

April 3, 2026

Every major project reshaping West Palm Beach right now

This article is continuously updated to reflect the latest developments and provide additional context as projects progress.

Key Points

- West Palm Beach and Palm Beach rank #4 globally and #2 in the U.S. for fastest-growing wealth hubs, with roughly 11,500 millionaires and nearly 70 billionaires
- West Palm Beach is seeing a surge of luxury residential towers and entirely new districts all rising at once
- Related Ross has committed over \$10 billion to development in West Palm Beach
- Dozens of more approved projects are currently being monitored and will be added as they progress.
- Explore all of these projects in our interactive [Map of Tomorrow](#)

West Palm Beach, with names like *Wall Street South*, *Billionaires' Corridor*, and *Gold Coast*, is undergoing one of the most aggressive urban transformations in the country, with billions of dollars in development simultaneously reshaping every corner of the city. Luxury residential towers are rising, major office projects are anchoring a new wave of corporate migration, and entire neighborhoods are being rebuilt with walkable retail, hospitality, and public space layered in. This isn't just isolated growth, it's a coordinated buildout, where each project is feeding into the next and rapidly turning West Palm Beach into a fully realized, high-performing city.



Image by Markets of Tomorrow ©

West Palm Beach and Palm Beach have firmly established themselves as one of the world's fastest-growing wealth hubs, maintaining their #4 global ranking and #2 U.S. ranking for wealth growth. The area is now home to roughly 11,500 millionaires and nearly 70 billionaires with a combined net worth approaching \$650 billion.

That momentum has evolved into a permanent economic ecosystem, marked by major institutional moves like Wells Fargo relocating its wealth management headquarters to One Flagler, alongside a surge in venture capital activity that has positioned West Palm Beach as one of the Southeast's most active investment markets.











Images of South Flagler House

Starting in West Palm Beach's South End, South Flagler House is one of the clearest signals of where West Palm Beach is heading at the very top of the market. The landmark Related Ross address on South Flagler Drive has officially topped off and is expected to welcome residents next year. Home to 105 ultra-luxury residences, the twin 28-story tower project designed by the late Robert A.M. Stern is being reinforced by a wave of high-profile buyers moving across the bridge from Palm Beach for the very first time.

Apple and PepsiCo CEO John Sculley purchased a penthouse at South Flagler House for roughly \$40 million after selling his longtime oceanfront estate on Palm Beach Island, establishing it as the most exclusive and highest-end residential project in all of West Palm Beach.



Image of Edgeworth, Related Ross

Just a block from South Flagler House, Edgeworth, another two-tower development by Related Ross, is emerging as another significant addition to West Palm Beach’s rapidly evolving waterfront, marking the next phase of development along South Flagler Drive.

Designed by Kohn Pedersen Fox, Edgeworth delivers 168 residences ranging from one to five bedrooms, each with private elevator entry and expansive terraces oriented toward the Intracoastal and Atlantic views. What sets Edgeworth apart is the scale of its amenity program, over 90,000 square feet, making it one of the largest residential amenity offerings in the city.



Image of Flamingo Park District, Welteroth Group

Across the street, the rapidly-expanding Flamingo Park District is emerging as one of the city's most tightly curated lifestyle corridors, blending wellness, design, and food, is growing in a very different way—but it's just as important to how West Palm Beach is evolving.

The Flamingo Park & El Cid neighborhoods have become a hub for everything local, anchored by city staples like HIVE Home & Cafe and Celis Juice Bar. Now, a steady wave of new openings is building on that foundation, including the Michelin-star-backed Emelina and its second upcoming Flamingo Park venue, Midorie.



Image of El Cid, Bartholemew Partners

Downtown staple, Fern adds to this growth with its locally sourced, farm-to-table Steak Shop, alongside its highly anticipated second restaurant, Rueshaw. At the same time, West Palm Beach's favorite Pumphouse Coffee is expanding with a new donut concept, Pizza Luca is on the way, and organic specialty grocer Loot recently opened. Home and design push the neighborhood, with brands like SWD Bespoke opening its first U.S. flagship showroom, alongside Charleston's Ro Sham Beaux. Concepts like Higher Order, a private, day-to-night social wellness club, anchor the wellness experience, alongside brands like The Wellthy Method and The Tox.

