

Lake Worth – Park Of Commerce

Charrette



Treasure Coast Regional Planning Council



Lake Worth Park Of Commerce

Total Acreage	318
Lake Worth Jurisdiction Acreage	167
County Jurisdiction Acreage	151
Square feet of Industrial	111 acres
Square feet of residential	98 acres
Number of residential Units	aprox 650
Square feet of retail/office	21 acres
Square feet of Public use	28 acres
Square feet Vacant	58 acres

Marble Company - Rinker - City Public Works Dept. - Publix -
Mobil Home Park - Fun Depot - Vacant Buildings- SCLF -
Florida Metal Fabrication - Offices - PBCC Housing -





Permitted Uses:

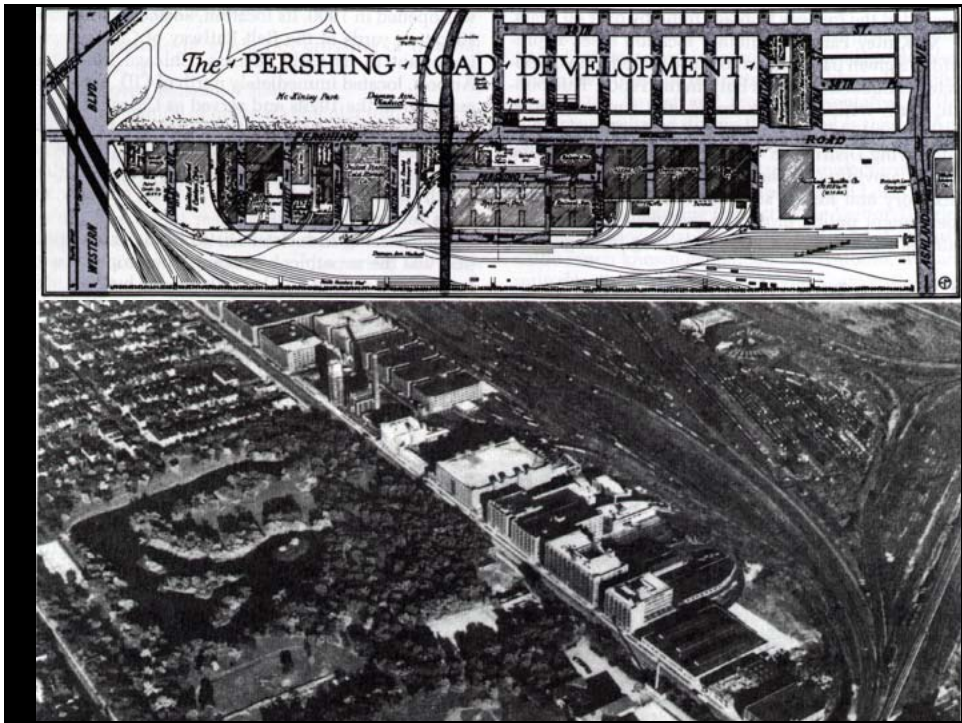
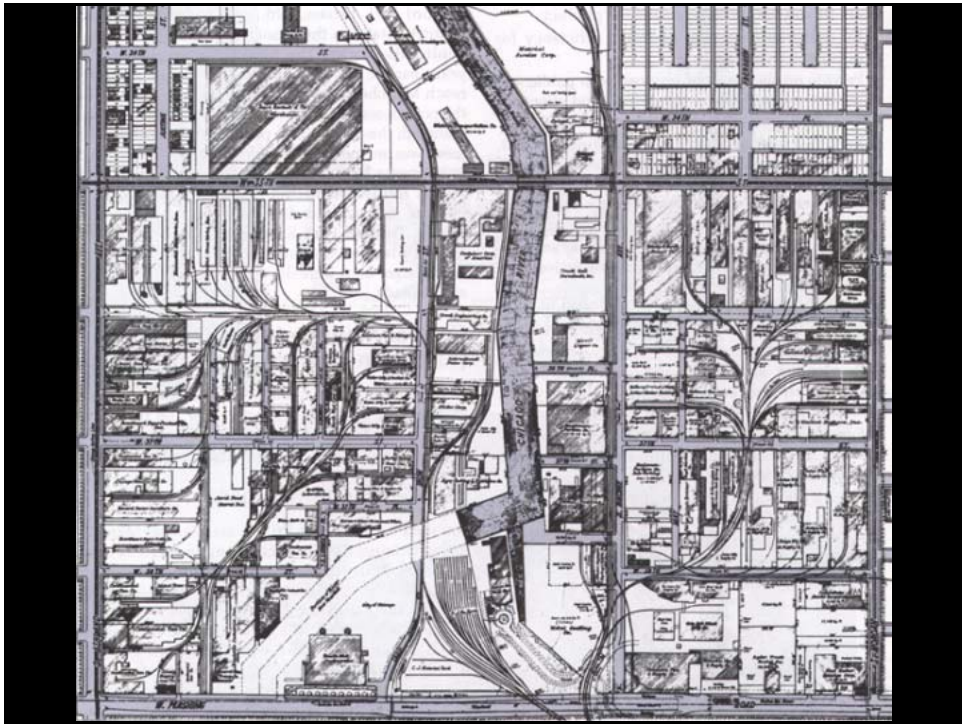
- Manufacturing and fabrication
- Industrial services (automobile cleaning, service and repair, towing services and storage, boat repair, etc)
- Storage: cold storage, warehouses, etc.
- Wholesale and distribution
- Utility facilities
- Parking Facilities
- Radio and television broadcasting studios
- Veterinary establishments with interior kennels
- Communication towers
- Indoor recreation uses
- Transit storage

