

# Development Services Department update

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## Developers Outreach

December 11, 2025



WEST PALM BEACH

Guides and regulates the development of private property

## Planning Division



## Building Division



## Business Tax Division

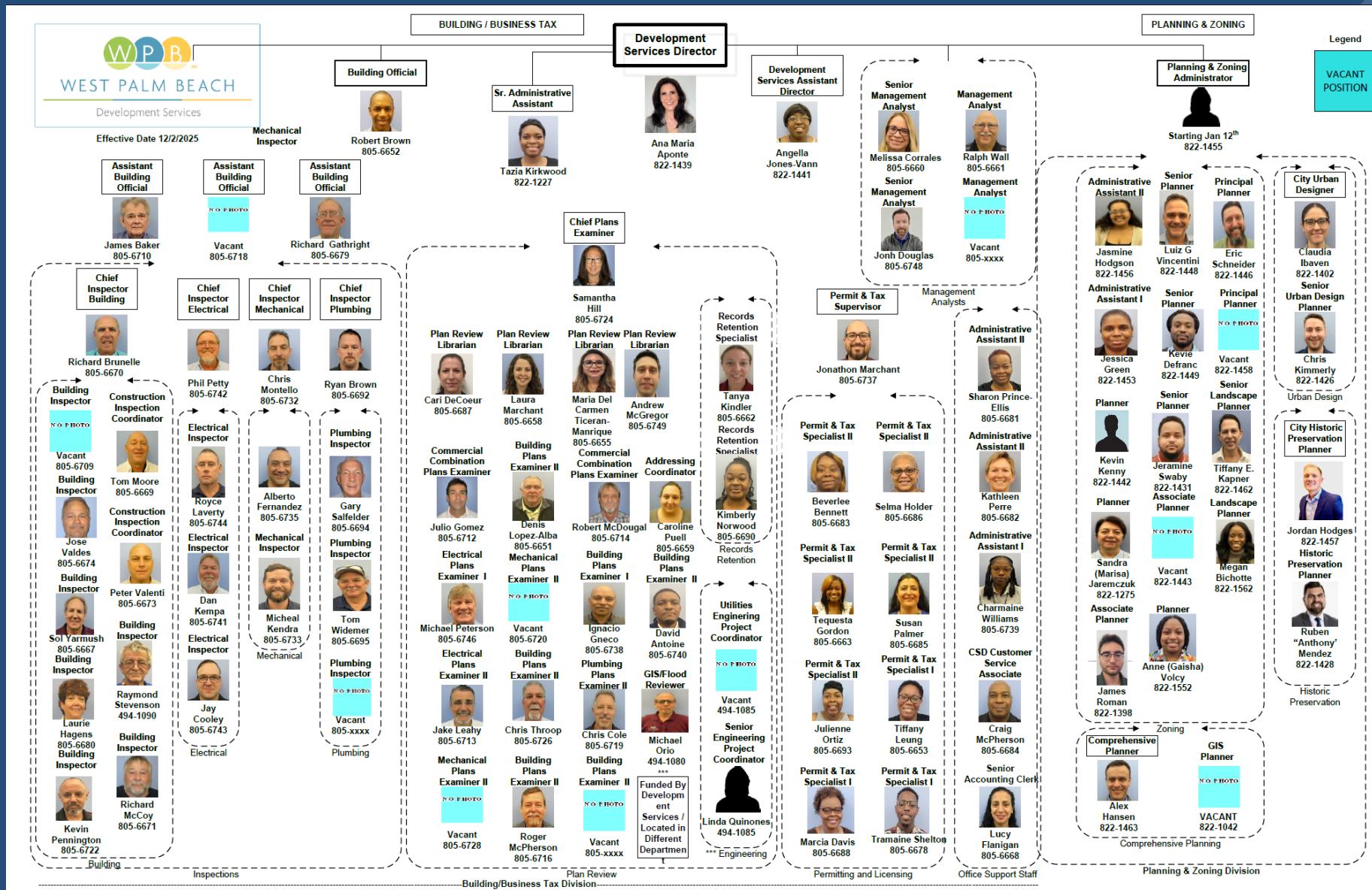


- Implements city's vision established by the Comprehensive Plan
- Ensures zoning code compliance
- Approves site plans

- Ensures building code compliance (Safety)
- Construction Inspections

- Zoning certificate of use
- Inspect businesses

# Current Development Services Organization Chart for FY26



# VACANT POSITIONS

1. Assistant building official
2. Plumbing Inspector
3. Building Inspector
4. Mechanical Plans Examiner II
5. Bldg. Plans Examiner II
6. Management Analyst
7. Principal Planner
8. Associate Planner
9. GIS Planner

## FY23 - 25%

FY24 -11%

**FY25 - 15%**

FY26 - 11%

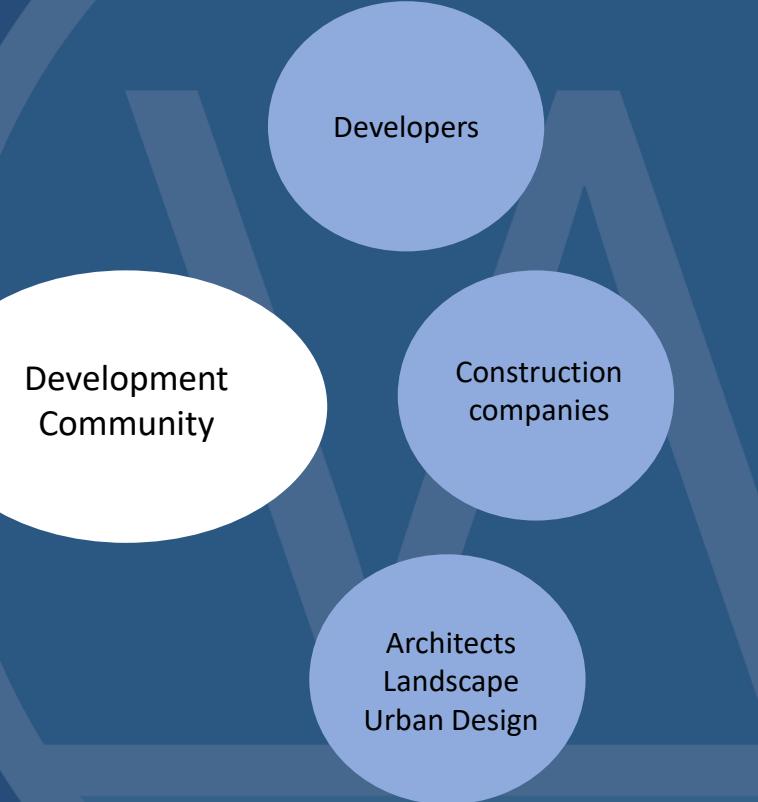
# A group effort

WEST PALM BEACH



## *Build a better City for All*

Livable City  
Safe Buildings  
Pedestrian Friendly  
Amazing Public Spaces  
Affordable  
Protects the environment  
Transportation options



# Snapshot of Where We Are Today

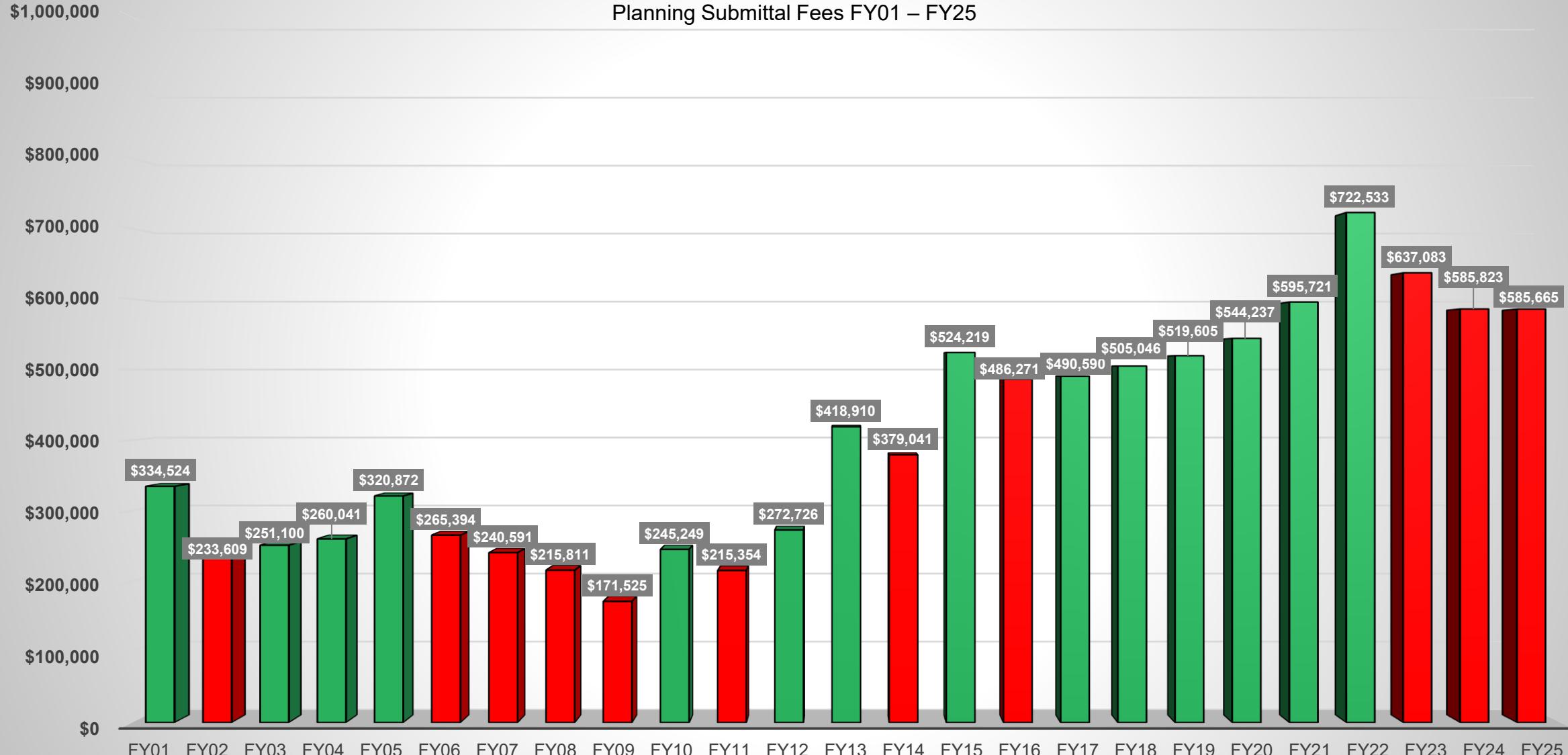
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WEST PALM BEACH

