

BANYAN TREE RESIDENCES

400 HIBISCUS STREET

WEST PALM BEACH

MAST CAPITAL IS A RENOWNED
VERTICALLY INTEGRATED REAL ESTATE
INVESTMENT AND DEVELOPMENT FIRM
WITH GLOBAL VISION

17

Years in Business

\$5b

Total Project Capitalization

35

Projects



“Creating a community together”

Together, we

Shape skylines through timeless, world-class design

Foster vibrant communities

Create new job opportunities & stimulate economic growth

DESIGN PARTNERS

DESIGN PARTNERS

WORLD CLASS PARTNERSHIPS

Rem Koolhaas

Pritzker Architecture Prize Winner

OMA



YABU PUSHELBERG

Yabu Pushelberg is a multidisciplinary design studio founded in 1980 by Canadian designers George Yabu and Glenn Pushelberg. What began as a small interior design practice has grown into a globally recognized creative agency with offices in Toronto and New York City that works across hospitality, retail, residential, product, lighting, and experiential design.

“We explore new and innovative solutions to design the world we want to live in.”

— Yabu Pushelberg



The firm has played a defining role in shaping luxury environments for iconic hotels, restaurants, and boutiques around the world, and is known for its thoughtful integration of mood, function, and craftsmanship in every project.

Their work often balances contemporary aesthetics with human-centric storytelling, bringing together narrative, materiality, and spatial logic to create environments that feel both refined and deeply personal.

YABU PUSHELBERG



Aman Residences Toyko



Four Seasons Hotel Downtown New York

Miami Beach EDITION Hotel





ENEA LANDSCAPE ARCHITECTURE

Enea is one of the worlds leading Landscape Architecture firms. The firm's staff of approximately 200 people is comprised of a multi-disciplinary team of professionals, with backgrounds in Landscape Architecture, Architecture, Interior Design, Technical Design, Engineering, Construction, and Botany.

These diverse team members come from over 10 countries, speak more than 15 languages, and bring to Enea a global perspective in Landscape Architecture and design.



Enea Tree Museum, Rapperswil-Jona, Switzerland

ENEA LANDSCAPE ARCHITECTURE

Private Residence, Porto Ceresio, Italy



Calabash Jumby Bay, Antigua

Local Consultants

UDS (Robert Dinsmore)

Urban Design Studio · Land Planning

West Palm Beach–based land planning and landscape architecture firm founded in 1977. UDS leads entitlements, rezoning, and site plan approvals, guiding the project through government review across Palm Beach County and South Florida.

MPLD (Rebecca Miller)

Miller Permitting & Land Development · Development Consulting & Permitting

A West Palm Beach–based, full-service development consulting firm. MPLD provides owner’s representation across entitlements, zoning, public outreach, and permitting—guiding projects through Florida’s approval process from start to finish.

WESTLEY GROUP (Kelly Shoaf)

The Westley Group · Furniture, Fixtures, and Equipment Procurement

A West Palm Beach-based FF&E (Furniture, Fixtures & Equipment) procurement company specializing in the sourcing, purchasing, logistics, and installation of furnishings for hospitality, residential, commercial, and mixed-use developments.

LANGAN (Rick Reikenis)

Langan Engineering · Civil, Environmental, & Traffic Engineering

A premier engineering and environmental consulting firm established in 1970, bringing more than five decades of expertise. Langan delivers integrated site/civil, geotechnical, and environmental services in support of land development.

SHUTTS (Harvey Oyer)

Shutts & Bowen LLP · Legal Counsel

Full-service Florida law firm founded in 1910 with approximately 280 attorneys across eight offices statewide. Shutts advises on real estate, land use, and corporate matters with over a century of Florida experience.



THE BANYAN TREE BRAND

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Banyan Tree Hotels, Resorts & Residences represents a refined expression of modern luxury — a collection of deeply immersive destinations designed to inspire renewal, connection, and a profound sense of escape.