Profile of Four Recently Constructed Business Parks

Intech Park – Indianapolis, Indiana (312 acres) (2.5 million sq. ft.) 2001	Legacy Business Park – Plano, Texas (2,665 acres) (20 million sq. ft.) 1998
Central drainage system	Hotel
Retail shops (6%)	Conference Center
Restaurants	Central drainage system
Bank	Day Care
Basketball courts	Exercise Gyms
Day Care	150-acre, mixed-use Town Center
Exercise Gym	Offices
Walking/Jogging Trails	Retail Stores
Pedestrian/Transit Orientation	Civic Spaces/parks
Hotel	2500 housing units (upper floor lofts and apartments)
Offices	Pedestrian/Transit Orientation
	Dallas Area Rapid Transit Stops
	Grand central boulevard

Profile of Four Recently Constructed Business Parks Districts

Pacific Commons – Fremont, California (850 acres) (8.3 million sq. ft.) 1999	Twin Lakes Business Park Roseville, Minnesota (275 acres) (2 million sq. ft.) 2000
Compact transit – oriented design	Infil/redevelopment site close to downtown
Wide central boulevard lined with:	Pedestrian/Transit orientation
Hotel	600 housing units
Small shops	Retail shops and services
Services	Day Care
Businesses	Private School
105 – acre wetland preserve	Network of walking paths
Central drainage system	Exercise Gym
Cisco Systems, Inc.	



Industrial and Business Parks: Then and Now

“In the 1970s – 1980s these parks relied overwhelmingly on the automobile and lacked a strong sense of place. Companies today want something different. Industrial and business parks continue to have warehouse and manufacturing use, but are increasingly including more office, retail and residential. Flex space, which can accommodate a variety of uses is becoming increasingly popular. New office users are increasingly looking for services and amenities – restaurants, banks, travel agencies – within the park. The result is a new approach to designing business and industrial parks with higher densities and walkable “town centers”. The motto today is: Build new parks but make sure they’ve got soul.”

Anne Frej, director of office and industrial development for the Urban Land Institute (ULI) and author of the Business and Industrial Park Development Handbook, ULI July 2001.

THE PALM BEACH POST THURSDAY, SEPTEMBER 20, 2001

P.B. County ripe for more development

By Paul Owers
Palm Beach Post Staff Writer

WEST PALM BEACH — Commercial developers increasingly will target Palm Beach County because there's much more available land here than in Miami-Dade and Broward counties, industry leaders say.

Palm Beach County has about 600,000 acres of vacant land compared with 150,000 acres in Miami-Dade and 50,000 in Broward, West Palm Beach real estate broker Neil Merin said Wednesday.

Merin spoke at a meeting of the National Association of Industrial and Office Properties at the Governors Club in West Palm Beach.

"I've been here 26 years," Merin said, "and the market is finally coming to me."

Of Miami-Dade's 150,000 acres, it will need about 125,000 acres for residential development through 2020, Merin said. Broward needs 45,000 of its 50,000 acres for residential, while Palm Beach needs only 65,000 of its 600,000 acres for residential.

Merin said the numbers are from a joint study conducted by Florida Atlantic University in Boca Raton and Florida International University in Miami-Dade.