# WPB Planning Fees FY01 – FY25

Planning Submittal Fees FY01 – FY25



# WPB Building Permit Fees (FY01 – FY25)

WEST PALM BEACH

\$18,000,000

\$16,000,000

\$14,000,000

\$12,000,000

\$10,000,000

\$8,000,000

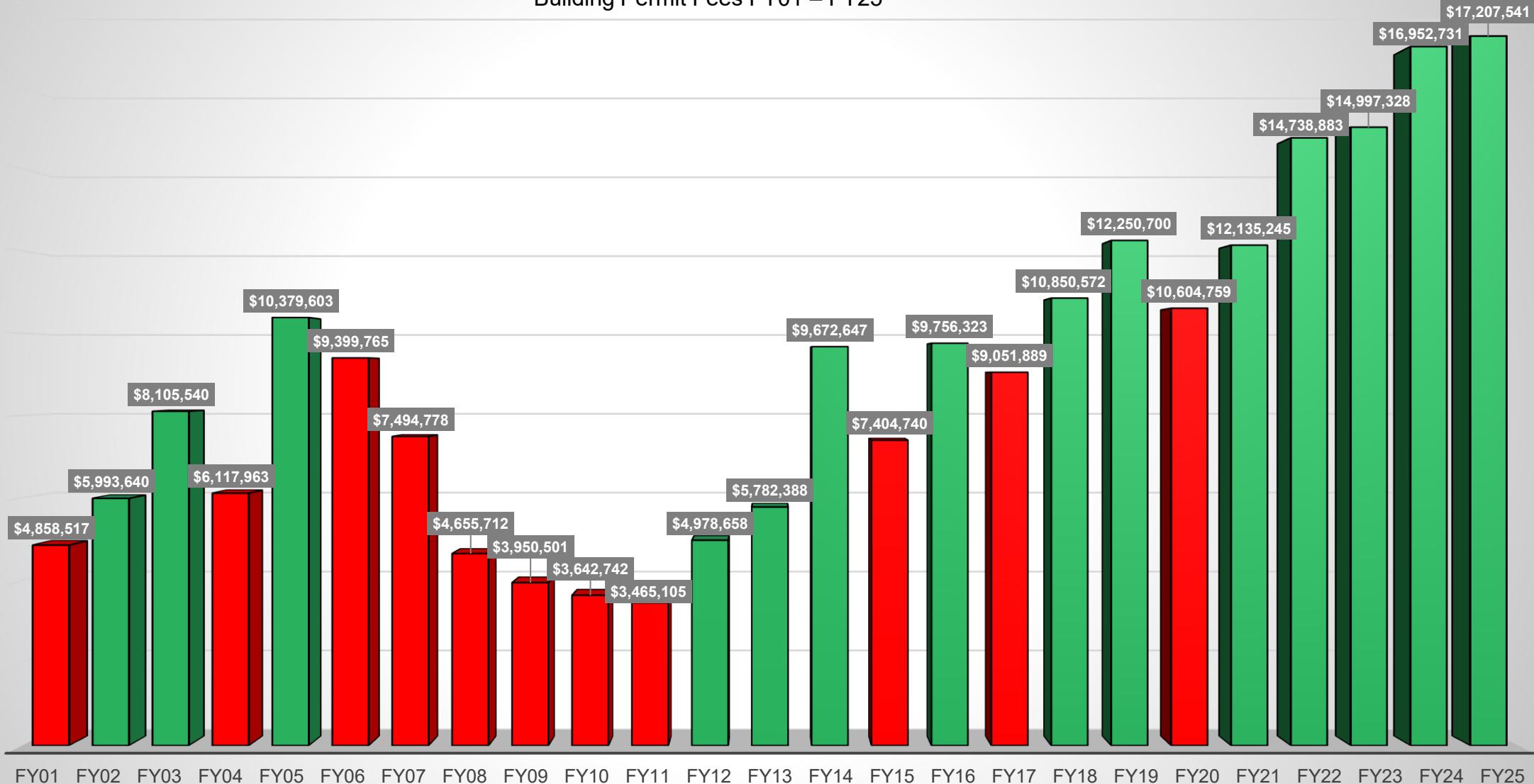
\$6,000,000

\$4,000,000

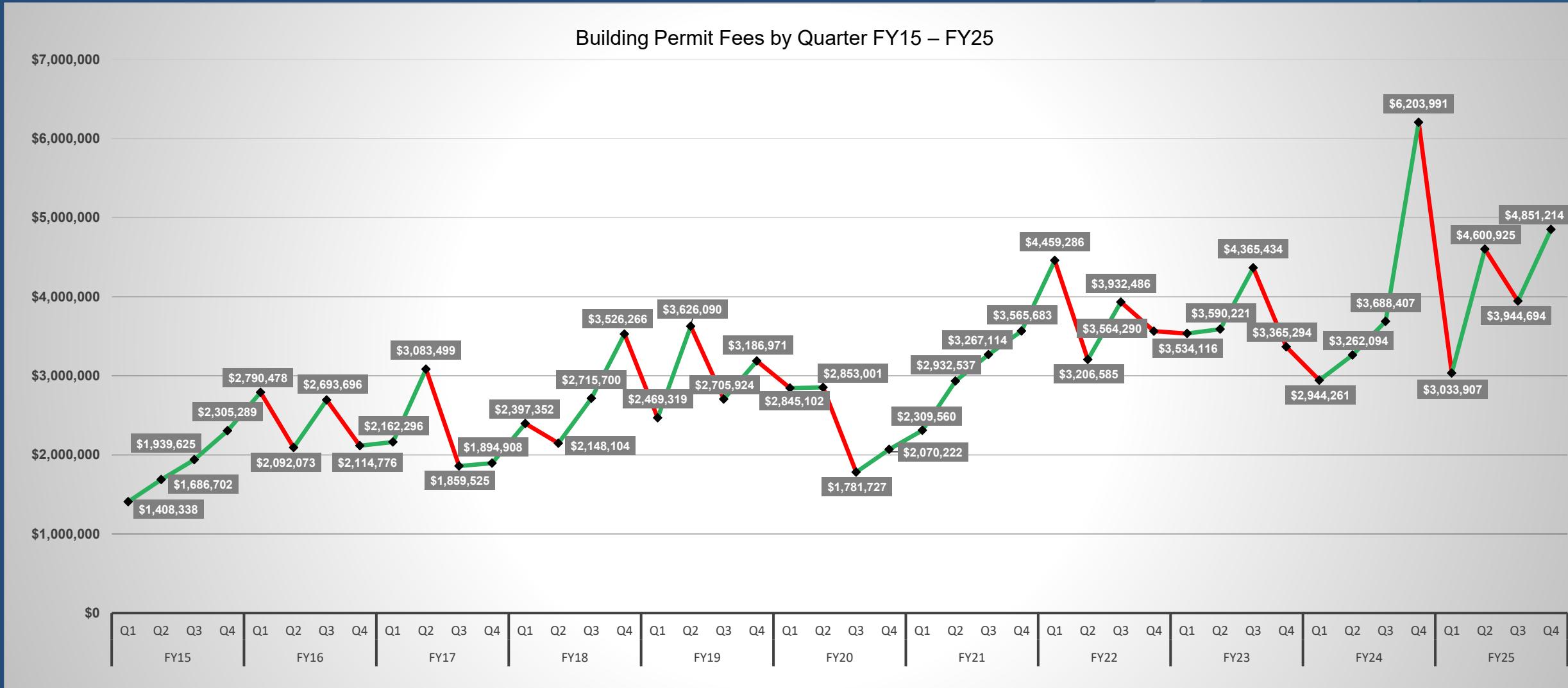
\$2,000,000

\$0

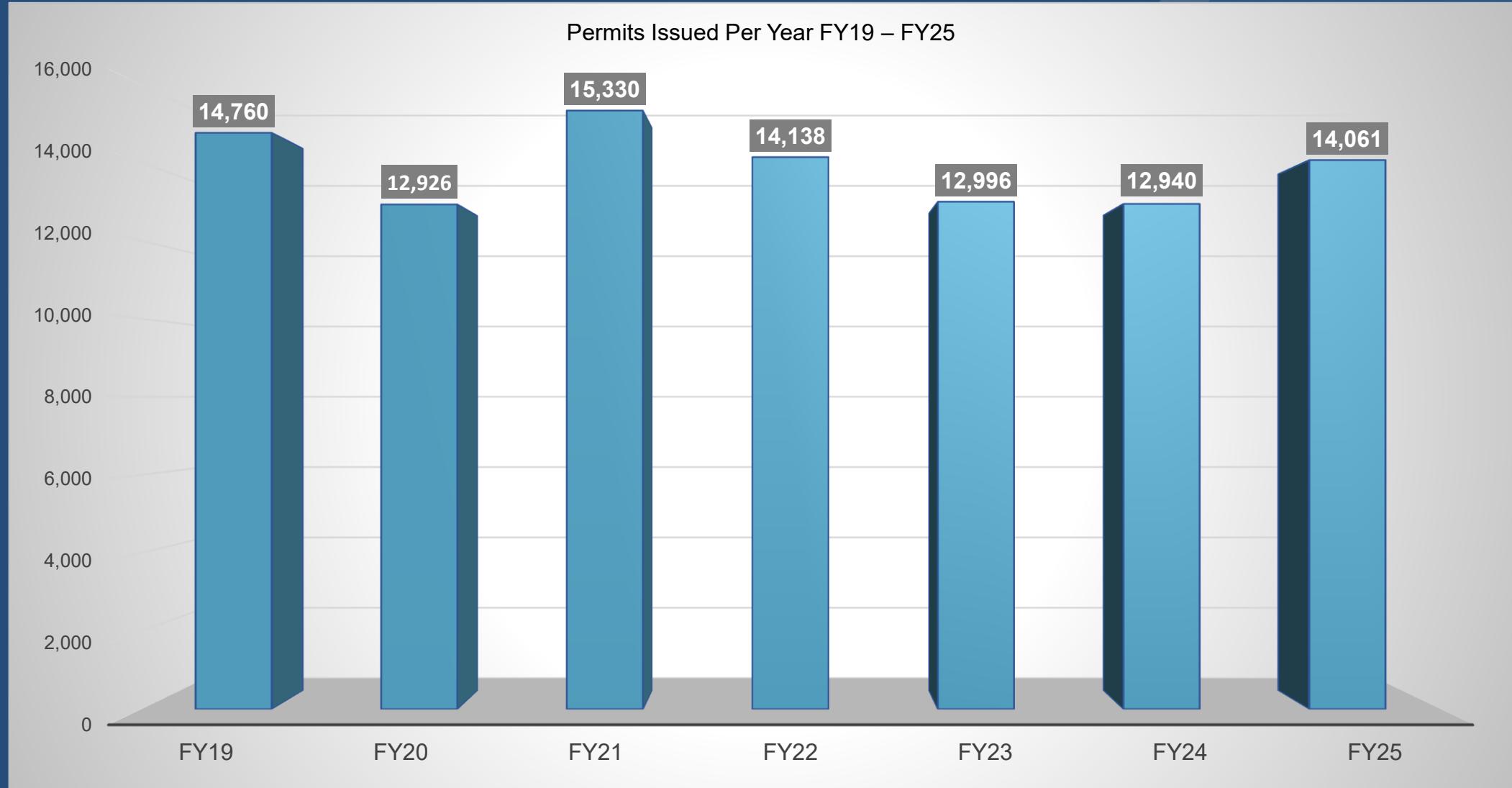
Building Permit Fees FY01 – FY25



# WPB Building Permit Fees by Quarter (FY15 – FY25)



# Permits Issued per year FY19-FY25



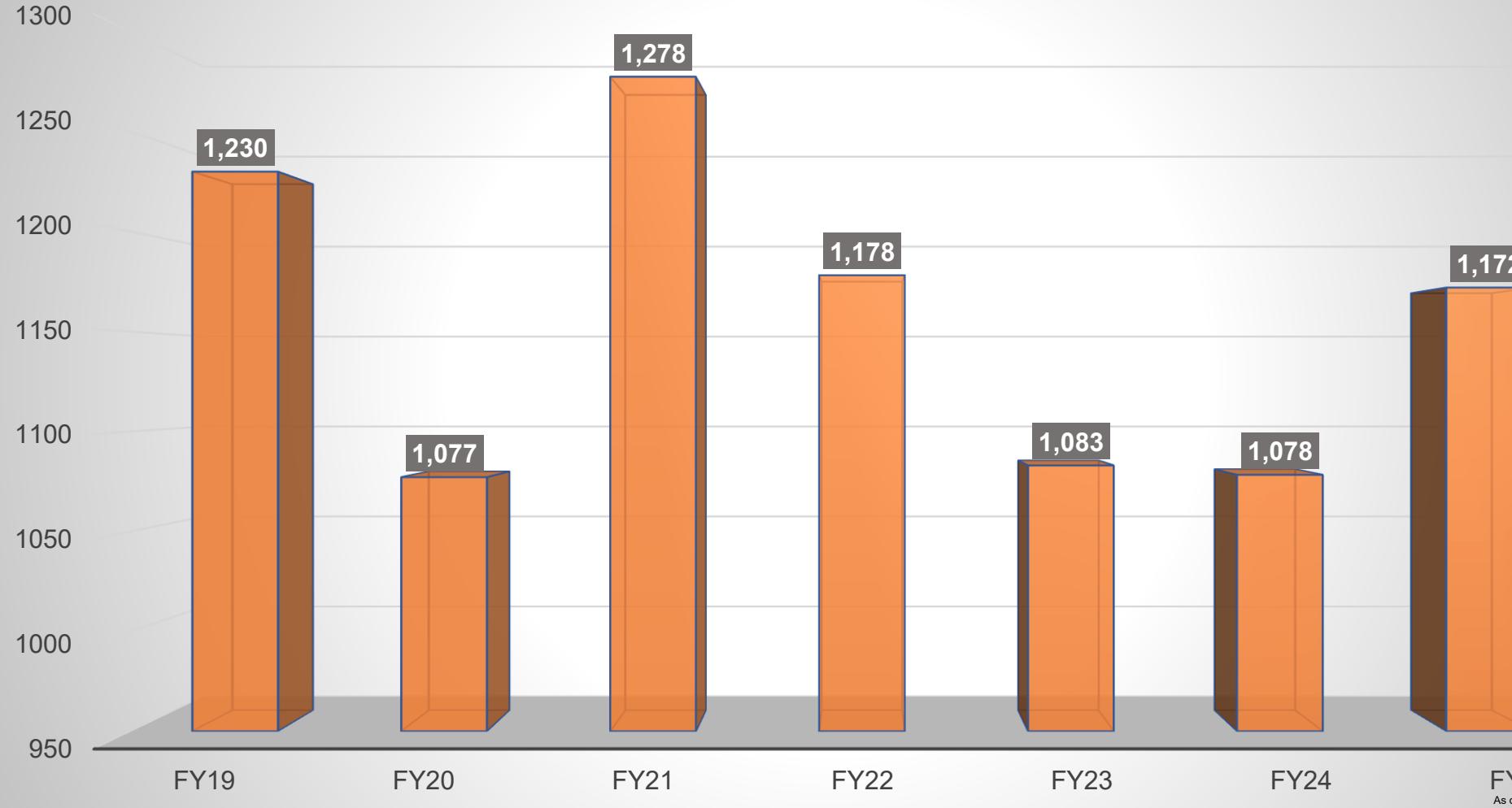
