



CSL

PALM BEACH COUNTY MASTER PLAN FAMILIARIZATION REPORT

AUGUST 16, 2023



KICKOFF VISIT FAMILIARIZATION TOUR AND ASSESSMENT

SUMMARY NOTES AND MASTER PLAN IMPLICATIONS

During the week of July 8, the CSL team visited nearly 80 attractions, venues, districts, and other tourism assets throughout Palm Beach County. Staff from Discover the Palm Beaches provided invaluable assistance in organizing the schedule, arranging transportation throughout the County, and participating in much of the outreach. The main conclusions and takeaways from this exercise for the tourism master plan project are as follows:

- 1. *Ecotourism and Quality-of-Life Assets:*** Key natural attractions, such as the Arthur R. Marshall Loxahatchee National Wildlife Refuge and Gumbo Limbo Nature Center, play significant roles in preserving the natural ecosystem and promoting conservation. While these sites are valuable for ecotourism, they currently have limited direct economic impact and would benefit from various enhancements, such as improved amenities and trails, and unique programming to attract more tourists.
- 2. *Cultural and Artistic Hubs:*** The development of cultural centers, like the Boca Arts and Innovation Center, and the support of existing institutions, such as the Norton Museum of Art and the Kravis Center, are crucial. These venues help draw high-spending tourists and enrich the cultural landscape of the region. Based on our site visits and initial research, potential may exist for collaboration and greater marketing efforts to attract even more visitors.
- 3. *Sports and Recreational Facilities:*** The County has several key sports and recreational assets, including the National Polo Center and various parks like the Gardens North County District Park. These facilities contribute significantly to sports tourism and community engagement, and help to diversify the mix of business at area hotels, particularly mid- and upper-mid scale properties. However, there is a need for further investment in infrastructure and amenities to maintain and enhance their appeal.
- 4. *Challenges and Opportunities for Retail and Mixed-Use Developments:*** Areas like the Boynton Beach Mall and CityPlace face varying levels of challenges related to vacancy rates and the need for revitalization. Plans for redevelopment and mixed-use spaces are in place at some of the retail areas we toured, which should help to rejuvenate these assets and make them more attractive to both residents and tourists.
- 5. *Infrastructure and Accessibility Enhancements:*** Improvements in infrastructure, such as the expansion of the Palm Beach International Airport and the development of transport facilities around major attractions, are essential for supporting tourism growth. These enhancements will improve the accessibility and overall experience for visitors.
- 6. *Diverse Tourist Attractions:*** Palm Beach County offers a diverse range of attractions, from luxury resorts like The Breakers to unique destinations like Lion Country Safari, the Delray Beach Atlantic Avenue and the National Polo Center. Efforts should focus on promoting this diversity to cater to different tourist and group segments.

- 7. *Convention/Group Industry:*** Palm Beach County is home to several large event facilities catering to conventions, conferences, and tradeshows. Upgrading the Palm Beach County Convention Center to address industry trends and to better appeal to high-end corporate clients, alongside enhancing nearby hotel infrastructure, could strengthen its market share. The on-going planning for a new headquarter hotel will be of great value in achieving increased Center market capture. Further, continuing to link sales efforts for the Center and other primary facilities (such as The Breakers and Boca Raton Resort) with the County's unique outdoor venues, restaurants, equestrian and polo facilities, and off-site adventures will create unmatched event experiences.
- 8. *Music and Festivals:*** Palm Beach County boasts a robust lineup of large and unique concert and performance venues, set to expand with the upcoming Innovation Center in Boca Raton and the SoFi Center in Palm Beach Gardens. Defining target markets and festival opportunities for these venues, paired with active collaboration, can elevate the county's profile as a music tourism destination. Additional investments, such as street music and public art programs, could further solidify this brand.
- 9. *Urban Development and Growth:*** West Palm Beach is evolving into a dynamic live/work/play hub, positioning itself as a central component of the county's visitor experience. Integrating visitor-centric planning into district and master planning efforts will be key to maximizing its potential.
- 10. *Economic Disparity:*** The visitor experience in Palm Beach County varies dramatically between neighborhoods, highlighting significant economic disparities. Areas just north of downtown are perceived as somewhat unsafe, and the stark contrast between affluent Palm Beach and underprivileged Belgrade underscores this divide. Addressing these issues of economic and opportunity disparities through targeted investments in the county's disadvantaged communities will be crucial as part of the Tourism Master Plan.

These findings emphasize the importance of strategic investment, infrastructure improvements, and targeted marketing to enhance the tourism experience in Palm Beach County and support sustainable economic growth.

Following are CSL comments, observations, and reactions to the tourism assets visited during the familiarization tour of Palm Beach County.

TOURISM ASSESSMENT CRITERIA

As a complement to the familiarization visits and write ups (comments, observations, and reactions), CSL has also attempted to quantify a series of Tourism Asset evaluation criteria to help illustrate for each asset the strengths and weaknesses of the venue, facility, attraction, district, etc.

This effort was undertaken because tourism asset evaluation criteria are essential components in the development of a comprehensive tourism master plan. Each criterion plays a pivotal role in assessing the overall potential and sustainability of tourism assets within the County. By systematically evaluating these aspects, we can ensure that the tourism initiatives are well-rounded, equitable, and beneficial for both visitors and the local community.

The following summarizes the major categories and individual elements of evaluation:

Accessibility is fundamental to the success of any tourist destination. It encompasses the proximity to transportation hubs, the availability of public transportation, and ease of access for people with disabilities. Ensuring accessibility not only increases the destination's attractiveness but also enhances the experience for a broader audience, including those with mobility challenges.

Visitor Experience is critical in determining the quality and uniqueness of the attraction. It includes the availability of amenities such as restrooms, dining, and information centers, as well as visitor satisfaction and reviews. A positive visitor experience can lead to higher return rates and positive word-of-mouth, thereby boosting the destination's reputation.

Economic Impact focuses on the potential to attract visitors and generate room nights, spending, tax revenue, contribute to local employment, and create opportunities for local business development. This criterion is vital for understanding the economic benefits tourism can bring to a region, supporting local economies, and providing sustainable economic growth.

Sustainability addresses the environmental impact and conservation efforts associated with tourism activities. It includes the capacity to manage visitor numbers without degrading the environment, the use of sustainable practices and technologies, and overall environmental stewardship. Sustainable tourism ensures that the destination remains viable and attractive for future generations.

Cultural and Heritage Value emphasizes the significance of the destination in local history and culture, the preservation of cultural heritage, and the provision of educational and interpretive services. This criterion ensures that tourism development respects and promotes the unique cultural aspects of the area, enriching visitors' experiences and preserving cultural assets.

Market Appeal assesses the alignment of the destination with current tourism trends and market demand, the appeal to target demographics, and competitive positioning compared to other destinations. Understanding market appeal helps in tailoring marketing strategies to attract the right audience and position the destination favorably in the market.

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Infrastructure looks at the quality and condition of existing infrastructure, plans for future improvements, and the capacity to handle peak visitor times. Adequate vehicle and pedestrian access, signage, landscaping, lighting, safety/security and other infrastructure components is crucial for ensuring a smooth and enjoyable visitor experience and supporting the sustainable growth of tourism.

Community Support considers the level of local community support and involvement, the impact of tourism on local residents' quality of life, and opportunities for community benefits and engagement. Engaging the local community is key to creating a positive relationship between residents and tourists, ensuring that tourism development benefits everyone.

For evaluation of the assets, the visiting consultants scored each of the criteria from Strong / Excellent to Moderate / Modest to Poor / Low. If no information was available or apparent the score was marked as Unknown / Not Applicable. After the scores were recorded, the average score was calculated and presented at the bottom of each asset review.

By thoroughly evaluating these criteria, the tourism master plan can effectively guide the development and management of tourism assets, fostering sustainable growth and enriching the experiences of both visitors and the local community. We also expect these scores will provide a bases for further research and analysis as the Tourism Master Plan progresses.



ARTHUR R. MARSHALL LOXAHATCHEE WILDLIFE REFUGE

The Arthur R. Marshall Loxahatchee National Wildlife Refuge preserves a portion of the northern Everglades, offering over 145,000 acres of diverse habitats. Visitors can enjoy bird watching, boating, hiking, biking, and educational exhibits about the unique ecosystem and conservation efforts.