Fort Lauderdale-based Stiles Corp. and Butters Construction & Development of Deerfield Beach are two Broward heavyweights moving into Palm Beach County. Stiles has built about 500,000 square feet in Boca Raton and northern Palm Beach County, while Butters recently finished Cabot tech @ Northpoint, a 150,000-square-foot office and industrial project in West Palm Beach.

John Siegle, executive vice president of the Fort Lauderdale-based Construction Association of South Florida, said Miami-Dade and Broward developers have taken to redeveloping eastern portions of those counties because there are few new projects left to do.

► paul_owers@pbpost.com

Developers look north

Palm Beach County has 107 times more land available for commercial development than Broward County, and almost 21½ times more than Miami-Dade County.

County	Available land*	Needed for residential	Available commercial
Palm Beach	600,000	65,000	535,000
Broward	50,000	45,000	5,000
Miami-Dade	150,000	125,000	25,000

* In acres
Source: Florida Atlantic University; Florida International University

STAFF GRAPHIC

INTERNET COAST Established December 1999

- A consortium of 2000 companies in the communications/technology sector
- Regional cooperation between Dade, Broward and Palm Beach Counties to attract new and expand existing business in this sector to the Internet Coast
- Broward Alliance and the Beacon Council manage Internet Coast activities

Key Physical Design Traits of Successful Industrial/Business Parks

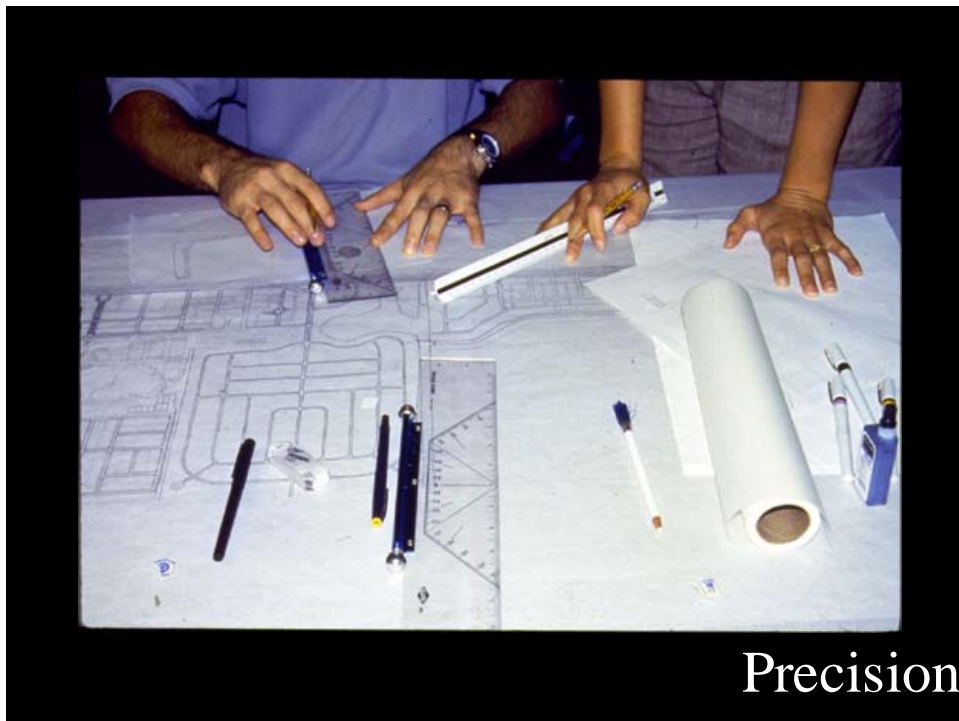
- Flexible space and good mix of uses
- Good network of streets
- Master development plan/master developer
- Central management/maintenance entity
- Central public services, facilities and infrastructure
- Employee and business amenities and services
- Served by transit
- Single governing authority
- A high quality architectural and landscape design built around sophisticated site plan
- Provide a range of housing choices that are integrated into the site plan to encourage a pedestrian – oriented environment





