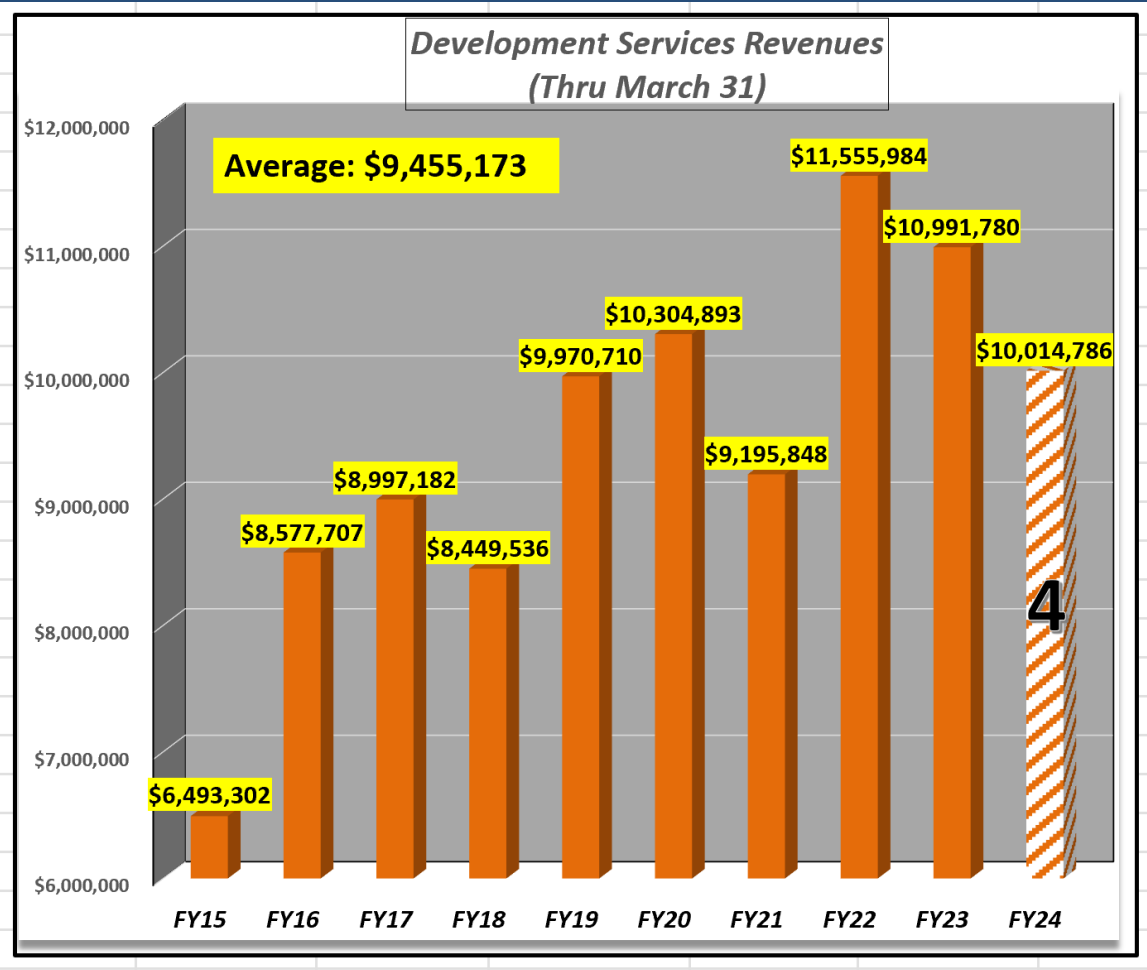
*Building Revenues  
(Thru September 30)*



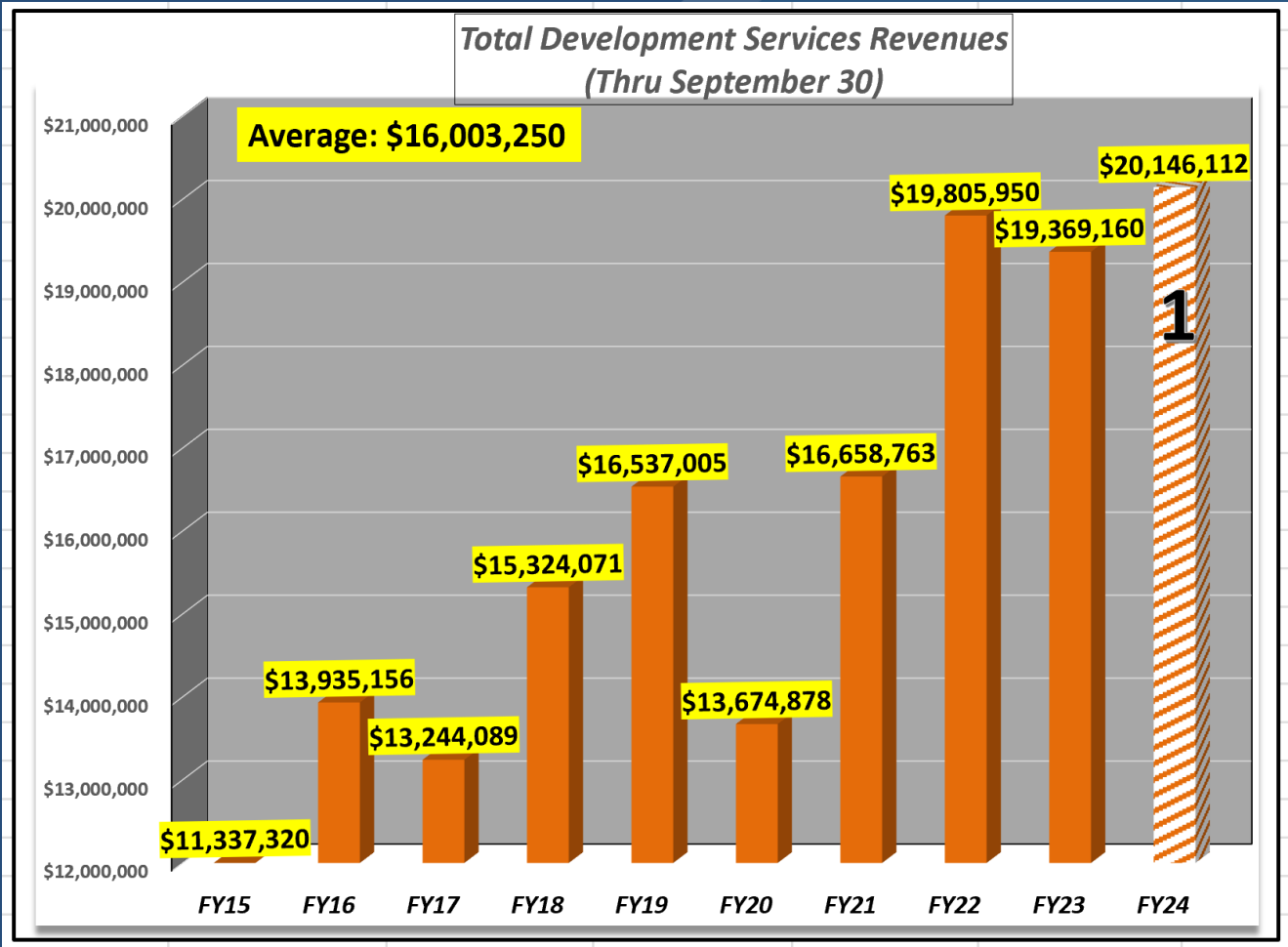
**Building Revenues  
September 30, 2024**