SITE LOCATION



400 Hibiscus

The Colony Hotel

The Society of Four Arts

Worth Avenue

← The Breakers

Norton Museum of Art

Mr. C Residences

One Flagler

Phillips Point

Plaza of the Palm Beaches

Palm Beach Convention Center →

West Palm Point
(Upcoming Commercial)

Restoration Hardware

City Place

10 & 15 City Place

Brightline



Hibiscus Street

Dixie Hwy

BANYAN TREE RESIDENCES

(THE PROJECT)



Site Area: 0.85 AC

DMP Zoning District: Quadrille
Garden District

DMP Incentive District: QGD 10-25

FAR: 5.5

Proposed Height: 22 Stories (296’)

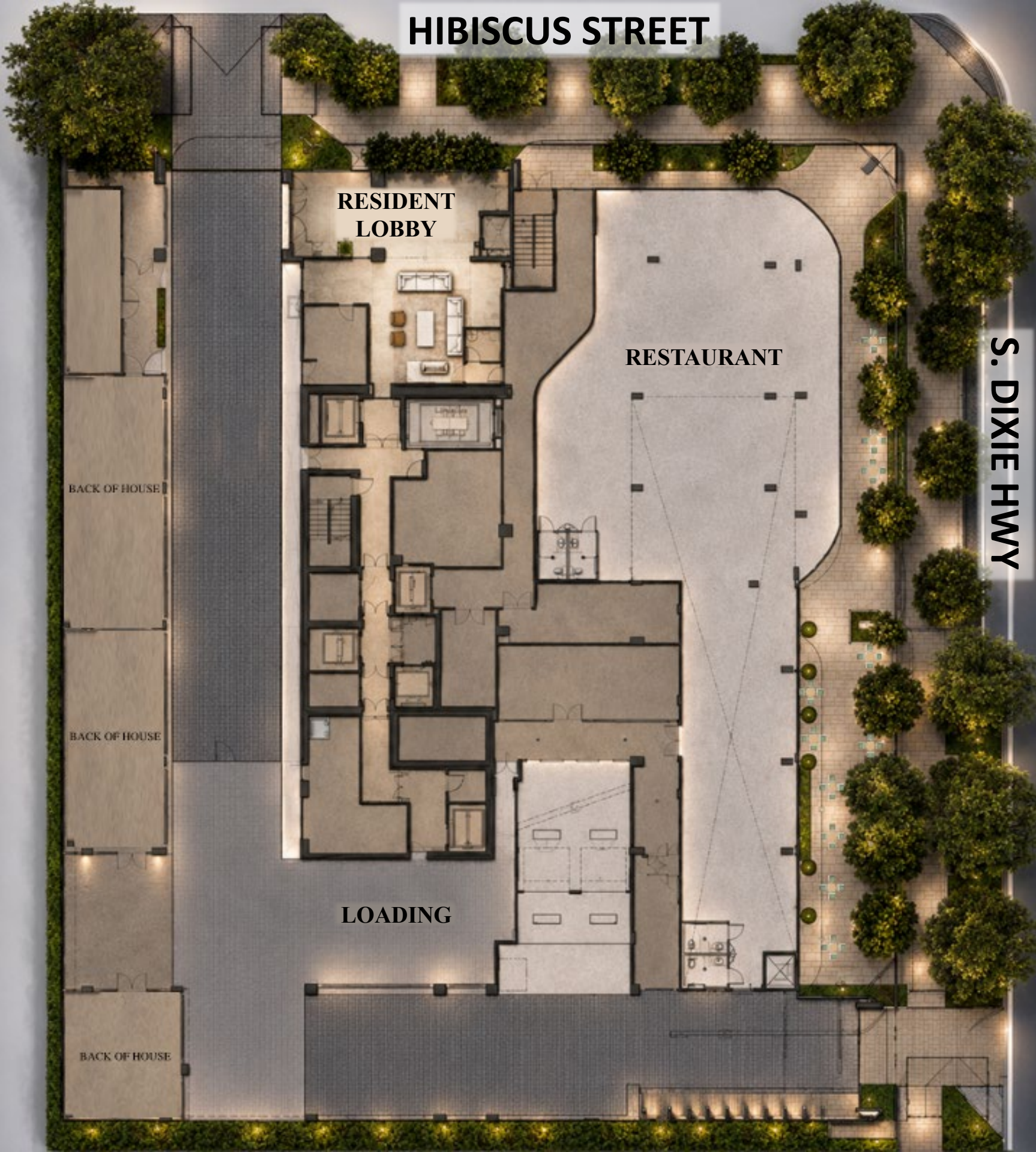
Development Program

- 88 Condo Units
- 11,304 SF Commercial
(Restaurant/Lounge)
 - ~6,676 SF @ Ground
 - ~4,626 SF @ Rooftop