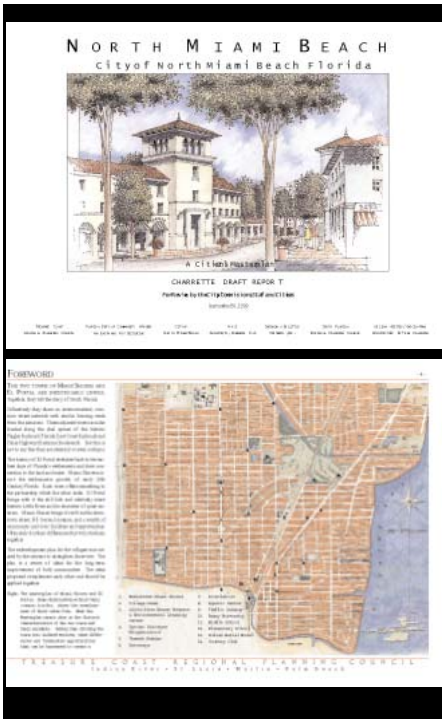


... and into the night

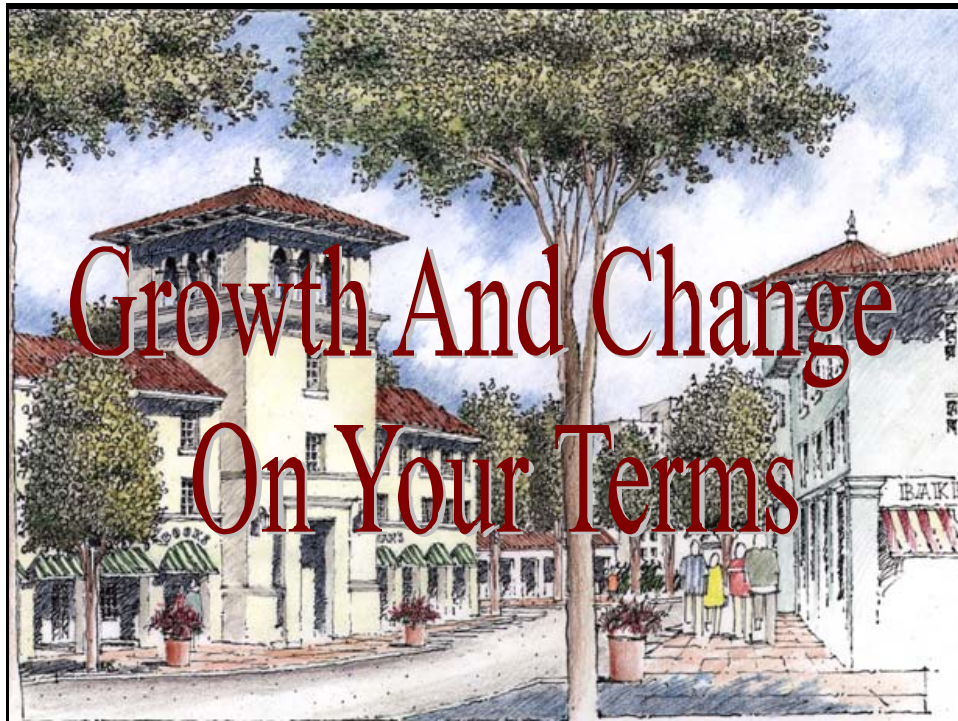


Precision

Friday October 12 - 7:00 pm Presentation Of Work In Progress



Draft of The Citizens' Master Plan And Charrette Report



Benefits Of The Charrette Process & Community Based Planning

- Brings people together to SOLVE COMMUNITY PROBLEMS
- Respond to DIFFERENT SPECIAL CONDITIONS IN THE COMMUNITY
- Advertise & unify INTENTIONS FOR THE CITY'S FUTURE GROWTH
- Protects the CHARACTER AND CHARM OF THE CITY
- Wide CITIZENS' SUPPORT AND OWNERSHIP
- Attracts INVESTMENT
- Makes INFILL AN OPTION AFFORDABLE FOR INDIVIDUAL INVESTORS
- Makes plans more TANGIBLE AND UNDERSTANDABLE
- Creates an environment where INFILL OUTPERFORMS THE SUBURBS
- Helps achieve DESIRED AND EXPECTED OUTCOMES
- Form a RELIABLE AND DEFENDABLE BASIS FOR CHANGE
- Prioritize ENHANCEMENTS AND COMMUNITY IMPROVEMENTS
- Help SECURE FUNDING
- Embed CITIZEN IDEAS IN THE LOCAL COMPREHENSIVE PLAN
- Provide CERTAINTY TO CITIZENS AND INVESTORS
- Eliminates LONG AND COMPLICATED APPROVAL PROCESSES
- Puts FUN BACK INTO CITIZEN INVOLVEMENT

Involvement Everyone!