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



**Total Revenues  
(Business Tax, Planning, Building)  
March 31, 2024**



**Total Revenues  
(Business Tax, Planning, Building)  
September 30, 2024**

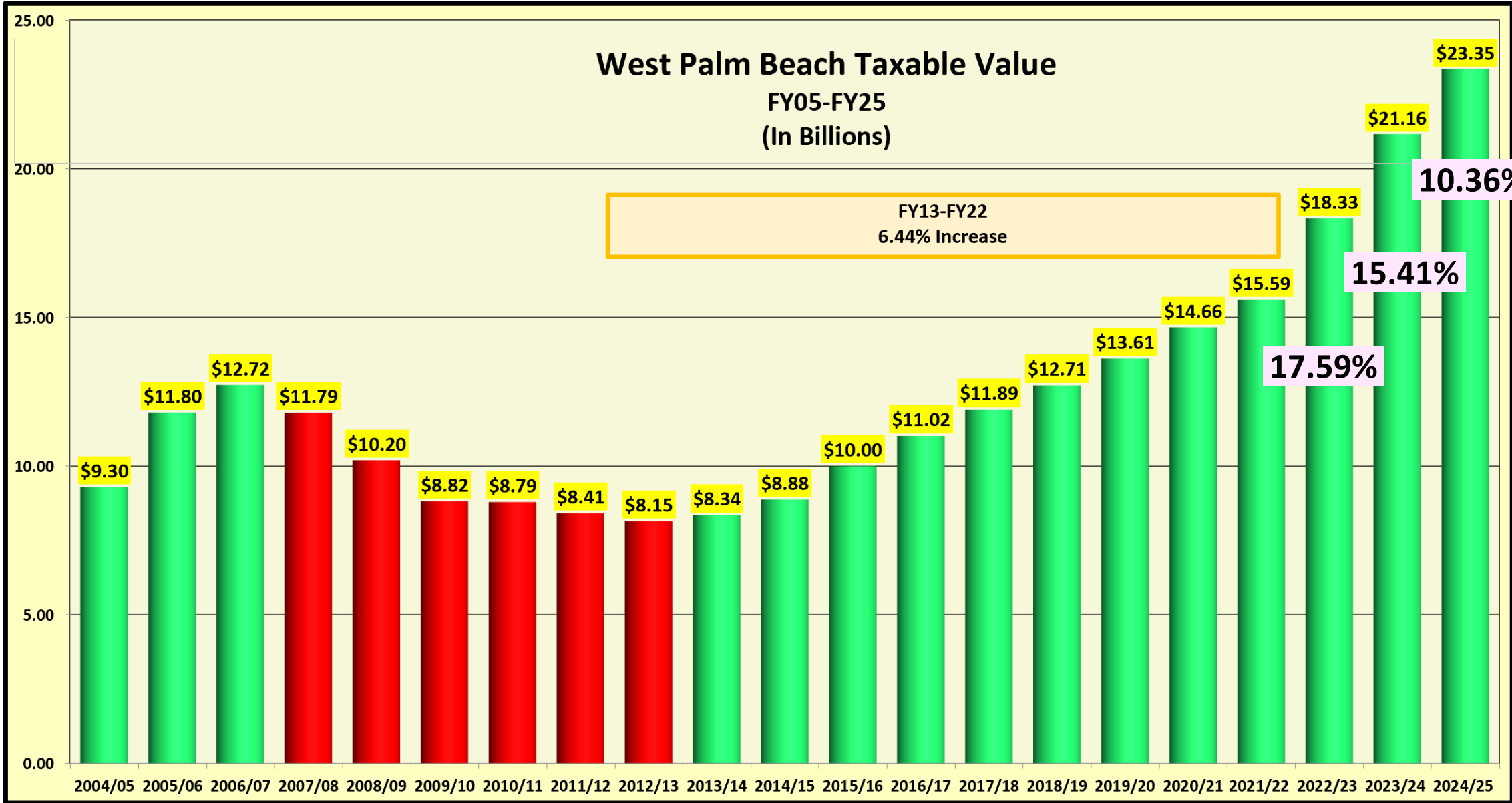




**FY23 in black**  
**Vs.**  
**FY24 in green**

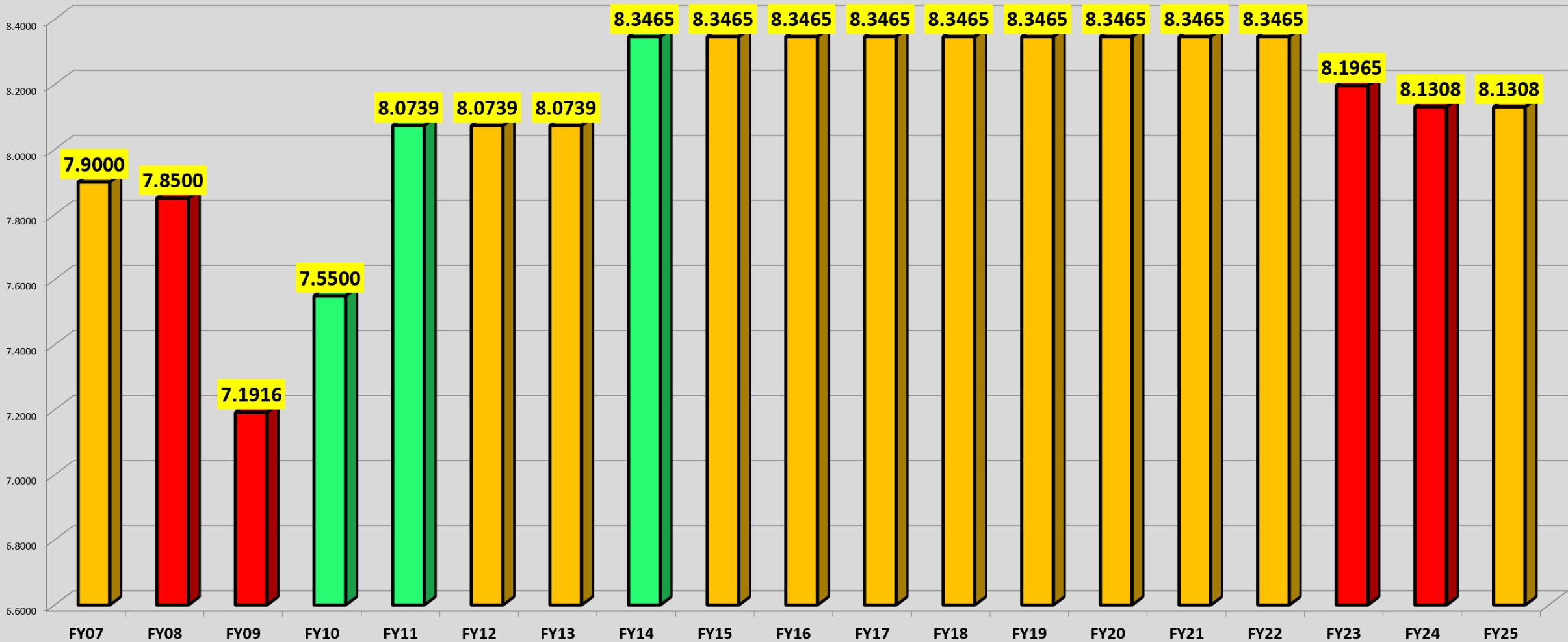


# WPB Property Taxable Value FY05 – FY25



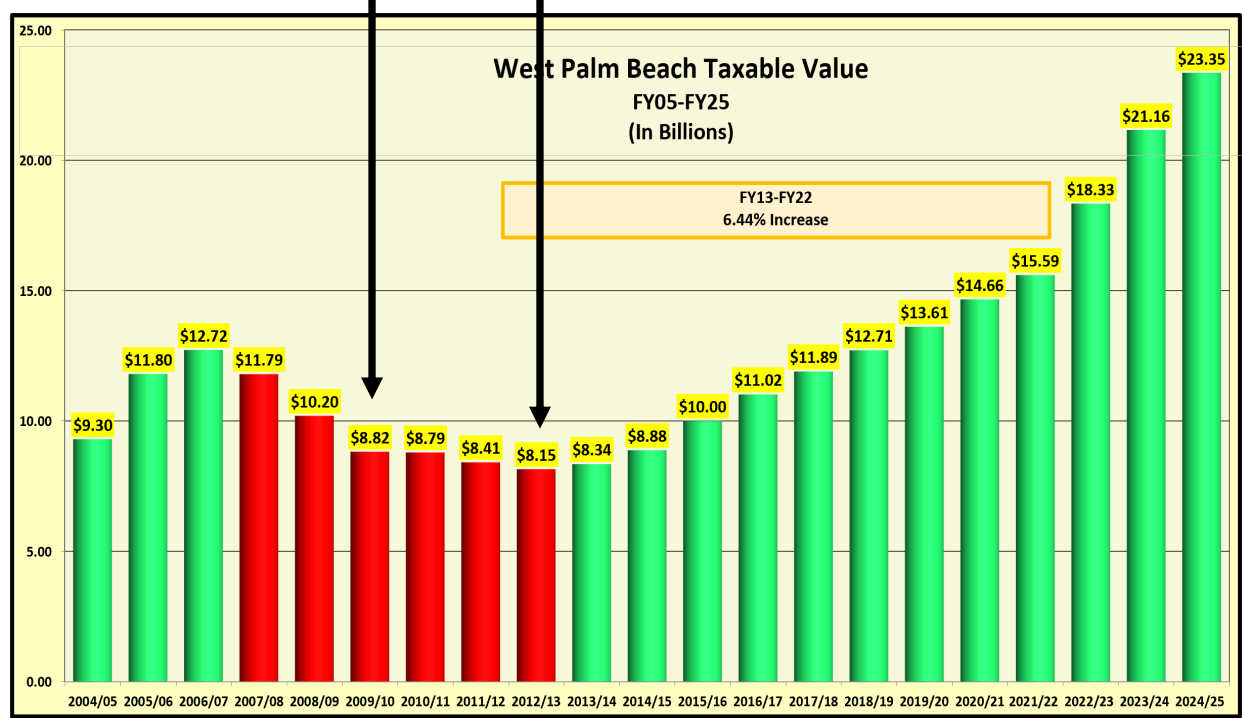
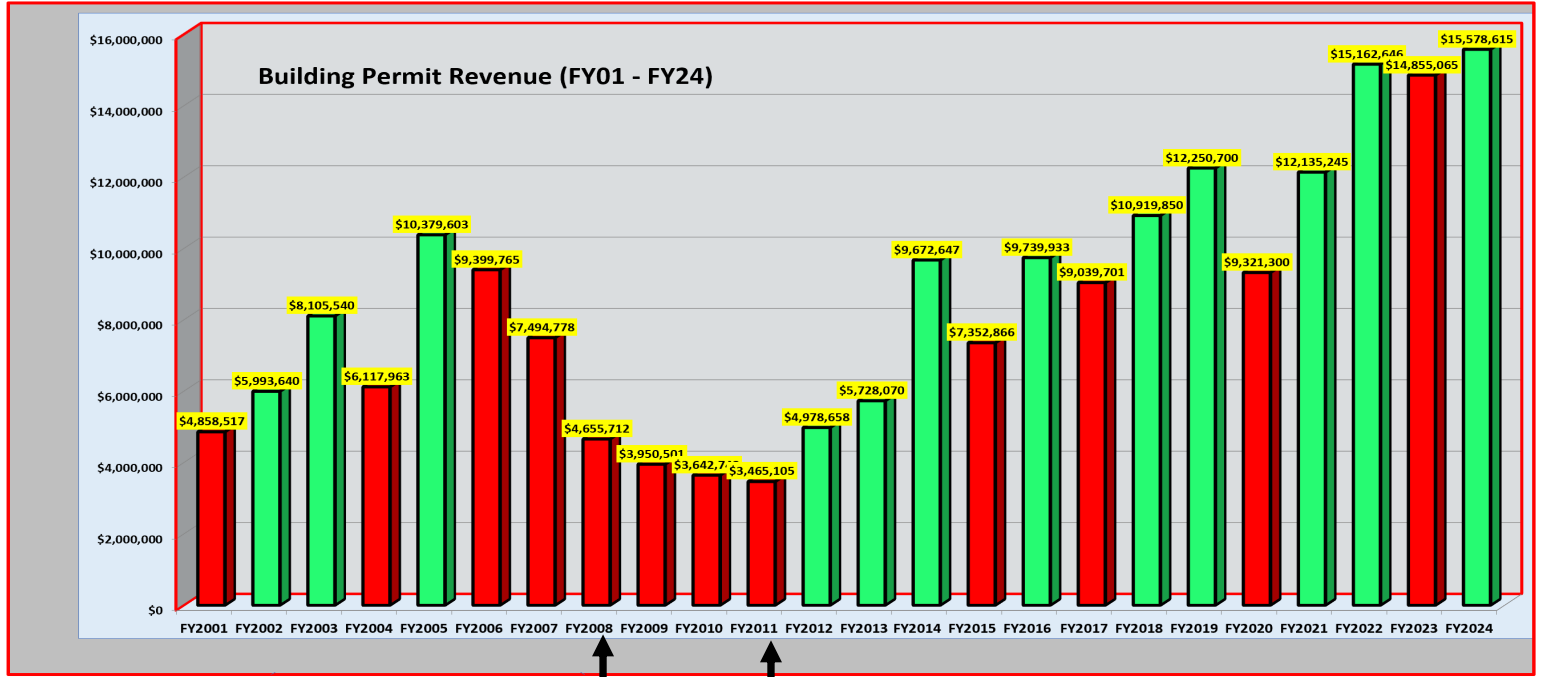


West Palm Beach Millage Rates  
2006/07 - 2024/25





# WPB Millage Rates & Building Permits





# Class A Office Developments

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October 24, 2024



WEST PALM BEACH



## 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

## 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 Permit Issued
  - SUBTOTAL: 2,047,188 SF (65%)
- 1001 TOWER: 353,810 SF Approved (No Activity)
- TRANSIT VILLAGE: 182,720 SF Approved (No Activity)
- 515 FERN: 425,798 SF Approved (No Activity)
- THE CONTEMPORARY 149,524 SF Approved (No Activity)
  - TOTAL: 3,159,040 SF



# West Palm Beach Class A Office Developments



**360 Rosemary  
Completed**



**One Flagler  
Opening Soon**



**One West Palm  
In Construction**



**300 Banyan  
Nearing Completion**



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



# West Palm Beach Class A Office Developments



**515 Fern  
Approved**



**West Palm Point  
Foundation Permit Issued**



**1001 Tower  
Approved**



**Transit Village  
Approved**

**The Contemporary  
Approved**





# Hotel Developments

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October 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 (Approved): 201 Rooms
- Convention Center II (I.R.): 420 Rooms
- Flagship Hotel (Cheesecake): 102 Rooms