What sets Flamingo Park apart is its approach. Instead of competing with downtown through national retailers, it's building momentum through locally owned businesses, strong design credibility, and a mix of smaller-format concepts that make the area feel distinctly lived-in.

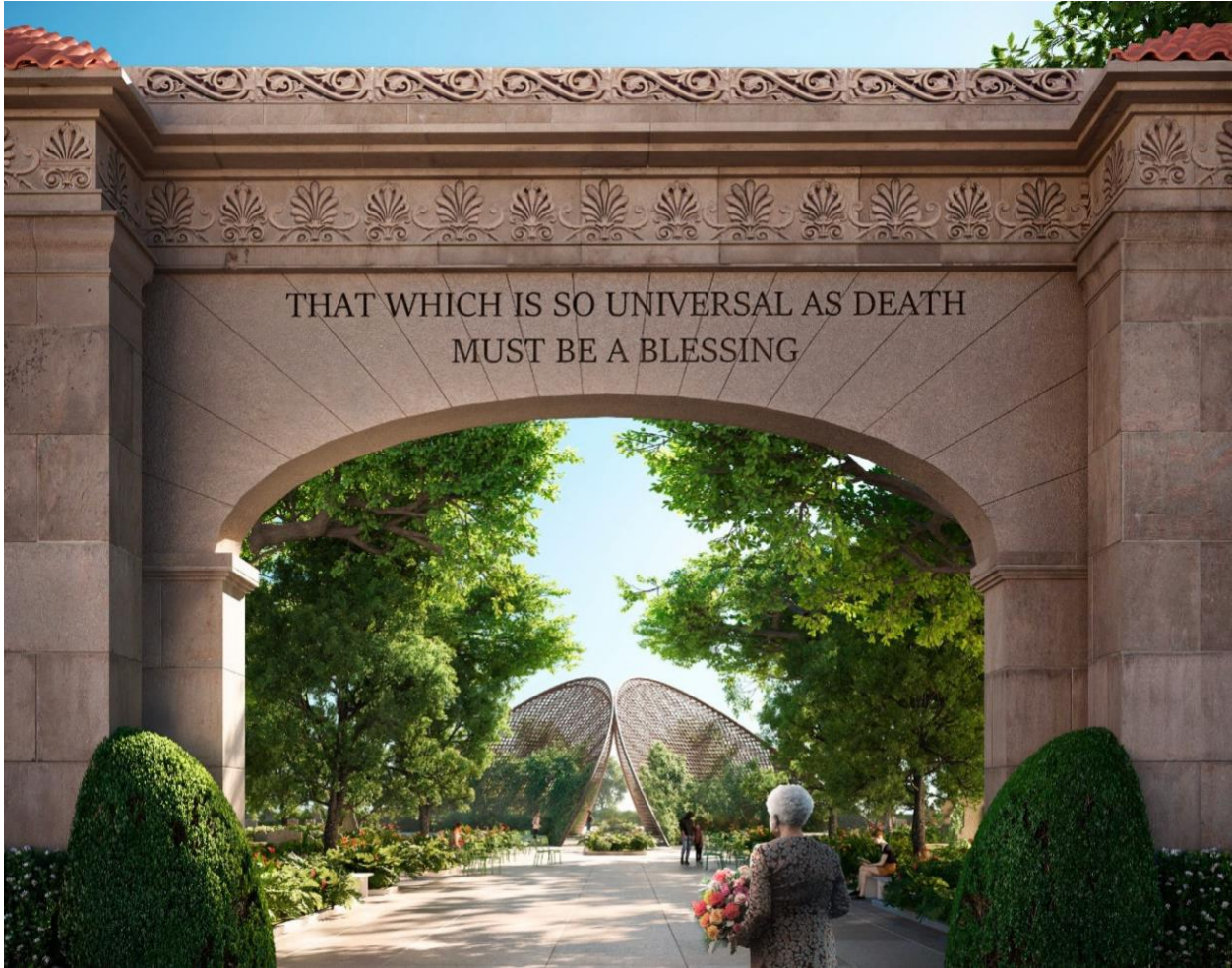


Image of Woodlawn Cemetery, Foster + Partners

Woodlawn Cemetery is one of the most interesting and locally specific projects in the city because it sits at the intersection of history, public space, and culture. The 17-acre cemetery founded by Henry Flagler in 1904 is currently being considered to be reimagined as a NYC Central Park-esque “living park” through a proposal led by Friends of Woodlawn. Designed with Foster + Partners, the project would bring restored gardens, improved pathways, and an architectural trellis for intimate cultural programming. The vision is to preserve one of the city’s most historic sites while creating a massive park that would connect Downtown to Flamingo Park and the rest of the South End.



Images of Norton Museum of Art

Just across the street, Norton Museum of Art is planning a major transformation, designed by Foster + Partners, that will nearly double its footprint. Plans call for a roughly \$200 million expansion, bringing the museum to up to 233,000 square feet while adding new gallery space, classrooms, a glass-walled event venue, and expanded sculpture gardens across its six-acre campus.

The expansion will bring two new buildings along South Olive Avenue—one anchored by an education center with multi-level galleries, and another dedicated to special exhibitions and event space—connected by an enclosed terrace overlooking the Intracoastal, alongside a new rooftop terrace, a cultural art park along Flagler Drive connecting it to South Flagler House, and upgraded visitor infrastructure including a multi-level parking garage with 200 additional spaces, allowing it to host some of the world’s great traveling exhibits.



Image of BIBA

