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## Biotech Hub

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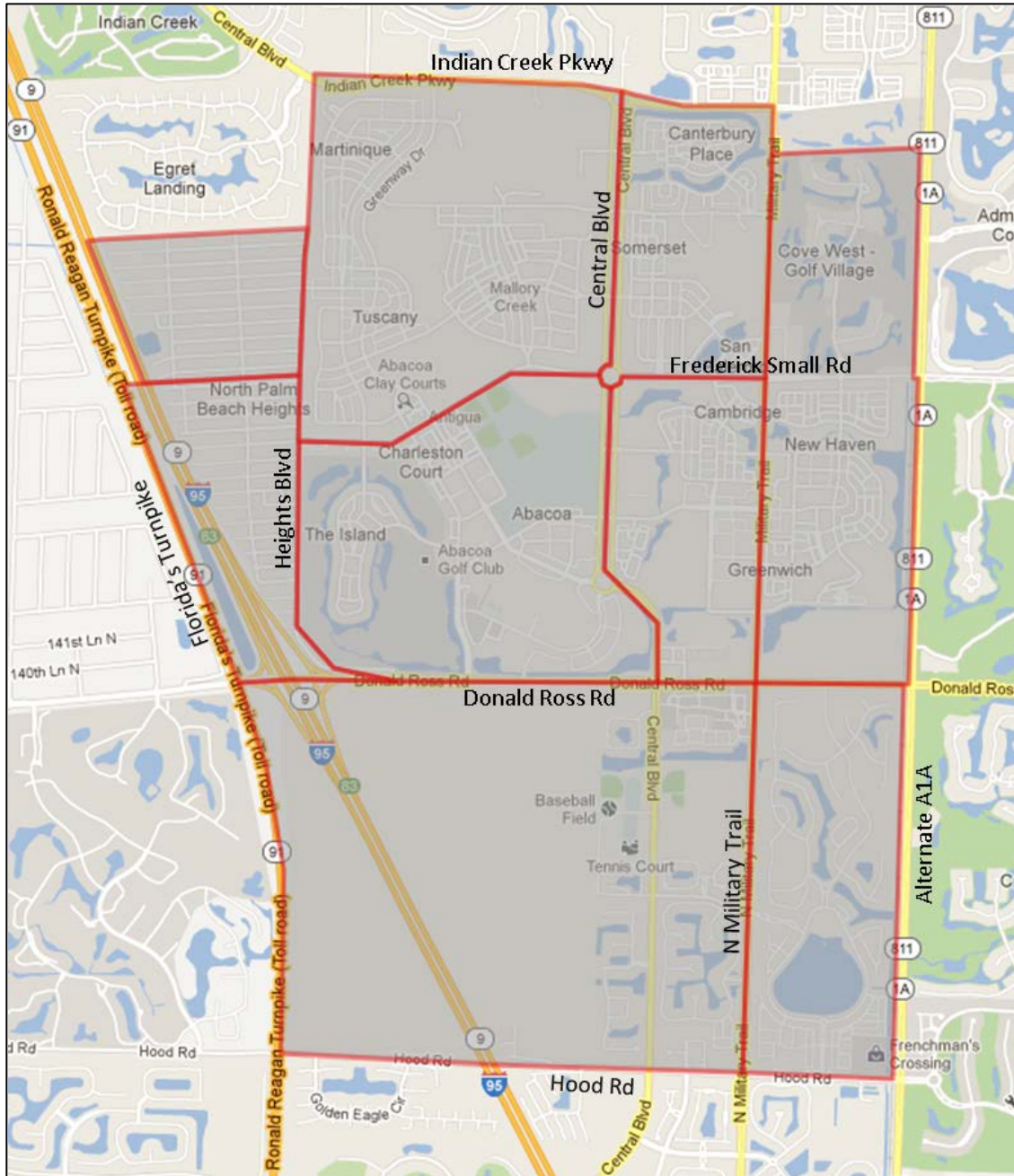
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# Community Background Report

## Biotech Hub



Note: The Biotech Hub consists of nine Census Block Groups based on the 2010 US Census.<sup>1</sup> The Census Block Groups are identified in the Demographic section of this report.