**TOTAL: 2,108 Rooms**



# Hotels



506-524 Datura  
**Approved**  
132 rooms

Marriott AC  
**Approved**  
132 rooms



NORA Hotel  
**Approved**  
201 rooms

Flagship Hotel  
**In Review**  
102 rooms

Convention  
Center II  
**In Review**  
420 rooms







Viana Hotel  
(609 Evernia)  
**Approved**  
142 rooms



One West Palm  
**Construction underway**  
200 rooms



Transit Village  
**Approved**  
108 rooms



320 Lakeview  
**Approved**  
110 rooms



# Mixed Use District Developments

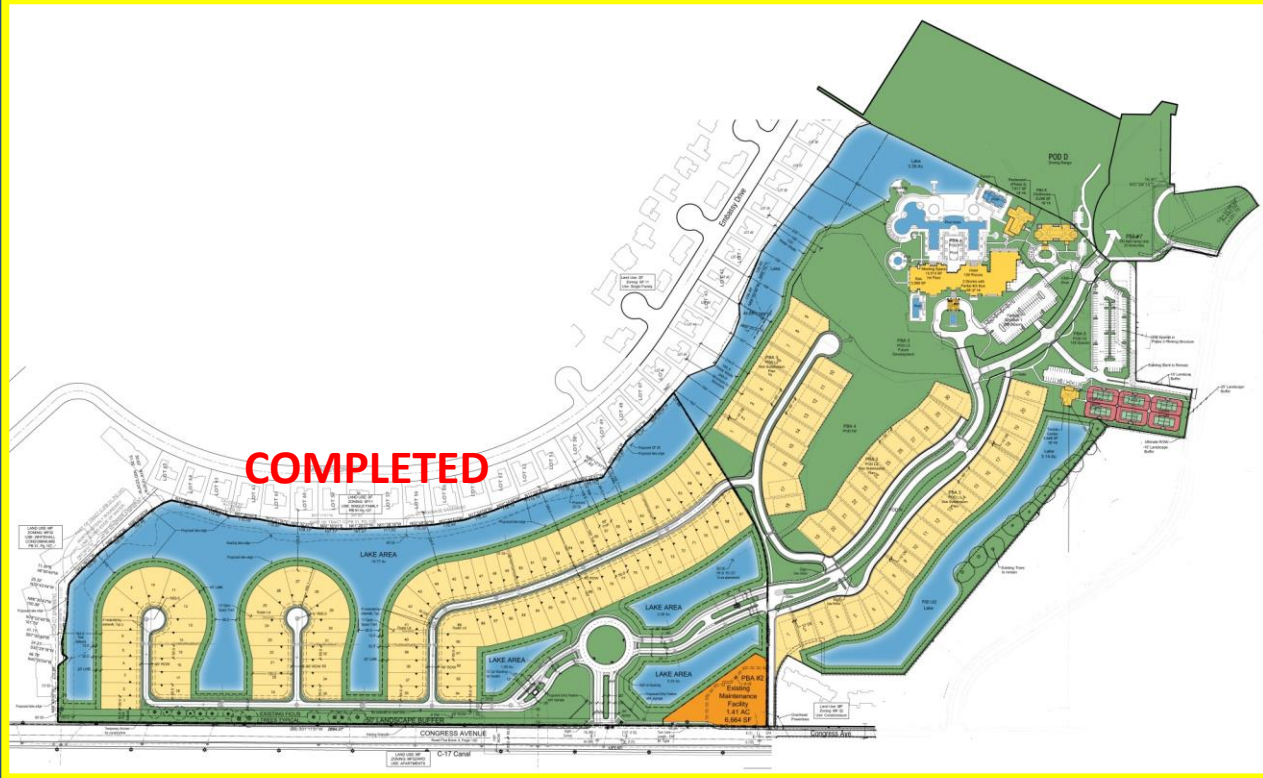
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October 24, 2024



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)





