



GROWTH & DEVELOPMENT
PGA CORRIDOR ASSOCIATION
OCTOBER 17, 2018

UNITED TECHNOLOGIES CENTER FOR INTELLIGENT BUILDINGS



**STATUS: CONSTRUCTION
COMPLETE**

****RECEIVED CO IN FEB 2018**

**224,066-SQUARE-FOOT
OFFICE COMPLEX**

PALM BEACH
Gardens

ALTON RESIDENTIAL



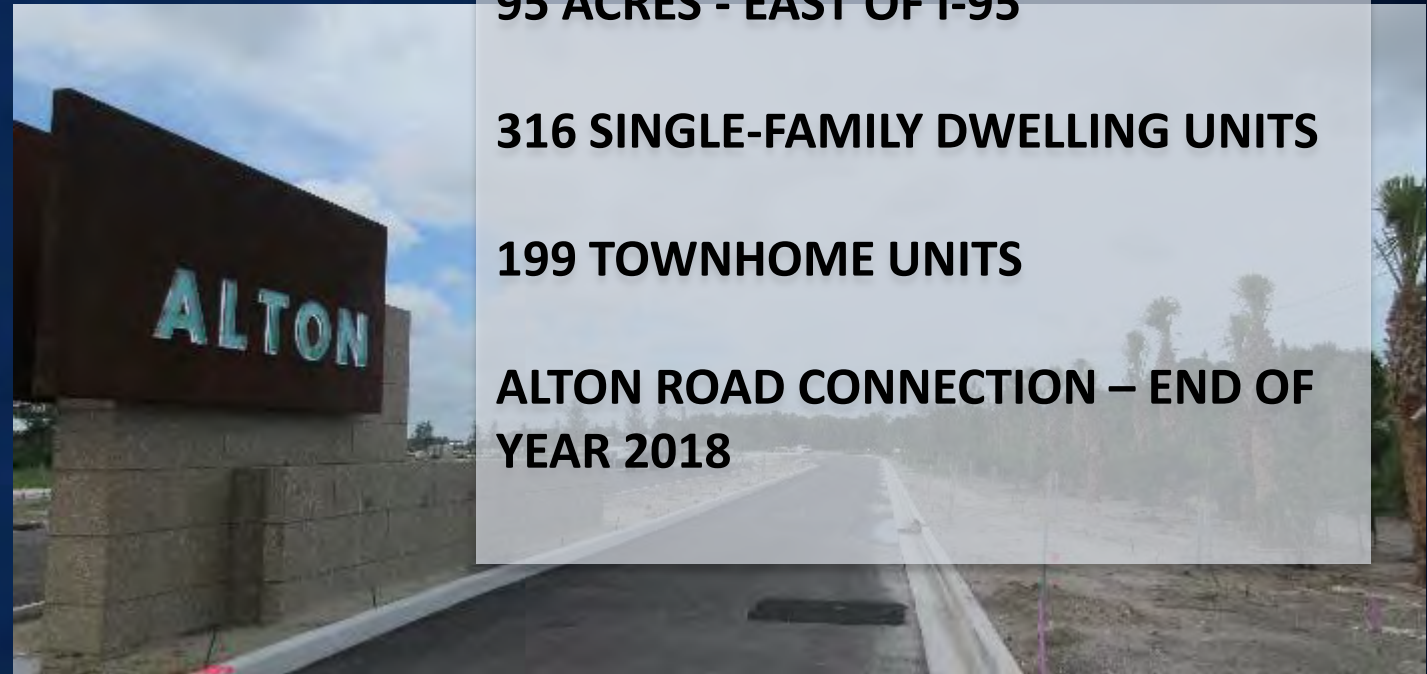
STATUS: **APPROVED & UNDER CONSTRUCTION**