## Boundaries

North: Indian Creek Parkway in the Town of Jupiter

South: Hood Road in the City of Palm Beach Gardens

East: Alternate A1A

West: Florida's Turnpike and I-95

## Community Type:

The Biotech study area is a mixed-use, largely developed unincorporated region of Palm Beach County that spans portions of two adjoining municipalities, the Town of Jupiter and the City of Palm Beach Gardens. Existing development is relatively new and high end. The goal for the area is to attract and support the targeted bioscience industry.

The boundaries of the **Biotech Hub study area** (as it is referred to throughout the report) have been established by the Palm Beach Metropolitan Planning Organization (MPO) in order to facilitate transportation outreach planning. These boundaries have not been officially designated by the County.

## History

This section provides a general history of the Biotech Hub study area, as well as its surrounding communities. The details provided are not specific to the defined study area, unless otherwise specified.

The Biotech Hub study area, located on the southern edge of the Town of Jupiter and the northern edge of the City of Palm Beach Gardens, has largely been developed since 1990. Prior to the 1990s, the principal development activities in the general area of the Biotech Hub were the building of the **Florida East Coast (FEC)** Railroad line by Henry Flagler along the eastern boundary in 1894 and the construction of the North Palm Beach Heights subdivision in 1956.<sup>2</sup> This development, which consists of single-family dwellings and duplexes, is now known as the Heights of Jupiter neighborhood and is located between Heights Boulevard and I-95 on the north side of Donald Ross Road. In the 1950s, John D. MacArthur acquired large land holdings in northern Palm Beach County and in 1959 was responsible for the incorporation of Palm Beach Gardens.

The next phase of significant development in the general area of the Biotech Hub took place in the early 1990s with the construction of a golf course community (Admirals Cove) on land purchased in 1986 by Frankel Enterprises from the **John D. and Catherine T. MacArthur**

**Foundation (Foundation).**<sup>3</sup> The western portion of this community, known as Cove West Golf Village, is located within the study area along the west side of Alternate A1A. .

During the 1990s, the Foundation and Cypress Realty, Inc. formed the Abacoa Development Company, which created a 2,055-acre master-planned and mixed-use community on the north side of Donald Ross Road, the urban minor arterial that links this area to I-95. The Abacoa development, designed according to the principals of **Traditional Neighborhood Development (TND)**, received approval in 1995 from the Town of Jupiter for a **Development of Regional Impact (DRI)** project which consists of 6,000 dwelling units, a 7,500-seat stadium, a town center, a workplace district, a hotel and office and retail space. Construction on the infrastructure began in 1997. A substantial portion of the development has been completed, including Roger Dean Stadium, the spring training venue for the St. Louis Cardinals and the Miami Marlins, and the Abacoa Golf Course.<sup>4</sup> In 1999, **Florida Atlantic University (FAU)** opened its permanent campus for northern Palm Beach County in Abacoa on a 135-acre site donated by the Foundation at the northwest corner of Central Boulevard and Donald Ross Road.<sup>5</sup> As of 2009, 17 residential subdivisions had been completed within Abacoa.

