



FOR SALE | LAND

200 YACHT CLUB DRIVE

200 Yacht Club Drive | North Palm Beach, FL 33408



PRESENTED BY:

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PROPERTY HIGHLIGHTS

- Excellent opportunity for mixed-use development
- 200± feet along U.S. Hwy One with Marina Views
- Directly across the street from NPB Country Club
- Previously approved for mixed use development
- Ideal location for office, restaurant [no drive-thru], or multifamily*



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SALE OVERVIEW

LOT SIZE: 1.4± Acres

APN #: 68434209020000010

ZONING: C1A (Limited Commercial District)

PROPERTY DESCRIPTION

1.4± acre parcel on signalized hard corner with 200± feet along U.S. Highway One. The property was previously approved [2006] for a mixed use project, known as Villa Porte. The project included 18, 3 & 4 story townhouses, 1,679± SF of office, and 1,617± SF of retail. Current zoning permits the development of hotels/motels, multi-family*, restaurant [no drive-thru], office, medical, and more.

*Multiple-family dwelling structures as a component of a commercial planned unit development containing a commercial component including retail and non-retail commercial facing a primary street frontage with a depth to be determined by the village council.

LOCATION OVERVIEW

This 1.4± acre parcel is located on the southeast corner of U.S. Highway One and Yacht Club Drive, directly across from the entrance to North Palm Beach Country Club.



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View facing northeast



View facing northwest



View facing southwest



Signalized corner with entrance to NPB Country Club



Street view facing north on U.S. Highway One



Street view facing south on U.S. Highway One



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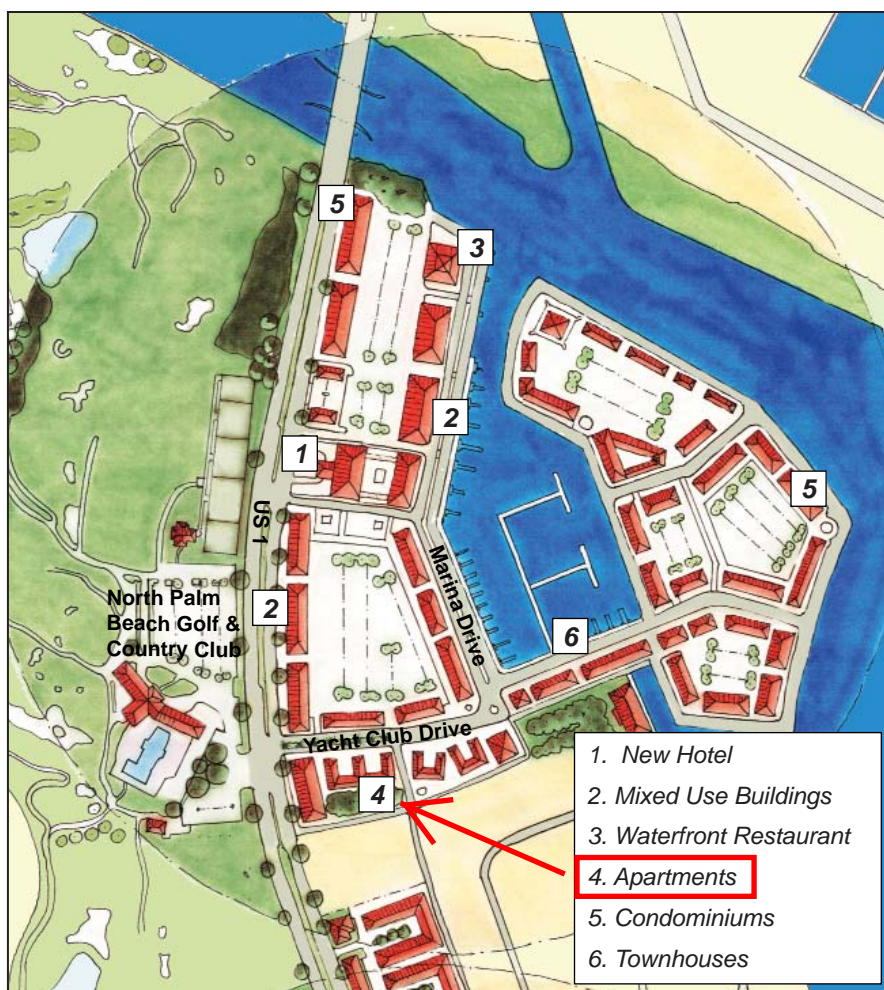
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The area just south of the Parker Bridge was frequently identified by charrette participants as a resort area with a waterfront village character. An almost universal idea among the presentations by the citizens at the Saturday workshop was to locate a new signature hotel on the site of the old Camelot Inn, building on the attraction of the golf course and the marina while replacing an out-of-date building.