Just south of Flamingo Park in El Cid, [Biba Social](#) and [Hotel Biba](#) represent one of the more layered lifestyle concepts emerging in West Palm Beach, transforming a historic property into a private, members-driven social and hospitality hub. Spearheaded by Liz Rad, BIBA combines a boutique hotel with a full campus of experiences—ranging from coastal-inspired dining and cocktail lounges to a rooftop deck, pool club, and event spaces designed for both daily use and large-scale gatherings.



Further South, and across the Intracoastal from Mar-a-Lago, [Maison d'Or](#) recently launched on the South Flagler corridor as one of the most exclusive new residential offerings in West Palm Beach, introducing a boutique, privacy-driven alternative to the area's larger-scale luxury towers. Developed by Kolter Urban and Perko Development, the roughly 19-story waterfront building will feature just 39 expansive residences, with floor plans ranging from nearly 3,000 to over 10,000 square feet and pricing starting around \$5.7 million.



Image of 10 & 15 CityPlace, Related Ross

Moving to West Palm Beach's main downtown core, 10 and 15 CityPlace are two of the largest projects completely reshaping CityPlace and creating a true downtown employment story. Now rising vertically, Related Ross has framed CityPlace as part of a coordinated strategy that links office, residential, retail, and public space into one integrated ecosystem, not a scattered collection of projects.



Image of CityPlace, Related Ross

That is a major distinction for West Palm Beach: these are not just office buildings filling parcels, they are part of the infrastructure behind the city's growing role as a finance and business hub. Confirmed tenants already are ServiceNow and the Cleveland Clinic, alongside CityPlace's already established tenants like Eataly Food Hall, Equinox, Alo, Lululemon, Crate & Barrel, and Olukai.



Image of One Flagler, Related Ross

One Flagler, Related Ross' first ground-up office tower in West Palm Beach, opened in February 2025, debuting with a high-profile tenant roster and a standout ground-floor anchor in Estiatorio Milos, the globally recognized Greek restaurant.

One Flagler has quickly assembled one of the most concentrated collections of financial power in South Florida, led by Wells Fargo, which becomes the first major bank to move its wealth management headquarters to Florida with its relocation to the tower.