CSL received a briefing from staff at the main Visitor Center. Based on this information, it appears that the Wildlife Refuge is an important ecotourism and quality-of-life asset for PBC and helps to preserve and sustain the natural ecosystem of the Everglades, which is an important element of the PBC brand. With that said, there is limited direct current economic impact associated with the Wildlife Refuge. Following the completion of the biking trail around the circumference of the Refuge, the Refuge will become more attractive to biking visitors.

ARTHUR R. MARSHALL LOXAHATCHEE WILDLIFE REFUGE **CONTINUED...**

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Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
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Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
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Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



BOCA ARTS AND INNOVATION CENTER

The Boca Arts and Innovation Center is a planned cultural hub in Boca Raton, set to feature cutting-edge technology and versatile spaces for art exhibitions, performances, and educational programs. It will aim to cultivate creativity and community engagement through innovative and immersive experiences.

CSL received a briefing from staff at the Boca Raton Museum of Art which focused on the pending “creative campus at the northern end of Mizner Park in downtown Boca Raton.”

“The early-stage design concept features a three-story building that will serve as the campus anchor. The eastern side of the building will host The Center’s largest venue: a multi-functional, flexible event, exhibition, and performance space that can easily merge with a Piano hallmark, a sweeping plaza dubbed the Piazza. Functioning as the central outdoor space for The Center, the Piazza and will host open-air performances, events, and daily arts programming. It also incorporates an existing amphitheater at the site and is intended to be a vibrant and lively place open to the community, destined to enhance social interaction, urban culture, and human flourishing in the city.

Back inside, the building will also include a public lobby, dedicated work and maker spaces for local creatives, artistic residencies, a startup incubator, and publicly accessible educational and social spaces, all designed to “foster collision and innovation of The Center’s four pillars from within.”

Source: [Architectural Record](#), 2024.

Based on this briefing and publicly available information, the Creative Campus is expected to be a world class arts venue and will make significant contribution to PBC’s tourism asset base in Boca Rotan. The Campus will provide a venue capable of hosting high-end performances and clientele in an art-centric environment.

BOCA ARTS AND INNOVATION CENTER CONTINUED...

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BOCA RATON AIRPORT

Boca Raton Airport is a public-use general aviation airport serving the Boca Raton area. It provides convenient access for private and corporate flights, with modern facilities, two full-service fixed-base operators (FBO), and proximity to local attractions and businesses. Onsite, it has a hotel and restaurant to meet the needs of travelers before and after their travels.

The Airport's main clientele consists of high-end, private flight passengers, who often visit second homes or premium hotels such as The Boca Raton Resort. This positions the airport as a critical asset for attracting high value tourism to the County. Its southern location in the County makes it an ideal asset for premium travelers visiting the Boca Raton area, rather than more northern municipalities in the County.

BOCA RATON AIRPORT CONTINUED...

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BOCA RATON INNOVATION CAMPUS (BRIC)

The Boca Raton Innovation Campus (BRIC) is a premier research, innovation, and technology center, housing a variety of companies ranging from startups to Fortune 500 firms. It offers state-of-the-art facilities, collaborative workspaces, and a supportive environment for innovation and growth.

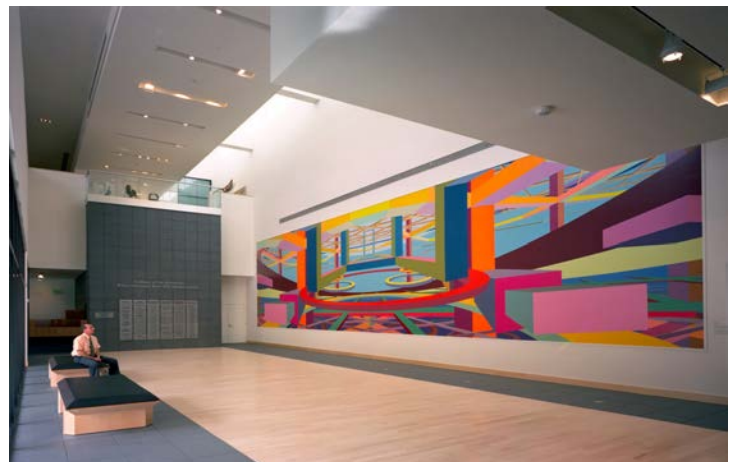
CSL received a briefing and walking tour of the impressive facility, which highlighted the excellent meeting facilities and opportunities to host private, corporate and community events. In the near future, it is expected that BRIC will serve as an important meeting facility asset for PBC. BRIC is interested in a broader and deeper relationship with DTPB in order to fully market, book and host events at their new facilities. A range of future developments are planned to improve visitor experience and accessibility for the general public and event groups.

BOCA RATON INNOVATION CAMPUS (BRIC)

CONTINUED...

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BOCA RATON MUSEUM OF ART (THE)

The Boca Raton Museum of Art showcases a diverse collection of contemporary and modern art, as well as traveling exhibitions. It offers educational programs, workshops, and community events, enriching the cultural landscape of Boca Raton and PBC.

CSL received a briefing from staff at the Boca Rotan Museum of Art which focused on the pending Boca Arts and Innovation Center “creative campus at the northern end of Mizner Park in downtown Boca Raton.” Staff suggested that the Museum of Art will definitely benefit from the Arts and Innovation Center development. As a cultural hub that appeals to a range of visitor types, including high-end travelers, the Museum is an important asset for tourism and quality-of-life in Boca Raton and PBC.

BOCA RATON MUSEUM OF ART (THE) CONTINUED...

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BOCA RATON RESORT (THE)

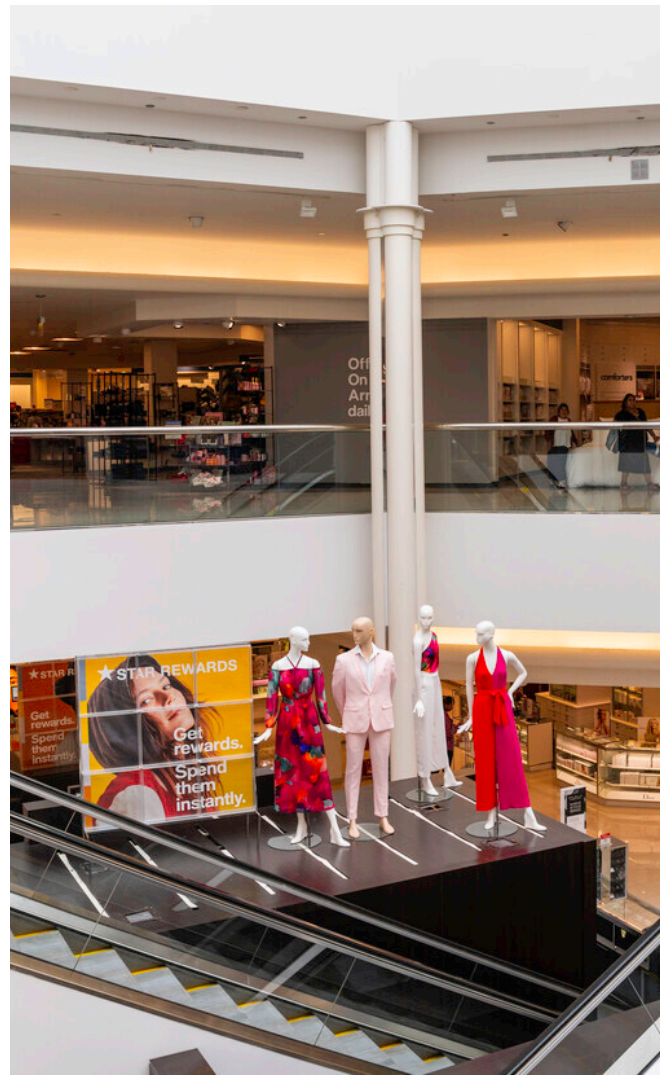
The Boca Raton Resort is a luxurious resort offering elegant accommodations, fine dining, and a range of recreational activities. It features a spa, golf course, and waterfront amenities, providing a premier and exclusive destination for relaxation, luxury, and leisure.