# Mixed Use Districts



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



# Currie Mixed Use District Development

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October 24, 2024

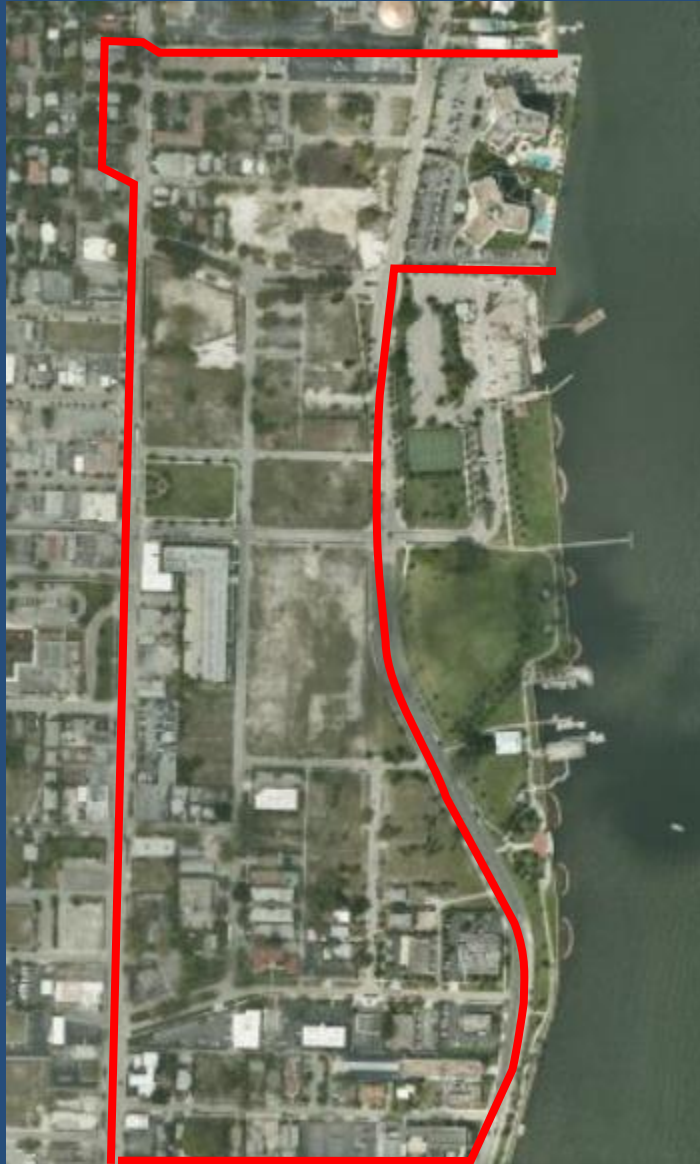


WEST PALM BEACH

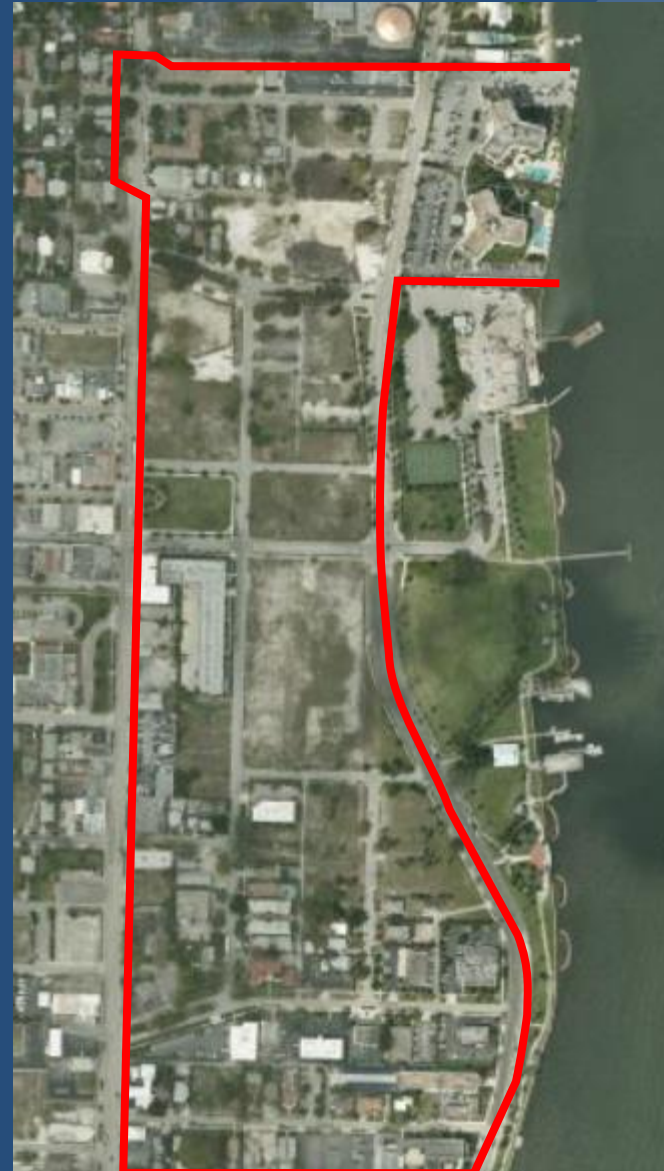


# CMUD Area – 2014, 2020

October 2014



May 2020





# CMUD (Currie Mixed Use District)

## SUB-DISTRICT LEGEND:

**CORE IA:**  
HEIGHT W/  
INCENTIVES:  
(111' – 350')

**CORE I:**  
HEIGHT W/  
INCENTIVES:  
(111' – 306')

**CORE II:**  
HEIGHT W/  
INCENTIVES:  
(111' – 202')

**TRANSITION:**  
HEIGHT W/  
INCENTIVES:  
(85' – 163')

**EDGE:**  
HEIGHT W/  
INCENTIVES:  
(36' – 60')

## Incentives must be met to achieve increased height

- Northwood Rd. Extension
- Workforce Housing
- Currie Park Improvements
- Food Store
- Public Parking for Currie Park
- Payment for Mobility Options
- LEED Certification
- Public Open Spaces
- Flagler Dr. Parkway System
- Flagler Dr. Seawall Improvements
- Flagler Dr. Roadway Improvement





# CMUD (Currie Mixed Use District)



**Park West Apartment**  
2121 Broward  
102 units



**Jeff Greene**  
2121 N. Flagler  
152 units



**Pine Street Assemblage**  
1830 North Dixie  
367 units



**OLARA**  
1919 N. Flagler

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



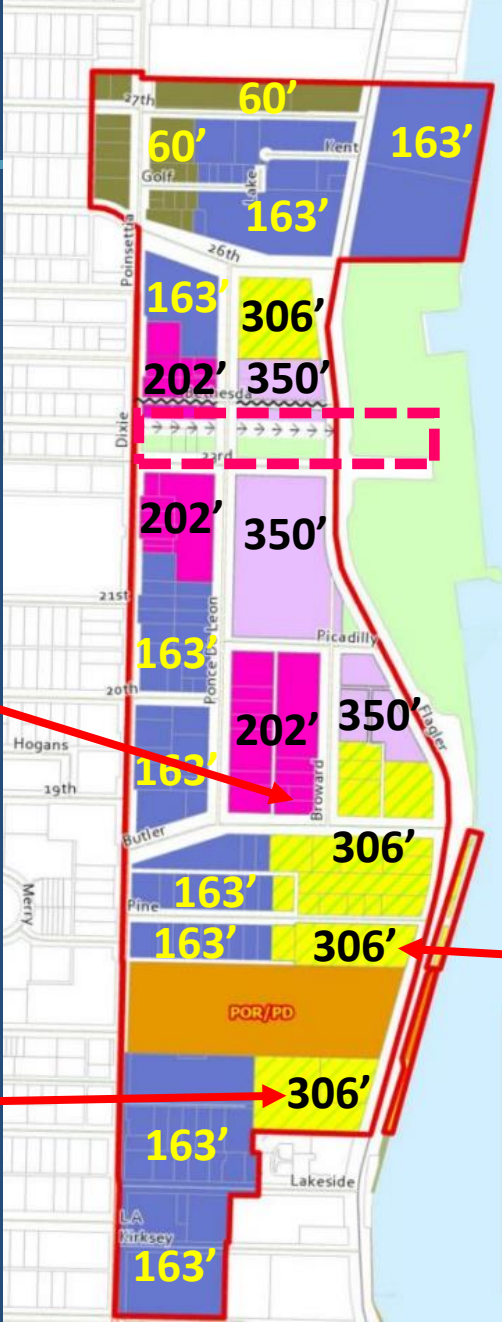
# CMUD (Currie Mixed Use District)



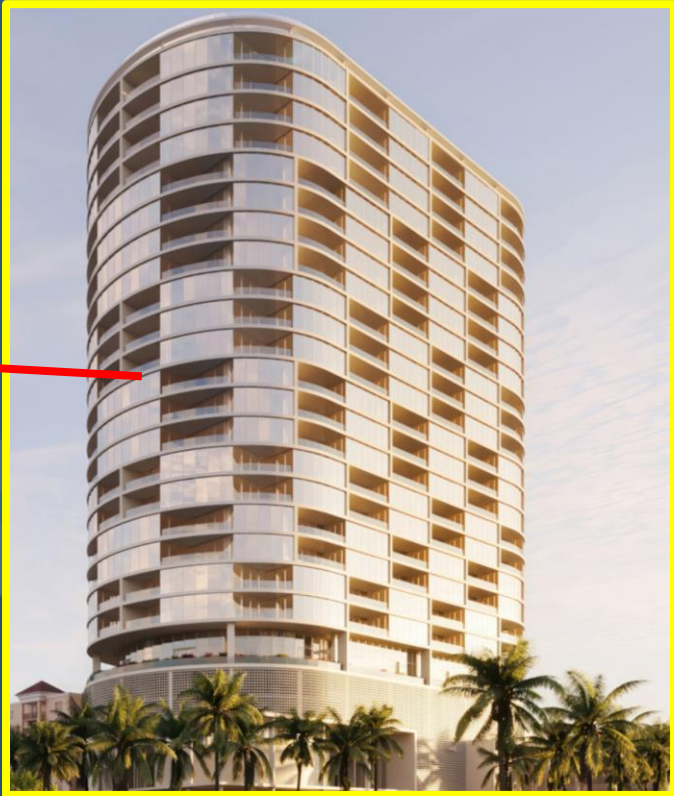
**Parkland Tower**  
2015 Broward Ave.  
80 units



**Ritz Carlton**  
1701 N. Flagler  
138 Units



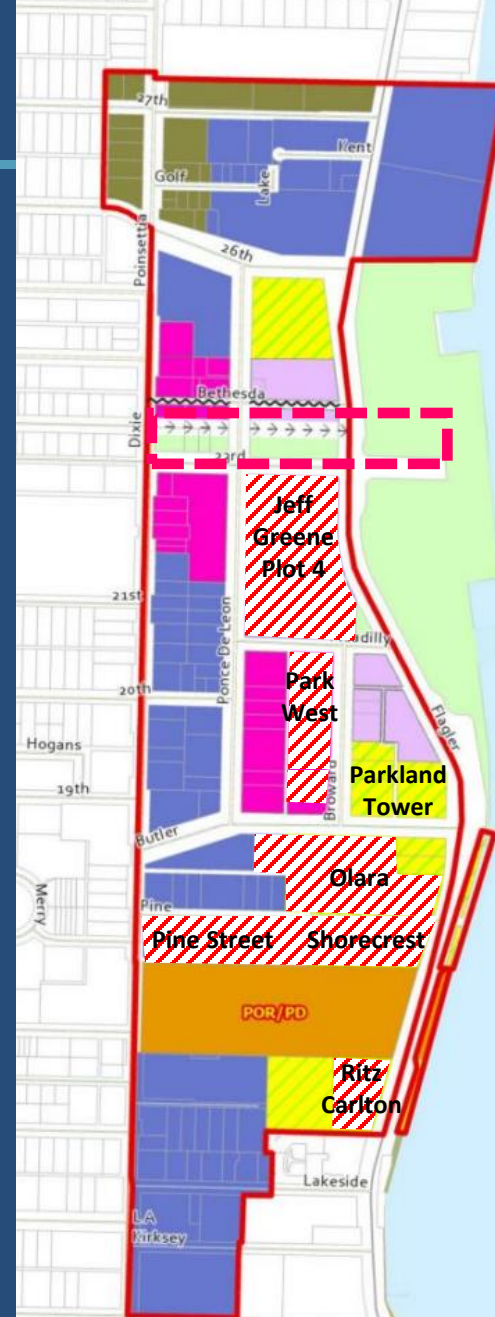
**Shorecrest**  
1901 N. Flagler  
140 Units