The tenant roster continues with a wave of major investment and private equity firms, including OceanSound Partners, GTCR, GoldenTree Asset Management, Diameter Capital Partners, and Siris Capital, Bessemer Trust, Baron Funds, Paulson Capital, Lancer Capital, and HighPost Capital.



Map of Archer's Air Taxi Network, Related Ross

Through Related Ross' downtown office towers, West Palm Beach is positioning itself as the northern command center of South Florida's emerging air mobility network. Through a partnership between Archer Aviation and Related Ross, a dedicated vertiport is planned within the downtown core, transforming the area into a premium launch point where residents, executives, and visitors can move seamlessly across the Gold Coast. From this hub, electric air taxis are expected to connect West Palm Beach to Fort Lauderdale, Miami, and destinations like Related Ross' Apogee Club in Stuart in as little as 10–20 minutes, effectively compressing what are currently hour-plus drives into rapid aerial transfers.



Image of 515 Fern, Related Ross

Another office tower set to break ground in CityPlace is Related Ross' soon-to-be largest office building in downtown West Palm Beach. 515 Fern will bring an expansive 456,000 square feet of office space, complemented by an additional 15,000 square feet of retail. 515 Fern is expected to be the tallest office building in West Palm Beach. Notably, this tower by Related Ross will be connected through the new Fern Street Connector near The Berkeley. Moreover, it will enhance pedestrian accessibility by providing a partially covered pathway along the east façade of the building, facilitating seamless transit from the station to CityPlace.



Image of The Hilton, Curio Collection, Related Ross

The broader Related Ross pipeline also includes a new Curio Collection hotel at the Convention Center to help support more global events, as well as Related Ross' first waterfront private club and district, in partnership with Leisure Resorts, that introduces a new layer of high-end, membership-driven lifestyle infrastructure to West Palm Beach directly across the street from The Ben, which Ross recently purchased.



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Images of Mr. C Residences West Palm Beach

Just south of CityPlace is the currently rising Mr. C Residences West Palm Beach. Mr. C marks the city's first true branded residential tower and combines 146 private residences with 110 hotel suites, creating a hybrid "condo-hotel" environment backed by the Cipriani family's globally recognized hospitality brand.

Designed by Arquitectonica with interiors by Meyer Davis, the development emphasizes a European-inspired lifestyle rooted in service, detail, and social spaces, rather than just physical amenities. Mr. C is expected to open in 2027 and will become home to signature offerings like the Bellini restaurant and the city's newest rooftop dining experience.



Image of West Palm Point

Across the street from Mr. C Residences is West Palm Point. Now rising as one of the most ambitious office developments in the city, West Palm Point brings a new Class A+ commercial anchor directly into the downtown core. The project goes beyond a traditional office tower, integrating a full city block with retail, a pedestrian paseo, and a rooftop amenity deck connected by a skybridge—complete with green space, café, and gathering areas overlooking downtown and the Intracoastal — targeting a 2028 completion.



Image of Banyan Tree Residences

Most recently announced, Banyan Tree has officially entered the U.S. market with the unveiling of its first-ever American project, bringing a globally recognized hospitality brand into the heart of downtown. Developed in partnership with Mast Capital and Curated JCZM Development, [Banyan Tree Residences West Palm Beach](#) brings a design-driven, wellness-focused residential concept anchored by a collection of just 88 private homes, each configured as a corner residence with expansive terraces and panoramic views.





Images of Vanderbilt University West Palm Beach

Vanderbilt University is one of the biggest long-term signals that West Palm Beach is no longer just competing on lifestyle and real estate.

Vanderbilt University has unveiled that it is opening a new \$500 million campus in Downtown West Palm Beach — designed as a graduate-focused hub centered on business, artificial intelligence, data science, and engineering, with an integrated innovation district aimed at connecting students directly with investors, startups, and major firms already relocating to the region.

Set across roughly seven acres in the urban core, the campus is expected to serve around 1,000 graduate students while introducing state-of-the-art academic buildings, collaborative workspaces, and public-facing environments that blend education with real-world industry access.