In an effort to promote the development of the bioscience industry in Florida, Governor Jeb Bush signed a bill in November 2003 utilizing federal economic development funds to assist the Scripps Research Institute of La Jolla, California in developing a research center in Florida. The John D. McArthur Campus of FAU in Jupiter was chosen to be the location for Phase I of this research center. The **Scripps Florida Research Institute (SFRI)** opened in 2009 and now contains three buildings with a total of 325,000 square feet (sq. ft.) of floor area on a 30-acre parcel. The researchers at this facility conduct studies on basic biomedical science, drug discovery and technology development.<sup>6</sup> In July 2008, the Board of County Commissioners approved funding to assist the Max Planck Institute of Germany in opening up the Max Planck Florida Institute on a six-acre parcel at the FAU campus.<sup>7</sup> The focus of this facility is research on brain function. To further accommodate and attract the biotech industry, the Scripps Florida Phase II/Briger Tract DRI was approved in 2010 for an approximately 682-acre mixed-use development on the south side of Donald Ross Road in the City of Palm Beach Gardens. The development includes 70 acres for Phase II of the SFRI.<sup>8</sup>

## Community Dynamics

The Biotech Hub study area is a relatively new area with a high concentration of young, well educated, middle and upper income professionals. Designed to attract the biotech industry, the study area provides a high-end mix of residential and commercial development in a pedestrian friendly setting where biotech professionals can live and work. Approximately 15% of the population is foreign born, from countries such as Colombia, Guatemala, Canada, and Mexico. Since Spanish speakers make up a higher percentage of residents who do not speak English, outreach efforts should address possible language barriers and should have material ready in Spanish. (For more information, see the Demographic Highlights section.)

The Biotech Hub is located in an area designated by the Palm Beach County Managed Growth Program as the Urban/Suburban Tier. To manage growth, this Tier's main objective is to create communities that will accommodate the homes and work places of 90 percent of the county's residents. While existing regulations allow low density, automobile-oriented suburban neighborhoods, this Tier also promotes infill development and strengthens provisions to promote traditional mixed-use, compact, pedestrian-friendly communities.<sup>9</sup> Except for the Abacoa project, existing development patterns in both the area north of Donald Ross Road (under the jurisdiction of the Town of Jupiter) and the area south of Donald Ross Road (under the jurisdiction of the City of Palm Beach Gardens) are generally those of low-density residential suburbs with detached single-family dwellings and neighborhood shopping centers at intersections of arterial and collector roads. Abacoa is a pedestrian-friendly community, which has row houses with front porches, apartments over the stores in the town center and extensive open space areas. The Briger Tract is currently vacant but the site is approved for a walkable neighborhood with 2,700 dwelling units, 500,000 sq. ft. of retail floor area, 1,600,000 sq. ft. of floor area for biotech research and development and 2,400,000 sq. ft. of floor area for biotech related uses.<sup>10</sup>

The study area is located inside the Urban Service Area of Palm Beach County, which requires all public services including centralized public water distribution and centralized sewerage collection and disposal systems.<sup>11</sup> Public services in this area are provided by the two municipalities, countywide agencies and special districts. The City of Palm Beach Gardens provides code enforcement, police, public works and parks and recreation. The Town of Jupiter provides these services plus a centralized water distribution system. Services provided by countywide agencies include public schools (The School District of Palm Beach County), public transit (Palm Tran), solid waste disposal, libraries and fire/rescue services. Drainage services are provided by the North Palm Beach Heights Water Control District for the Heights of Jupiter area and the Northern Palm Beach County Improvement District for the remainder of the area. Seacoast Utility Authority provides a centralized sewer system and a centralized water distribution system for the area south of Donald Ross Road. The Loxahatchee River Environmental Control District provides a centralized sewer system for the area north of Donald Ross Road. Public schools situated in the area include Lighthouse Elementary, Beacon Cove Intermediate, Jupiter Middle, Independence Middle and William T. Dwyer High. Other public facilities located in the area include North Palm Beach Heights Park, Skate Park, South Jupiter Community Park and the North County Transfer Station for solid waste.

## Demographic Highlights

The demographic data that follows was compiled using Census Block Group data. The Biotech Hub study area is made up of the nine 2010 Census Block Groups listed below. Census Block Groups consist of several census blocks and generally have a population of 600 to 3,000 people.

