

Study Tours



Mixed-Use Development

**City Place, West Palm Beach** Property: A 72-acre, \$600 million development in downtown West Palm Beach, featuring a mix of national and regional specialty retailers, offices, residential units, a theater within a renovated, 1926 church, and a 20-screen cinema complex. Includes the site of the Palm Beach County Convention Center and adjacent hotel. These amenities are offered within an architecturally distinct complex reminiscent of an Italian town center. Total acreage is 72. Developer: Related Urban Development, New York. Design Architect: Elkus/Manfredi Architects Ltd., Boston.

**Location & Transportation:** Strategically positioned at the intersection of I-95, the major north-south artery in South Florida, and Okeechobee Boulevard, the gateway to the Palm Beaches. In the loop of a vibrant cultural neighborhood including the Kravis Center for the Performing Arts, Dreyfoos School of the Arts, Ballet Florida, Norton Museum of Art, Armory Art Center, Palm Beach Opera, the Fine Arts District and the Palm Street Art Studios. Ten minutes from Palm Beach International Airport. Free trolley service to and from the Clematis Street Entertainment District. (<http://www.cityplace.com/AboutCityPlace.html>)

Industrial Tour



**Port of Palm Beach** The Port of Palm Beach is the fourth busiest container port in Florida and the eighteenth busiest in the continental U.S. In addition to intermodal capacity, the Port is a major nodal point for the shipment of bulk sugar (domestic usages), molasses, cement, utility fuels, water, produce and breakbulk items. The Florida East Coast Railway Company (FEC) services the docks and piers through the Port's industrial rail switching operations. It is the only port facility in South Florida operating a rail system with pier-side box, hopper and intermodal cars operating 24 hours a day. Located on Port property are six miles of trackage for intermodal transfers and handling. (<http://www.portofpalmbeach.com>)

Environmental Tour

**Grassy Waters Preserve – Florida Everglades** The Florida Everglades is closer than one might think. Known as Grassy Waters Preserve (GWP), this habitat accounts for nearly half of the landmass of the City of West Palm Beach. Managed by the City of West Palm Beach Public Utilities Department, GWP provides fresh drinking water to over 130,000 people in West Palm Beach, the Town of Palm Beach, Town of South Palm Beach, and surrounding areas.

Apoxee Park located to the southeast of GWP is a natural water reclamation area that will provide an average of eight million gallons of water per day. Apoxee, which means "Beyond Tomorrow" in the Miccosukee Indian language, represents one of a series of planned



parks within the region's urban wilderness parks system, set aside for preservation and public enjoyment.

The City designed GWP with a special vision: to encourage water conservation through enjoyable, nature-based education and creative activities for all ages! Grassy Waters offers unique educational and recreational opportunities on the edge of a vast, 20-square-mile native Florida wetlands wildlife sanctuary. Historically part of the Florida Everglades system, Grassy Waters Preserve today is the City of West Palm Beach Water Catchment Area. The preserve includes nature center pavilions, meandering boardwalk trails, hiking, canoeing, programs, entertainment, and more. (<http://www.cityofwpb.com/parks/grassy.htm>)

Luxury Residential Tour

While in Palm Beach, tour the mansions of the rich and famous from around the globe at this winter Mecca of the wealthy. On our tour we will pass residences of such celebrities as Past President Kennedy, Rush Limbaugh, John Lennon, Donald Trump, Vera Wang, and Estee Lauder, to name a few. If it's still available, we hope to show you the most expensive single-family residence in the world.

Leisure Tour

**The Breakers Resort** Experience a very private behind the scenes tour of the spectacular oceanfront venue of our 2006 FIABCI Global Opportunities Congress of the Americas. The Breakers is the largest employer in Palm Beach County, a county where tourism is our number one industry.



Sessions

Sustainable Development for Growth Management  
Workforce Affordable Housing

**Thursday, 7 December** Housing opportunities in Palm Beach County are at a crossroads. With available land dwindling, redevelopment of older, affordable areas has increased. These older areas have doubled, tripled and even quadrupled in value over the past few years, leaving a severe shortage of housing opportunities for many residents. Although Palm Beach County boasts a relatively high median income, \$62,800, with the 2005 median resale price at \$400,000, housing affordability remains acute. Additionally, with rising land costs and increased government regulations, new construction is financially out of reach for a large segment of the population.