# WPB Permit Activity Per Month FY19 – FY25



10

WEST PALM BEACH

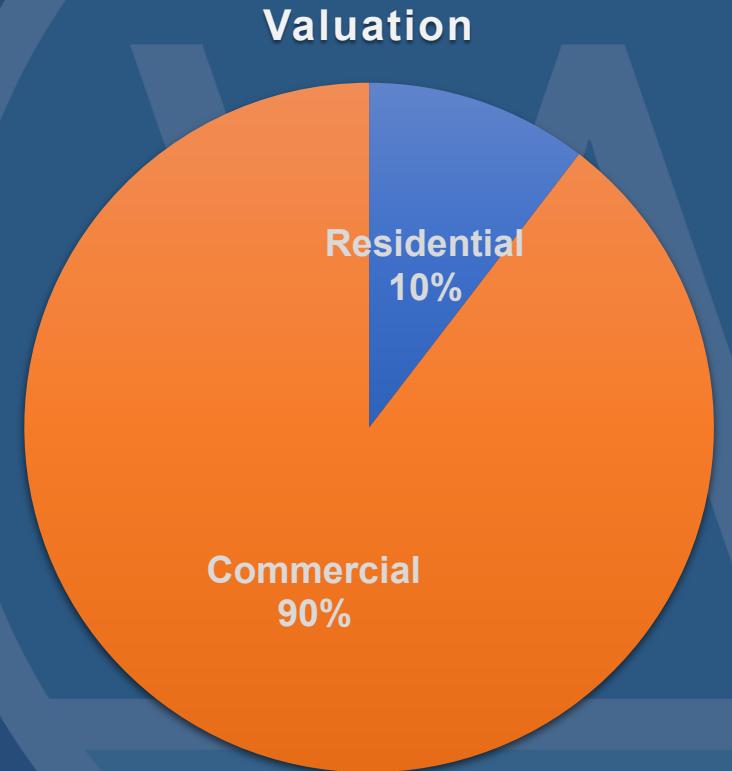
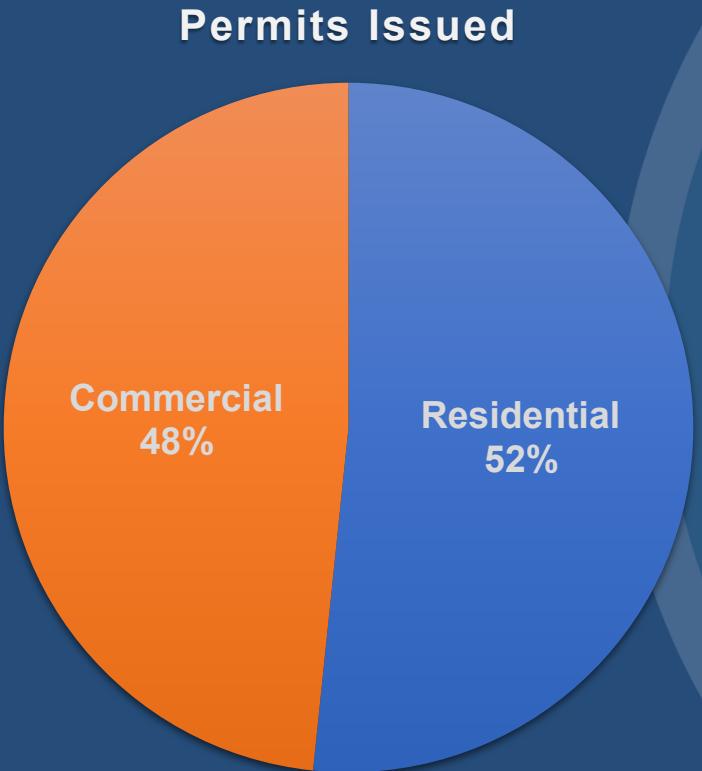
Average Permits Issued per Month FY19 - FY25



# WPB Permit Issuance Breakdown

## FY25 Building Permits Issued Residential vs. Commercial

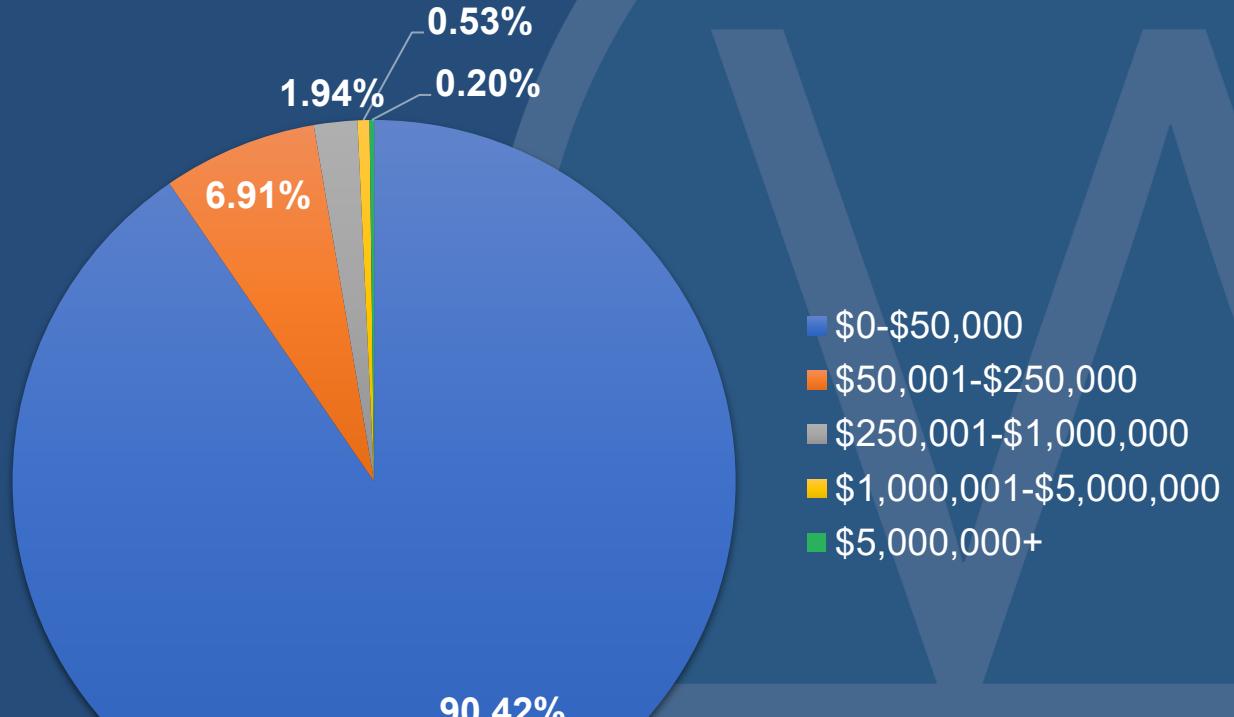
Permit Type	Permits Issued	Valuation
Residential	7,378	\$197,357,696
Commercial	6,909	\$1,696,247,369
<b>Total</b>	<b>14,287</b>	<b>\$1,893,605,065</b>