Image of NYU Langone Health

NYU Langone Health is making one of the most significant healthcare investments in West Palm Beach with a new state-of-the-art medical hub that dramatically expands its presence in South Florida. Anchored by the Julia Koch Family Ambulatory Care Center, the eight-story facility will deliver roughly 77,000 square feet of clinical space, bringing more than a dozen specialties—including oncology, cardiology, orthopedics, and primary care—under one roof, alongside advanced imaging and outpatient surgical services.



Image of The Cleveland Clinic

Cleveland Clinic is making another major medical move downtown with a new hospital that brings the city's first nonprofit research hospital and its first downtown hospital in over a century. The project includes a three-story facility with 150 inpatient beds, a full emergency department, a medical office building, and an ambulatory surgery center to serve the city's rapidly growing population. Alongside the hospital, the major 10 & 15 CityPlace towers will nearly quadruple the size of its existing outpatient center, adding services like chemotherapy, imaging, concierge medicine, and outpatient surgery—creating a coordinated healthcare network just blocks apart.



Image of The Berkeley

A few blocks West, The Berkeley Palm Beach is emerging as one of the defining projects within the rapidly transforming Clear Lake District, introducing a 25–26 story luxury condominium at 550 South Australian Avenue with approximately 193 residences and pricing reaching into the multi-million range. Designed by Arquitectonica and backed by the visionary developer, Al Adelson, behind The Bristol, The Berkeley builds directly on the legacy that helped establish high-rise luxury living in West Palm Beach, while pushing it into a more connected, urban context tied to downtown, CityPlace, and the waterfront.

What makes The Berkeley especially important is its positioning within a broader wave of infrastructure and district-level change. The city’s long-awaited Fern Street Connector is moving forward as a critical east-west link, designed to connect downtown directly to Australian Avenue and improve access to I-95 and Palm Beach International Airport—an upgrade expected to significantly ease congestion and support the surge of new development in the area.



Image of One West Palm, Jeff Green

One West Palm is another ambitious mixed-use development, and among the tallest structures in the city. The Jeff Green tower, which is fully-topped-off and is expected to open soon, is designed as a fully integrated urban complex, combining Class A office space, a 200-key hotel, luxury residential units, retail, and a large-scale amenity base into a single footprint.



Image of Shorecrest, Related Ross

Now heading to West Palm Beach's North-End Corridor, another Related Ross project just broke ground. Shorecrest is helping turn the North Flagler corridor into a real extension of downtown rather than a disconnected stretch of waterfront land. Related Ross will bring 199 residences with a broader amenity program, including an Equinox-branded wellness program.



Image of Olara West Palm Beach

Blocks away is Olara, one of the biggest physical statements now rising on that same stretch. Vertical construction is now underway at 1919 North Flagler Drive, where Savanna's 26-story project is bringing 275 residences, more than 80,000 square feet of resort-caliber amenities, and a private marina to the waterfront, with completion targeted for 2028.

More than 80,000 square feet of amenities are layered across, including a 13,000-square-foot indoor-outdoor fitness center, a recovery-focused spa with cold plunge and vitality pools, and a waterfront restaurant by José Andrés Group. The amenity program is designed to mirror a private resort, but with a quieter, residential pace and direct connection to the Intracoastal just steps away.



Image of Safe Harbor Rybovich District

A transformative \$2 billion waterfront district is also in the works at Safe Harbor Rybovich, introducing one of the most ambitious redevelopment plans in West Palm Beach’s North End. Spanning roughly 15.6 acres, the project by Integra Investments and Huizenga Holdings envisions a marina-driven mixed-use village anchored by four residential towers, alongside retail, restaurant, office space, and a 60,000-square-foot private club designed to activate the waterfront year-round.

At the center of the plan is a pedestrian-focused waterfront promenade designed by Kohn Pedersen Fox, which would open up public access along the Intracoastal while linking the development to the surrounding neighborhood through widened sidewalks, landscaping, and mobility features. Beyond the towers, the project is positioned as a full-scale marina district that blends luxury residential living with yachting infrastructure, dining, and leisure, connecting local favorites like Lamarina Restaurant and The Cove Club into a walkable destination.