120990002053    120990002081    120990002091    120990002142    120990002143  
 120990002151    120990002152    120990002153    120990002154

*In 2010, the US Census reported the population of the Biotech Hub to be 17,438.*<sup>12</sup>

*The Biotech Hub has a younger population than Palm Beach County and a higher concentration of working age adults.* In 2010, working age adults ages 18 to 64 made up 65.6% of the population in the Biotech Hub, compared to 58.03% for Palm Beach County.<sup>13</sup>

*The level of educational attainment in the Biotech Hub is higher than in Palm Beach County.* Approximately 79.2% of the area’s residents had some college education, a college degree or graduate degree, compared to 60.1% for Palm Beach County as a whole.<sup>14</sup>

<u>Education</u>	<u>Study Area</u>	<u>%</u>	<u>County</u>	<u>%</u>
With a Degree or Some College				
Doctorate	179	1.8	11,103	1.2
Professional	516	5.1	28,863	3.1
Master	1,020	10.1	68,815	7.4
Bachelor	3,554	35.2	186,552	20.1
Associates	716	7.1	73,088	7.9
Some College	2,021	20.0	190,510	20.5
	8,006	79.2	558,931	60.1
High School or Less				
High School	1,770	17.51	248,302	26.71
Below High School	332	3.28	122,361	13.16
	2,102	20.8	370,663	39.9
Total	10,108	100	929,594	100

*The average income per capita in the Biotech Hub is higher than Palm Beach County as a whole.* The average income per capita in the Biotech Hub is \$40,278, compared to \$33,610 for the county.<sup>15</sup>

*The percent of people living in poverty in the Biotech Hub is substantially lower than in the County as a whole, at 4.57% compared to 16.48% respectively.*<sup>16</sup>

*The Biotech Hub has a slightly higher percentage of owner-occupied units than Palm Beach County as a whole.* Approximately 61.2% of the total housing units in the Biotech Hub are owner-occupied and 25.3% are renter-occupied. In Palm Beach County, 58.46% of the total housing units are owner-occupied and only 23.43% are renter-occupied.<sup>17</sup>

*The Biotech Hub population is mostly white, with other racial groups making up less than 10% of the population.* In 2010, whites made up 91.2% of the population in the Biotech Hub, while Blacks and other racial groups represented 8.8% of the population.<sup>18</sup>

*Approximately 9.14% of the Biotech Hub population identified themselves as Hispanic compared to 19% in Palm Beach County as a whole.*<sup>19</sup>

## Place of Birth, Nationality, and Language Spoken at Home

The place of birth, nationality and language data presented below are reported at the Census Tract level instead of at the Block Group level since the 2010 US Census does not have such information available by Census Block Groups. Though the Census Tracts represent a larger area than the study area, the data provides valuable information on the social characteristics of the population living in and around the Biotech Hub.

Census Tracts are subdivided into Block Groups and have a population of 1,500 to 8,000 people. They are created to be fairly homogeneous with respect to social and economic characteristics. The Biotech Hub study area is located within the following five Census Tracts: 12099000205, 12099000208, 12099000209, 12099000214, 12099000215. The data reported below are for these Census Tracts.

### Place of Birth<sup>20</sup>

Born in Florida	8,574	29%
Born in Different State	15,937	54%
Born in Puerto Rico or abroad to American parent(s)	542	2%
Foreign Born	4,268	15%
Total population	29,321	100%

### Foreign Born Population: Top Ten Places of Birth<sup>21</sup>

Colombia	430	10%
Guatemala	367	9%
Canada	338	8%
Mexico	240	6%
Cuba	217	5%
United Kingdom (including Crown Dependencies)	205	5%
Venezuela	197	5%
China	173	4%
Lithuania	168	4%
Poland	132	3%