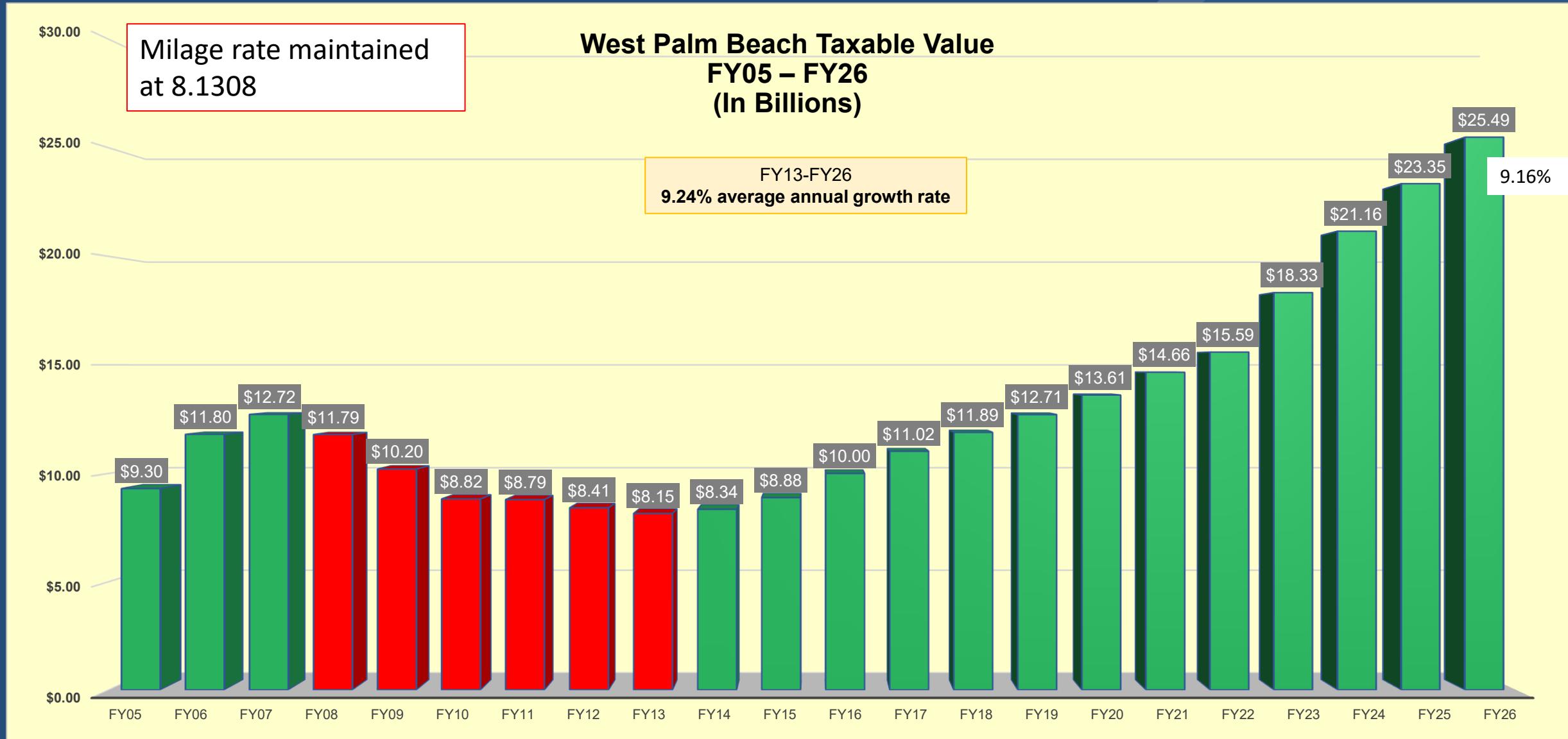
# WPB Permit Issuance Breakdown

## FY25 Building Permits Issued by Permit Value

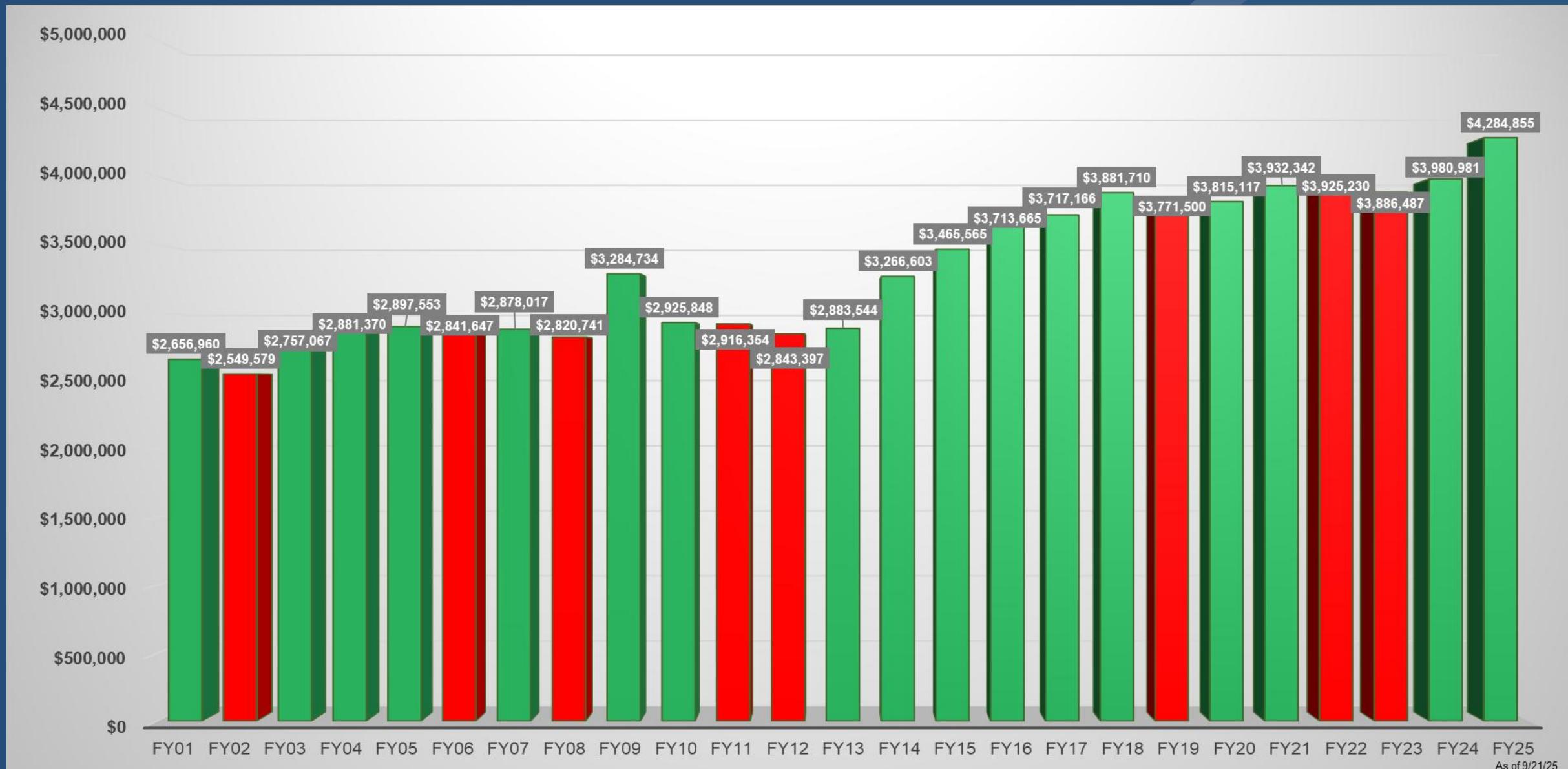
Permit Valuation	Total Count
\$0-\$50,000	12,918
\$50,001-\$250,000	987
\$250,001-\$1,000,000	277
\$1,000,001-\$5,000,000	76
\$5,000,000+	29
<b>Total</b>	<b>14,287</b>



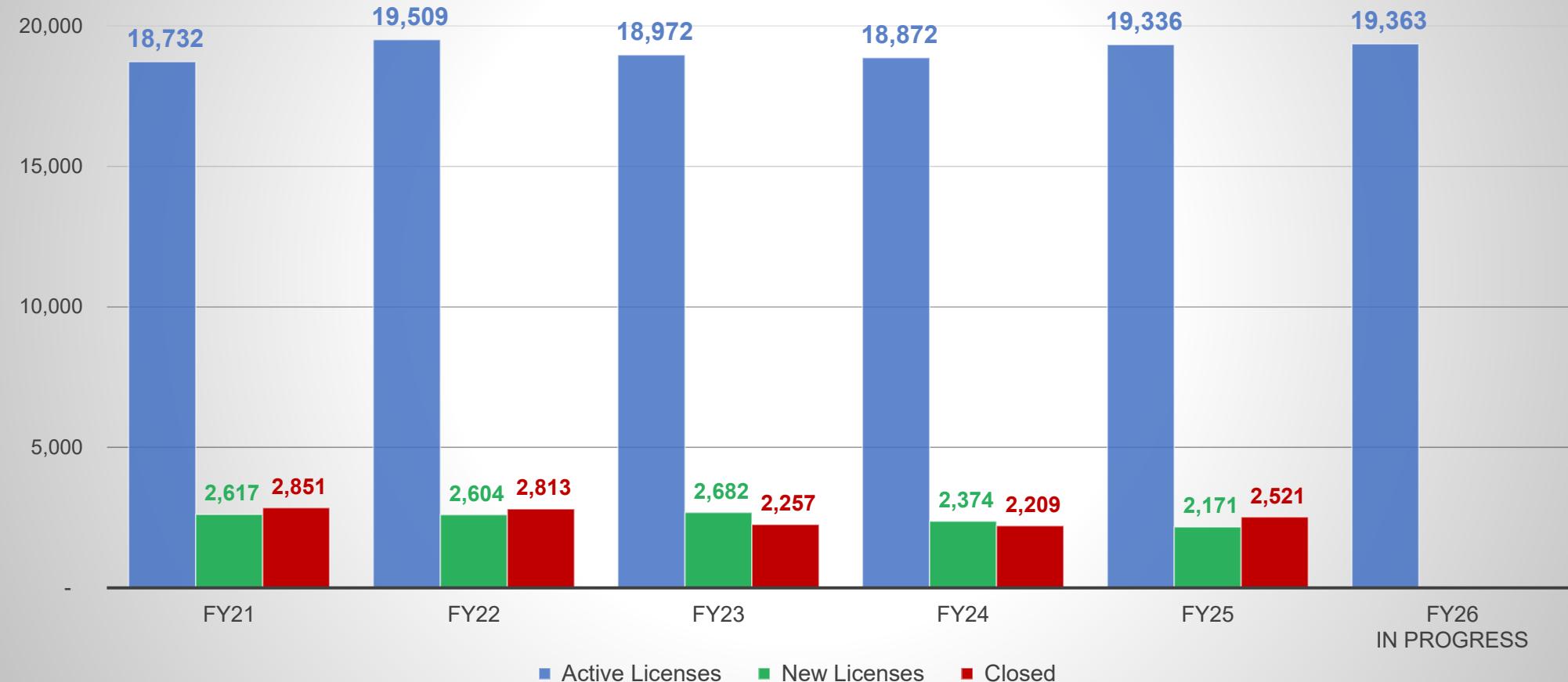
# WPB Property Taxable Value FY05 – FY25



# Business Tax End of Year Fees (FY01 – FY25)



Business Tax Receipts by Year FY21 – FY26



# New Development underway

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WEST PALM BEACH

# West Palm Beach Class A Office Developments



**360 Rosemary**  
Completed



**One Flagler**  
Completed



**300 Banyan & 101 Clematis**  
Completed

**668,033 sf of new office completed downtown in last 4 years**  
**Total of 1,6 million sf of class A office currently**

# West Palm Beach Class A Office Developments



**One West Palm**  
**Under Construction**



**West Palm Point**  
**Under construction**



**10/15 CityPlace**  
**Under construction**



**NYU Langone**  
**180,000 sf office**  
**Under construction**

**1,379,155 sf of new office under construction**

After completion - total of 3.4 million sf of office space

## 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

**Additional 571 Rooms**

**NEW TOTAL: 1,641 Rooms**





**NORA Hotel**  
**Under Construction**  
**201 rooms**



**One West Palm**  
**Under Construction**  
**200 rooms**



**Mr C**  
**Under Construction**  
**110 rooms**

**511 room under construction**



**Viana hotel – 619 Evernia Street**  
**134 rooms**  
**Approved**



**Convention Center II**  
**In Review**  
**420 rooms**

# Important to note



Vanderbilt University campus  
Business, data science and AI focus  
1,000 students

## Important to note



**Cleveland Clinic**  
**150-200 bed hospital**  
**160K sf cancer center**

# Residential Developments

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# Downtown Residential



**512 Clematis**  
**89 units**  
**Completed**



**Palm Beach Atlantic University**  
**Dormitory for 990 students**  
**Under construction**

# Downtown Residential



**Soleste Palm Station- Rosemary Ave and 3<sup>rd</sup> Street**  
**316 units**  
**Under construction**



**460 Fern**  
**340 units**  
**Approved, not started**  
**16 workforce housing units**



**Nora Multifamily**  
**350 units**  
**Under review**  
**19 workforce housing units**



**Nora condo**  
**122 units**  
**Under review**  
**Payment into the workforce  
housing fund**



**400 Hibiscus**  
**86 units , 24 stories**  
**Under review**

# Residential outside downtown

## CMUD (Currie Mixed Use District)



**Park West Apartment**  
**2121 Broward**  
**102 units**  
**Completed**



**OLARA**  
**1919 N. Flagler**  
**East Tower (26-stories)- 315 condos**  
**West Tower (28 stories)-164 apts.**  
**479 units**  
**Under construction**