CSL received a briefing and tour of the impressive resort, which has recently undergone a \$100+ million redevelopment / refresh. By any standard, the Boca Raton Resort is a world class resort and enjoys a well-deserved reputation. The Resort sets the highest standard for PBC and exemplifies a luxurious, premium brand.

BOCA RATON RESORT (THE) CONTINUED...

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BOYNTON BEACH MALL

Boynton Beach Mall was previously a popular shopping destination offering a wide range of retail stores, dining options, and entertainment venues. The mall featured major department stores, specialty shops, and a family-friendly atmosphere with events and activities throughout the year.

The CSL visit to the Mall was limited to a drive-by tour. Additionally, based on publicly available information, Boynton Beach Mall is undergoing significant changes. A revitalization plan has been proposed to transform the mall into a mixed-use development. The proposal includes reducing retail space and adding residential units, hotels, and office spaces. This redevelopment aims to rejuvenate the area, attract new businesses, and enhance the overall community experience. It has been reported that City commissioners are actively moving forward with the plans, reflecting a broader trend of repurposing aging malls to meet modern needs.

Based on CSL's drive-by tour and public reporting, it is clear that significant attention, focus and investment is in process to revitalize Boynton Beach Mall.

BOYNTON BEACH MALL CONTINUED...

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BOYNTON BEACH OCEANFRONT PARK

Boynton Beach Oceanfront Park is a seaside park known for its beach, picnic areas, and recreational facilities. It offers lifeguarded swimming, playgrounds, and rentable amenities, making it an ideal spot for family outings and beach activities.

CSL's visit to the Boynton Beach Oceanfront Park was limited to a self-guided tour of the park facilities and beach. As such, it appeared that there may be limited parking for park and beach visitors, especially in peak periods. The park appeared to cater mainly to resident families, with few assets dedicated to serving tourists. If desired by community stakeholders, making the Park a stronger tourism asset will require updating park facilities and providing greater maintenance to satisfy Countywide tourism asset standards and the PBC brand.

BOYNTON BEACH OCEANFRONT PARK CONTINUED...

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BOYNTON HARBOR MARINA

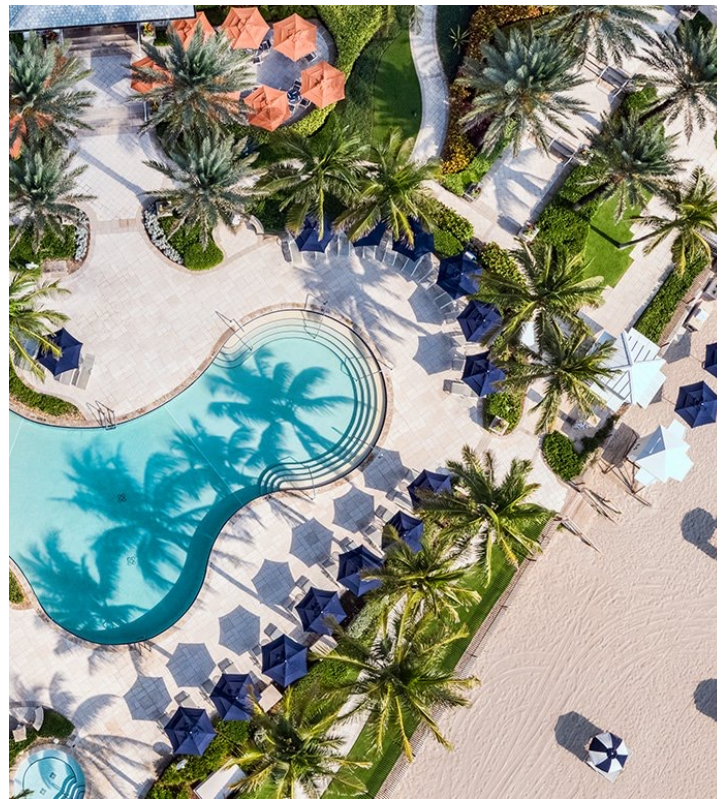
Boynton Harbor Marina is a marina offering boat slips, charter services, and waterfront dining. It serves as a gateway to some of the best fishing and diving spots in the area and provides easy access to the Intracoastal Waterway and the Atlantic Ocean.

CSL's visit to the Boynton Harbor Marina was limited to a self-guided tour of the marina facilities and surrounding area. As such, the Marina appears to offer and deliver traditional services for a facility of its kind. Modest improvements and investment might be helpful to elevate the facility to an important tourism asset. Fishing charters, diving excursions, and other experiential offerings are likely to draw a moderate level of visitors.

BOYNTON HARBOR MARINA CONTINUED...

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BREAKERS RESORT (THE)

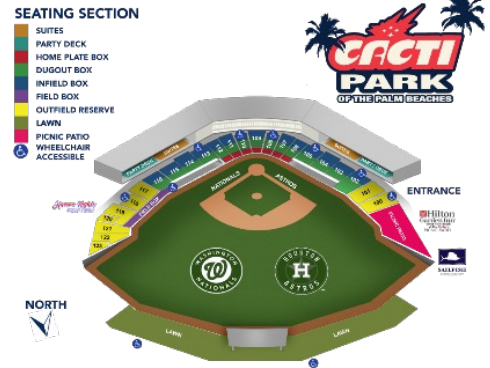
Built in 1926, the Breakers Resort in Palm Beach is an iconic luxury resort known for its important ties with American history (founded by renowned American industrialist Henry Flagler), oceanfront location, elegant interiors and world-class amenities. It offers luxurious accommodations, multiple fine dining establishments, high-end retail, an 18-hole golf course, outdoor swimming pools, spa services, family attractions (arcade, nine-hole mini golf) and 10 outdoor Har-Tru tennis courts on its premises, making it a premier destination for discerning travelers.

CSL spoke with management of the resort and received a walking tour of its guest amenities. The Breakers maintains its world class facilities by reinvesting \$25 to \$30 million into facility capital repair and replacement on an annual basis. Management noted plans to cover the resort's tennis courts and potentially add court space/functionality to accommodate pickleball and up-and-coming racquet sport Padel. The Breakers plans to add a glass roof to its currently open courtyard to make it more usable for events and populate the space with new guest amenities including a bar. Despite an inventory of onsite attractions/amenities, resort-goers frequently travel offsite to shop, dine and explore, and this is encouraged by hotel staff who help visitors plan their excursions. The Breakers does offer event space, including a uniquely elegant ballroom offering approximately 15,000 square feet of space, but largely prioritizes guest experience over rental revenue/outside groups. Interestingly, the Resort will intentionally remove some rooms from the market during peak seasons to prevent overcrowding and preserve a high-quality experience for their guests. This approach to managing the visitor experience may act as a case study for tourism management throughout the County.

BREAKERS RESORT (THE) CONTINUED...

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CACTI PARK OF THE PALM BEACHES

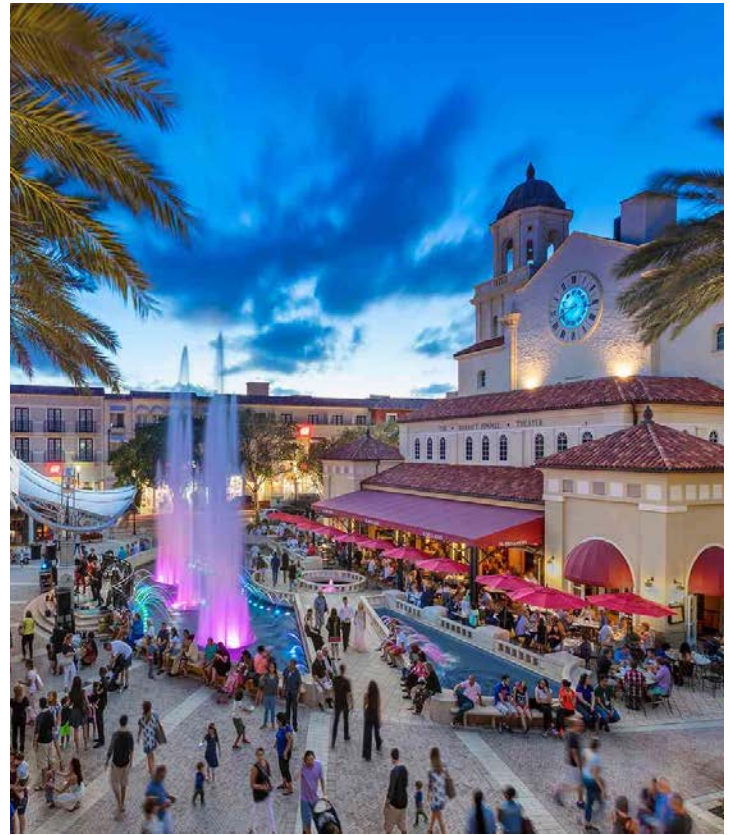
CACTI Park of the Palm Beaches is a premier sports and event complex and is home to the Spring Training facilities of the Houston Astros and Washington Nationals, who signed 30-year contracts with the venue upon its opening in 2017. The 160-acre site includes a 7,700-capacity stadium, six suites, 10 practice diamonds and multipurpose rectangle fields, and a range of amenities such as shaded seating, a 360-degree concourse, and party decks. Beyond baseball, the park hosts various events including youth/amateur sports tournaments, community walks, corporate functions, and concerts.