95 ACRES - EAST OF I-95

316 SINGLE-FAMILY DWELLING UNITS

199 TOWNHOME UNITS

ALTON ROAD CONNECTION – END OF YEAR 2018



PALM BEACH
Gardens

NEIGHBORHOOD 1



STATUS: **UNDER CONSTRUCTION**

**360 SINGLE FAMILY AND
TOWNHOMES**

****FIRST 187 UNITS HAVE
RECEIVED COs**



PALM BEACH
Gardens

ALTON TOWN CENTER



STATUS: **UNDER CONSTRUCTION**

40.8 ACRE SITE

360,203 SQUARE FEET OF RETAIL

1st CO before THANKSGIVING



PALM BEACH
Gardens

ALTON TOWN CENTER



RETAIL BUILDINGS



PETSMART



PUBLIX

STATUS: **UNDER CONSTRUCTION**

PALM BEACH
Gardens

ATLANTICO



STATUS: **UNDER CONSTRUCTION**

353 APARTMENTS

****ALMOST COMPLETE- ONE BUILDING REMAINING**



CLARITY POINTE – ALF

STATUS: **UNDER CONSTRUCTION NEARING COMPLETION**

7 ACRE SITE

234,491 SQUARE-FOOT ALF

161 ASSISTED LIVING BEDS/95 MEMORY CARE BEDS



ALTON ARTISTRY



STATUS: **UNDER CONSTRUCTION**

206 ACRE SITE

469 SINGLE FAMILY UNITS

3,290-SQUARE-FOOT CLUBHOUSE



TREVI ISLE

STATUS: **UNDER CONSTRUCTION**

50 TOWNHOMES

12.5 ACRES



POINTE MIDTOWN: EARTH FARE

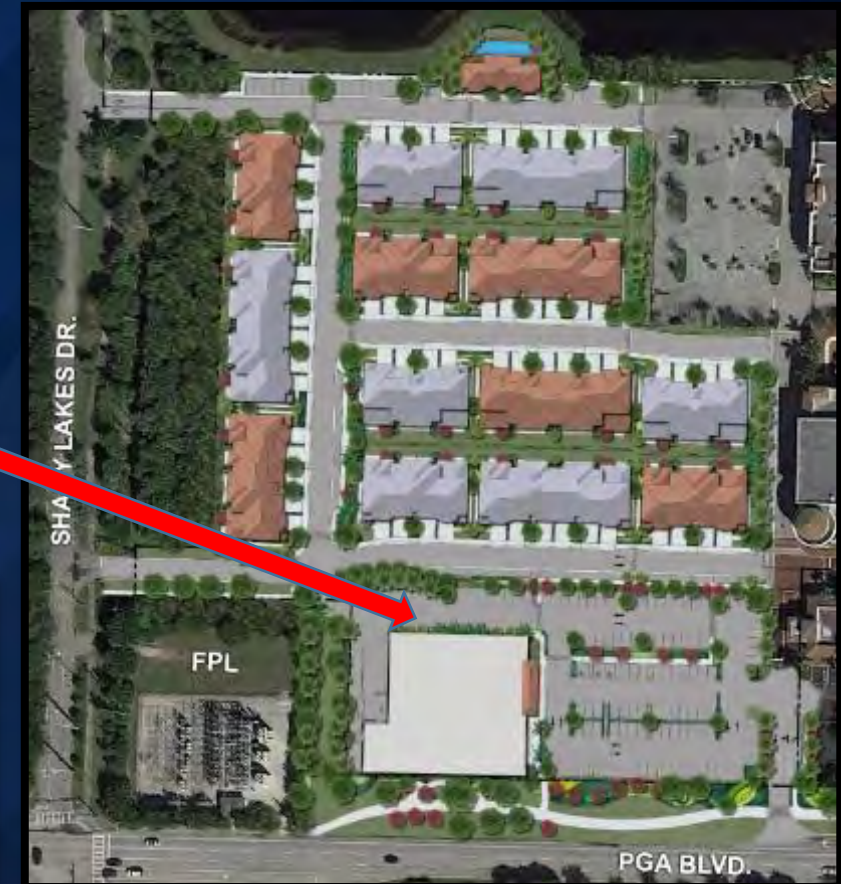


STATUS: **EARTHFARE COMPLETE**

**RECEIVED CO IN MAY 2018

25,000 SF GROCERY

63 Townhomes



MIRASOL TOWN SQUARE

STATUS: **UNDER CONSTRUCTION**

12 ACRE SITE

- 105,000 SF OFFICE

- 15,000 SF RETAIL

BUILDING D – 44,490 OFFICE



THE GRAND APARTMENTS

STATUS: **UNDER CONSTRUCTION**

124-UNIT APARTMENT BUILDING

7.48 ACRES



DIVOSTA TOWERS



STATUS: **UNDER CONSTRUCTION**

TWO 11-STORY PROFESSIONAL
OFFICE TOWERS

111,971 SF PER TOWER

2nd TOWER STARTED
CONSTRUCTION
PARKING GARAGE ALMOST
COMPLETE

PALM BEACH
Gardens

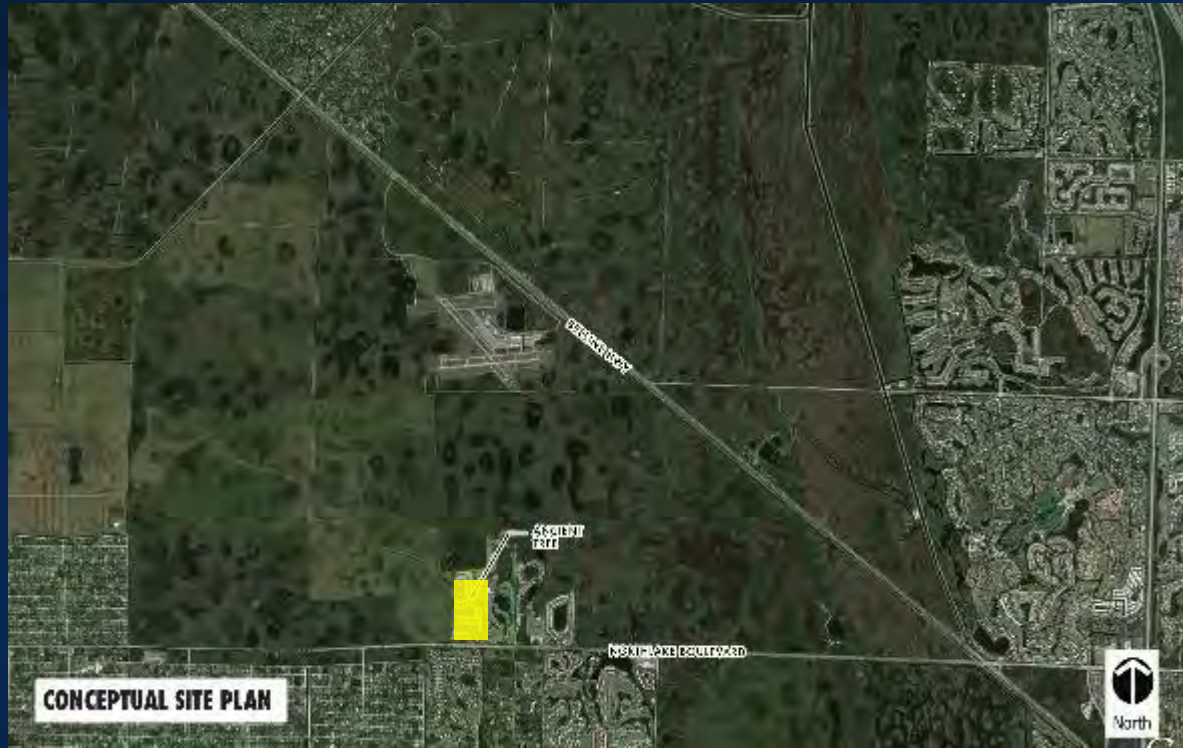
PGA STATION HOTEL



STATUS: **UNDER CONSTRUCTION**
111-ROOM MARRIOTT HOTEL WITHIN 30 ACRE SITE



ANCIENT TREE



STATUS: **UNDER CONSTRUCTION**

97 ACRES

97 RESIDENTIAL SF HOMES

MODEL HOMES BEING BUILT



BONNETTE HUNT CLUB



STATUS: **APPROVED**

6.78 ACRES

24 SINGLE FAMILY HOMES

FIRST REPUBLIC BANK



STATUS: **CONSTRUCTION COMPLETE**

2-STORY OFFICE BANK BUILDING

PGA & MILITARY TRAIL

PALM BEACH
Gardens

THE DISTRICT



STATUS: ???

PALM BEACH
Gardens

LIFETIME FITNESS

Proposed Square Footage:
116,862 SF

New 5 level parking garage with 425 spaces



INTERSECTION OF ALT A1A & GARDENS PKWY

ARCADIA GARDENS



STATUS: **UNDER REVIEW**

14.69 ACRES

220-UNIT INDEPENDENT LIVING FACILITY

ARCADIA GARDENS
220 Independent
Living Facility Units
(326 beds)
14.69 Acres

Palm Beach County Tax Collector



Approximately 7 acres
23,735 Square Feet
Government Use Center
STATUS: UNDER REVIEW

PALM BEACH
Gardens

COSTCO

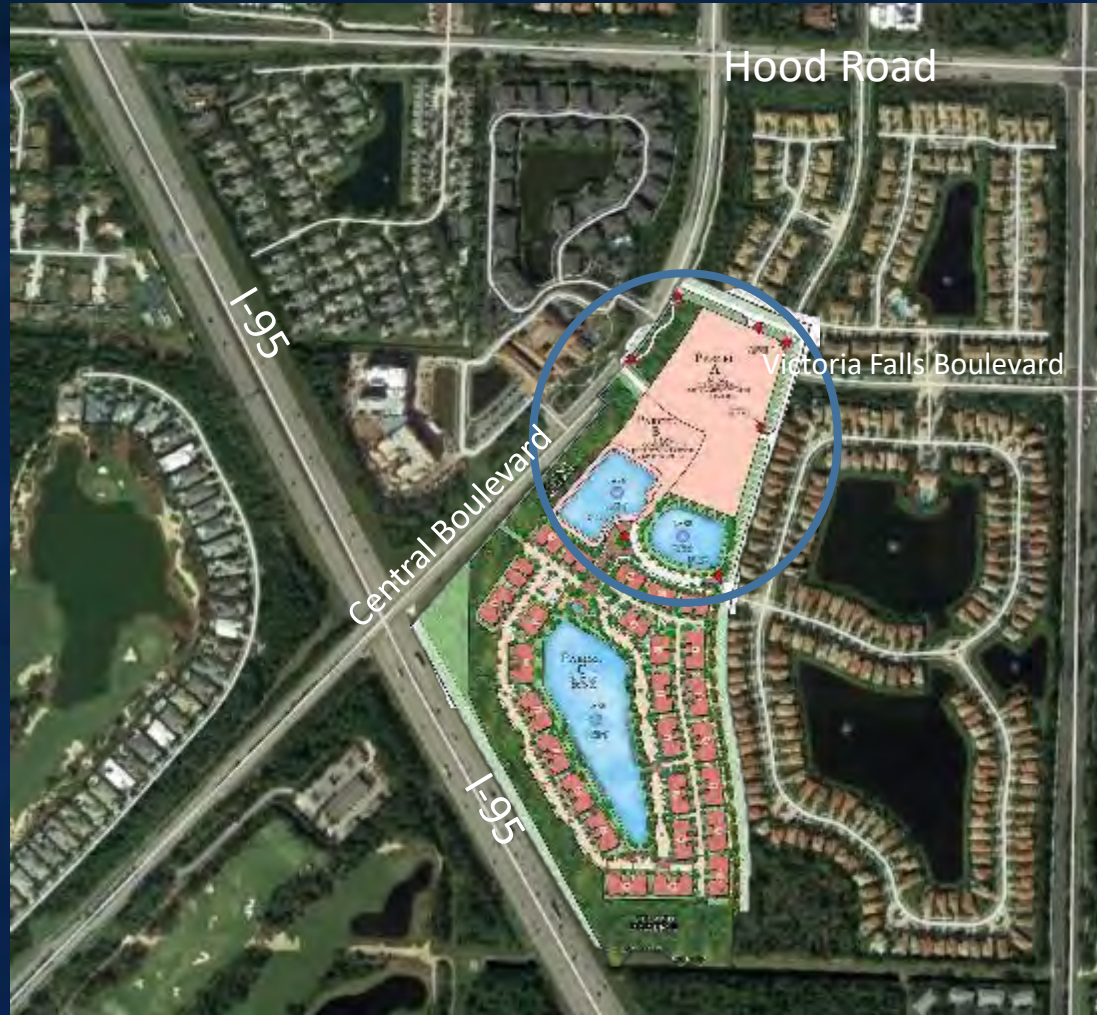


STATUS: UNDER REVIEW

CURRENT PROPOSAL:

- **ADD 10,000 SQ FEET OF RETAIL**
- **DEMOLISH FORMER SPORTS AUTHORITY**
- **ADD 18-STATION FUEL CENTER**

PARCEL 31.04



STATUS: UNDER REVIEW

CURRENT PROPOSAL:

- 263 Apartments
- 4,536 SF Commercial

PARCEL 5A - FPL

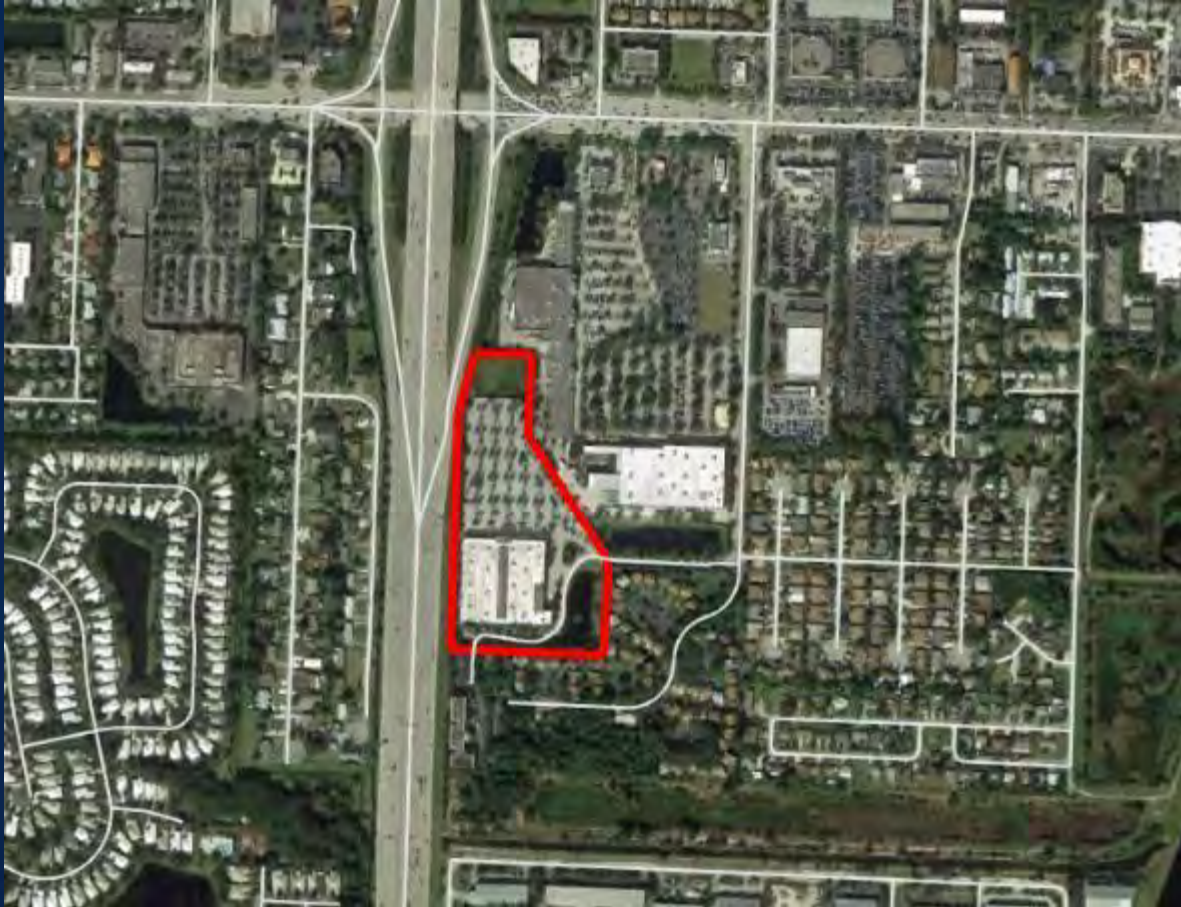


STATUS: **ON THE HORIZON**

250,000 SF OFFICE

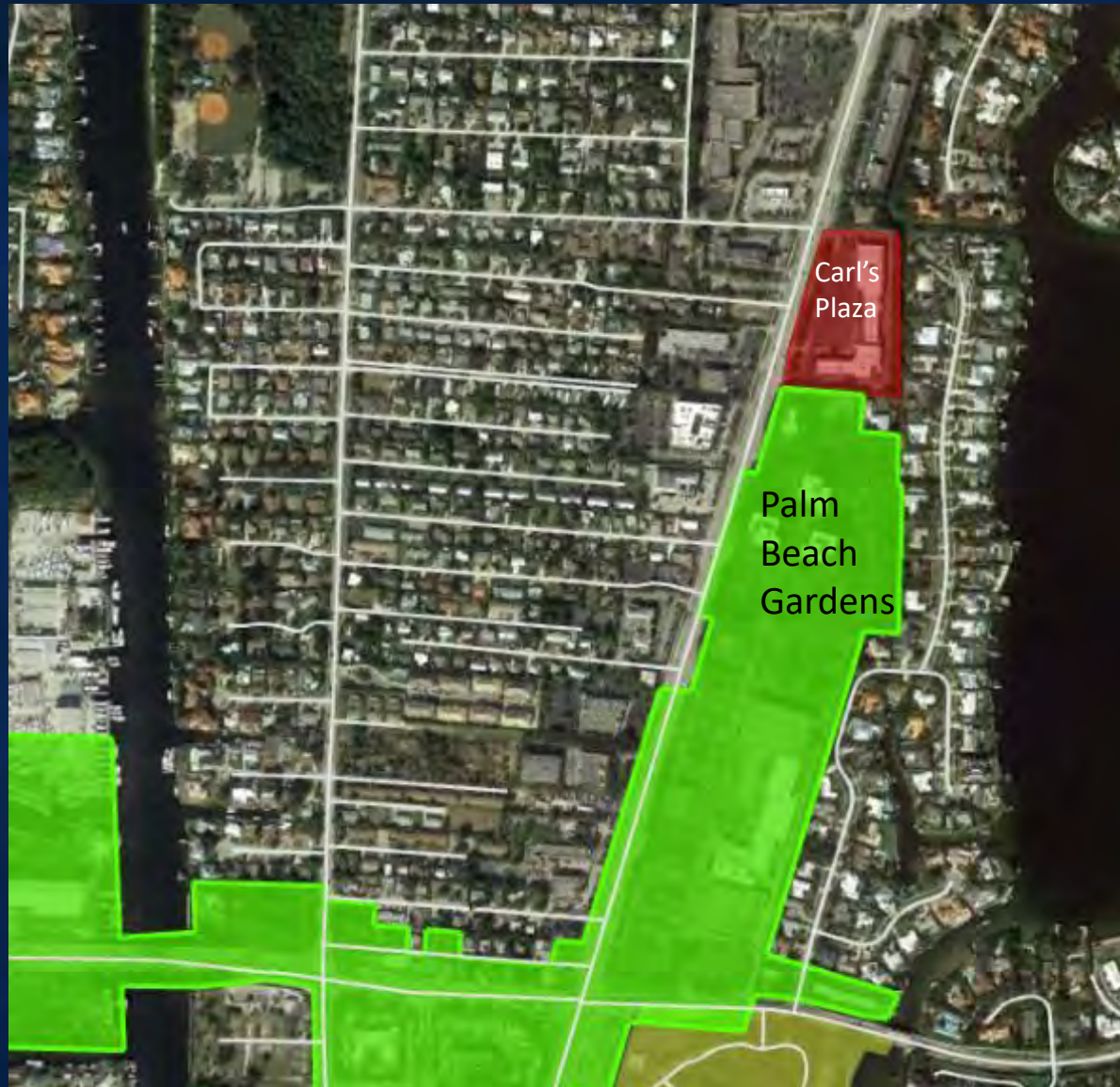
80-ACRES

GANDER MOUNTAIN



**POTENTIAL NEW USER:
120,000-SQUARE-FOOT RETAIL BUILDING
ON A 13.18-ACRE PARCEL**

CARL'S PLAZA



STATUS: ANNEXATION APPROVED

5.74 ACRES

Other Upcoming...

- Loehmann's Plaza
- Panama Hattie's
- FDOT improvements – Beeline & Northlake
- City Center



You are cordially invited to attend a
TOD Design Update



Mobility in the Gardens

In October 2017, the City of Palm Beach Gardens and Treasure Coast Regional Planning Council conducted a Transit Oriented Design (TOD) Workshop to discuss transportation and developments around the future Tri-Rail Station Area for the City of Palm Beach Gardens.

Join us as we update our stakeholders on the current status of the project.

Public participation at this hearing is encouraged and solicited without regard to race, color, national origin, age, sex, religion, disability or family status.

When: Thursday, October 25, 2018

Where: Palm Beach Gardens
City Hall Council Chambers
10500 N. Military Trail

Time: 9:00 - 10:30 a.m.

Other: This meeting is designed to update and engage the business community in the design and ideas of mobility, transportation, and land uses around the future Tri-Rail Station. A separate public meeting for city residents will take place the same evening, beginning at 6:00 p.m.

Please e-mail Allyson Black at ablack@pbgrf.com to
R.S.V.P. by October 18th.



Your input is needed!