Image of Alba Palm Beach

Rising next door is Alba Palm Beach, which is set to welcome residents this year. Led by Kenny Baboun, along with BGI Companies and Blue Road, Alba is a 22-story waterfront tower offering just 55 private residences, each framed by expansive terraces and unobstructed views of the water. Designed by Spina O'Rourke + Partners, is one of the first new residential towers to take shape in the North End's renaissance.



Image of the Mandarin Oriental Residences

Most recently unveiled, the Mandarin Oriental Residences West Palm Beach is the city's newest branded luxury towers, marking the brand's first standalone residential project in South Florida. Rising 31 stories, the development will feature 87 private residences ranging from two to four bedrooms, all designed with private elevator entry and expansive wraparound terraces overlooking the Intracoastal.

Designed by Moshe Safdie's firm Safdie Architects and Spina O'Rourke + Partners, with interiors by Studio Munge, the project is being positioned as a true architectural statement within the North End's emerging "Billionaire Corridor." The scale is matched by a full resort-style amenity program, including rooftop and waterfront pools, spa and wellness facilities, a private marina, and hospitality-driven services that reflect the brand's global standards.





Images of The Nora District, NDT

One of the main drivers of the North-End's massive growth is the brand new \$1 billion Nora District. At a street level, the district has already come to life with a growing mix of tenants that are shaping its identity—from local favorite Celis Juice Bar and New York staples H&H Bagels to Juliana's Pizza, to Loco Taqueria & Oyster Bar, Del Mar, Sunday Motor Co., and wellness and lifestyle concepts like Sana and Warby Parker.

An elevated sports bar concept from the team behind Sports & Rec is also on the way, with additional retail, dining, and cultural offerings continuing to come online as Nora rapidly establishes itself as one of the most dynamic new districts in West Palm Beach.



Image of The Nora Hotel, NDT

The Nora Hotel, a 201-room boutique hotel that will anchor the Nora District. Designed by Stantec with interiors by Gachot Studios, the hotel will feature a rooftop pool, spa, fitness center, and multiple dining venues, including a Parisian-style brasserie by STARR Restaurants. The Nora Hotel is expected to open in 2026, further establishing Nora as a major new lifestyle destination.



Image of The Nora House, NDT

The Nora District has also just officially entered its exciting second phase with the March 2026 launch of its first residential offering.

The Ronto Group, in partnership with [NDT Development](#), Place Projects, and Wheelock Street Capital, has launched sales for Nora House, an 11-story luxury condominium bringing 117 residences and nearly 19,000 square feet of ground-floor commercial space directly into the heart of the district.



Image of The Good Samaritan Mixed-Use District

Across the street from The Nora District — [The Good Samaritan Hospital](#) recently unveiled a massive mixed-use district that may be one of the most ambitious proposals anywhere in the city.

Good Samaritan Medical Center and Easton Street Capital are pursuing a long-term redevelopment estimated at \$2 billion to \$3 billion that would transform the longtime waterfront hospital site into a vertically expanded medical campus surrounded by housing, hospitality, retail, and longevity-focused amenities.



Image of The District at Northwood

A few blocks North, The District at Northwood is another important district because it gives the North End an actual neighborhood center. The district is positioned as part of the effort to create a true urban village where locally-based dining, boutique retail, and daily life are all within walking distance of the residential growth happening nearby.



Image of The Ritz-Carlton Residences West Palm Beach

A few blocks away, The Ritz-Carlton Residences West Palm Beach is emerging as another significant branded luxury development. Now rising as an ultra-luxury tower with completion targeted around 2028, the project reflects a broader shift toward “vertical resort” living, where private residences are paired with hotel-style service, curated amenities, and a globally recognized brand identity.



Image of The African American Museum

The most recently announced project is The African American Museum and Research Library — transforming the historic Roosevelt High School site in Coleman Park into a major civic and educational anchor. The vision centers on preserving and showcasing the history of African American communities in Palm Beach County through exhibitions, archival collections, and research programming, while reactivating a site that once served as a focal point of Black life in the city.