The Palm Beach County Housing Opportunity Alliance is dedicated to expanding housing availability and ensuring an adequate supply of housing opportunities for all Palm Beach County residents in both the rental and homeownership sectors of the market. The Alliance is dedicated to developing and providing solutions to help shape housing related public policy and the public's perception of affordable housing. (<http://www.pbhousing.org>)

As employers search for ways to compete and succeed in today's dynamic marketplace, Employer-Assisted Housing (EAH) is a benefit many are considering. EAH plans are gaining in popularity because they make an employer stand out from the crowd, enhance recruitment efforts, and can have a positive impact on the bottom line. With an EAH plan, employees can realize a financial gain for their company as they help their employees achieve the dream of homeownership. EAH benefits are simple to administer, low in cost to offer, and can help you recruit and retain valuable employees, thus creating a positive impact on a company's bottom line. (<http://www.fanniema.com/global/pdf/housingcommdev/solutions/eah.pdf?jsessionid=TIT1ORYY4QIFPJ2FQSSIFGI>)

## Master Planning, New Urbanism and Core Business District

### Place-Making Through New Urbanism

#### Downtown West Palm Beach

*The Best Example of Urban Renewal in America*

**Thursday, 7 December** After emerging from a real estate recession in the early 1990s, the City, County, school board, non-profit foundations, and private developers invested to make the West Palm Beach Downtown Development a prosperous one with over \$1.2 Billion invested in the 1990s and an additional \$1.5 billion by 2005. There are many recognized opportunities for investors and developers. West Palm Beach offers one of Florida's richest cultural experiences and ranks among the nation's per capita leaders for investment in arts infrastructure. Over the past decade more than \$143 million was spent on improvements & expansions, with another \$150 million projected by 2005. (<http://www.westpalmbeachdda.com/content/aboutdowntown/>)

As defined by special act of the Florida legislature, the West Palm Beach Downtown Development Authority (DDA) is an independent special taxing district created in 1967 with a mission to: Analyze the economic conditions and changes occurring in the downtown area, including the effect of such factors as metropolitan growth, traffic congestion, parking, and structural obsolescence and deterioration; Formulate long-range plans for improving the appeal, use and public accessibility of downtown facilities, remedying any deterioration of property values and developing the downtown area; Recommend to the city, business owners and residents the best actions for implementing downtown development plans. (<http://www.westpalmbeachdda.com/content/aboutdda>)

Today, the DDA leads a coordinated strategy of economic development, urban design, and public services to strengthen Downtown as: The heart of West Palm Beach and the economic and cultural hub of the region; A prosperous place for businesses and institutions; An attractive urban environment for visitors and residents, and; A vibrant place to live, work, and play. Over the past 4 years, the downtown West Palm Beach area evolved as a result of three key factors: the opening of CityPlace, the development of nearby downtowns and City centers; and numerous road construction projects. These factors along with an increase in residential development in the area, create the distinct need to reposition and redefine Downtown West Palm Beach with a new strategic plan and targeted programs. (<http://www.cityofwpb.com>)

## Initiative-Based Township Development

#### Scripps Institute Biomedical Research Park

Scripps Florida is a state-of-the-art biomedical research institute located in Jupiter, Florida (Palm Beach County) on the campus of Florida Atlantic University (FAU). Researchers at Scripps Florida focus on basic biomedical science, drug discovery, and the application of the latest research technology to the drug discovery process. Currently more than 170 researchers and support staff are working in a new (February 2005) temporary 41,000 square foot facility on FAU, with another 33,000 square foot temporary facility under construction and due to open August, 2006. Expansion into the 350,000 square foot, three-building permanent complex is projected for summer, 2008. (<http://www.scripps.edu/florida>)



Start-up costs of Scripps Florida—a division of The Scripps Research Institute headquartered in La Jolla, California—are supported by a one-time \$310 million appropriation of federal economic development funds by the Florida State Legislature. Palm Beach County is providing an economic package that includes land and funding for construction of the permanent facility and related costs, as well as funding for construction of the two temporary facilities on the FAU Jupiter campus.

Building a biotechnology industry is an important component in Florida's continuing efforts to build a knowledge-based economy. The Scripps Research Institute has an international reputation for pioneering research programs relevant to current medical needs in human diseases and is expected to attract research, biotechnology, and pharmaceutical companies to the area. Scripps sees the new operations as an opportunity to increase the scope of its cutting-edge science, to recruit new world-class scientists, and to establish itself as a national organization for scientific and philanthropic purposes.

## Panorama Panel Presentations

**Friday, 8 December** During the first Panorama, attendees will learn about real estate in our host state of Florida. In the second session, panelists from around the Americas Region will discuss their real estate practices and markets. The Panorama sessions will bring you up to date on the current state of real estate in the region.

## Pre and Post Tours

#### Orlando Study Tour • Orlando, Florida

**Saturday - Wednesday, 2-6 December** Join FIABCI-UK Principal Member, the National Association of Estate Agents (NAEA) hosted by the Realtors Association of the Palm Beaches (RAPB) for an Orlando property study tour or experience Disney World.



#### The Bahamas

Following the Congress, join our FIABCI delegation on an exciting Trade Mission to Nassau.