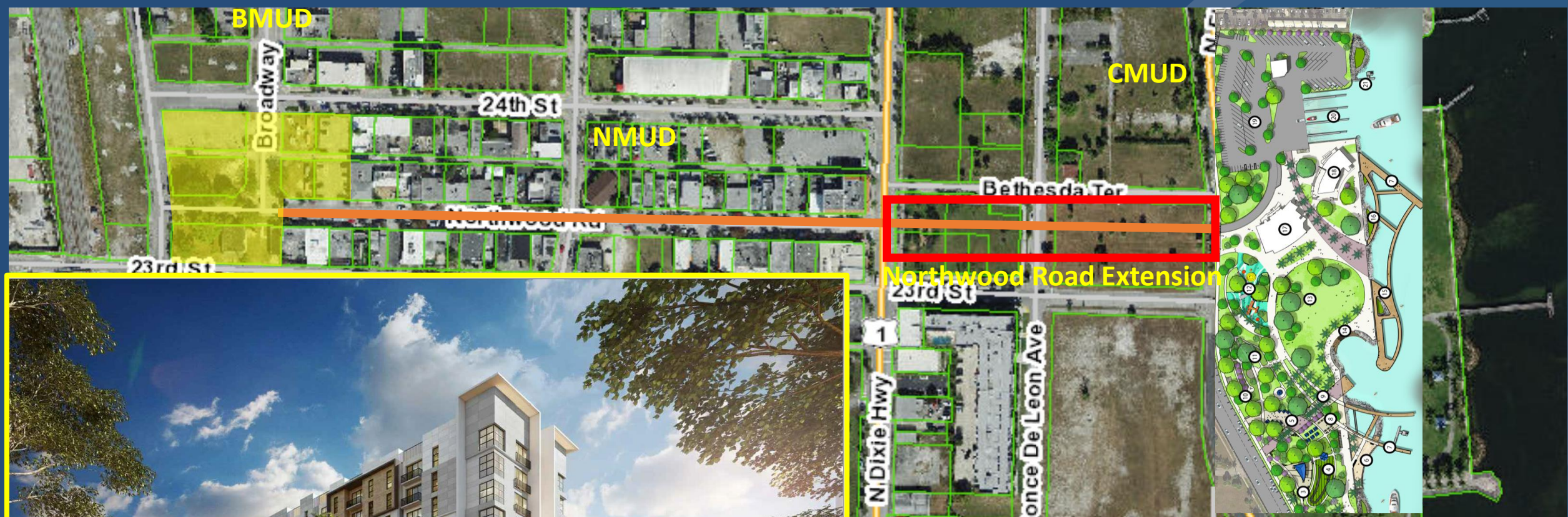
# CMUD (Currie Mixed Use District)

- Plot 4 (Jeff Greene)
- Park West (Neil Kozokoff)
- Parkland Tower (Neil Kozokoff)
- Olara (Savannah)
- Pine Street Assemblage (Savannah)
- Shorecrest (Related/Temple Israel)
- Ritz Carlton (Related Group)





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



## re) to the Entrance of Currie Park

- **LOCATION:** 2551 Pinewood Ave.
- **RESIDENTIAL:** 381 units  
(studio-37; 1 BR-175;  
2 BR-169)
- **RETAIL:** 64,200 s.f.



# Currie Park Improvements

## CONCEPT PLAN



- **\$30-\$35 million**
- **Bids due: Nov. 1, 2024**  
**Completion: 2026**
- Fishing Pier
- Kayak and Canoe Launch
- Elevated Pedestrian Deck
- Mangrove & Seagrass Gardens
- Café
- Boat Launch
- Fitness Area
- Perched Beach
- Elevated Pedestrian Deck



# Residential Developments

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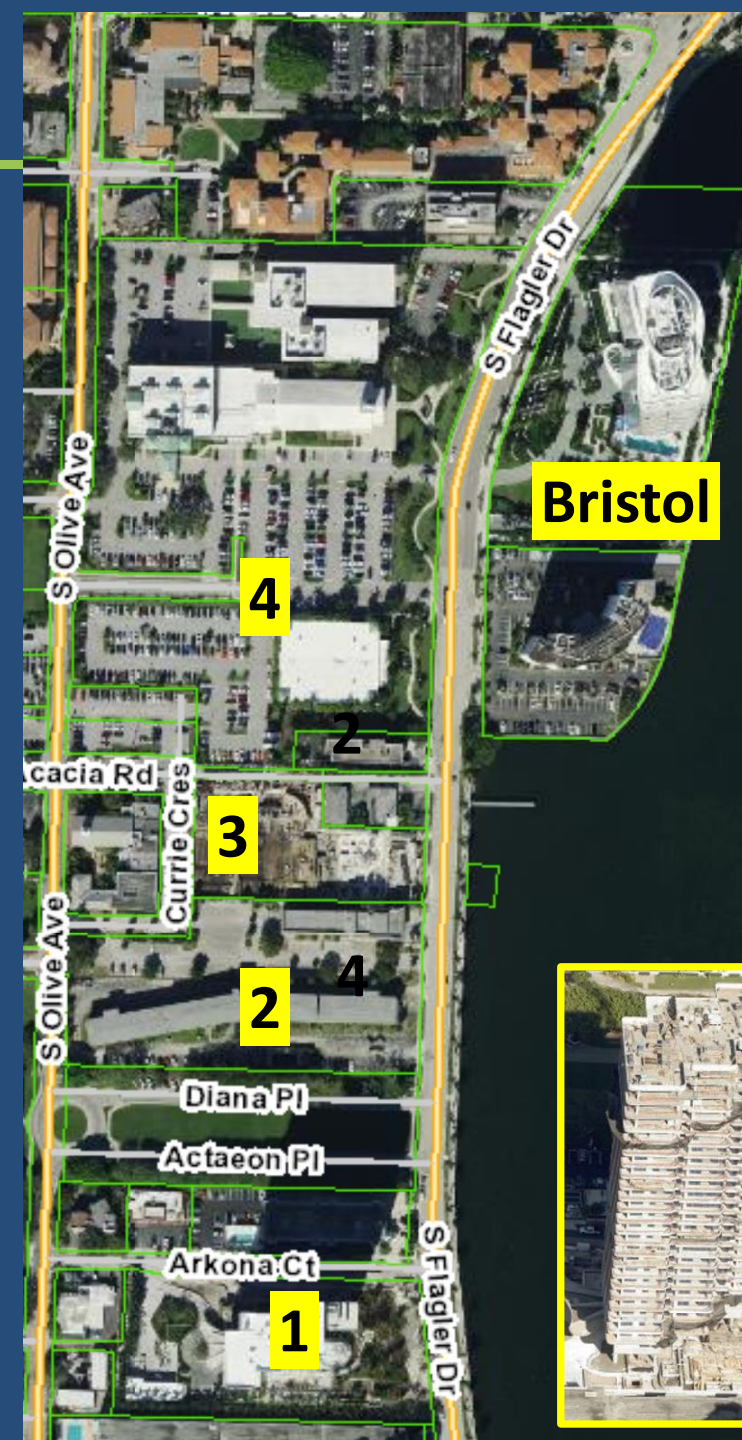
October 24, 2024