**Thursday October 25,
2018**

**Palm Beach Gardens
City Hall Chambers
9 a.m. – 10:30 a.m.**





PALM BEACH
Gardens

LEARN MORE:
WWW.PBGFL.COM

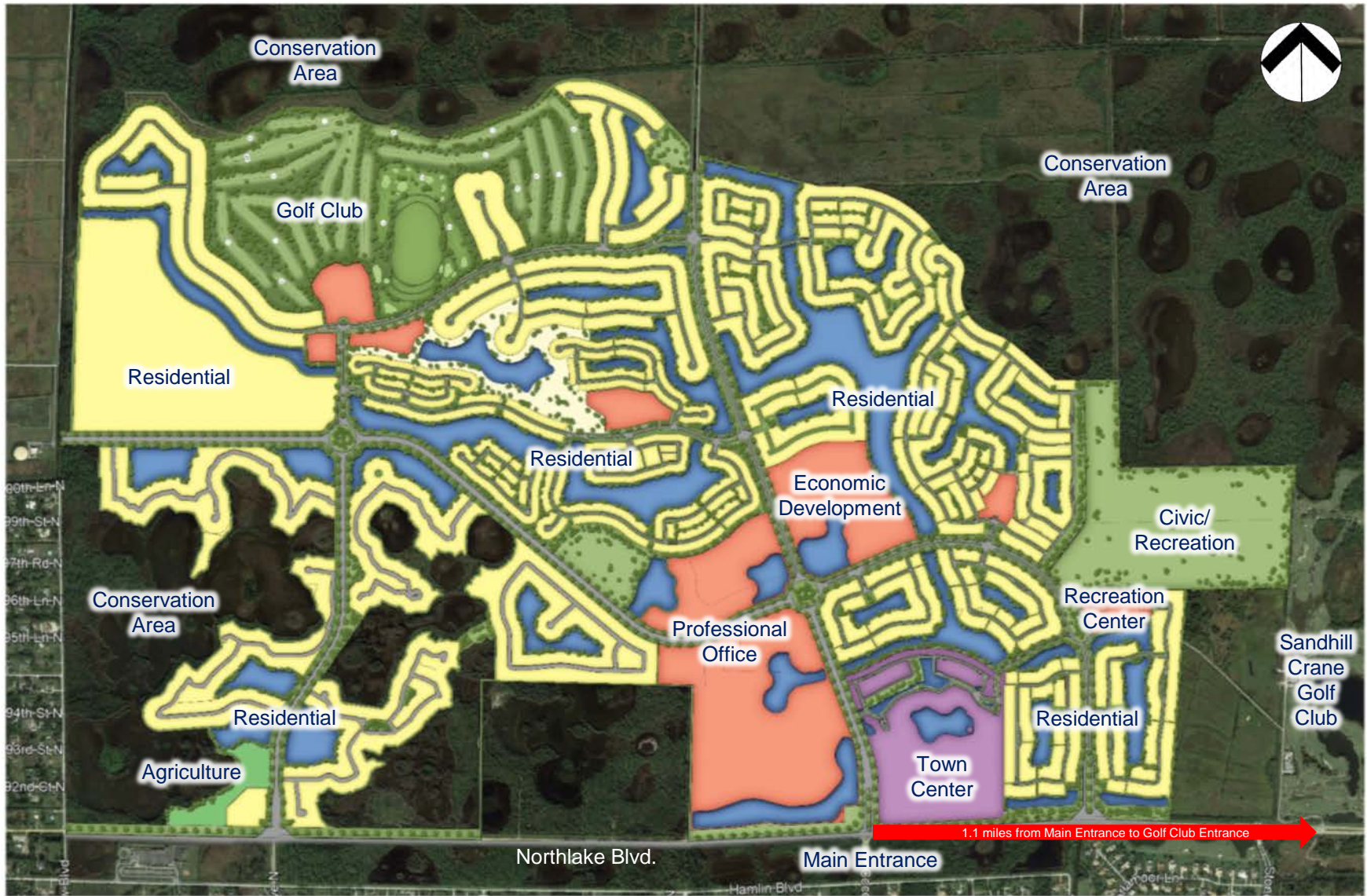
**“DEVELOPMENT
PROJECTS”**



AVENIR

October 17, 2018
PGA Corridor Panel Update

COMMUNITY MASTER PLAN



COMMUNITY MAIN ENTRANCE



◀ Overhead View



View From Sidewalk ▶

RESIDENTIAL ENTRANCES

◀ Entry Features



Entry Sign ▶

GOLF CLUB ENTRANCE



◀ Daylight View



Twilight View ▶

GOLF CLUB SITE PLAN



TOWN CENTER SITE PLAN



TOWN CENTER CHARACTER



◀ Outdoor Dining



Pedestrian Plaza ▶

CRYSTAL LAGOON



◀ Water Activities



Relax and Recreate ▶

RECREATION CENTER



◀ Site Plan



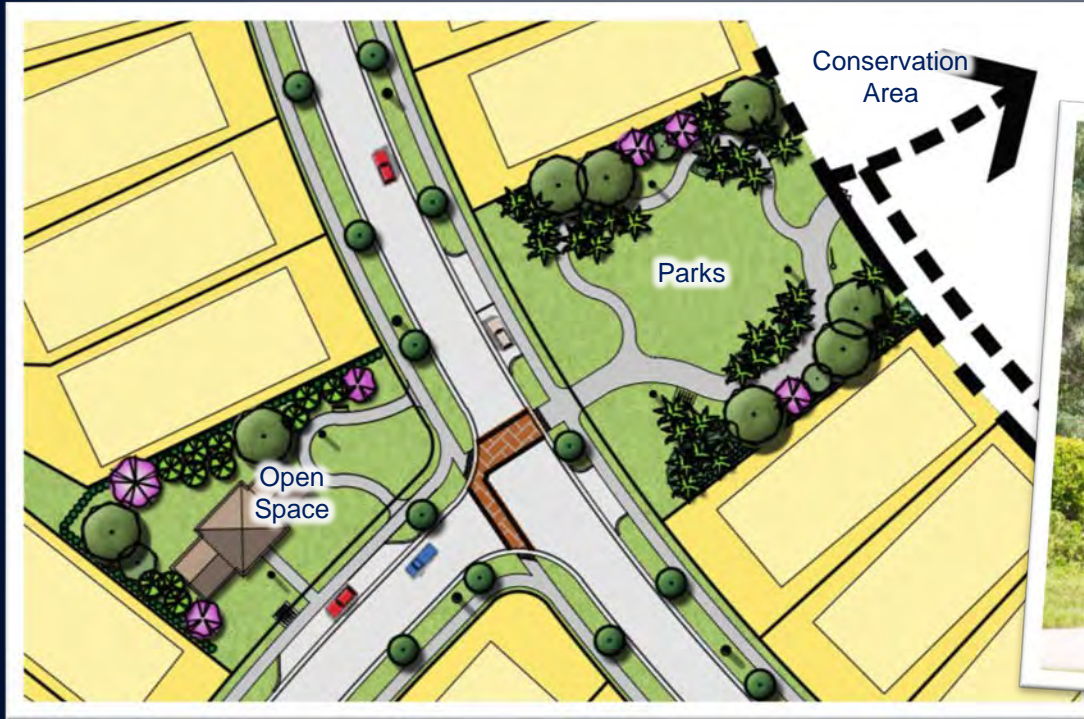
Clubhouse ▶

AGRICULTURAL CONCEPT



Farm to Table Opportunities ▶

COMMUNITY CONNECTIVITY



Multi-use Path Network



Road Section ▶



CONSERVATION AREA

◀ Restoration of Natural Habitat



Opportunity for Trails ▶

CONSTRUCTION PROGRESS

(as of early October 2018)



View looking North

CONSTRUCTION PROGRESS (as of early October 2018)



View looking East

CONSTRUCTION PROGRESS

(as of early October 2018)



View looking South

*Image courtesy of Florida Select Builders

CONSTRUCTION PROGRESS

(as of early October 2018)



View looking West

Mobility in the Gardens

Palm Beach Gardens ~ Station Area TOD Plan



FACILITATED BY TREASURE COAST REGIONAL PLANNING COUNCIL

*Agency Partners include City of Palm Beach Gardens, Tri-Rail/SFRTA,
FDOT, FTA and South Florida & Treasure Coast RPCs*

OCTOBER 2018

Palm Beach Gardens Station Area



I-95

PGA Blvd

Station Location

FEC RR

N

1/2 Mile Radius



1. Miami-Link Segments

1A: Service into Downtown Miami
Begins Fall 2019

1B: Downtown Miami to Aventura
Planning Underway

2. Jupiter Extension Segment

West Palm Beach to Jupiter
Planning 2019?
Needs Local Financial Commitment

3. Central Segment(s)

West Palm Beach to Aventura
Planning TBD
Needs Local Financial Commitment



What is Transit Oriented Development (TOD)?

TOD is ...

- Development within $\frac{1}{4}$ to $\frac{1}{2}$ mile of Station or along Transit Corridor (10-minute walk)
- Mixed-Use with Higher Density & Intensity than Surrounding Area
- Pedestrian & Bike-Friendly
- Controlled Parking
- Streetscapes & Site Design focused on Pedestrian Flow