CSL received a briefing and walking tour of the facility, which highlighted the impressive qualities of this world class venue. Based on this visit, it appears that CACTI Park is a significant and leading contributor (tourism asset) to PBC. During the visit, management suggested that a new ballpark with one to two new major league spring training teams might help to solidify PBC's position as a spring training destination, driving even greater tourism business. CACTI park is interested in modifying the bridge located near right field to better facilitate trailer/equipment load-in and load-out for live entertainment events and festivals for up to 10,000 fans. This would greatly enhance Palm Beach County's portfolio of music venues, and the associated economic impacts of CACTI Park. Preliminary discussions have also been held regarding the Park becoming a host venue for a USL soccer team in the future. This may further elevate attendance at the Park, though the tourism draw of USL league events are typically limited. Further, efforts would be required to coordinate availability of the primary ballpark between a USL tenant and visiting youth sports tournaments.

CACTI PARK OF THE PALM BEACHES CONTINUED...

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Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



CITYPLACE

CityPlace is a vibrant mixed-use development located in West Palm Beach. It offers a curated mix of retail shops, restaurants, entertainment venues, and residential spaces, making it a central and high-end hub for shopping, dining, and cultural activities. CityPlace frequently programs events in and around the common spaces of the development's two story mixed-use outdoor mall, including holiday kickoffs, food tasting events and wellness festivals. The development is proximate to the Palm Beach County Convention Center and frequently coordinates with retailers and restaurants to prepare for increased foot traffic as a result of convention/other event activity occurring at the CC.

CSL spoke with a representative from Related Companies, the real estate firm which owns the development, and conducted a walking tour of the district. CityPlace is currently renovating a former church to add an undisclosed experiential event venue to the district. Class AA office developments are also currently underway at CityPlace – new mixed-use towers will span one million square feet adjacent to the development's mall. This will likely generate greater foot traffic during lunch hours, and continued development of residential in and near CityPlace will support evening food options and retail. It appears that Related understands the future of retail and importance of building demand (employees and residents) into their retail and dining center.

In touring the property, it appears that it could benefit from additional signage and wayfinding that is highly visible and eye catching. New signage and markers should guide pedestrians throughout the District, to other existing and future districts in downtown, and nearby parking.

CITYPLACE CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



CLEMANTIS STREET & DOWNTOWN WEST PALM BEACH

Clematis Street is the historic heart of Downtown West Palm Beach and is known for its lively nightlife, diverse dining options, and array of retail shops. The area hosts various events and festivals throughout the year – Green Market, SunFest, Holiday in Paradise summer concert series, etc. – attracting locals and tourists alike. These gatherings are held along Clematis Street (which is closed in conjunction with this activity) and/or at Downtown’s two primary outdoor event spaces, the Meyer Amphitheater and The Great Lawn.

CSL spent time touring Clematis Street and the Great Lawn and speaking with representatives of the West Palm Beach’s Downtown Development Authority (DDA). Some portions of sidewalk and storefronts along Clematis are beginning to look worn and dated; the area may benefit from City and/or DDA efforts that would re-invigorate the Street with pedestrian experience improvements and provide façade grants to business owners. Staff highlighted upcoming developments, including the addition of 1,200 residential housing units and a new LGBTQ+ nightlife venue, an important development that DDA officials hope will make the area seem more welcoming and inclusive to a more diverse visitor base. They also noted that Downtown vacancy rates are currently below 10 percent. Downtown West Palm Beach currently lacks a dedicated grocery provider for residents, and the DDA and City are interested in transforming the area’s waterfront into a signature plaza space capable of hosting pop-up businesses, public gathering areas, and other elements. The Downtown has realized success with temporary family-oriented installations, including Musical Swings and see saws, and will install an outdoor ice-skating rink on the green space facing the Ben Hotel later this year.

CLEMANTIS STREET & DOWNTOWN WEST PALM BEACH CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



COMMON PARKS (THE)

The Commons Park in Royal Palm Beach is a 150-acre community park that includes a large green lawn, a 17,000-square foot sporting center with restrooms and 200-capacity third-story veranda, golf facilities including an 18-hole tournament course and driving range, multiple pavilions, splash pad, playscapes, and three miles of paved trails.

CSL toured the park and spoke with representatives of Royal Palm Beach's Parks and Recreation Department. Commons Park hosts two to four major events annually, including a reoccurring 4th of July Celebration which brings food trucks, fireworks, family friendly activations and over 25,000 people to the park. The Park is an enormous outdoor recreation asset for the local community, and it has excellent tourism draw potential due to its ability to host large festivals.

COMMON PARKS (THE) CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



COX SCIENCE CENTER

The Cox Science Center is an educational attraction in West Palm Beach, offering interactive exhibits, a planetarium, and a science-themed mini-golf course. It aims to inspire curiosity and a love for science through hands-on learning experiences for all ages.

CSL received a briefing and walking tour of the facility which appears to be well used and activated. Perhaps the most important take away was the fact that the Center has raised approximately \$120 million for a major expansion and redevelopment including "expanded exhibit and programming spaces, and one of Florida's largest aquariums. Construction is anticipated to begin in 2024 and a grand opening to the public is targeted for 2026."

Source: [Cox Science Center](#), 2024.

The facility attracts a notable level of drive-in tourism and acts as a key attraction for families already visiting the community. Its visitation from fly-in tourists increases drastically during periods when inclement weather prohibits outdoor activities.

COX SCIENCE CENTER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



CULTURAL COUNCIL OF PALM BEACH COUNTY

The Cultural Council of Palm Beach County (a non-profit 501(c)3) is the official arts agency for the County, supporting and promoting cultural activities and organizations. It provides grants, advocacy, and resources to enhance the local arts community and enrich cultural life, and partners with local artists as tourism ambassadors. MOSIAC, a month of arts, shows, ideas, and culture, is a council-organized county-wide cultural celebration which just completed its seventh year.

CSL meet with Council representatives at their office, which doubles as a visitor center, gift shop and small art gallery. The Council has robust resources to lead significant initiatives like working with a PR agency to run national advertising campaigns (billboards, magazines) that promote arts and culture in the County. The organization also spearheads a number of events and programs throughout the County that celebrate the arts and showcase local creative talent to residents and visitors. Council representatives highlighted the quantity and variety of arts and cultural assets throughout the County as a significant strength of the destination. However, the area somewhat lacks a true “district” or neighborhood for unique and authentic art and culture; as the assets are relatively spread out.

CULTURAL COUNCIL OF PALM BEACH COUNTY

CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



DAGGERWING NATURE CENTER

Daggerwing Nature Center is an environmental education facility located in Burt Aaronson South County Regional Park. It features live animal exhibits, a butterfly garden, and boardwalk trails through wetland habitats, offering educational programs and nature activities.

CSL received a briefing by Daggerwing staff at the visitor center, highlighting the various elements of the nature center and park. Based on this discussion, the Nature Center appears to deliver a high-quality ecotourism experience for visitors and residents interested in the natural environment of PBC. It is unlikely to act as a standalone draw for visitors to PBC but is a quality asset for ecotourism-intrigued visitors.