WEST PALM BEACH



# South Flagler Drive High Rises

**Bristol**

**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**  
**1515 S. Flagler**



**Represents more than \$3 Billion in Value**



**LaClara**

**South Flagler House**

**Forte**

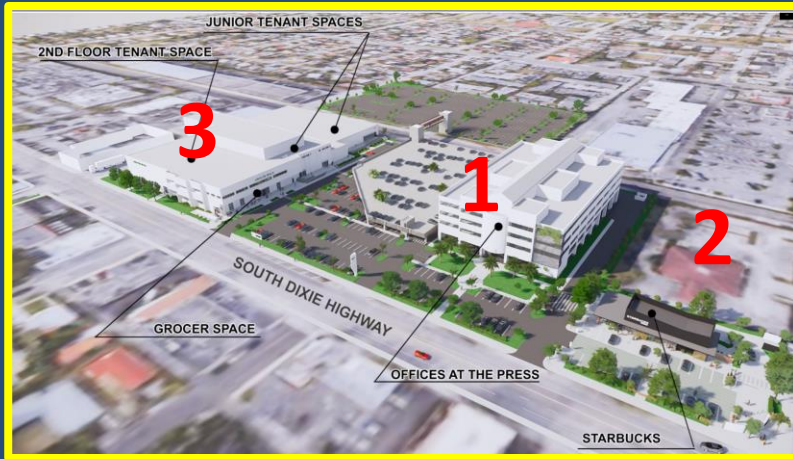
**Family Church**

**Trianon**

**Bristol**



# South End Mixed Use Developments



## 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.

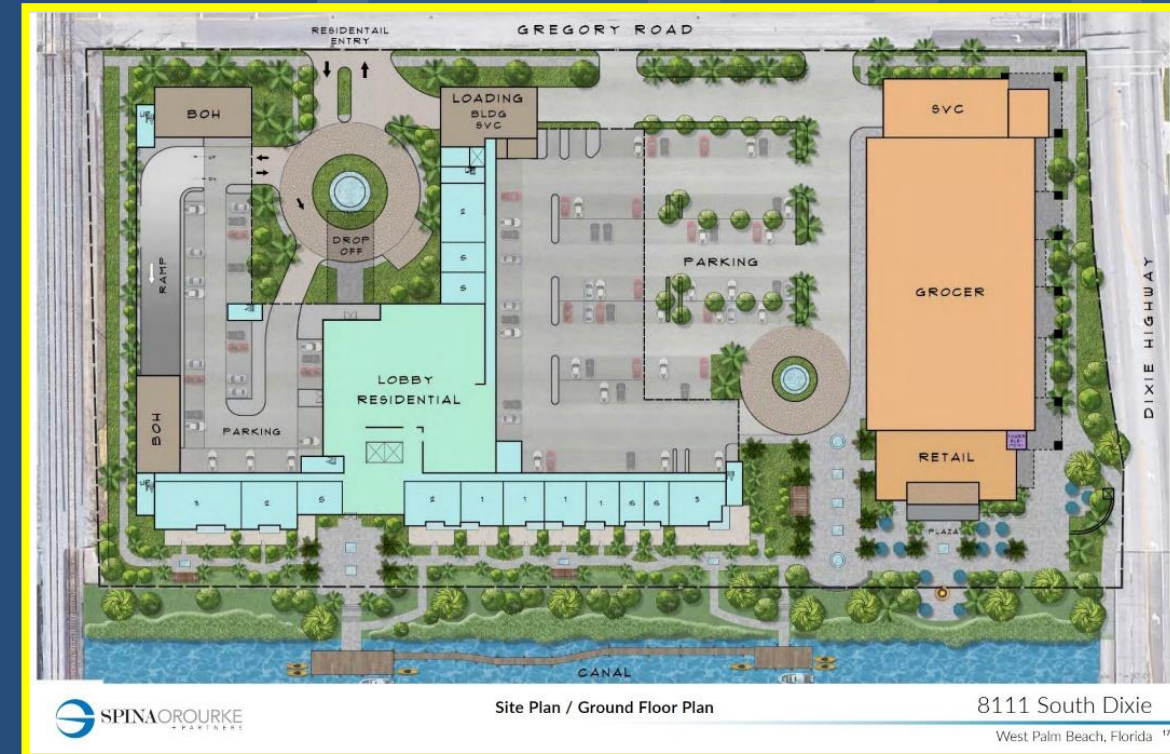
Warehouse: 47,182 s.f.

8111 S. Dixie Highway

Residential: 358 units

Retail/Grocer : TBD

319 Belvedere  
Residential: 29 units  
Retail: 3,992 s.f.



Site Plan / Ground Floor Plan

8111 South Dixie

West Palm Beach, Florida 17



# North End Developments



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



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



**Apogee**  
(4906 N. Flagler)  
39 units



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



# Workforce Housing Initiatives

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October 24, 2024

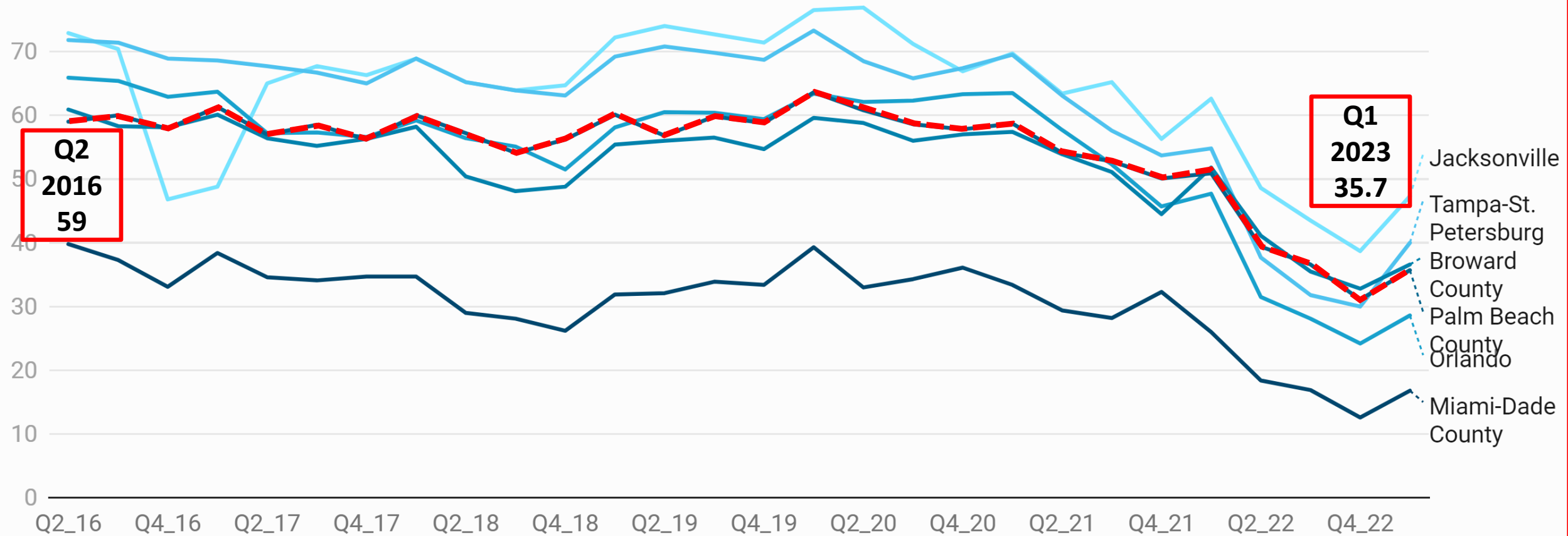


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# Affordability squeeze tightens