The New
Real Estate Mantra
Location Near Public
Transportation
MARCH 2013

NATIONAL ASSOCIATION of REALTORS®



TOD vs. TAD



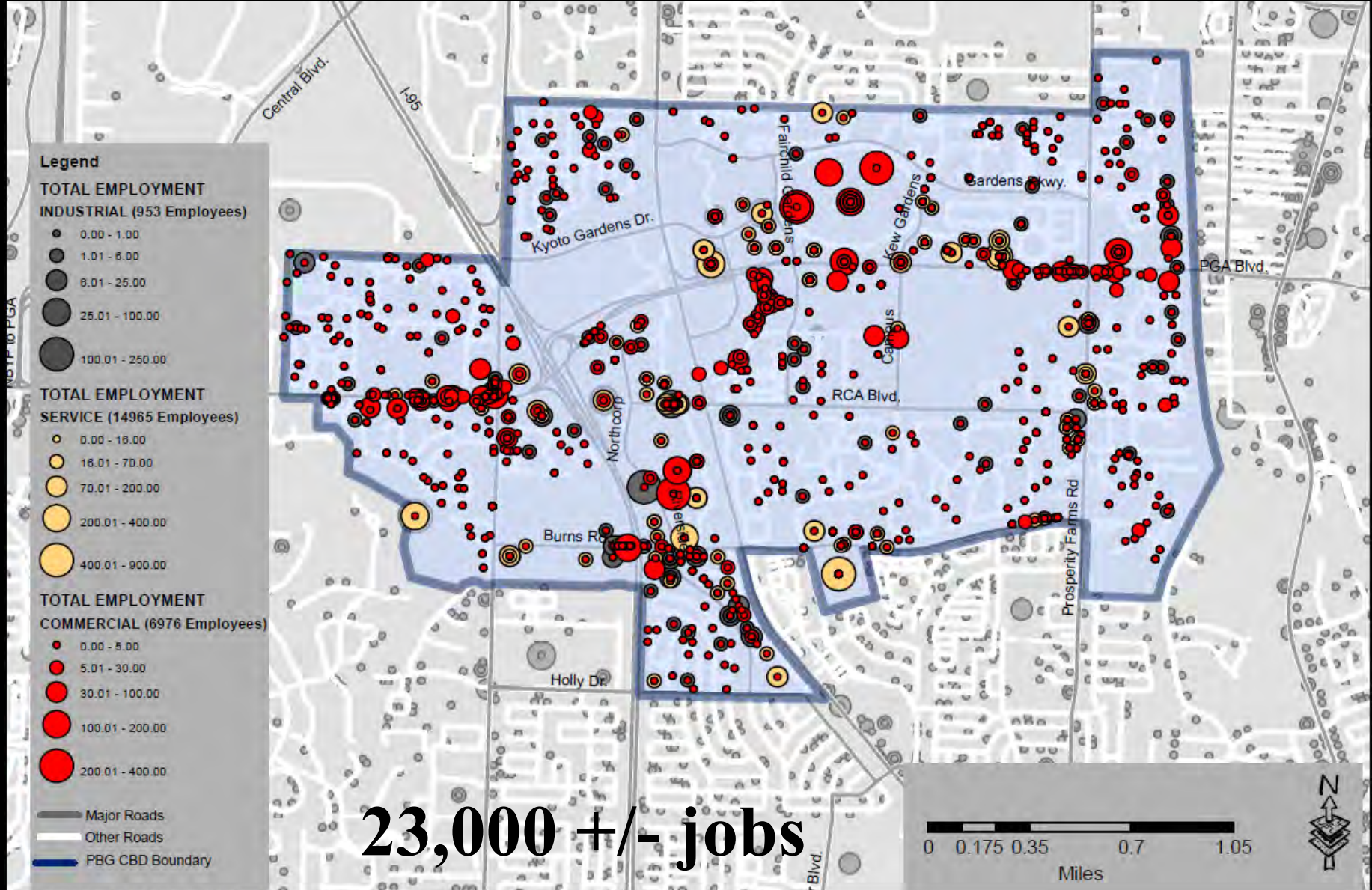
- Transit Oriented Development

vs.

- Transit Adjacent Development

- *Auto-oriented uses*
- *Large surface parking lots*
- *Disconnected from adjacent sites; internally focused*
- *Pedestrian unfriendly*
 - *Suburban office campuses*
 - *Big-box format retail*
 - *Storage facilities & industrial*

Palm Beach Gardens Central Business District



23,000 +/- jobs




Palm Beach Gardens ~ Station Area Plan

MARKET & ECONOMIC ANALYSIS OVERVIEW

WTL⁺_a

Market & Economic Analysis

Palm Beach Gardens TOD Station Area Master Plan
Palm Beach Gardens, FL



Prepared for:
Treasure Coast Regional Planning Council
Stuart, FL

On behalf of:
City of Palm Beach Gardens
Palm Beach Gardens, FL

May 2018

WTL⁺_a
Real Estate & Economic Advisors
Washington, DC—Princeton, MA
202.885.9533 301.502.4174 774.538.6090

WTL⁺_a

Real Estate &
Economic
Advisors
Washington, DC

In association with:

RDS
Retail &
Development
Strategies
Arlington, VA

- **POPULATION (2017): 54,700 Residents** (+19K since 2000 ... + 2.65%)

Largest increase in Two Age Cohorts: 65-74 and 75+

- **Median Age: 50.6** (PBC is younger at 45.9)
- **Average HH Income: \$110,700/year (2017) rising to \$123K in 2022**

- **EMPLOYMENT (2017): 39,600 jobs in 3,100 businesses**

- **Forecasts Show Declining # Employees in Two Key Age Groups:**

Ages 29 & younger: -3.1%/year (-2,400 employees)

- **Ages 30-54 years: -1.3%/year (-2,000 employees)**
- **Ages 55+ years: +3.4%/year (+1,800 employees)**



**Near-Term Forecast:
Increasing # of Residents & Jobs ...
but Both Aging over Time**

- **Citywide office space: 2.5M SF (10.3% of County)**
- **Detailed survey of 25 office buildings in/around Core Area**
- **Trend towards declining vacancies but high entitlements (2.7M SF)**
- **Pending FPL likely to impact Core Area**
- **Net demand through 2024: 282,000 SF**
- **May require focused economic development strategies to increase demand in Core Area**



- Well-established, strong regional retail destination
- Affluent population plus retail spending inflow supports retail core
- Inflow of retail \$ creates opportunity to change retail mix/type
- **Changing retail trends will demand evolution of retail types**
 - Downtown at the Gardens → redesign
 - The Gardens Mall → redesign opportunity
 - Other Sites → upgrade opportunities



CITY-WIDE RETAIL SPENDING STATISTICS	
Average Annual HH Retail Spending	\$25,400/year
Total City Annual HH Retail Spending	\$650.9 Million/year
Annual Retail Spending Inflow	\$470 Million/year

- **Current City Inventory: 1,625 Rooms (9.6% of PBC; 9 Hotels in TOD Area)**
- **6-year Trend = 75% Occupancy → Supports New Hotel Financing**
- **Potential for up to 3-4 New Hotels through 2026**
(2 Already Proposed within TOD Area)
- **Hotel Market Strengthened from Large-Scale Visitor Events & Strengthening Commercial Employment Base**
- **Hotel Sites Enhanced by I95 Visibility & Proximity to Future Station**



- Average Value (2017) for all Housing Units: **\$429,800**
- Seasonally-owned Units: 2,700
- True Vacancy (2010) = 1,404 Units (5.1%)
- Housing Market is Stabilized (5% is standard)
- Housing Starts past 10 Years = +2,196 Units (220 units/year)
- **TOD Program: Up to 1,900-2,400 New Units (25-30+ year buildout)**
- Considerable Existing Entitlements City-wide; May Require Infill Strategies to Accelerate Residential Financing in TOD Study Area



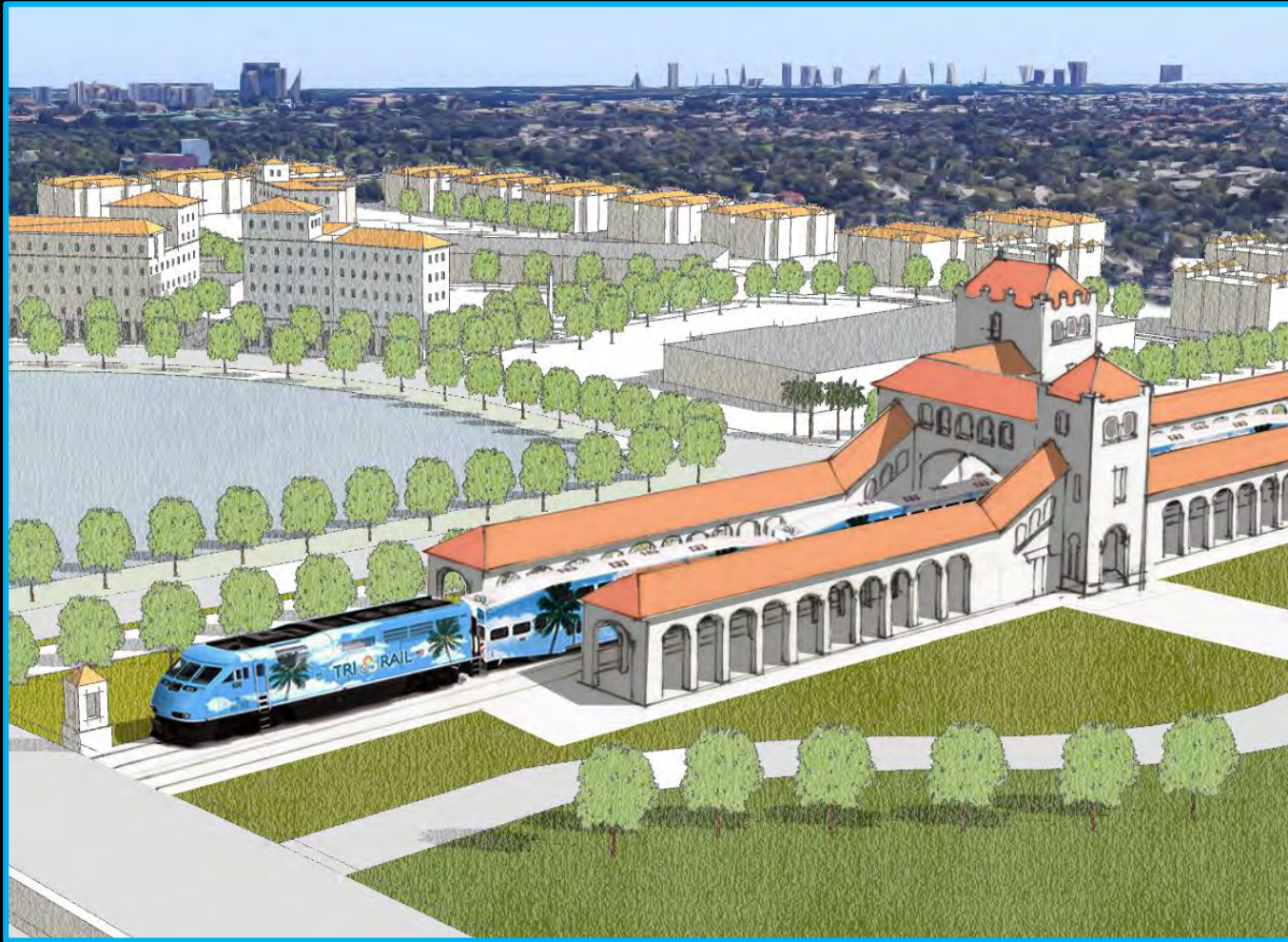
- Majority of New Housing Starts = Single-family Detached
- Trends Towards Loss of Younger Employees & Increased Inbound Commuting Reinforces Development at Western Edge of City
- Opportunity to Improve Housing Balance with Focus on “Essential Services” Housing & Continued Diversification