# CMUD (Currie Mixed Use District)



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



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



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

# CMUD (Currie Mixed Use District)



**Shorecrest**  
**1901 N. Flagler**  
**100 Units**

**Under review**



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

**Under review**

# Currie Park Improvements

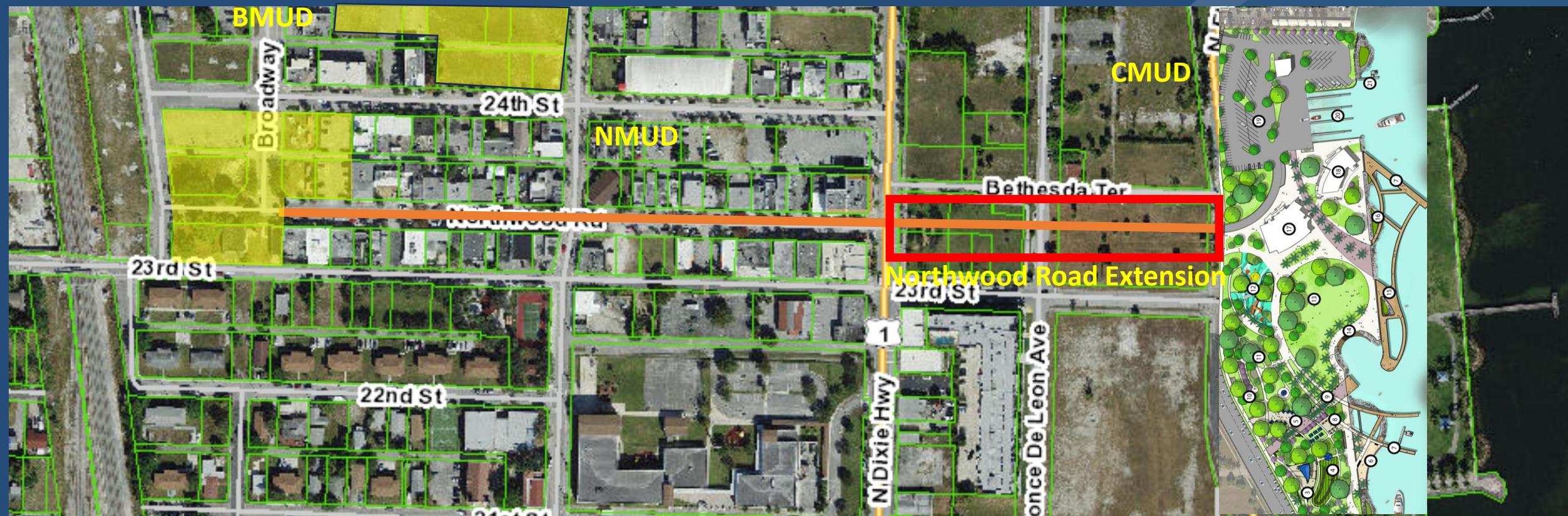
## CONCEPT PLAN



**\$35 million  
Completion:  
1<sup>st</sup> Q -2027**

- Fishing Pier
- Performance/Event lawn
- Café
- Boat Launch
- Fitness Area
- Perched Beach
- Playground
- Pickle ball courts

# Northwood Mixed Use District



# Northwood Mixed Use District



**The District at Northwood**  
**2551 Pinewood Ave.**  
**381 units**  
**64,200 s.f. retail**  
**Under Construction**



**The Spruce**  
**2585 Spruce Ave.**  
**270 units**  
**Under construction**  
**80 workforce housing units**

# North End Developments



**Alba Residences**  
**4708-4714 N. Flagler**  
**55 units**  
**Under construction**



**Apogee**  
**4906 N. Flagler**  
**39 units**  
**Approved**

# North End Developments



**5400 N Flagler**  
97 units  
**Approved**



**Ryvovich Marina**  
**PBA 8 & 9 - 147 units**  
**PBA 10 - 112 units**  
**Retail space**  
**Approved**



**Alba Reserve**  
87 units  
**Under review**

# North End Developments

WEST PALM BEACH



**GL/Huizenga Northboro Park redevelopment**  
**116 properties**  
**Under construction**

# South Flagler Drive High Rises



**Forte**  
**1309 S. Flagler**  
**Under Construction**



**South Flagler House**  
**Under Construction**  
**1315 S. Flagler Dr.**



**LaClara**  
**1515 S. Flagler**  
**completed**



**Family Church**  
**Approved**  
**1111 S. Flagler**

# South Flagler Drive High Rises

Represents more than \$3 Billion in Value



LaClara

South Flagler House

Forte

Family Church

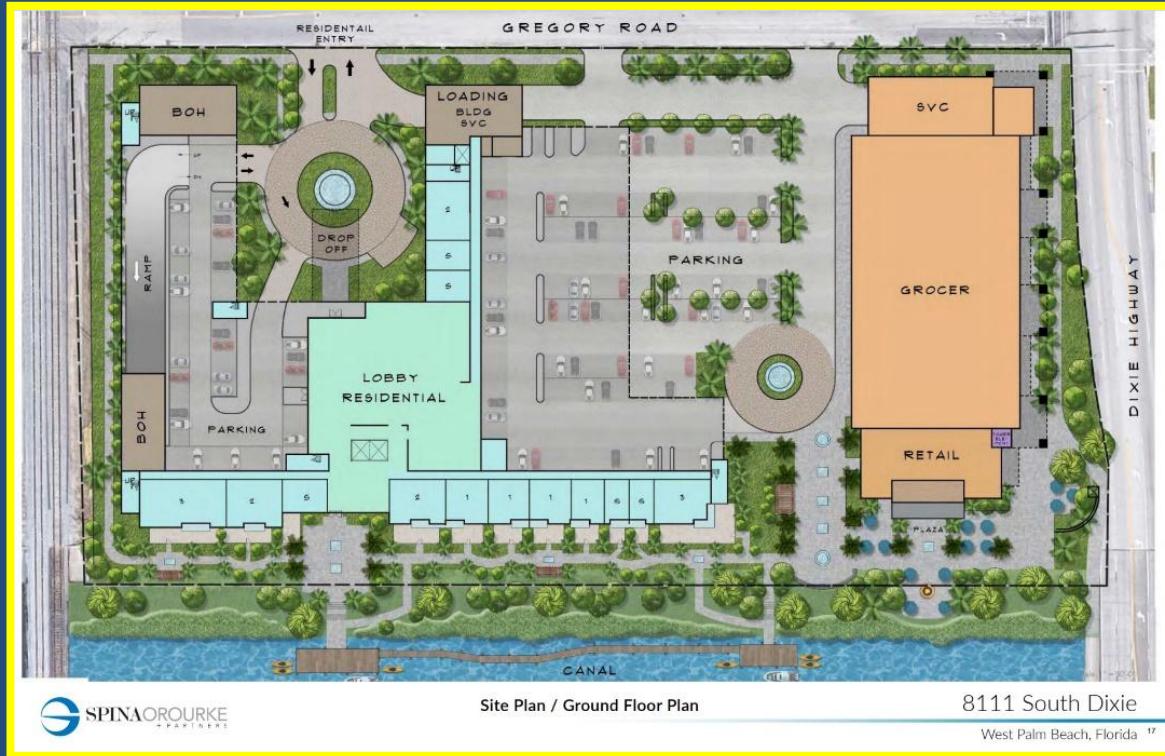
Trianon

Bristol



**Park Central townhouses**  
**Parker Ave and Dock Street**  
**14 townhouses**  
**Completed**

# South End Developments



**8111 S. Dixie Highway**  
**Residential: 358 units**  
**Retail/Grocer : TBD**  
**Under construction**  
**90 workforce housing units**

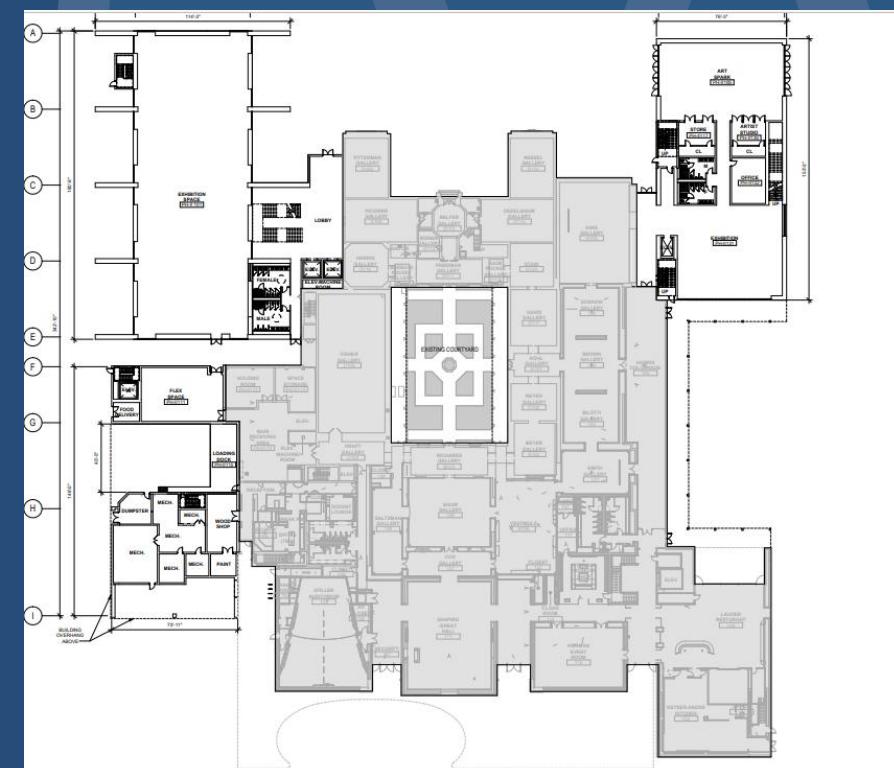


**319 Belvedere**  
**32 units**  
**Retail**  
**Under review**

# South End Developments



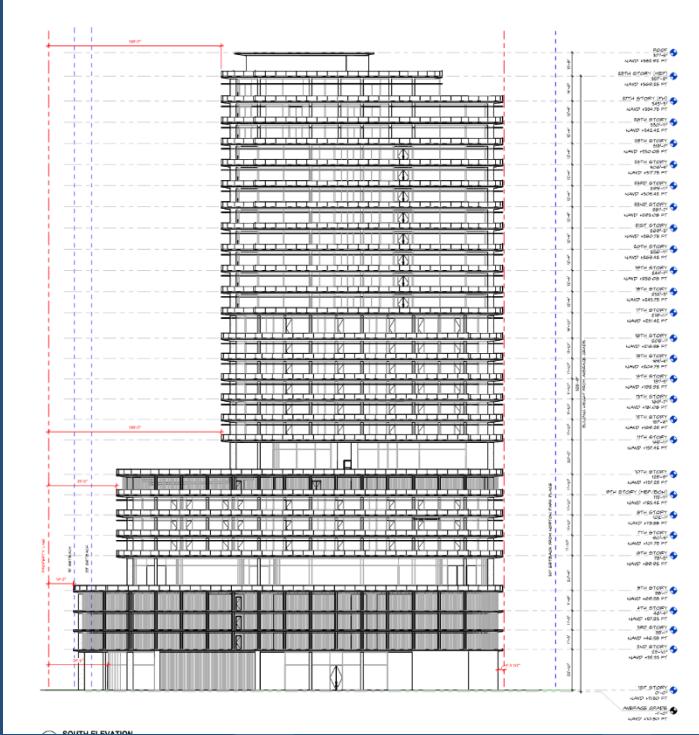
**Norton Phase II Expansion**  
**98,000 sf expansion**  
**356 space parking garage**  
**Under review**



# South End Developments



**Flagler House**  
39 units  
Approved



**PBAU Arkona-Olive hotel**  
176 rooms  
Under review

# West of I-95 Developments



**District Point**  
**Belvedere Road and Mercer Ave**  
**270 units (71 workforce units)**  
**Approved**



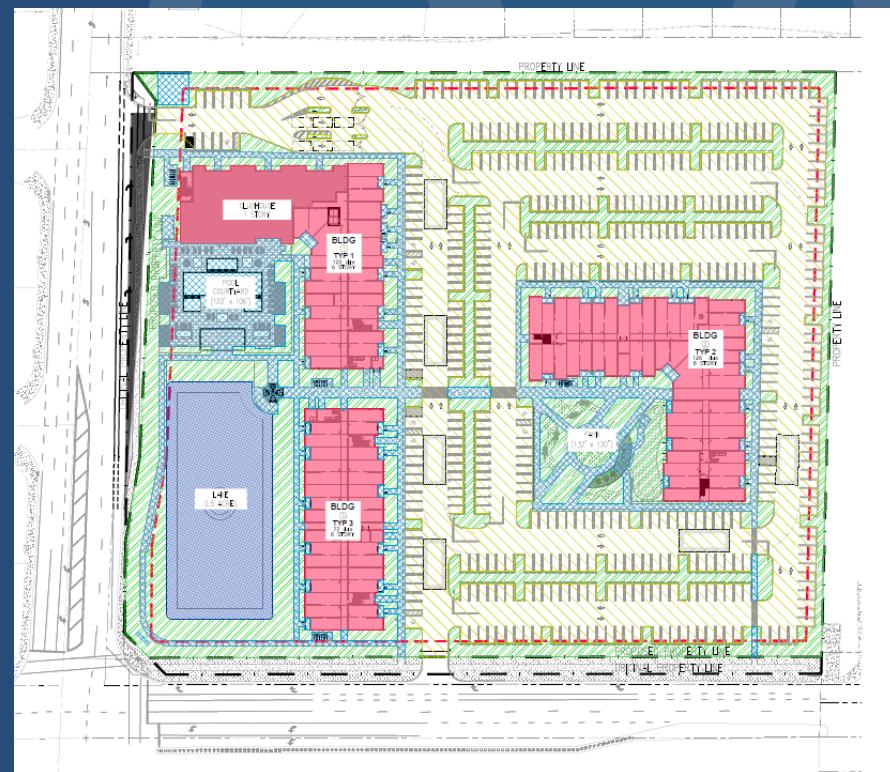
**1221 Belvedere**  
**192 residential units**  
**38,784 sf office**  
**Under review**