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



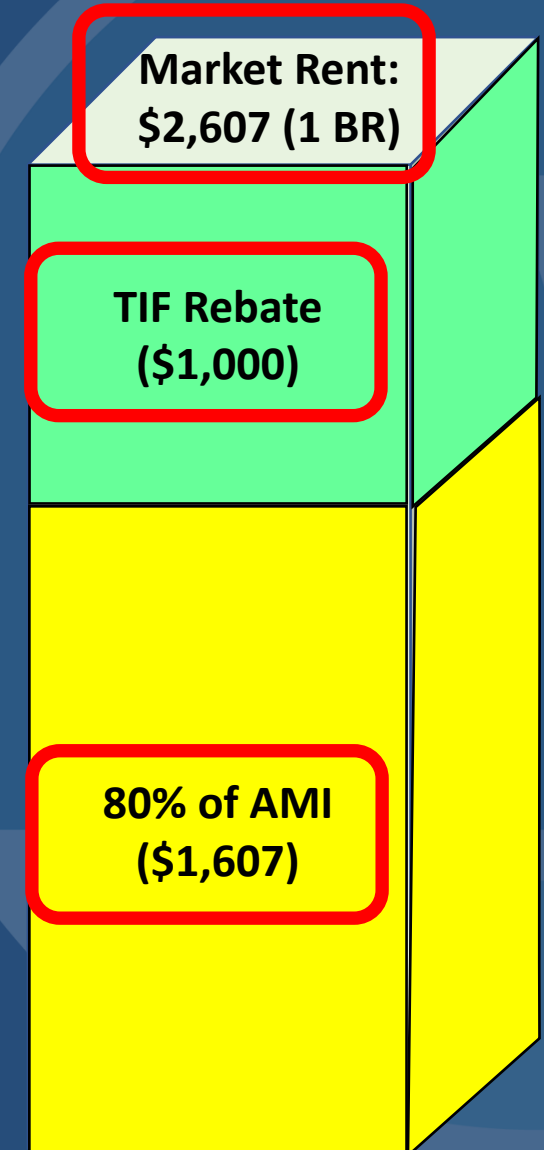


- **Downtown** (Ordinance No. 4958-21) – offers developers additional height and density as well as the use of TIF funds to bridge the gap between the AMI rental rates and market rents for 10 of the 20 years the units must be restricted.



# West Palm Beach Downtown Workforce Housing Incentive

- 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.

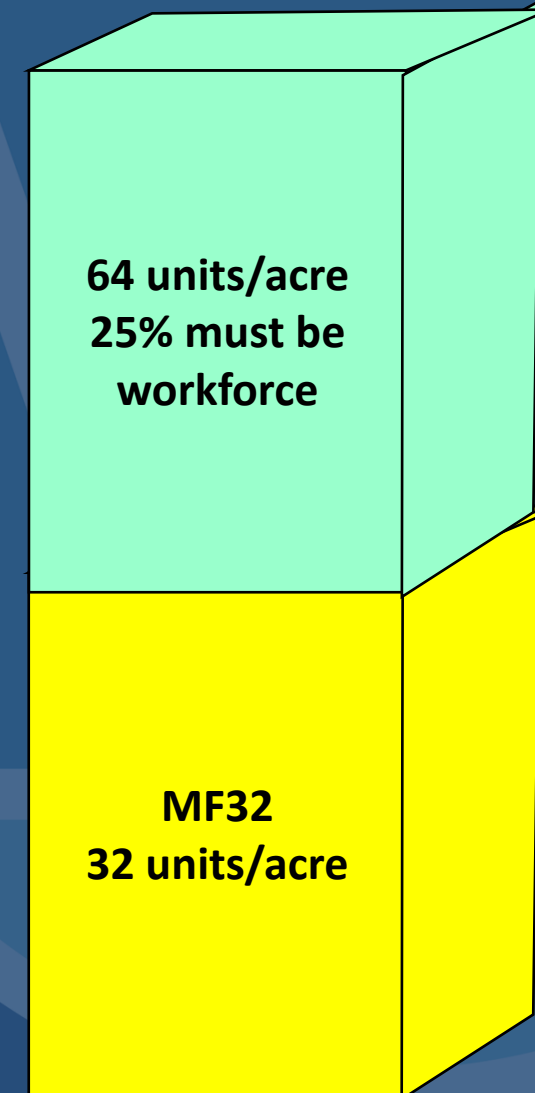




- **Downtown** (Ordinance No. 4958-21) – offers developers additional height and density as well as the use of TIF funds to bridge the gap between the AMI rental rates and market rents for 10 of the 20 years the units must be restricted.
- **Citywide** (Resolution No. 306-22/Ordinance No. 5103-24) – allows developers to double density in multifamily and other non-residential districts in exchange for maintaining 25% of the total units count as workforce for a period of 30 years.



- A successor to **Resolution No. 306-22**, adopted on December 12, 2022 that 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      POR -> 28 units
  - A total of 25% of the total units (50% of increased density) must be earmarked for workforce housing.
  - Project review is streamlined.





# Workforce Housing Initiatives

- **Downtown** (Ordinance No. 4958-21) – offers developers additional height and density as well as the use of TIF funds to bridge the gap between the AMI rental rates and market rents for 10 of the 20 years the units must be restricted.
- **Citywide** (Resolution No. 306-22/Ordinance No. 5103-24) – allows developers to double density in multifamily and other non-residential districts in exchange for maintaining 25% of the total units count as workforce for a period of 30 years.
- **Currie Mixed Use District** – offers workforce housing as an incentive to increase a development's height by as much as 150'
- **Broadway Mixed Use District** – offers an additional three stories of height if workforce housing units are provided.
- **Citywide - Live Local Act** (65% residential; 40% of units must be workforce)



# Workforce Housing Projects



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



**1551 Forum Place**  
238 total units 60 (Workforce)



**Flagler Station**  
951 Banyan 94 units



**The Grand**  
620 3<sup>rd</sup> St.  
309 units



**8111 S. Dixie**  
358 total units  
90 (Workforce)



**512 Clematis**  
89 units



# North Flagler Corridor Update

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October 24, 2024



WEST PALM BEACH



**Geographic Area:**  
**Rybovich/Related Group marina north to**  
**the FPL site/59<sup>th</sup> Street**

## **Proposal:**

- \* Limitation of height with incentives similar to the CMUD**
- \* Staff will define the incentives**
- \* Creation of a maximum floor area ratio**





## Future Steps/Action Plan for FY25

- Continue to refine EPL (Project Dox version 9.4) & Open Counter
- Strive to fill the existing vacant positions
- Assist in the completion of a new citywide mobility study and fee
- Adopt the Zoning Code changes for the BMUD (Broadway Mixed Use)
- Update of the City's Downtown Master Plan (9 mos. – 1 year)
- Complete the North Flagler Overlay District
- Update the sections of the Zoning Code (Article 2; Sign Code)
- Facilitate the changes required for the location of Vanderbilt University
- Process applications in a timely fashion as they are submitted to the City
- Complete an update to the City's Historic Preservation Design Guidelines
- Process the necessary documents to comply with FEMA/Local Mitigation Strategy to insure residents receive discounted flood insurance rates



# THANK YOU!

## Location of this presentation:

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