ANNUAL HOUSING STARTS		
Single-Family Detached		
	Total Starts (2007-2016)	% of County
Boca Raton	988	5%
Delray Beach	669	3%
Jupiter	2314	4%
Palm Beach Gardens	1521	12%
West Palm Beach	610	3%
Multi-Family		
	Total Starts (2007-2016)	% of County
Boca Raton	2589	17%
Delray Beach	1984	13%
Jupiter	1181	8%
Palm Beach Gardens	675	4%
West Palm Beach	1232	8%



Mobility in the Gardens

Palm Beach Gardens ~ Station Area TOD Plan



Station Area “Opportunity Tour”



PGA Station - Transformation (looking west)



PGA Station - Transformation (looking west)



Concept Details

- **Introduces Hotel, Residential & Other Uses to Highly Visible Site**
- **Maximizes Benefit of Station to City**
- **Enhances FPL, Core City Uses**
- **Utilizes Internal Roadway Connections**

PGA Station - Transformation (looking west)



Loehmann's Plaza - Transformation (looking west)



Loehmann's Plaza - Transformation (looking west)



Concept Details

- **Introduces Hotel, Residential & Other Uses to Highly Visible Site**
- **Largest Potential Hotel Footprint (with meeting space & supporting uses)**
- **Complements Station, FPL, City Core**
- **Captures Regional Traffic Close to I95**

Loehmann's Plaza - Transformation (looking west)



East End of The Gardens Mall - Transformation (looking east)



East End of The Gardens Mall - Transformation (looking east)



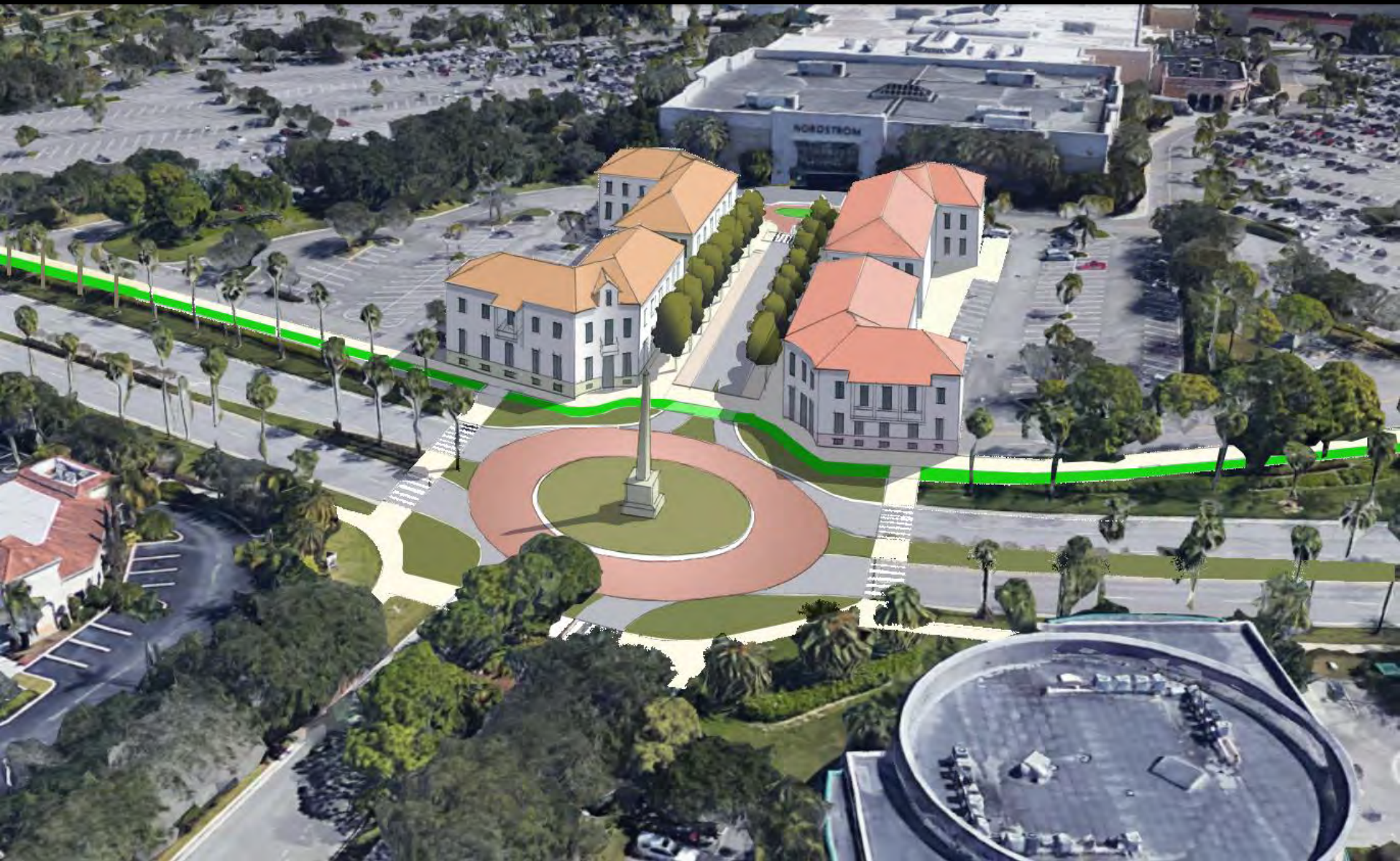
Concept Details

- **14 +/- acres (+/- 1000 parking spaces)**
- **Land Use Mix of Residential, Retail, Office, Arts/Theatre, Food/Beverage**
- **New Uses Parked with Garages**
- **Improves Mall Competitiveness**
- **Consistent with National Mall Redevelopment Trends**

East End of The Gardens Mall - Transformation (looking east)



Kyoto Gardens Drive Extension – Transformation (looking east)



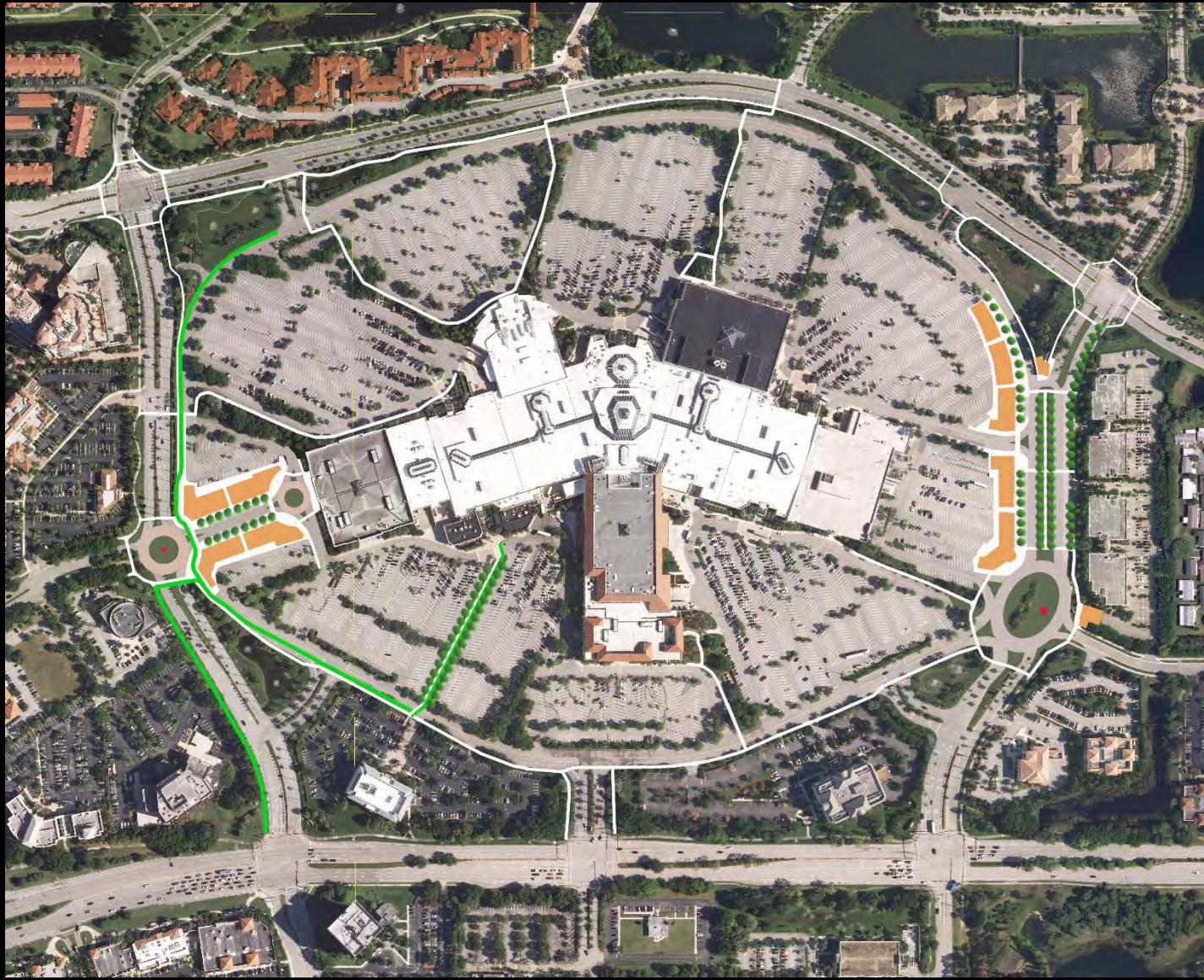
Kyoto Gardens Drive Extension – Transformation (looking east)