DAGGERWING NATURE CENTER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



DELRAY BEACH ATLANTIC AVENUE (DDA) AND VISITOR CENTER

Delray Beach's Atlantic Avenue is a bustling main street lined with shops, restaurants, galleries, and entertainment venues. The Downtown Development Authority (DDA) and Visitor Center provide information and support for tourists, enhancing the downtown experience.

CSL received a briefing on the City of Delray Beach, Delray Beach itself, Atlantic Avenue, and the Visitor Center from the head of the DDA. CSL also conducted a self-guided driving tour of Atlantic Avenue. Based on this discussion and tour, CSL noted the developments that are currently under construction and others planned for the destination that are expected to add additional, important visitor and quality of life experiences. Once these developments are complete, it is expected that Delray Beach / Atlantic Avenue will enhance its position as a premier destination for visitors. CSL noted that additional investment that pushes development toward the highway would benefit the broader destination.

A particularly important note to make for Delray is its focus on restaurants, bars, nightlife, and entertainment within PBC, especially for the 25-35+ year old segment that is seeking a more active and engaging experience. These establishments make Delray both unique and important for a younger demographic market segment.

DELRAY BEACH ATLANTIC AVENUE (DDA) AND VISITOR CENTER **CONTINUED...**

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



DELRAY BEACH TENNIS CENTER

The Delray Beach Tennis Center is a premier tennis facility hosting professional tournaments, local leagues, and recreational play. It features multiple courts, training programs, and amenities for players of all skill levels, promoting a vibrant tennis community.

CSL received a briefing and walking tour of the facility, while a national age group (15-16 year olds) tournament was taking place. CSL noted the limited parking, player facilities (changing rooms, showers, etc.), and spectator amenities (restaurants, merchandise shopping, etc.) that are generally available in world class tennis venues.

Based on this visit, it is apparent that additional upgrading and investment might be necessary to maintain the Center's position as a premier facility for national and international tournaments.

DELRAY BEACH TENNIS CENTER **CONTINUED...**

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



DOLLY HAND CULTURAL ARTS CENTER

The Dolly Hand Cultural Arts Center, located at Palm Beach State College's Belle Glade campus, is a key cultural venue in the Belle Glades area. It hosts a variety of performances, including theater, music, and dance, enriching the local cultural landscape.

CSL received a briefing by Dolly Hand staff but was unable to tour the facility due to rules prohibiting adult visitors during children's camp time. Based on this discussion, it was suggested that the Center generally caters to a local audience but occasionally attracts and hosts out-of-town visitors depending on the events or performing artists. In general, the Dolly Hand Center is well regarded in the community and delivers a number of high quality events and performances.

DOLLY HAND CULTURAL ARTS CENTER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



DOWNTOWN PALM BEACH GARDENS

Downtown Palm Beach Gardens is a shopping and entertainment district that is currently in “transition”, featuring a mix of retail stores, restaurants, and recreational spaces. It offers regular events, live music, and family-friendly activities throughout its outdoor public spaces.

CSL conducted an unguided visit to the district and noted the large number of vacant retail and F&B spaces. CSL also noted the major redevelopment efforts underway, including a new movie theater and residential units. It is believed that the area is adding other entertainment assets to diversify its business mix and generate greater visitation to its restaurants and retail stores.

DOWNTOWN PALM BEACH GARDENS CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



FAU STADIUM AND ARENA

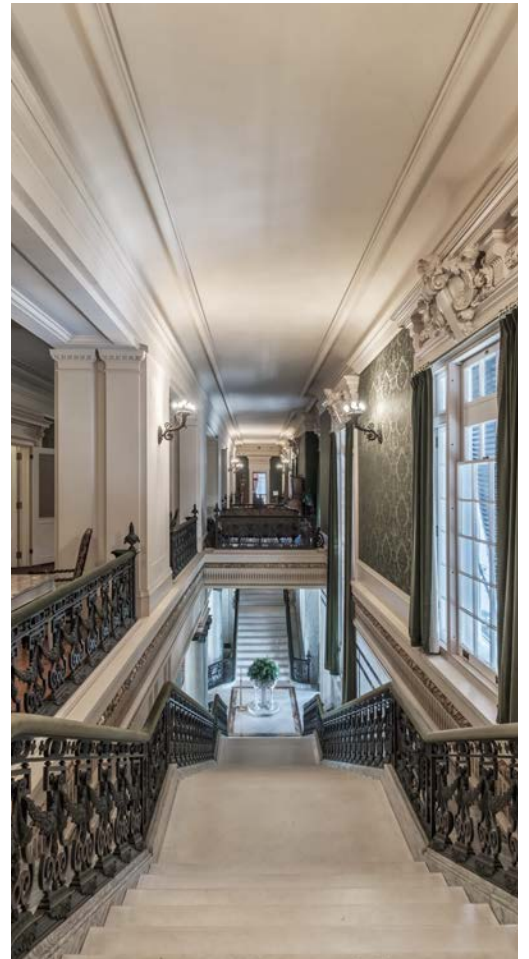
FAU Stadium and Arena are key sports and event venues at Florida Atlantic University in Boca Raton. The stadium hosts football games and large events, while the arena is home to basketball games, concerts, and various university functions.

CSL received a briefing and tour from FAU staff, noting the newly developed athletic facilities as well as the significant focus generated by recent basketball team success. Although the Stadium appears to be in good condition, the Arena may require further investment to improve the experience for larger audiences attending due to the basketball team's success. Further, the Arena can rarely host third party events due to its use by the University's athletic teams for practices. With the addition of dedicated practice facilities elsewhere on campus, the University could increase the activation of the Stadium and Arena for visitor-based events.

FAU STADIUM AND ARENA CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
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Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
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Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



FLAGLER MUSEUM

The Flagler Museum, housed in the historic Whitehall estate, is a National Historic Landmark in Palm Beach. It is intended to preserve and interpret the legacy of renowned American industrialist Henry Flagler, with exhibits on Flagler's contributions to Florida's development, and showcase Gilded Age lifestyle via grand architecture and period furnishings. Visitors can receive a guided or self-guided tour of the estate and adjacent Flagler-Kenan Pavilion, an 8,100-square foot event venue which also displays Flagler's private railcar. Membership holders can rent this space for private events, and higher-level membership holders can also reserve the museum to host functions. With the building's size and the pristine condition of its front courtyard, the walk-up experience to the Museum is impressive. Paired with management's robust knowledge of its history and genuine care in telling its story, the Museum is a unique and authentic visitor experience that also symbolizes the crucial part played by Flagler in spurring Florida's tourism economy.

CSL was accompanied by the Executive Director of the museum on a guided tour. The Flagler museum is run by a non-profit board that prioritizes preservation of the estate's spaces, furnishings and artifacts over increasing private rentals and/or admissions. The Museum does not seek guidance in tourism strategy but is interested in adding historic-themed boat tours given the estate's waterfront location and dock access.

FLAGLER MUSEUM CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
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Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
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Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



GARDEN MALLS (THE)

The Gardens Mall in Palm Beach Gardens is a 1.4 million-square foot upscale shopping center featuring a mix of high-end retailers, dining options, and services. It offers a sophisticated shopping experience with a range of luxury brands and stylish amenities. The Mall occasionally hosts events in its common spaces, such as cocktail parties and holiday/family friendly activations.

CSL received a briefing from staff at The Gardens Mall. Although the Mall has lost Sears as an anchor tenant, it seems to be doing well with its existing tenants and has plans (not disclosed) for new tenant(s) that should help to fill out some of the few existing vacancies. The Mall will be updating its luxury wing over the next five years, further establishing this asset as a premier luxury shopping destination.

GARDEN MALLS (THE) CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
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Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



GARDENS NORTH COUNTY DISTRICT PARK (THE)

The Gardens North County District Park in Palm Beach Gardens is a large, tournament-quality outdoor sports complex featuring seven lighted multipurpose fields, six pavilions, a concession stand, walking trails, and playgrounds. It provides a well-maintained space for recreational activities, community events, and outdoor enjoyment. Considering CSL's experience with advising on dozens of similar complexes nationally, the Gardens North County is a high quality mid-sized sports venue that addresses many of today's trends in the traveling youth sports industry.