Public Open Space: 1,980 SF

Private Open Space: 36,593 SF

Parking Provided: 183 Spaces



Additional Project Benefits

- Streetscape Enhancements
- Mobility Impact Fee Contribution
- Voluntary TDM Agreement
- Off-Site Workforce Housing
- Public Art Fund Contribution
- Impact Fees Fund Infrastructure Upgrade

AMENITY DECKS

ROOFTOP (LV 22)





Tower Footprint







STREETSCAPE ACTIVATION & ACTIVE USE LINERS





THANK YOU!

ACCESS, CIRCULATION & TRAFFIC

PROJECT TRAFFIC DATA

Scenario	Intensity	ADT	AM	PM
Existing Use	11,934 SF Office	254	13	13
Proposed Use	88 MF Units & 11,304 SF Restaurant/Club	666	20	70
New Traffic Trips		+412	+7	+57

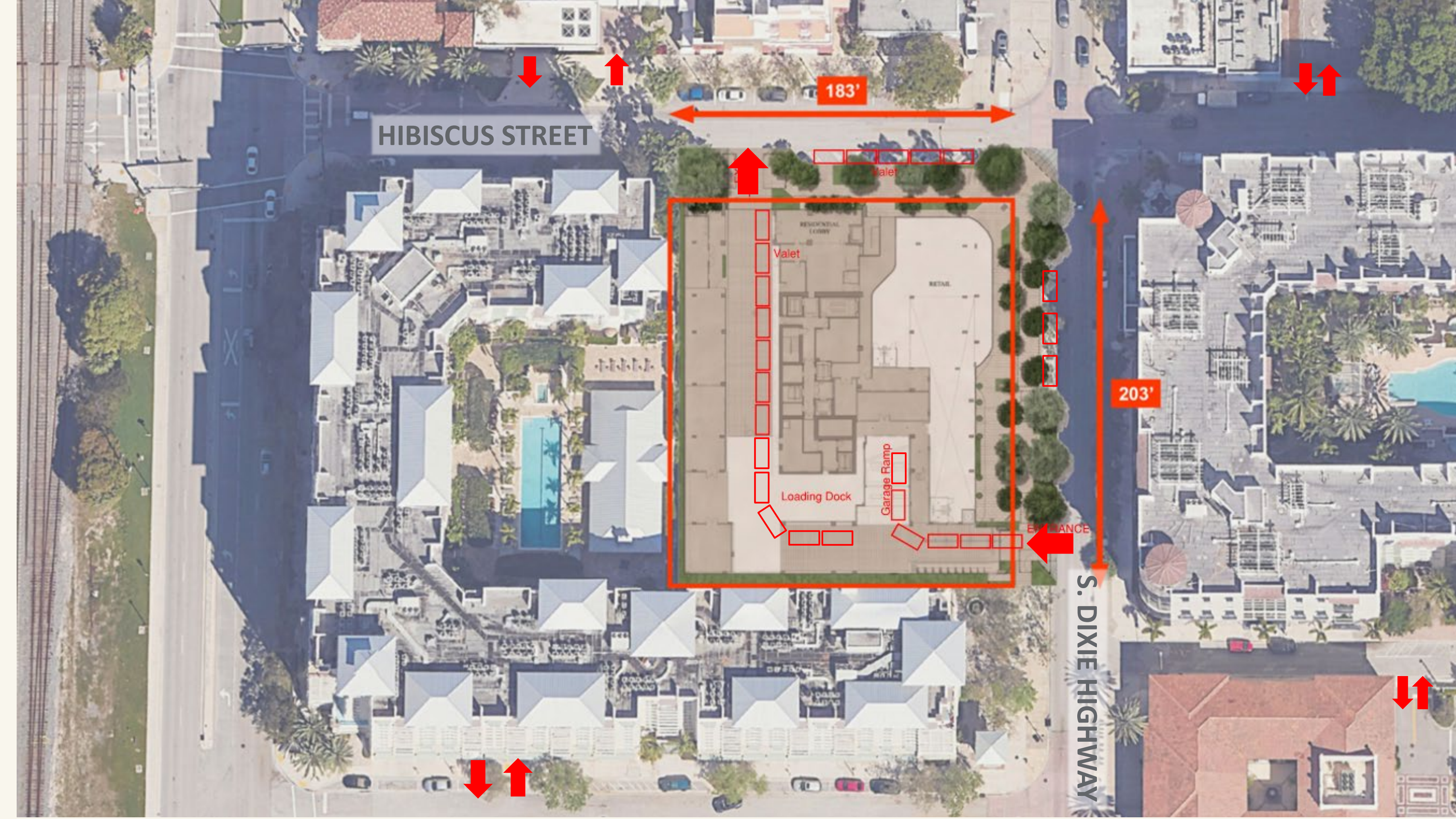
COMPARATIVE TRAFFIC ANALYSIS

Scenario	Intensity	ADT	AM	PM	Comp to Proposed Use
Professional Office	200,000 SF	1,469	253	241	2x
Medical Office	200,000 SF	3,960	384	464	6x
Luxury Hotel	200 keys	2,168	120	132	3x
Select Service Hotel	300 keys	3,252	180	198	5x



HIBISCUS STREET

S. DIXIE HIGHWAY



HIBISCUS STREET

183'

203'

S. DIXIE HIGHWAY

Valet

Garage Ramp

Loading Dock

ENTRANCE

Valet

MASSING IN URBAN CONTEXT

**City Palms
109' To Roof**

50'

85'

**59'-8"
Podium**

32'

+108'3", FL10

**Marriott
105' To Roof**

97'-6"

+64'6", FL5

84'-7"

Hibiscus Street



SITE LOGISTICS DURING CONSTRUCTION

Thoughtful Construction Planning

- Timing in Context
- Minimize ROW Impact
- Contain Activity On-Site
- Off-Site Parking & Shuttle



TOTAL COMPLIANCE WITH
ALL ZONING REGULATIONS &
ARCHITECTURAL STANDARDS

Metric	Code Requirement	Project	Compliance
FAR	5.5	5.5	COMPLIES
Height	25 Stories or 308’	22 Stories or 296’	COMPLIES