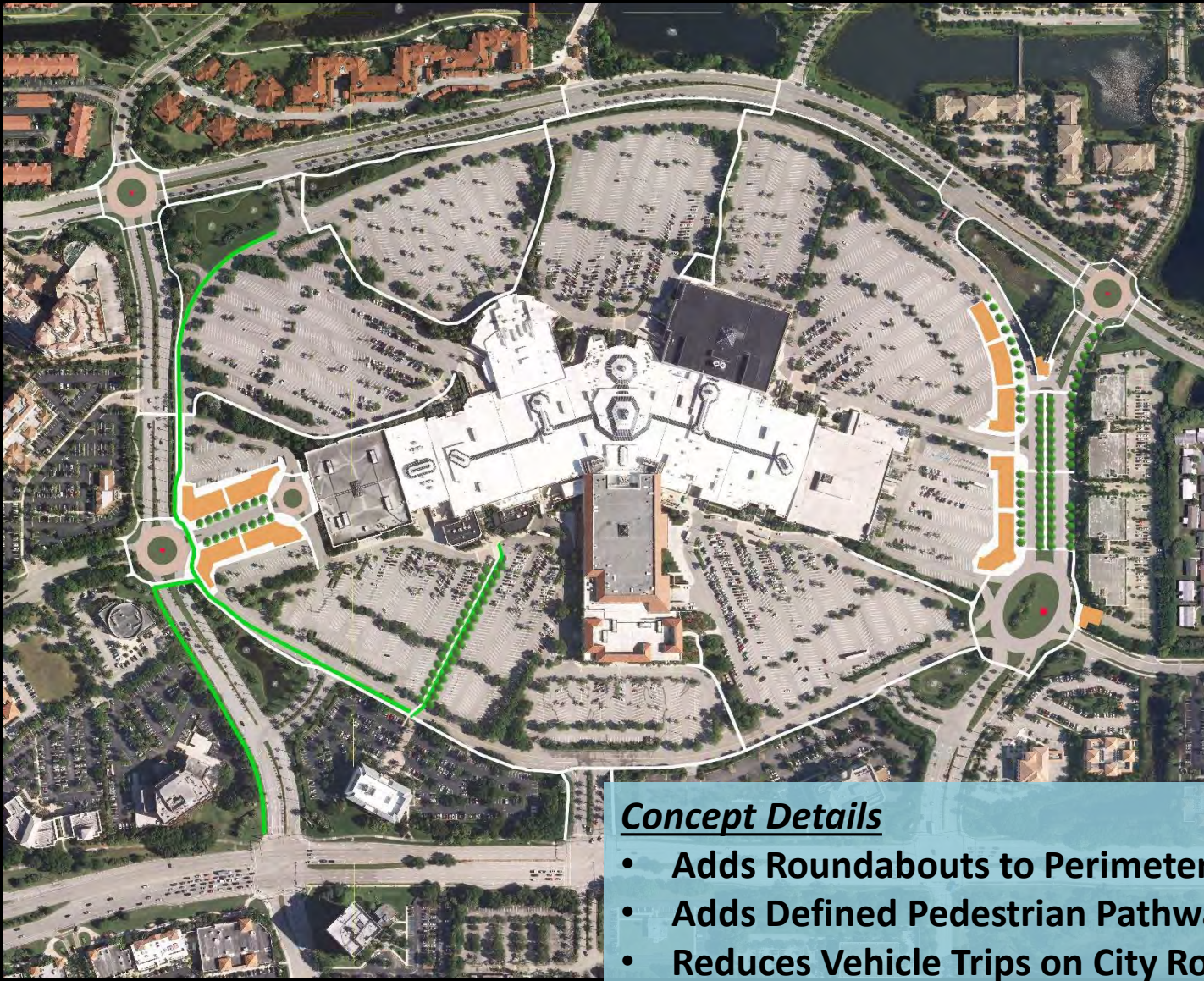
Concept Details

- Extends Kyoto Gardens Drive to Mall Entrance
- Adds Liner Buildings (Self-Parked)
- Improves Kyoto Gardens/Fairchild Gardens Avenue Intersection
- Defines Pathways for Pedestrians & Cyclists

Kyoto Gardens Drive Extension – Transformation (looking east)



The Gardens Mall Access - Transformation



Concept Details

- **Adds Roundabouts to Perimeter Road**
- **Adds Defined Pedestrian Pathways**
- **Reduces Vehicle Trips on City Roads**
- **Improves Connections to Adjacent Sites**



Kyoto Gardens Drive (looking west) – Transformation



Kyoto Gardens Drive (looking west) -- Transformation



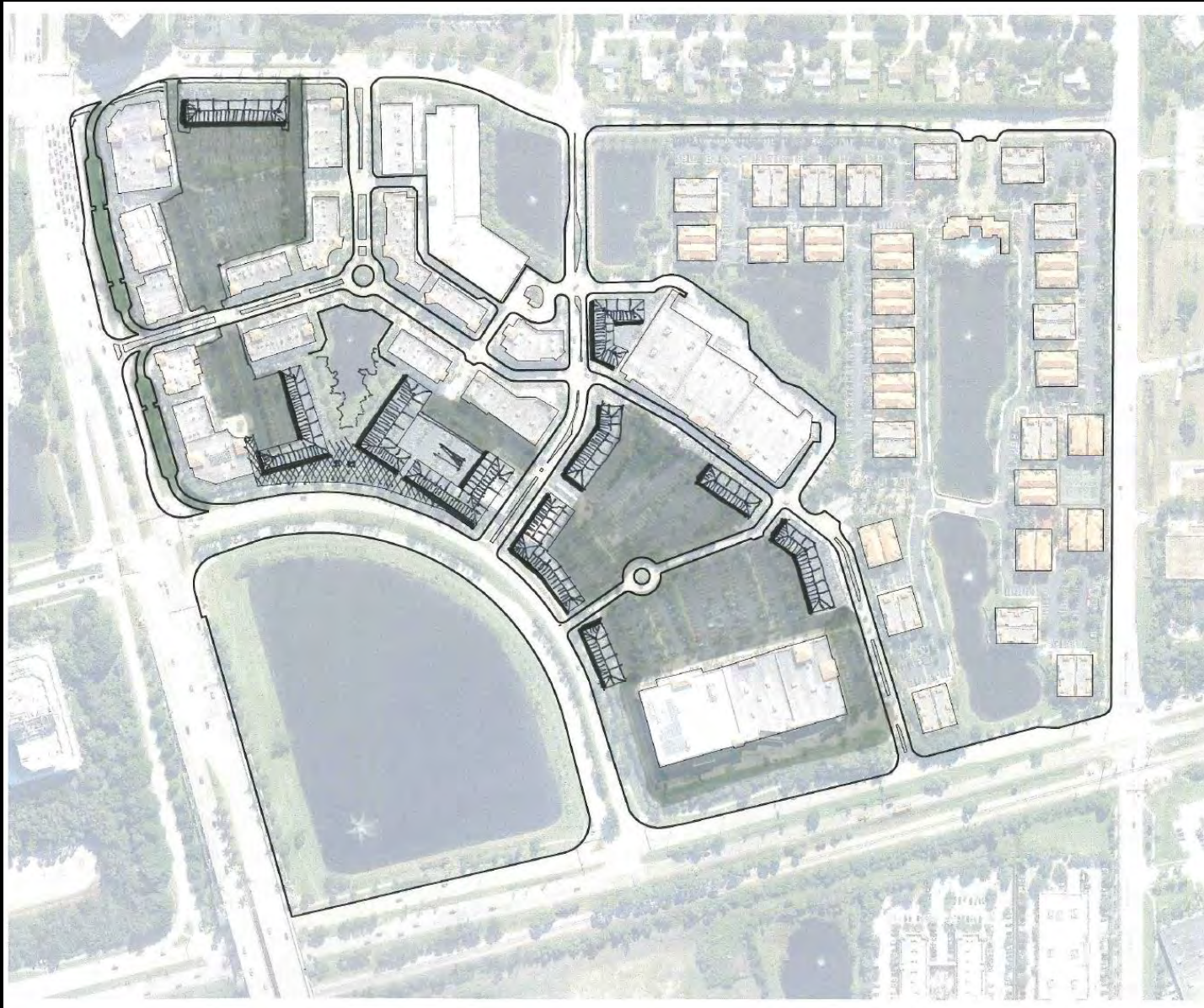
Concept Details

- **Addition of Hotel, Residential, Retail & Office**
- **Uses Internal Roadway Network**
- **Improves Pedestrian Connections for Adjacent Sites**
- **Adds Roundabout for Perimeter Road**
- **Adds Parking Structures to Address Demand**