# West of I-95 Developments

WEST PALM BEACH



**Alton West Palm**  
**Haverhill and 45<sup>th</sup> Street**  
**320 units**  
**Under review**  
**Annexation into WPB**



# What are we doing?

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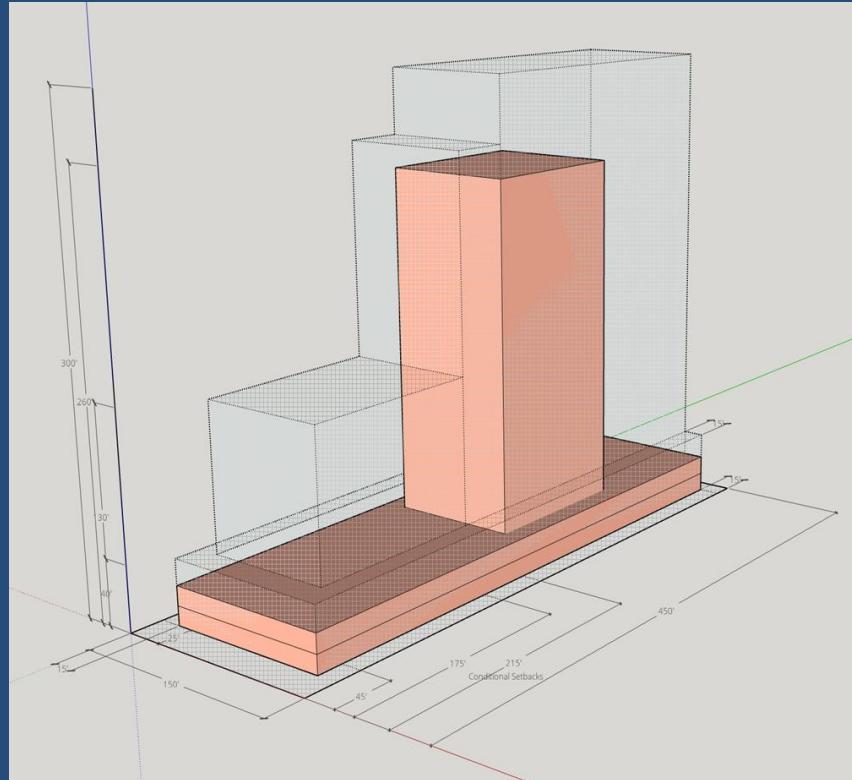
WEST PALM BEACH



Adopted March 2025

## New zoning regulations for the Broadway Mixed Use District

- Increase in height from 3 to 7 stories for residential buildings including workforce housing
- Provisions for streetscape
- Emphasis on the construction of an urban corridor



Adopted September 2025

## New incentive zoning regulations for the North Flagler corridor (44<sup>th</sup> to 59<sup>th</sup>)

- Additional height permitted  
Lot size up to 2.5 ac= 240' in height  
Lot size more than 2.5 ac= 300' in height
- Maximum FAR limits established  
Frontage less than 100'= 2.5 FAR  
Frontage more than 100'= 3.0 FAR
- Payment of \$10.98 per additional square foot for infrastructure improvements



## Downtown Master Plan Update

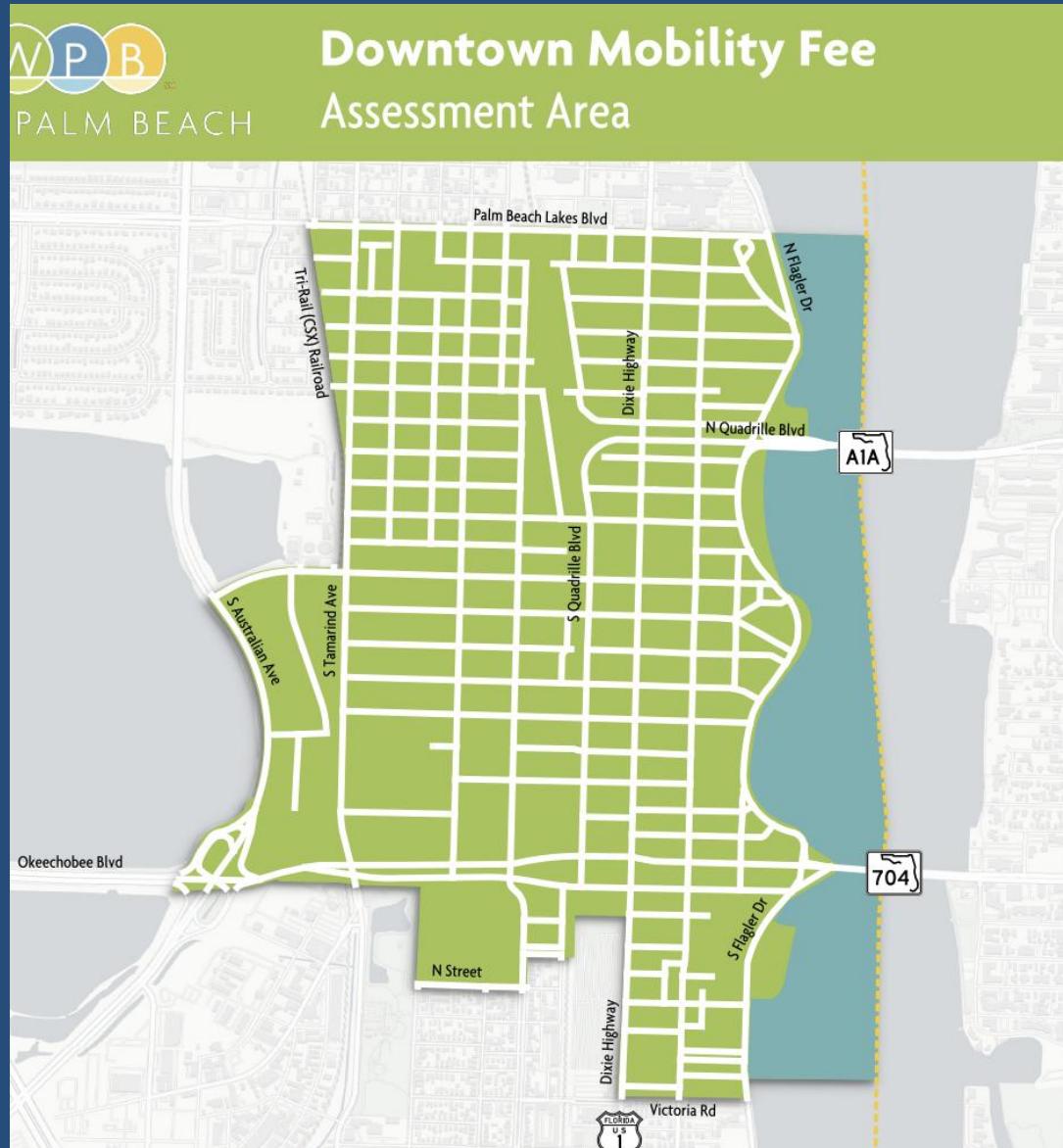
- Process started in January 2025
- General vision to be presented to the Community on December 9, 2025 at 5:30pm in the Flagler Gallery - City Hall
- Zoning code approval scheduled for June 26

# Other changes

## Mobility fee

- Replaces the PBC transportation concurrency system and PBC roadway impact fee
- Alternative transportation system based on a mobility plan and mobility fee consistent with F.S. 163.3180
- Only fee collected to mitigate the transportation capacity impacts from new development.
- Other PBC impact fees still apply

# Other changes



DOWNTOWN MOBILITY FEE SCHEDULE		
USE CATEGORIES, USE CLASSIFICATIONS, & REPRESENTATIVE USES	UNIT OF MEASURE (UoM)	MOBILITY FEE
Residential & Lodging Uses		
Single-Family Residential (Detached, Duplex, Townhouse)	per Dwelling Unit	\$5,640
Multi-Family Residential (Less than 550 sq. ft.)	per Dwelling Unit	\$2,227
Multi-Family Residential (550 to 1,500 sq. ft.)	per Dwelling Unit	\$3,491
Multi-Family Residential (Greater than 1,500 sq. ft.)	per Dwelling Unit	\$4,655
Oversight Lodging (B&B, Condo Hotel, Hotel, Motel, Short-term Rental, Transient)	per Room	\$4,057
Institutional Uses		
Community Serving (Center, Civic, Fraternal Club, Gallery, Museum, Performance Venues, Place of Assembly or Worship)	per 1,000 Sq. Ft.	\$2,629
Long Term Care (Assisted Living, Care or Recovery Homes, Congregate Living Facility, Nursing Home)	per 1,000 Sq. Ft.	\$2,873
Private Education (Afterschool, Family Day Care, K-12, Pre-K, Trade School, Tutor)	per 1,000 Sq. Ft.	\$3,308
Institutional (College, Hospital, Post Secondary Education, University)	per 1,000 Sq. Ft.	\$4,717
Commercial Recreational Uses		
Marina (wet berths, dry slips, ancillary repair, yacht club)	per Berth	\$2,080
Outdoor Commercial Recreation (Commercial amusement, Golf, Multi-Purpose, Recreation, Sports, Tennis)	per Acre	\$15,412
Indoor Commercial Recreation (Commercial amusement, Fitness, Gym, Health, Indoor Sports)	per 1,000 Sq. Ft.	\$8,730
Industrial Uses		
Industrial (Assembly, Brewing, Distribution, Fabrication, Flex, Manufacturing, Processing, Storage, Trades, Utilities)	per 1,000 Sq. Ft.	\$1,855
Office Uses		
Office (Administrative, Business, Professional, Real Estate)	per 1,000 Sq. Ft.	\$4,562
Medical or Dental Office (Clinic, Dental, Health Service, Laboratory, Professional Care, Emergency Care, Rehab, Veterinary)	per 1,000 Sq. Ft.	\$9,837
Retail Uses		
Street Level Mixed-Use Retail (Entertainment, Goods, Restaurant, Sales, Services, Stores)	per 1,000 Sq. Ft.	\$4,916
Free Standing High Impact Retail (Alcoholic Beverages, Banks, Grocery Store, Pharmacy & Drug Store, Sit-Down Restaurant)	per 1,000 Sq. Ft.	\$14,803
Free Standing Convenience Retail (Convenience Store, Fast Food Restaurant, Gasoline Station)	per 1,000 Sq. Ft.	\$32,695
© 2020 NUF Urban Concepts, LLC		
V		