Country Club House Amenities

Should be the "Town Center"
Should Accommodate Residents
(Especially Kids)
Family-Oriented Programming
More Tennis Courts
Fitness Facility
Kiddy Splash Park
Family Pool Access
It is the Community's Facility



The Village is currently in the process of creating a new country club building and updating the amenities. A separate process is underway focused solely on that effort. However, many charrette participants voiced ideas and while not tested as part of this effort, the some of the suggestions are listed in the box above.

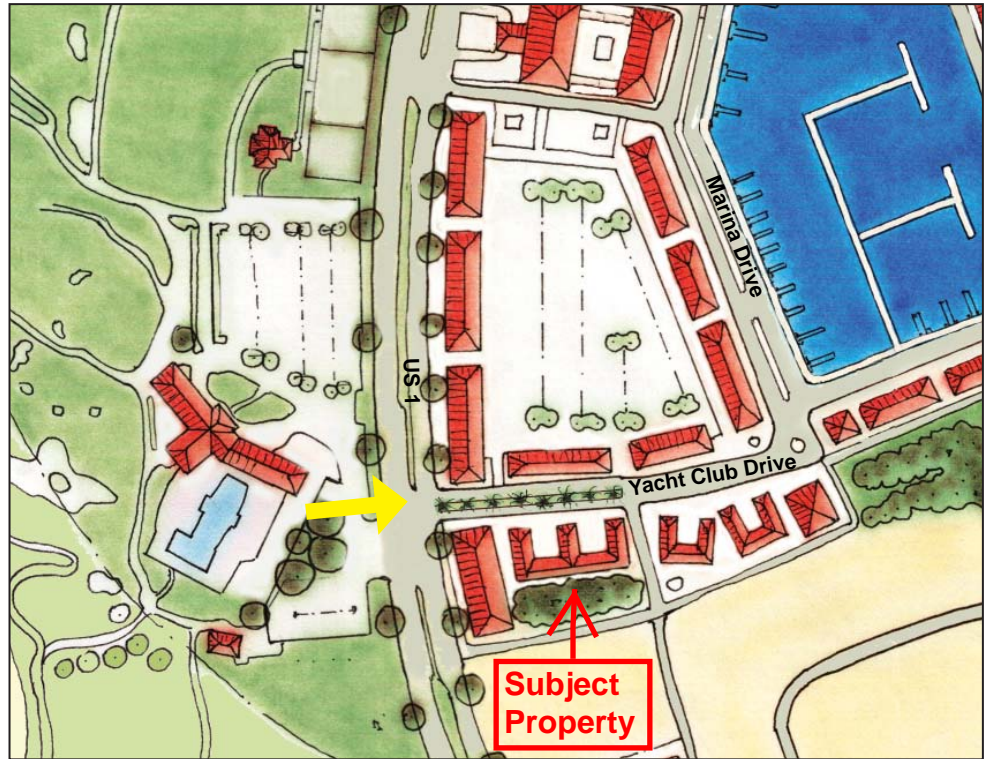
The area surrounding the marina is indicative of many waterfront areas in the Village. It is largely comprised of condominiums constructed in the 1960s, 1970s, or early 1980s. They range from two to six stories, frequently walk-up types with exterior circulation among units. While these buildings do not redevelop easily, given the ownership pattern, structures have finite life spans, and waterfront parcels are extremely valuable so a vision for the future is important to illustrate. A defined vision provides guidance if and when changes occur. While changes may be incremental or small, each element should move the Village toward its ultimate vision. The resort area has the following characteristics:

1. Waterfront dining locations;
2. A continuous boardwalk environment so everyone can enjoy the waterfront;
3. A new boutique hotel;
4. A variety of buildings that maintain the mid-rise scale and line the streets;
5. A vibrant mix of uses located along the boardwalk;
6. Street trees, street lights, and benches create a nice place to visit; and
7. Parking is available but not visually prominent.

The characteristics described for the marina area also apply to other aging waterfront locations within the Village.

Right: The arrow indicates the view shown in the image below.

Bottom: A street elevation of potential redevelopment in the resort area across the street from the North Palm Beach Country Club. A new streetscape on Yacht Club Drive with shaded sidewalks and an entry median with palms announces arrival to the district. New mixed-use buildings are shown with varied rooflines and building facades. Buildings in the area currently range from two to six stories in height. A similar scale is depicted in the image.





Sec. 45-32. - C-1A limited commercial district.

- A. **Uses permitted.** Within any C-1A limited commercial district, no building, structure, land or water shall be used, except for one (1) or more of the following uses:
1. Reserved.
 2. Hotels, motels and time-share units.
 3. Restaurants other than drive-in restaurants, including cocktail lounges.
 4. Nursery and private schools.
 5. Golf club and its accessory uses such as restaurant, bar, driving range and equipment store.
 6. Professional offices including real estate offices, finance offices, medical and dental clinics and the like, providing same are architecturally and structurally in harmony with the spirit of the community.
 7. Marinas and their accessory uses such as wet boat storage facilities, indoor dry boat storage facilities, gasoline supplies and such minor repair facilities as are incidental to boat storage and which do not involve major boat and/or engine overhaul, provided all facilities are architecturally and structurally in harmony with the spirit of the community. Provided further that:
 - a. For each three thousand (3,000) cubic feet of designated boat storage space connected with indoor dry boat storage facilities and for each five hundred (500) square feet of indoor retail boat display floor area, there shall be provided one (1) two hundred-square-foot parking space, exclusive of workshop and office areas.
 - b. For each one and one-half (1½) designated boat storage spaces connected with wet boat storage facilities, there shall be provided one (1) two hundred-square-foot parking space, exclusive of workshop and office areas.
 - c. For each one hundred (100) square feet of workshop floor area, there shall be provided one (1) two hundred-square-foot parking space, and for each two hundred (200) square feet of workshop area above the first floor, there shall be provided one (1) two hundred-square-foot parking space.
 - d. For each three hundred (300) square feet of floor area used for office purposes, there shall be provided one (1) two hundred-square-foot parking space.
 - e. All new marinas and major improvements to existing marinas shall provide sewage pump-out service to boats seven (7) meters (twenty-two and ninety-seven hundredths (22.97) feet) in length or more.
 8. Multiple-family dwelling structures as a component of a commercial planned unit development containing a commercial component including retail and non-retail commercial facing a primary street frontage with a depth to be determined by the village council.
 9. Assisted living facilities approved as a commercial planned unit development.
- B. *Building height regulations.* No main building shall exceed two (2) stories or thirty (30) feet in height at the required front, rear and side building lines. For structures in excess of two (2) stories in height, five (5) feet shall be added to the required front, rear and side yards for each story added to the building in excess of two (2). No main building, however, shall occupy more than thirty-five (35) percent of the site area so required.
- C. *Building site area regulations.*
1. For single- and multiple-family dwelling structures, the same as required in the R-1 and R-3 districts, respectively.
 2. For assisted living facilities, a minimum of one (1) acre.