CSL received a briefing from staff at The Gardens North County District Park. County Park staff were particularly positive about the facilities, operations and how sports tourism brings significant business to the Park and community. They suggested that the residents need to hear more about how sports tourism adds to the local community. The Park continues to add additional fields and sports such as Pickleball. It has also hosted practices for MLS and international soccer teams. Staff did suggest that indoor recreational facilities are needed and in demand and would definitely round out the portfolio of facilities at the park. Further, they believe that other communities throughout the County could benefit from making sports tourism a higher priority, and that opportunity exists for more frequent collaboration among communities to host massive youth sports tournaments. They also suggested leveraging the many celebrity athletes living in the County to advocate for the sports brand in the area; opportunity may exist to partner with famous athletes for programming at area complexes, and/or develop public art installations or landmarks that celebrate their accomplishments.

GARDENS NORTH COUNTY DISTRICT PARK (THE)

CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



GRASSY WATERS PRESERVE

Grassy Waters Preserve is a 100-square mile natural area located in and owned by the City of West Palm Beach, protecting vital wetlands and providing habitat to diverse wildlife. For tourists, this area offers hiking trails, boardwalks, and educational programs at the Nature Center. It is supported by a non-profit Conservancy whose mission is to support, promote and protect the Preserve for environmental education and nature-based experiences while ensuring its ecological integrity.

CSL walked the Preserve's boardwalk trail and spoke to Conservancy representatives inside the visitor center. The Preserve is a unique natural tourism draw for the City of West Palm Beach as most visitors are from out-of-town. As a critical regional drinking water supplier, kayaking/water-based tours are not allowed in this area, limiting the experiential potential of this asset. Eventually, the Preserve is interested in developing a second nature center which would offer dedicated classroom/meeting/training space.

GRASSY WATERS PRESERVE CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
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Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



GUMBO LIMBO NATURE CENTER

Gumbo Limbo Nature Center in Boca Raton is dedicated to marine and coastal environmental education and protection. It offers aquariums, a sea turtle rehabilitation and research facility, and nature trails, aiming to foster conservation awareness and provide engaging experiences for all ages.

CSL received a briefing and tour from staff at the Nature Center. Based on this information, it appears that the Gumbo Limbo is an important ecotourism asset for PBC and helps to preserve and sustain the sea turtle ecosystem which is an important element of the PBC brand. The facility receives a high level of drive-in tourism from within the state, especially from Broward County. Fly-in visitors, apart from ecotourists, often visit this facility during vacations, but it is not a primary tourism driver.

GUMBO LIMBO NATURE CENTER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



HARBOURSIDE PLACE

Harbourside Place in Jupiter is a waterfront destination offering shopping, dining, entertainment, and lodging. It features an amphitheater for live performances, a marina, and a variety of events throughout the year, making it a popular spot for locals and visitors.

CSL received a briefing and tour from staff at Harbourside Place. Based on this visit, it appears that Harbourside is doing well and well positioned with existing and future retail and F&B establishments. Harbourside is current reconsidering their amphitheater activation to increase its attendance, engagement, and ROI - it is notable that the City limits the district to 24 events per year, 12 of which can involve amplified music. Harbourside Place does not have a significant presence as a nightlife destination.

HARBOURSIDE PLACE CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



iTHINK FINANCIAL AMPHITHEATER

The iTHINK Financial Amphitheater is a major outdoor concert venue in West Palm Beach, hosting a wide range of musical performances and events. With a large seating capacity of approximately 20,000 and modern amenities, it attracts top artists and large crowds for memorable entertainment experiences.

CSL received a briefing and tour from Live Nations staff (manager of iTHINK). Based on this visit, it is clear that iTHINK is a quality outdoor music venue capable of hosting world-class events, festivals and performances. iTHINK is making upgrades and enhancements to its facility, including enhanced premium seating areas that will generate more revenue and better align with today's venue standards. Due to the caliber of hosted shows and events, the venue is capable of pulling notable levels of drive-in and fly-in tourism and attracting visitors currently in the market.

iTHINK FINANCIAL AMPHITHEATER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



JUPITER LIGHTHOUSE

The Jupiter Inlet Lighthouse & Museum is a historic site offering tours of the titular lighthouse, museum exhibits, and nature trails. It provides stunning views of the Jupiter Inlet and Atlantic Ocean, highlighting the area's maritime history and natural beauty. Event rentals are not allowed for individuals or organizations, but the Lighthouse has a small outdoor patio at the base for weddings.

CSL received a briefing and tour from Jupiter Lighthouse staff. The Lighthouse offices and museum have relocated to temporary quarters during the rebuilding of the Highway 1 bridge but expect to return to renovated facilities once bridge construction is complete. The Lighthouse itself is in excellent shape and the park is a high quality amenity for visitors and residents.

Although the Lighthouse is a historic element of Jupiter and celebrates the City's history and heritage, its economic contribution to the tourism economy is likely limited. Its remote location, limited throughput capabilities, and fairly short run-time make it a quality "quick stop" for some visitors.

JUPITER LIGHTHOUSE CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



JUPITER OUTDOOR CENTER

The Jupiter Outdoor Center is a 666-acre park offering a range of outdoor activities, including kayaking, paddleboarding, and eco-tours. It provides guided adventures and rentals, promoting exploration and appreciation of Jupiter’s waterways and natural landscapes.

CSL received a briefing and tour of the Jupiter Outdoor Center facilities (kayak and bike rental station, kayak launch) from the Outdoor Center manager. According to the manager, the Center hosts approximately 300 visitors per day. The kayak launch zones showcase the unique environments of the river and surrounding woodlands, and the five-mile kayak trail has seen a gradually increasing flow of out-of-town visitors. Nearby is an attractive shipping container “AirBnb” and an eight-mile bike trail.

Because the Outdoor Center is a vendor on City owned property it is difficult for the vendor to take action that might improve or enhance its services, however the vendor does have plans to add a gift shop and permanent restaurant to the site. Considering the state of existing facilities and plans for future enhancement, the Center likely has material potential for growth as a County tourism asset.

JUPITER OUTDOOR CENTER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



KRAVIS CENTER

The Kravis Center for the Performing Arts in West Palm Beach is a premier venue for theater, music, dance, and cultural events. It features multiple performance spaces and hosts a wide variety of shows, from local performances to Broadway musicals and international acts. The venue's Concert Hall has approximately 2,200 seats, allowing it to host major acts with moderate to significant potential to draw from outside the County.

CSL toured the Kravis Center's theaters and new VR experience, "The Infinite," a 45-minute immersive attraction which is currently occupying ballroom space within the building from June through September. This has been a successful activation for residents and school groups. With adjacent land owned by the Center, Kravis Center leadership have tentative plans to add a third theater with 1,000 seats to accommodate events such as dance competitions. Overall, the Kravis Center is a state-of-the-art performing arts and cultural venue, which one normally finds in a tier-1 major metropolitan area and should be seen as one of the County's most important cultural tourism assets.

KRAVIS CENTER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



LAKE OKEECHOBEE SCENIC TRAIL

The Lake Okeechobee Scenic Trail is a popular path encircling Florida's largest freshwater lake. It offers scenic views, wildlife observation, and opportunities for hiking, biking, and fishing, providing a peaceful retreat into nature.

CSL received an onsite briefing from County staff. The discussion highlighted the opportunity to better activate the Scenic Trail with bike rentals, watercraft rentals and events to activate the trail. Perhaps one of the difficulties with activating the Trail is the division of responsibility between the Army Corp of Engineers which is responsible for the levy and PBC which is interested in activating the infrastructure. The Trail has yet to be paved around the full circumference of the lake. Once the Trail is fully paved and following the addition of important cyclist and visitor amenities, the Trail will definitely be an attractive tourism asset for cyclists and outdoor adventurers.

LAKE OKEECHOBEE SCENIC TRAIL CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



LAKE WORTH PLAYHOUSE

The Lake Worth Playhouse is a 300-seat historic theater located along Lake Worth's Lake Ave, the area's main street. The community theater self-produces six shows per year and runs camps, offers educational programs and is supported by a network of volunteers. The Playhouse has a second, 60-seat black box theater that shows independent films, plays, and musicals.

CSL toured the Playhouse's main theater, black box theater and back of house spaces, and viewed a rehearsal for an upcoming community musical production. The Playhouse is currently in the process of replacing seating and carpeting in the main theater. As a recipient of state funds, the theater could be negatively affected by a recent decision by the Governor to veto all state grants for arts organizations. This may have a negative impact on the Playhouse and other arts assets throughout the County. The Playhouse is a cultural staple of the area but, as a community theater with limited seating capacity and attendee amenities, is not considered a material tourism driver.