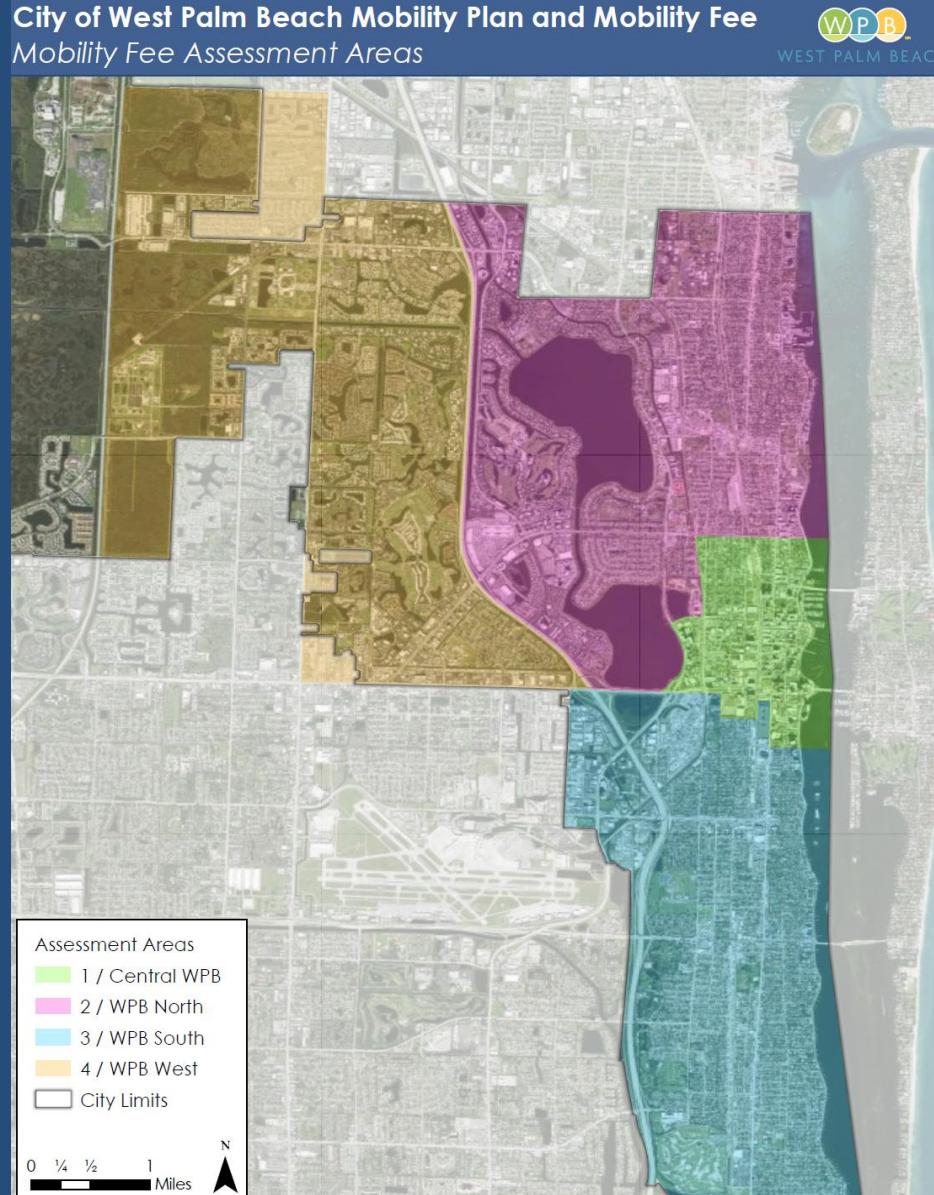
## Phase I

### Downtown Mobility fee Adopted by City May 2025

Based on mobility projects from the adopted 2025  
Downtown Mobility Plan

Payment at the time of issuance of building permit

# Other changes



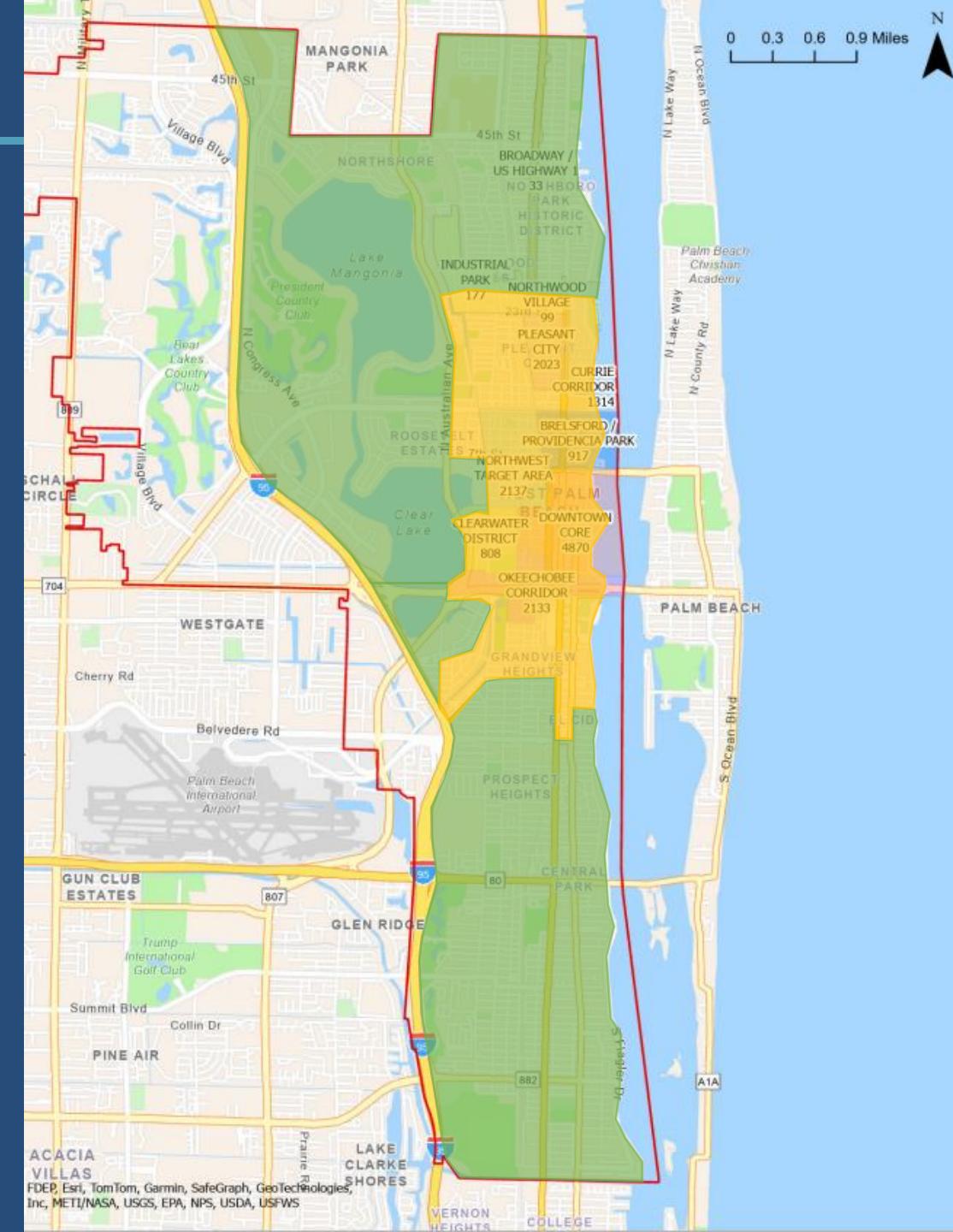
## City-wide Mobility fee – Phase II

- The City's consultant is currently working on a City-wide mobility fee (areas east of the Turnpike) which is expected to be adopted early next year.
- There may be up to 4 different mobility zones (downtown + 3) and these zones may have a different fee schedule than the one for downtown.
- While mobility fee is adopted:
  - Other PBC impact fees being assessed at issuance of building permit
  - Mobility fee deferred to CO.

# Other changes

## Future Mobility Options-Early 2026

- Proposed RideWPB relaunch will be accessible to 100,000 people
- A bold new fleet that is eye-catching, electric, and fun, reflecting the RideWPB brand riders helped shape
- A high-frequency north–south fixed route transit connection to downtown, delivering fast, predictable travel through the urban core
- An expansive on demand service east of I-95 with 10-minute access across the entire zone
- By 2029, we will roll out autonomous vehicle deployment. The technology is proven, electric, efficient — and places West Palm Beach at the forefront of innovation nationwide



# Changes in processes

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WEST PALM BEACH

F.S. 553.791 established the alternative plan review and inspection process - **Private Provider**

## CITY REVIEW

- Permits reviewed in the order received
- All reviews conducted concurrently:  
Zoning, Fire, Engineering and Building
- Permit review cycle:  
Commercial: 30 days  
Single family: 15 days

## PRIVATE PROVIDER

- Per F.S. becomes a permit application after other agency review and approval
  - Other agency: Approval by Zoning, Fire and Engineering
- Affidavit: List documents submitted (must include date/version)
- Building review audit cycle starts at submittal (No subject to first come first out)
- Building review audit cycle 20 business days
- 2<sup>nd</sup> review audit cycle 5 business days + unused remainder from initial 20 days

# New plan review process

F.S. 166.033 Development Orders and permits modified - New requirements for review timelines (SB1080)

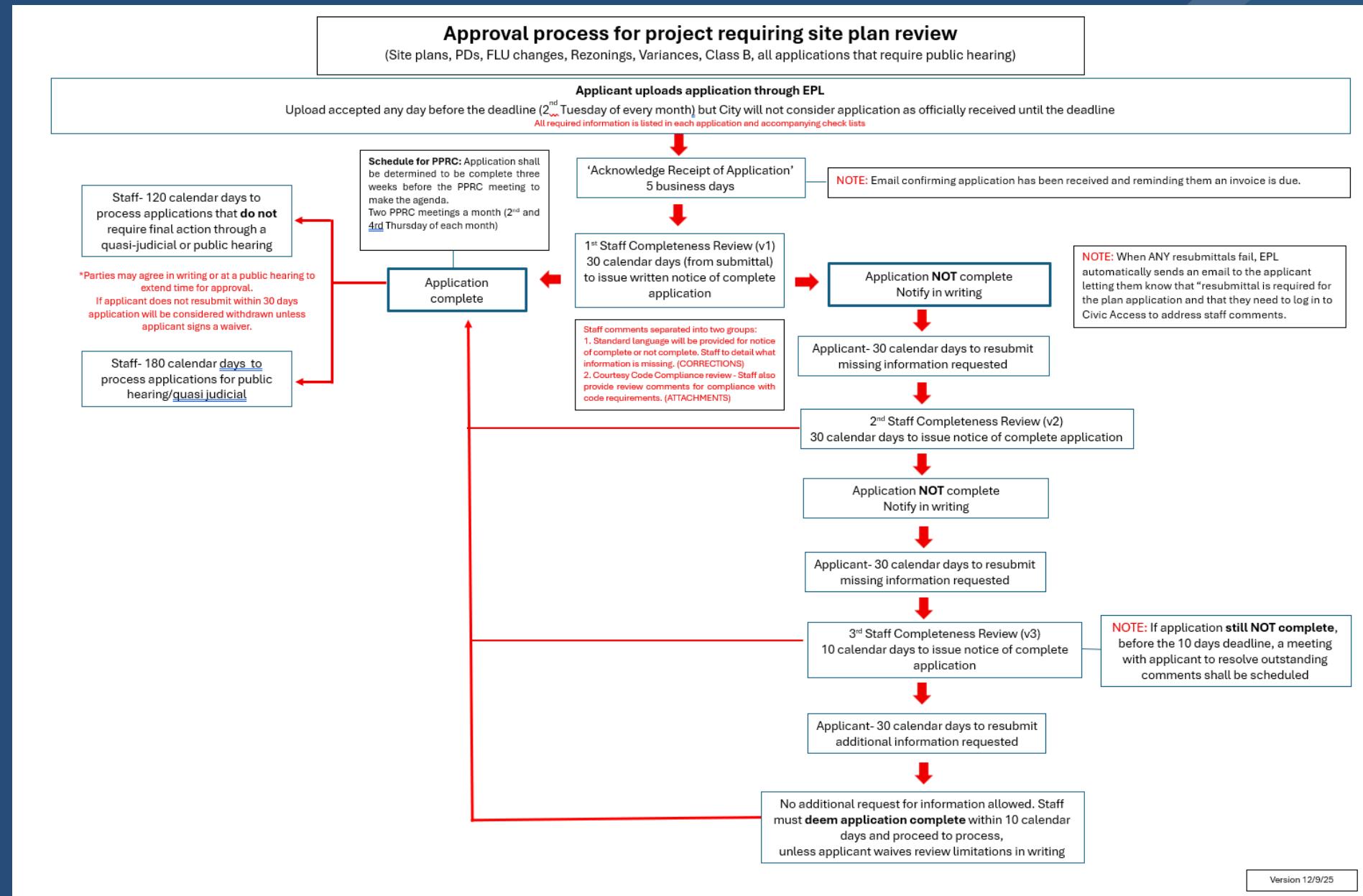
## Phase I - Completeness Review

- Municipality to publish the minimum information required for submittal
- Application will not move to compliance review until the minimum information required is submitted.
- Staff - 30 days to provide comments
- Applicant – 30 days to respond