Image of Currie Park, West Palm Beach

Anchoring all of the North End is one of West Palm Beach's next big attractions. Currie Park is undergoing a massive \$35 million transformation, turning the waterfront park into a world-class park with a tidal amphitheater, nature play areas, event lawns, sport facilities, and an expanded marina, while also serving as a pedestrian link between the surrounding residential towers, clubs, and retail districts. That is exactly the kind of public-space investment West Palm Beach needs right now: not decorative landscaping, but a real piece of connective infrastructure for one of the country's fastest-growing cities.



Image of Currie Park Towers, Herzog & Meuron

Just across the street from Currie Park are plans for another Jeff Green project, a two-tower Herzog & Meuron-designed residence. Still in the early phases, the design emphasizes walkability and public activation, with landscaped pathways and ground-floor programming that connect the towers back into the city and the new Currie Park.



Image of The Palm Beach Residences, OKO Group

A few more projects to note across town are the Palm Beach Residences by OKO Group, an ultra-luxury development across the bridge on Palm Beach Island, introducing a rare new residential product in a market that has seen virtually no new oceanfront construction in decades.

Positioned next to one of the world's greatest public Par 3 golf courses, Palm Beach Par 3, on the former Ambassador Hotel site, the Palm Beach Residences will replace aging structures with a highly curated, low-density enclave of just 41 residences across three boutique buildings. What sets the development apart is its dual-waterfront positioning, with residences oriented toward both the Atlantic Ocean and the Intracoastal Waterway—an extremely rare condition on Palm Beach's tightly constrained "Condominium Row."



Image of The Court Club, NDT

Further South and out of town is Court Club, a private, membership-driven social and wellness concept that aligns with West Palm Beach’s evolving identity of year-round family residents. Built by the team behind The Nora District, the Court Club is designed to blend fitness, recovery, social space, and programming into a single, highly curated environment. Rather than operating as a traditional gym or private club, Court Club is being framed as a hybrid space where wellness, community, and hospitality intersect, reflecting a broader shift toward experience-based, membership-driven venues seen in cities like New York and Miami.

The Palm Beach County tourism board is also planning a long-term economic engine with a new 20-year master plan designed to elevate the destination far beyond its traditional beach identity. Tourism already supports more than 95,000 jobs and contributes over \$11 billion annually, and the new master plan is designed to strengthen that impact while ensuring benefits are felt across local communities.

Key initiatives include expanding cultural and culinary tourism, building out trails and waterfront experiences, activating underused spaces, and improving infrastructure, mobility, and connectivity across the region. Technology and data will also play a major role, with AI-powered visitor tools and real-time analytics helping manage growth and enhance the visitor experience.



Image of West Palm Beach, Related Ross

The plan is anchored by a series of bold “Big Ideas” that could reshape the county’s tourism landscape over the next decade. These include a large indoor sports complex to drive year-round visitation, a major expansion of the Palm Beach County Convention Center and surrounding district, a flagship immersive entertainment venue, and a high-profile cultural destination in the Glades, a wellness mega-destination, an iconic landmark like *The Bean* in Chicago, and large-scale arena highlight the county’s ambition to compete on a national and global level.

Throughout the process, the plan emphasizes a “community first” approach, ensuring tourism investments support local businesses, workforce development, and overall quality of life.

What’s taking shape across downtown, the waterfront, and the North End isn’t a collection of isolated projects, but a connected ecosystem—office towers driving corporate migration, residential towers redefining luxury living, air taxi networks, expansive walkable districts, tourism projects fueling growth, and institutions like Vanderbilt and Cleveland Clinic anchoring long-term residency.

And this is only West Palm Beach—across the greater Palm Beaches, cities like Jupiter, Lake Worth Beach, Delray Beach, Wellington, and Boca Raton are all experiencing similar momentum—but West Palm Beach is clearly emerging as the hub where it all comes together.



Dozens of more approved projects are currently being monitored and will be added as they progress.