D. *Yard space regulations.*

1. *Front yards.*

- (a) For main structures of two (2) stories or less, there shall be a front yard of not less than fifty (50) feet measured from the street line to the front line of the main building.
- (b) For structures in excess of two (2) stories in height, the front yard depth required shall be controlled by the provisions defined in paragraph B of this section.

2. *Rear yard.*

- (a) For main structures of two (2) or less stories, the same as for R-1 and R-2 district.
- (b) For structures in excess of two (2) stories in height, the rear depth required shall be controlled by the provisions defined in paragraph B of this section.

3. *Side yards.*

- (a) For structures of two (2) stories or less, the same as for R-1 and R-2 districts.
- (b) For structures in excess of two (2) stories in height, the side yard requirements shall be controlled by the provisions defined in paragraph B of this section.
- (c) For a distance of one (1) block on streets intersecting U.S. [Highway No.] 1, measured from the right-of-way line of said U.S. [Highway No.] 1, side yards of at least twenty-five (25) feet in depth shall be provided.

E. *Off-street parking regulations.*

- 1. For single- and multiple-family structures, the same as for the R-1 and R-3 districts, respectively.
- 2. Churches, the same as for the R-2 multiple-family dwelling district.
- 3. For hotels, one (1) space for each three (3) bedrooms, plus one (1) additional space for each five (5) employees.
- 4. Hotel apartments, one (1) space for each dwelling unit.
- 4.1. Time-sharing units, the same as for C-A commercial district.
- 5. Motels, one (1) space for each guest bedroom, plus one (1) space for the resident manager or owner.
- 6. Restaurants, one (1) space for each seventy-five (75) square feet of floor area devoted to patron use, or one (1) space per three (3) fixed seats, whichever is the greater, and one (1) space for each one and one-half (1½) projected employees who would be actually working during peak employment hours.
- 7. No parking shall be permitted in the first ten (10) feet of the required front yard depth, measured from the front property line. The restriction against parking in the first ten (10) feet of the required front yard depth measured from the front property line shall not apply to those properties which have complied in full with the landscaping provisions of Sections 41-16 through 41-25 [Chapter 27, Article III], both inclusive.

Each convalescent hospital and nursing home shall be provided with one (1) parking space measuring at least nine (9) feet by eighteen (18) feet (one hundred sixty-two (162) square feet) for each six (6) beds in the establishment, plus one (1) parking space for each three hundred (300) square feet of administrative and service area within the building (kitchen, service halls, chapel, dining room, lounge, visiting areas and treatment rooms).

Each assisted living facility shall be provided with one (1) parking space measuring at least nine (9) feet by eighteen (18) feet (one hundred sixty-two (162) square feet) for each residential living area or two (2) beds whichever is greater, plus one (1) parking space for each three

hundred (300) square feet of administrative and service area within the building (kitchen, service halls, chapel, dining room, lounge, visiting areas and treatment rooms).

F. *Floor area regulations.*

1. In multiple-family dwelling structures, each dwelling unit having one (1) bedroom shall have a minimum floor area of seven hundred fifty (750) square feet. An additional one hundred fifty (150) square feet of floor area shall be required for each additional bedroom provided.
2. In time-share structures, each dwelling unit having one (1) bedroom shall have a minimum floor area of seven hundred fifty (750) square feet; an additional one hundred fifty (150) square feet of floor area shall be required for each additional bedroom provided.
3. In assisted living facilities, each residential living area containing one (1) bed shall have a minimum floor area of one hundred fifty (150) square feet. An additional one hundred (100) square feet of floor area shall be required for each additional bed provided within the same residential living area. The maximum number of beds allowed in an assisted living facility shall be determined by multiplying the gross acreage of the site by forty-seven and twenty-eight-hundredths (47.28) beds per acre.