## Language Spoken at Home<sup>22</sup>

Language	Population 5 Years and Over		Speak English Less Than Very Well	
		%		%
English only	22,723	82%	0	--
Language other than English				
Spanish	2,789	10%	1,215	66%
Other Indo-European languages	1,290	5%	326	18%
Asian and Pacific Islander languages	509	2%	250	14%
Other languages	366	1%	38	2%
Population 5 years and over	27,677	100%	1,829	100%

## Transportation Trends

The figures below provide key transportation indicators for the Biotech Hub region derived from Census Block Group data:<sup>23</sup>

Housing units with vehicle(s) available:

Biotech Hub	5,908 (97.93%)
Palm Beach County	490,820 (93.82%)

Mean (Average) Vehicles per households:

Biotech Hub	1.54
Palm Beach County	1.54

Means of Transportation to work:

	Biotech Hub	Palm Beach County
Carpool	6.37%	11.15%
Drive Alone	81.48%	78.66%
Public Transport	0.0%	1.55%
Motorcycle	0.46%	0.27%
Bicycle	0.72%	0.59%
Walking	3.89%	1.69%
Other	1.18%	1.16%
Work at Home	5.89%	4.92%

## Special Events

Abacoa is the main location for many special community events in the Biotech Hub. Major events include: Jupiter's 4<sup>th</sup> of July, Slamming Saturday at Roger Dean Stadium, Movies on the Green, Jupiter Jubilee, ArtiGras Fine Arts Festival, Annual Abacoa Winter Holiday Lights



Contest, Abacoa Greenwalk, Edna Hibel Birthday Contest, Main Street Cruise- Classic Car Show and the Winter Festival.<sup>24</sup>

## Business Landscape

The largest employers with operations located within the Biotech Hub study area and its surrounding communities are The School District of Palm Beach County, FAU and SFRI. The Jupiter Medical Center, located just north of the study area on Old Dixie Highway, has a staff of approximately 1300 employees.<sup>25</sup> The area also contains Abacoa town center, a Hilton hotel (Homewood Suites Palm Beach Gardens) at 4700 Donald Ross Road and various neighborhood shopping centers such as Donald Ross Village, Abacoa Plaza and Frenchman's Crossing at 4101 Hood Road.

In an effort to expand the economic base in northern Palm Beach County, a minimum of 8,000,000 sq. ft. of floor area for bioscience purposes is being sought by the County and the municipalities of Jupiter, Palm Beach Gardens, Lake Park, Riviera Beach and Mangonia Park.<sup>26</sup> The focal point for this effort is to create a cluster of bioscience research facilities and enterprises in the Abacoa/Briger area. To provide land for bioscience activities, both Jupiter and Palm Beach Gardens have adopted amendments to their Future Land Use Plan maps that include a Bioscience Research Protection Overlay in the Abacoa and Briger areas. The comprehensive plans of both municipalities include policies that support bioscience activities.<sup>27</sup> Economic development efforts being considered for this area include the addition of commuter rail service along the FEC rail line between Miami and Jupiter and a possible station site in the area.<sup>28</sup>

## Additional Resources

- **City of Palm Beach Gardens, Comprehensive Plan** by the City of Palm Beach Gardens:  
<http://www.pbgfl.com/content/74/118/1343/1346/2669.aspx>
- **Palm Beach County Comprehensive Plan** by the Palm Beach County Planning, Zoning, and Building Department Planning Division:  
<http://www.co.palm-beach.fl.us/pzb/planning/comprehensiveplan/tableofcontent.htm>
- **Town of Jupiter, Comprehensive Plan** by the Town of Jupiter:  
<http://www.Jupiter.fl.us./Planning/Comprehensive-Plan.cfm>