LAKE WORTH PLAYHOUSE CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



LAS PALMAS

Las Palmas is a barebones entertainment venue in West Palm Beach County (Belle Glade) known for its rodeos, quarter horse racing, nightlife, music, and Latin-inspired cuisine. It offers a festive atmosphere with dance floors, live performances, and themed events, making it a popular destination for evening entertainment.

CSL visited the venue and was fortunate to meet with the owner who happened to be onsite. It was clear the owner is keen to activate the venue for events, concerts, farmers markets, and flea markets. Essentially, the venue is a covered gravel pad but has established itself with Belle Glade residents and visitors as a large and important venue for entertainment. Similarly, the venue fulfills a performance entertainment genre that is unmet by other assets throughout PBC. The venue is not consistent with PBC standards or the PBC brand but serves as an important quality of life benefit for surrounding communities. Notable opportunities exist for the county to work with venue management to highlight the asset and guide future development in a positive direction.

LAS PALMAS CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



LEGACY PLACE

Legacy Place in Palm Beach Gardens is a shopping and dining destination featuring a variety of retail stores, restaurants, and services. It offers a convenient and enjoyable experience with a mix of well-known brands and local businesses in an open-air setting.

CSL conducted an unguided drive-through visit of the area and noted the large number of vacant retail and F&B spaces. At the same time, a large portion of its tenant mix seemed to be mid-tier chain brands. It is not clear what the development, redevelopment or commercial plans are for Legacy Place. As it stands today, the area seems like a suburban shopping center for residents with limited tourism draw potential.

LEGACY PLACE CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



LION COUNTRY SAFARI

Lion Country Safari in Loxahatchee is Florida's only drive-through safari park, offering an up-close experience with over 900 animals. Visitors can drive through different habitats, enjoy a walk-through amusement park, and participate in interactive animal encounters.

CSL met with Lion Country Safari staff to hear about their operations, marketing and plans for the future. Due to a recent acquisition, it appears that the new owners are content with the attraction and have little / few plans for expansion or development. The facility is a highly unique attraction with a personalized identity. However, with few plans for future development and expansion, it will likely retain a similar level of visitation and tourism draw.

LION COUNTRY SAFARI CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



LOGGERHEAD MARINELIFE CENTER

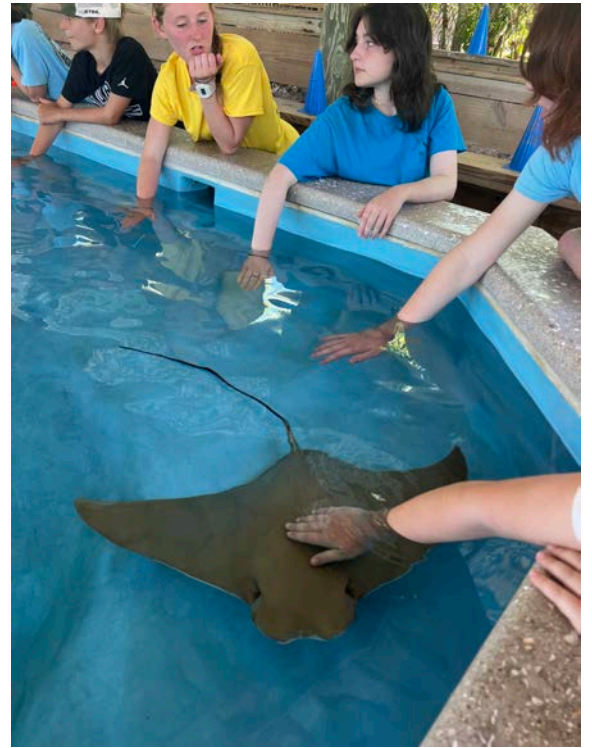
The Loggerhead Marinelife Center in Juno Beach is dedicated to sea turtle conservation and ocean education. It offers interactive exhibits, a sea turtle hospital, and educational programs, promoting marine conservation and research.

CSL received a briefing and tour of the Center, which highlighted the meetings and events spaces that complement the research and turtle tanks. The venue is in excellent shape and delivers a comprehensive set of ecotourism experiences.

LOGGERHEAD MARINELIFE CENTER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



LOXAHATCHEE RIVER – VISITOR CENTER

The Loxahatchee River Visitor Center provides information and exhibits about the Loxahatchee River and its natural surroundings. It offers educational programs, guided tours, and recreational opportunities such as kayaking and hiking along the river.

CSL received a briefing and tour of the Center, which caters well to residents and their families but may be less interesting for out-of-town visitors. There was some discussion that the Center has outgrown its facilities, and may move to new facilities near the Jupiter Lighthouse, but those plans are long-term.

LOXAHATCHEE RIVER VISITOR CENTER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



MALTZ JUPITER THEATRE

The Maltz Jupiter Theatre is a leading regional theater offering high-quality productions of plays and musicals. According to management, the Theater is the largest regional theater in the southern states and consistently draws actors from New York and other parts of the country. It features a 650-seat theater with premium seating offerings, a newly installed black box theater, and state-of-the-industry back of house facilities and practice rooms. The theater self-produces its annual productions which run from October into the spring/summer shoulder season.

CSL received a briefing and tour of the updated and expanded facilities, which are extremely impressive. Construction is underway on a new conservatory for youth education, as well as a high-end restaurant and hospitality space. Though not a host of Broadway productions or nationally touring acts, the quality and uniqueness of the Theatre's facilities make it an engaging experience with material tourism draw.

MALTZ JUPITER THEATRE CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



MANATEE LAGOON

Manatee Lagoon is an eco-discovery center in West Palm Beach focused on manatee education and conservation. It offers interactive exhibits, a manatee viewing area with a dedicated camera which livestreams the underwater habitat, and routine educational programs. The second story of the Center offers a rentable 176-capacity meeting room and viewing deck, and its outdoor waterfront veranda also functions as event space.

CSL received a guided tour of the discover center's interactive exhibits and meeting/event space. The Lagoon has plans to add a new seagrass nursery. The venue is in excellent condition and delivers a comprehensive set of ecotourism experiences. With its limited size and throughput capabilities, the attraction is not seen as a significant standalone tourism driver. However, it does serve an important role as one of several items on the itineraries of visiting families.

MANATEE LAGOON CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
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Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



MEYER AMPHITHEATER

The Meyer Amphitheater in West Palm Beach is an outdoor venue which hosts concerts, festivals and community events for up to 2,000 attendees. It offers a scenic location along the waterfront with ample seating and facilities, providing a vibrant space for entertainment and gatherings.

With improvements to the downtown waterfront, opportunity may exist to develop even larger festivals and other programs that may use the Amphitheater.

MEYER AMPHITHEATER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
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Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



MIZNER PARK

Mizner Park in Boca Raton is a stylish mixed-use development featuring upscale shopping, dining, and cultural attractions. It includes an amphitheater, art museum, and beautifully landscaped gardens, creating a sophisticated and lively urban experience.

CSL received a briefing from Mizner Park commercial staff and took a self-guided tour of the development. Although the architecture is dated, it is well maintained, presented and mostly occupied by name brand retail and restaurants. Park staff are working with the City to finalize development plans to modernize the look and feel of the shopping center. This would include a significant addition of shade structures and walkability improvements. Adjacent to the site is the planned Boca Raton Center for Arts and Innovation. As an existing, notable tourism asset, this range of improvement and development will likely position the shopping center to enjoy a high level status for premium visitors.

MIZNER PARK CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
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Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
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Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



MORIKAMI MUSEUM AND JAPANESE GARDEN

The Morikami Museum and Japanese Gardens in Delray Beach offers a tranquil escape with its beautiful gardens, traditional Japanese architecture, and cultural exhibits. It provides insight into Japanese culture through its museum, tea ceremonies, and educational programs.

CSL received a briefing from Morikami staff focusing on the history and future plans for the venue. Management offered to send CSL a copy of their facility master plan including the development of an authentic Japanese hotel. The total acreage available to Morikami is certainly an advantage for future development. The facility stands as a unique tourism asset in the county but is not a primary draw for visitors to the county.