G. **Conditions for permitted uses:**

1. All activities, sales and storage of goods must be conducted entirely within completely enclosed buildings with permanent nonmoving outside walls. The following exceptions apply:
 - (a) Restaurants that qualify under outdoor seating provisions of Appendix C—Zoning.
 - (b) Marinas with enclosed new boat retail display area may utilize outdoor rear and side yard site area for ground level new boat storage, rigging, minor repair and display subject to the following conditions:
 - (i) Outdoor storage, rigging, minor repair and display areas shall be completely screened from the view of the street right-of-way and adjacent properties with an opaque wall or fence to a height of six (6) feet.
 - (ii) The area of outdoor storage, rigging and display area shall not exceed the enclosed retail display floor area, including retail display area office space, or fifteen (15) percent of the total site area, whichever is less.

(Ord. No. 10-72, § 2; Ord. No. 4-73; Ord. No. 10-73, § 7, 9-13-73; Ord. No. 14-74; Ord. No. 14-76, § 1, 7-8-76; Ord. No. 22-82, §§ 6, 7, 9, 12-9-82; Ord. No. 9-87, § 1, 5-28-87; Ord. No. 17-90, § 4, 6-28-90; Ord. No. 23-90, § 3, 6-28-90; Ord. No. 27-99, § 5, 8-12-99; Ord. No. 03-2001, §§ 1, 2, 2-8-01; Ord. No. 2006-06, § 1, 4-13-06; Ord. No. 2014-06, § 2, 7-24-14; Ord. No. 2015-10, § 3, 6-11-15)



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Why Palm Beach County?

Palm Beach County is the third most populous county in the state of Florida with a population of 1,345,652 (year round).

Located in Southeast Florida, the 2,000-square-mile region is the largest county southeast of the Mississippi River and is larger than two U.S. states- Rhode Island and Delaware.

Palm Beach County has more golf courses than any other county in the country with more than 160 public and private golf courses – from executive to championship level – designed by the best names in the industry, and with something for golfers of every skill level.

Palm Beach County consists of 38 cities and towns.

The center of the county is approximately 60 miles north of Miami and 150 miles southeast of Orlando.

The Atlantic Ocean touches the eastern half of the county with coastal and beach areas ranging for 47 miles from north to south.

The Northwest part of the county includes Lake Okeechobee, the second largest freshwater lake in the United States.

Palm Beach County contains more 1,000,000 square feet of meeting space and 16,000 rooms in more than 200 hotels – 18 with more than 5,000 square feet of space each.

Western Palm Beach County leads the nation in the production of sugar and sweet corn.

Eighteen percent of all sugar in the United States is produced here. Sugar cane covers some 400,000 acres or about one-third of the county's overall land mass.

Palm Beach County is home to more than 200 theaters, museums, arts centers, indoor and outdoor performance stages, and other cultural venues and is considered among the world's most celebrated cultural destinations.

In addition to its pristine beaches, Palm Beach County has 125 waterways perfectly suited for kayaking, boating, paddleboarding and every other imaginable water sport; Direct access to The Florida Everglades and its unique exploration via airboat tours and the best bass fishing in the 730 square miles of Lake Okeechobee.

Palm Beach International Airport was voted the third best airport in the U.S. and sixth best in the world by Conde Nast Traveler readers. CheapFlights.com also recognized the airport on the 2011 list of "Top 101 Affordable U.S. Airports."

The Port of Palm Beach is the 4th busiest container port of Florida's 15 deep water ports, and it is the 20th busiest container port in the United States. It is also the only South Florida port with on-dock rail. Five miles of port-owned track that is directly linked to the Florida East Coast Rail Company (FEC) and switches to the CSX and NFS.

As the Winter Equestrian Capital of the World, the Winter Equestrian Festival in Wellington takes place every January through April, while the International Polo Club Palm Beach features high-goal competitions through the January-April.