Hibiscus Setback	16’-30’	23.1’	COMPLIES
Dixie Setback	12’-35’	35’	COMPLIES
Interior Side Setback (West)	0’	2.9’	COMPLIES
Rear Setback (South)	5’	6’	COMPLIES
Max Footprint – Podium	87%	84%	COMPLIES
Max Footprint – Tower	90%	30%	COMPLIES
Active Use Liner (Ground)	Hibiscus: 65%	Hibiscus: 65%	COMPLIES
	Dixie: 80%	Dixie: 81%	
Active Use Liner (Upper Levels)	Hibiscus: 60%	Hibiscus: 68%	COMPLIES
	Dixie: 60%	Dixie: 60%	
Liner Depth	Residential: 15’	Residential: 15’	COMPLIES
	Commercial: 25’	Commercial: 25’	
Ground Level Transparency	Hibiscus: 50%	Hibiscus: 77%	COMPLIES
	Dixie: 30%	Dixie: 83%	
Public Open Space	0%	5%	COMPLIES
Private Open Space	25%	98.5%	COMPLIES
Vehicle Parking	117-229 spaces	183 spaces	COMPLIES
Bike Parking	15 spaces	16 spaces	COMPLIES

COMPLIANCE WITH STANDARDS OF REVIEW

Section 94-35(c) Site Plan Review Standards	
Harmonious and efficient organization	COMPLIES
Preservation of natural conditions	COMPLIES
Screening and buffering	COMPLIES
Enhancement of residential privacy	COMPLIES
Emergency access	COMPLIES
Access to public ways	COMPLIES
Pedestrian circulation	COMPLIES
Design of access and egress drives	COMPLIES
Coordination of on-site circulation with off-site circulation	COMPLIES
Design of public rights-of-way	COMPLIES
Stormwater control	COMPLIES
Exterior lighting	COMPLIES
Protection of property values	COMPLIES
Consideration of future development	COMPLIES

Section 94-54(b)(2) DAC Special Review Standards	
Relationship of building to site and surroundings	COMPLIES
Circulation and traffic flow	COMPLIES
Building design	COMPLIES
Public Realm	COMPLIES