

CANYON TRADITIONAL MARKETPLACE DEVELOPMENT

UNINCORPORATED PALM BEACH COUNTY, FLORIDA



Once only a long range vision for Palm Beach County's Agricultural Reserve, the Canyon Town Center Traditional Marketplace Development (TMD) is now open for business. Developed by GL Commercial, Canyon Town Center is a compact mixed use development serving the residents of this unique area of unincorporated Palm Beach County known as the Agricultural Reserve.

Canyon Town Center is located at the southeast corner of Lyons Road and Boynton Beach Boulevard in Unincorporated Palm Beach County, Florida. Because the project site is located within the Agricultural Reserve, 60% of the project area is required to be preserved. The dedicated Preservation Area was divided into 3 parcels which include a 20.224 acre Park site, a 33.257

acre School site, and a 2.844 acre 100' wide Rural Parkway Easement. These preservation areas are all contiguous to the 37.55 acre Development Area.

The Development Area was divided into a 10.80 acre Civic Site and 26.75 acre mixed use project. The Civic Site was dedicated to Palm Beach County and the County maintains exclusive rights to develop the site. The mixed use project incorporates commercial and residential uses. The mixed use project consists of 196,307 sq. ft. of commercial area, 27 multi-family units and 12 live/work units. The TMD concept creates a pedestrian oriented design through building placement, arcaded walkways, 1.46 acres of public plazas that emulates a "Main Street" feeling. The final site plan provides for ingress/egress to the overall TMD from both Lyons Road and Boynton Beach Boulevard.

UDKStudio successfully led the development team through the multi-layered local governmental approval process. Planning services included a Land Use Amendment, Rezoning and Final Site Plan approval processes. The TMD continues a trend in this area to provide for residential and commercial uses. Canyon Town Center offers the integration of commercial and civic uses and other needed governmental services integrated with commercial needs, and is in close proximity to a school site.

Client: GL Commercial

Site Area: 93.88 acres

Development Area: 26.75 acres

Building Information:

196,307 sf commercial

27 multi-family units

12 live/work units