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Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	4,098	27,586	52,089
Total persons per hh	2.0	2.3	2.4
Average hh income	\$107,655	\$80,595	\$86,189
Average house value	\$579,966	\$375,672	\$373,516

	1 MILE	3 MILES	5 MILES
Total population	8,066	63,088	122,727
Median age	53.1	44.0	42.8
Median age (male)	52.3	43.4	41.9
Median age (female)	53.3	44.1	43.7

* Demographic data derived from 2010 US Census



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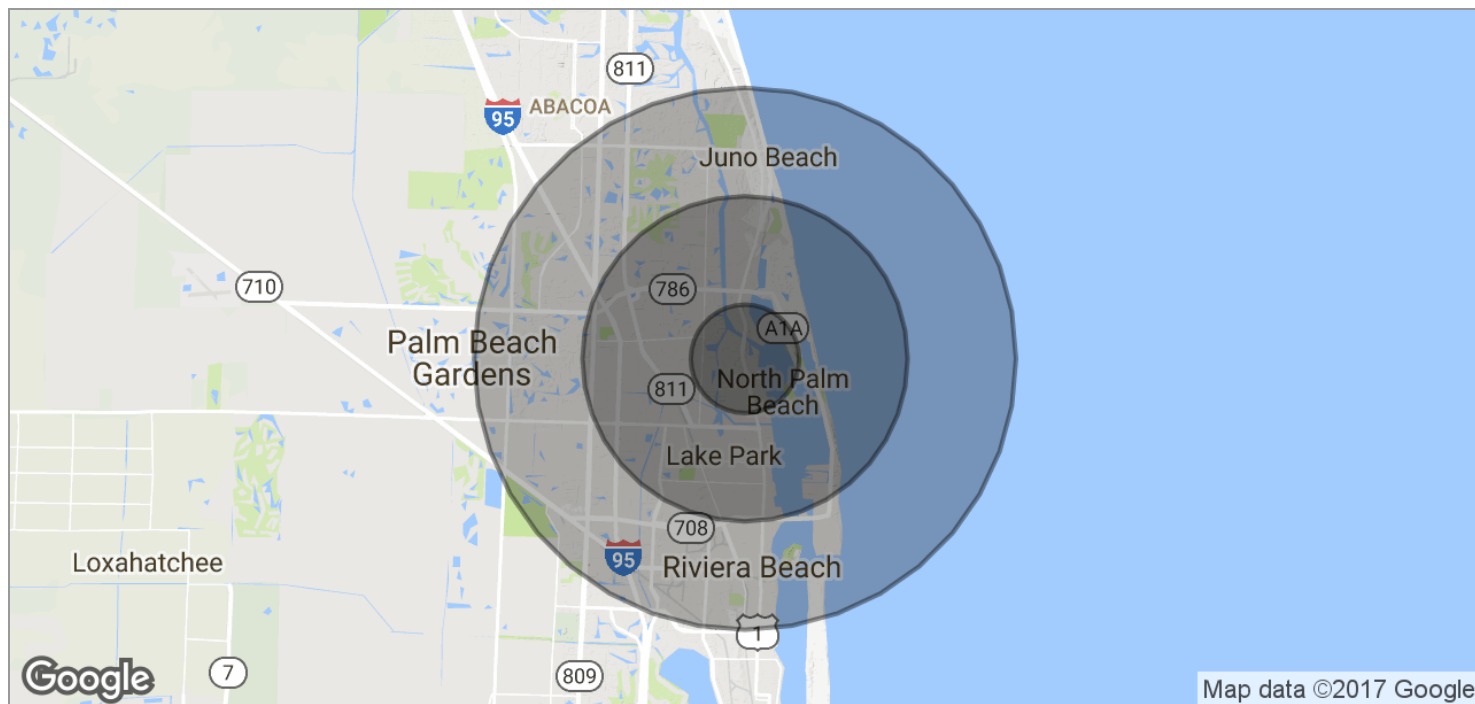


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Demographics Map

**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,066	63,088	122,727
MEDIAN AGE	53.1	44.0	42.8
MEDIAN AGE (MALE)	52.3	43.4	41.9
MEDIAN AGE (FEMALE)	53.3	44.1	43.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,098	27,586	52,089
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$107,655	\$80,595	\$86,189
AVERAGE HOUSE VALUE	\$579,966	\$375,672	\$373,516

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