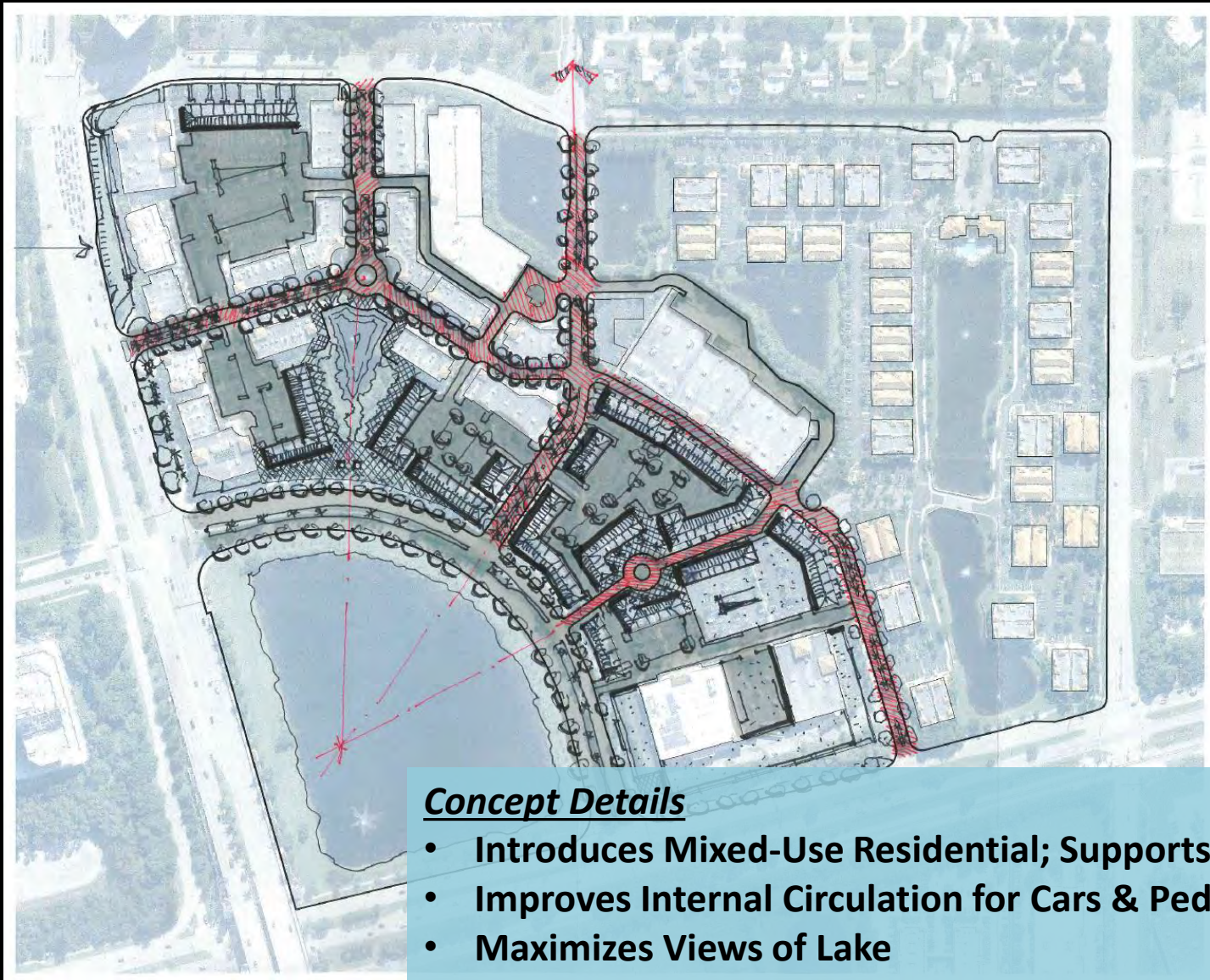
Kyoto Gardens Drive (looking west) -- Transformation



Legacy Place - Transformation



Legacy Place - Transformation

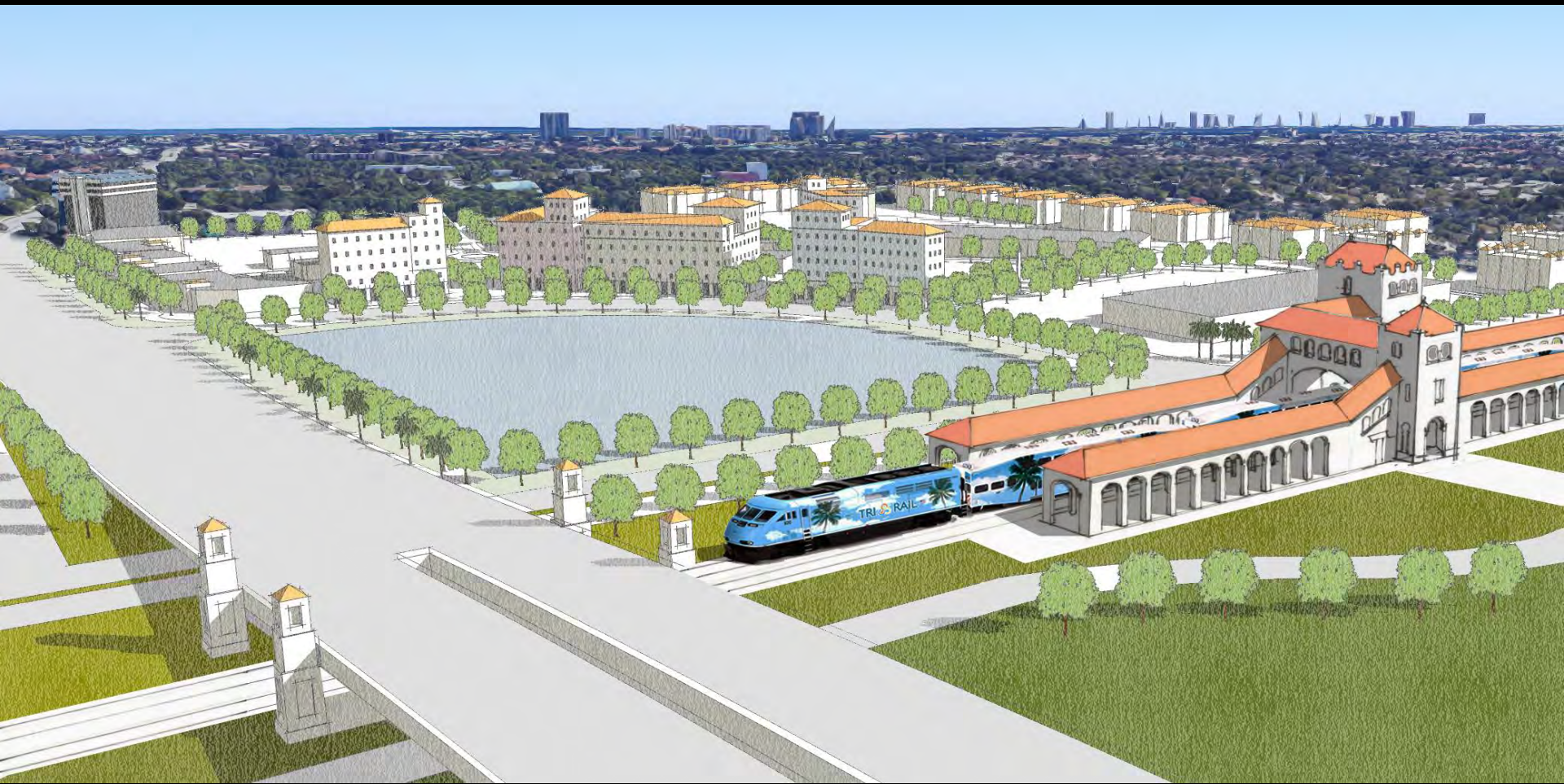


Concept Details

- **Introduces Mixed-Use Residential; Supports Retail**
- **Improves Internal Circulation for Cars & Pedestrians**
- **Maximizes Views of Lake**
- **Improves Visibility from PGA & A1A**



Legacy Place - Transformation



Legacy Place - Transformation

Next Steps ...

Economic Workshops

Thursday,
October 25, 2018

Business Owners:

9-10:30 AM

Residents:

6-8 PM

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FOR MORE INFORMATION:

KIM DELANEY, PH.D.

DIRECTOR OF STRATEGIC DEVELOPMENT & POLICY

TREASURE COAST REGIONAL PLANNING COUNCIL
(TCRPC)

KDELANEY@TCRPC.ORG

772.221.4060