## Sources

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- <sup>1</sup> The Biotech Hub area represented in this report consists of nine 2010 Census Block Groups: 120990002053, 120990002081, 120990002091, 120990002142, 120990002143, 120990002151, 120990002152, 120990002153, 120990002154.
- <sup>2</sup> Heights of Jupiter Neighborhood Association. Retrieved July 2012 from <http://www.heightsofjupiter.com>
- <sup>3</sup> Admirals Cove-A Jupiter Country Club. Retrieved July 2012 from <http://www.admiralscove.net>
- <sup>4</sup> Florida Atlantic University's Anthony James Cantanese Center for Urban & Environmental Solutions and the University of Miami School of Architecture. *A Guidebook to New Urbanism in Florida*. (2002), p. 31
- <sup>5</sup> Florida Atlantic University. Retrieved July 2012 from <http://www.fau.edu/explore/history.php>
- <sup>6</sup> The Scripps Research Institute. Retrieved July 2012 from <http://www.scripps.edu/florida/>
- <sup>7</sup> Max Planck Florida Institute. Retrieved July 2012 from <http://www.maxplanckflorida.org>
- <sup>8</sup> City of Palm Beach Gardens. Planning and Zoning Department. Retrieved July 2012 from <http://www.pbgfl.com/content/4641/4650/default.aspx>
- <sup>9</sup> Palm Beach County Planning, Zoning & Building Department. *Palm Beach County Comprehensive Plan, Future Land Use Element*. P. 6-8 FLU. Retrieved July 2012 from <http://www.pbcgov.com/pzb/planning/comprehensiveplan/>
- <sup>10</sup> City of Palm Beach Gardens. Planning and Zoning Department . Retrieved July 2012 from <http://www.pbgfl.com/content/4641/4650/default.aspx>
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- <sup>12</sup> US Census Bureau. American Fact Finder: 2010 US Census. Retrieved July 2012, from <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>.
- <sup>13</sup> US Census Bureau. American Fact Finder: 2010 US Census. Retrieved July 2012, from <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>.
- <sup>14</sup> US Census Bureau. 2006-2010 American Community Survey. Retrieved March 2012, from <http://www.census.gov/acs/www/>
- <sup>15</sup> Ibid.
- <sup>16</sup> Ibid.
- <sup>17</sup> Ibid.
- <sup>18</sup> Ibid.

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<sup>19</sup> Ibid.

<sup>20</sup> US Census Bureau. 2007-2011 American Community Survey: DP02: Selected Social Characteristics in the United States. Retrieved December 2012, from <http://www.census.gov/acs/www/>.

<sup>21</sup> US Census Bureau. 2007-2011 American Community Survey: B05006: Place Of Birth for the Foreign-Born Population in the United States. Retrieved December 2012, from <http://www.census.gov/acs/www/>.

<sup>22</sup> US Census Bureau. 2007-2011 American Community Survey: DP02: Selected Social Characteristics in the United States. Retrieved December 2012, from <http://www.census.gov/acs/www/>.

<sup>23</sup> Ibid.

<sup>24</sup> Abacoa. Retrieved July 2012 from <http://www.abacoa.com/events-calendr>

<sup>25</sup> Business Development Board of Palm Beach Country. Retrieved July 2012 from <http://www.bdb.org>

<sup>26</sup> Palm Beach County Planning, Zoning and Building Department. *Palm Beach County Comprehensive Plan, Future Land Use Element*. P. 38- FLU. Retrieved July 2012 from <http://www.pbcgov.com/pzb/planning/comprehensiveplan/>

<sup>27</sup> Town of Jupiter. Planning and Zoning Department. *Town of Jupiter, Comprehensive Plan: Future Land Use and Intergovernmental Coordination Elements*. Pages 18, 29-30 FLUE and Pages 10-11 ICE. Retrieved July 2012 from <http://www.Jupiter.fl.us/Planning/Comprehensive-Plan.cfm>

<sup>28</sup> Palm Beach County Planning, Zoning and Building Department. *Palm Beach County Comprehensive Plan, Transportation Element*. Figure TE 16.1, 2020 Future Intermodal Facilities. Retrieved July 2012 from <http://www.pbcgov.com/pzb/planning/comprehensiveplan/>