## Phase II -Compliance Review

- Once required information has been provided, compliance review starts
- Schedule for PPRC
- 180 days to process application and present to public hearing (120 days for non-public hearing process)

# New plan review process



# New plan review process

## Important points:

- Time is of the essence
  - Submit all required information
  - Additional work at the beginning will help with staff review
- Pre-application meeting required
  - With all PPRC staff (Planning, Engineering, Utilities)
  - On the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of the month
  - Now – schedule by emailing staff
  - Future – web site sign in
- PPRC twice a month – 2<sup>nd</sup> and 4<sup>th</sup> Thursday of the month
- Waiver of timelines will be available for applicants

# Technology and Tools

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WEST PALM BEACH

# Civic Access Portal Screen

WPB.ORG/DS  
ST PALM BEACH

Home Apply Today's Inspections Map Fee Estimator Search Calendar 0

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

Good Afternoon, Guest ▾

WPB.ORG/DS  
WEST PALM BEACH

Home Apply Today's Inspections Map Fee Estimator Search  Calendar 0

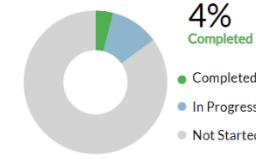
Permit Number: 23081329-COM-BLDG

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 

# Research tool - Open Counter

WPB  
WEST PALM BEACH

## West Palm Beach Permitting Portal

**Business/Multi-Family Portal**

This tool identifies and estimates the permits and fees needed to open or expand your business in the City of West Palm Beach. This tool also includes multi-family and home occupation projects.

**Zoning Portal**

Learn where you can locate your home or business in the City of West Palm Beach.

**Residential Portal**

This tool identifies and estimates the permits, licenses, and fees needed to construct or expand your home in the City of West Palm Beach.

**City of West Palm Beach**  
401 Clematis Street  
West Palm Beach, FL 33401  
[\(561\) 822-2222](tel:(561)822-2222)  
[wpb.org](http://wpb.org)

[Terms of Service](#)  
[Privacy Policy](#)

Powered by  **OpenCounter**

# Open Counter

## Project Type

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

NFL Consulting Services

STEP 1/4

Search

Satellite view

Please select from the following 5 land use codes:

### GENERAL

#### OFFICES

Offices, professional, not limited

#### OFFICES

This use can be in buildings not automobile related

#### OFFICE & COMMERCIAL

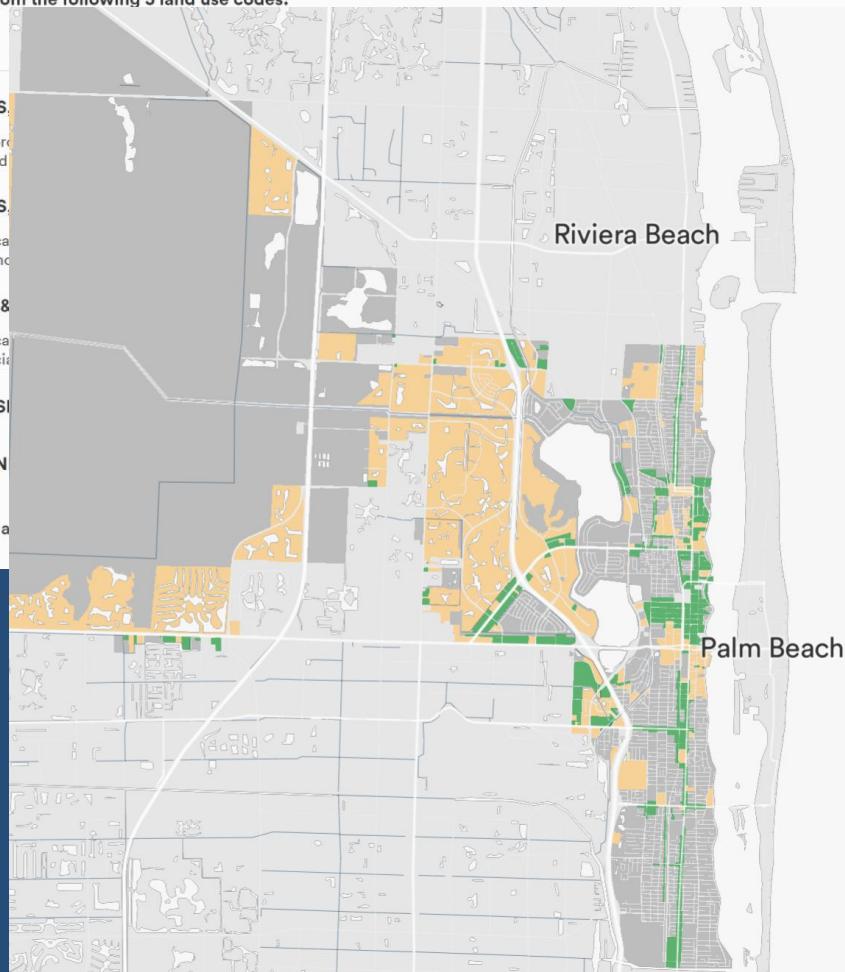
This use can be in buildings Commercial

#### EXERCISE

Exercise

#### GOVERNMENT

If you don't see a

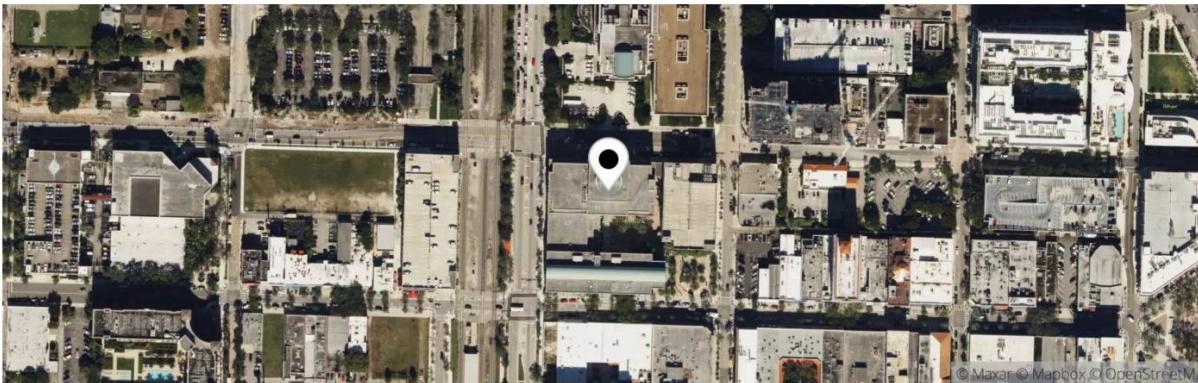


## NFL Consulting Services #1610296

### 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

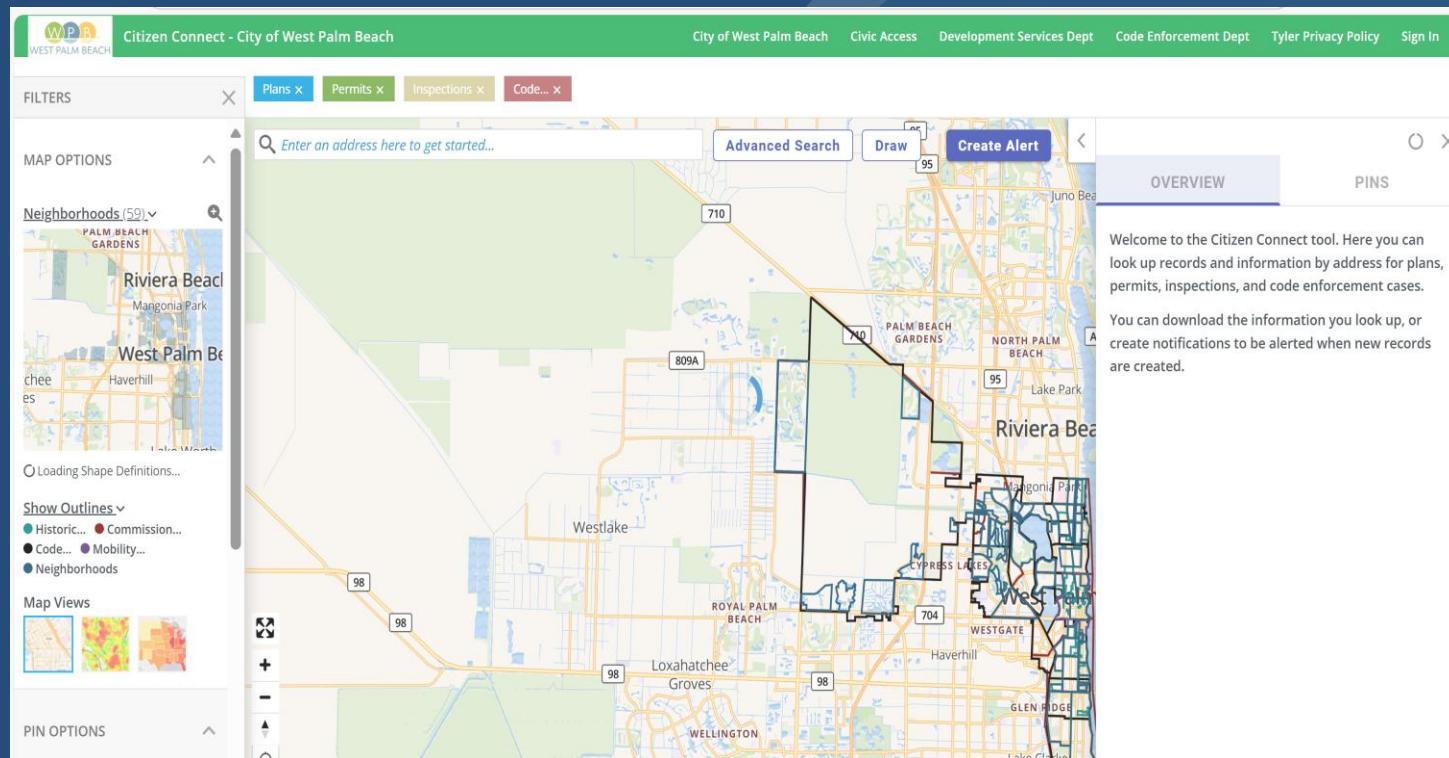
- **Zoning**
- **Land Use**
- **Parcel PCN**
- **Estimate of Fees**
- **Permits Required (incl. sub-permits)**

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

# Citizen connect

Citizen Connect is a brand-new tool that allows the public to be more involved in our community by making access to records easier – specifically, Planning, Permit, Inspection, and Code Enforcement case records. Business tax records will also be available soon.

- Historic Districts
- Commission Districts
- Code Enforcement Zones
- You can also create alerts (you must create an account) and keep yourself informed based on your selected criteria





# THANK YOU!

Ana Maria Aponte, AICP  
Development Services Director  
[aaponte@wpb.org](mailto:aaponte@wpb.org)  
561-822-1439

# West Palm Beach Class A Office Developments



**515 Fern  
Approved**



**Transit Village  
Approved**



**1001 Tower  
Approved**

**The Contemporary  
Approved**



# Hotels



**506-524 Datura**  
**Approved**  
**132 rooms**



**Marriott AC**  
**Approved**  
**132 rooms**



**Flagship Hotel**  
**In Review**  
**102 rooms**



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



**Transit Village**  
**Approved**  
**108 rooms**

## ADDITIONAL PROJECTS APPROVED

- **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: 1,111,852 SF**