MORIKAMI MUSEUM AND JAPANESE GARDEN

CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



MOUNT BOTANICAL GARDENS

Mounts Botanical Garden in West Palm Beach is the oldest and largest public garden in Palm Beach County. It showcases a diverse collection of tropical and subtropical plants, themed gardens, and educational programs, promoting horticulture and conservation. The Gardens also features a number of unique public art installations, including the “Stickwork” house which is a popular social media photo stop among visitors. The Gardens has also supplied popular destinations such as Hudson Yard in New York with unique, plant-based public art installations, helping to promote the destination to a national audience.

CSL received a briefing and tour of the Gardens from staff, which highlighted some of the new plantings and ecosystems. The Gardens are definitely an important element of the PBC ecotourism experience and hosts a number of events that are attractive to residents as well as visitors. There are plans to develop a new visitor entrance / exit and gift shop that should increase revenue opportunities for the garden. The only obvious detractor for the Gardens is its location near non-descript industrial areas along North Military Trail, and its proximity to the PBI flight path.

MOUNT BOTANICAL GARDENS CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



NATIONAL CROQUET CENTER

The National Croquet Center in West Palm Beach is the largest dedicated croquet facility in the world. It offers well-maintained lawns, professional coaching, and hosts national and international tournaments, fostering a vibrant croquet community.

CSL received a briefing and tour of the National Croquet Center. Without question, the Croquet Center is a unique asset for residents, visitors and convention/meeting groups. Although the Center is a private club, it is often used for corporate and private events, serving as an interesting and unique venue for social functions. There are plans for expansion of the fields and refreshing of the club house in the near future. Opportunities to further improve the Center may include additional lighting, shading and seating throughout the complex, as well as food service to its various fields.

NATIONAL CROQUET CENTER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



NATIONAL POLO CENTER

The National Polo Center in Wellington is a premier polo facility and is owned by the United States Polo Association (USPA). The Center has eight championship fields, including a primary field with 1,640 fixed seats and VIP accommodations, training facilities, and clubhouse, and is home to some of the sport's top events and tournaments. It is the epicenter of Polo in the United States and brings world-class competitors to the market during the winter season. During the offseason, unique events are occasionally held on the main field, including hot air balloon festivals and soccer games.

CSL toured the Polo Center's clubhouse, main competition field and grandstand. The Center is currently in the process of renovating its members only outdoor swimming pool. Demand for the sport is currently high – the main field consistently reaches max capacity during the polo season. However, conversations with representatives indicate the Polo Center could still be better promoted, and that awareness of the venue itself is low relative to its pedigree and amenity offerings. Further, management suggested that the attendee and participant experience could be enhanced through improved ingress/egress at the venue, and they hope to see improved hotel options nearby in the future. The asset is in excellent condition, a unique tourism driver and raises the profile of the City of Wellington as a world class equestrian destination.

NATIONAL POLO CENTER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



NORTHWOOD VILLAGE

Northwood Village in West Palm Beach is an eclectic neighborhood known for its art galleries, boutique shops, and diverse dining options. It hosts regular art walks and events, creating a lively and creative atmosphere that attracts locals and visitors. The area is smaller than other popular spots in West Palm Beach such as Clematis Street and CityPlace but can offer visitors a quieter “neighborhood feel”.

CSL conducted a drive-through tour of the Northwood Village and met with City of West Palm Beach officials at a restaurant located in the neighborhood. Palm Beach billionaire Jeff Greene is currently advancing plans to develop high end condominiums situated on the Currie Park waterfront. Combined with the upcoming NORA district in downtown West Palm Beach, along with planned investment along much of downtown’s waterfront, West Palm Beach will soon have several walkable districts with varying offerings of dining, retail, and outdoor amenities. Transportation between these areas should be a key point to consider moving forward.

NORTHWOOD VILLAGE CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



NORTH RAILROAD AVENUE (NORA)

NORA (North Railroad Avenue) is a developing district in West Palm Beach that will feature a focus on supporting creatives and entrepreneurs. It aims to transform industrial spaces into vibrant hubs for arts, dining, and innovation, promoting community engagement and cultural growth. The \$1.0 billion development will feature 90,000 square feet of redeveloped space as well as 60,000 square feet of new construction. Key features will include cobblestone streets and curbside sidewalks, lush landscaping, public parks and art, high-end food and beverage, fitness and wellness businesses, and state-of-the-industry creative class office space.

The public/private development, scheduled for completion by early 2025, could provide West Palm Beach with an important connection between Clematis Street, CityPlace and Northwood Village. This “missing piece” in the area’s urban fabric should be seen as an important new asset, and its inclusion of mixed-use will generate greater foot traffic to other areas of downtown. It will be important to consider how the visitor experience will intersect with this new pedestrian activity, and strategies to optimize the flow of visitors traversing downtown in/from NORA and other areas will be key.

NORT RAILROAD AVENUE (NORA) CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destination
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



NORTON MUSEUM OF ART

The Norton Museum of Art in West Palm Beach is the largest art museum in the state of Florida and houses an extensive collection of American Contemporary, European, and Chinese art. It features rotating exhibitions, educational programs, and a sculpture garden, offering a rich cultural experience for art enthusiasts. The Museum also hosts an onsite restaurant, rentable as a special event venue, with a private 40-person dining room. The museum is adjacent to and compliments West Palm Beach's Design District and Antique Row.

CSL was provided with a guided tour of the museum and restaurant. Representatives indicated that attendance has not quite returned to 2019 levels, but it is notable that visitation was likely inflated in that year given that it was the first year of operation. The Museum's art collection has strong ties to the Chicago area, which could potentially be leveraged to attract visitors from that region. Overall, the Museum is a major tourist stop and one of the two most significant cultural attractions for the County (the other being the Kravis Center). Preliminary plans also exist to further expand the Museum, highlighting the fact that it will remain a key pillar of the County's tourism asset mix over the coming decades.

NORTON MUSEUM OF ART CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
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Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



OKEEHZEELEE PARK

Okeehzeelee Park in West Palm Beach is a large urban park offering a variety of recreational activities, including boating, fishing, golf, and equestrian trails. It features beautiful natural areas, sports facilities, and picnic spots, making it a popular family destination.

CSL did a quick driving tour of Okeehzeelee Park en route to the Shark Wake Park. The overall impression was that the Park is an excellent venue for residents and visitors seeking recreational opportunities. There was a notable lack of maintenance of sports facilities at the Park, while other assets appeared well maintained.

OKEEHEELEE PARK CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
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Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



PAHOKEE MARINA

Pahokee Marina on Lake Okeechobee provides boating access, fishing opportunities, and scenic views of the lake. It offers amenities such as boat slips, a campground, and a waterfront restaurant (currently out-of-business), making it a convenient and enjoyable spot for outdoor activities.

CSL received a briefing and tour of the Pahokee Marina. Although it was low season and much of the Marina was empty, it was clear that the facility serves as an important component of Lake Okeechobee recreational services and anchor for the Pahokee community. The waterfront restaurant, which is currently out-of-business, appears to be a key component of the Marina and important linkage between the visitors to the lake and residents of Pahokee. Re-opening the restaurant should be a key focus for Marina operations going forward.

PAHOKEE MARINA CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
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Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



PALM BEACH COUNTY CONVENTION CENTER

The Palm Beach County Convention Center in West Palm Beach offers over 170,000 square feet of dedicated meeting and event space, including a 100,000-square foot subdivisible exhibit hall, 22,000-square foot subdivisible ballroom, and 19 total meeting rooms comprising nearly 50,000 square feet. The facility also offers a recently developed patio space along the side facing Okeechobee Boulevard, which has enabled the venue to host a greater number of private events such as weddings and reunions, and enhanced the experience at the venue for visiting tradeshow and conventions. The Convention Center shares a direct connection with the 400-key Hilton headquarter hotel which supports Center event activity with its own additional meeting and event space.

CSL engaged in a walking tour of the Convention Center with facility management and viewed an active tradeshow which was occurring in the exhibit hall that day. In reviewing the data analyzed by CSL in 2019, the facility has achieved moderate occupancy levels between 40 and 50 percent on a consistent basis. Key barriers to improving these figures include both seasonality (a limited number of shows wish to rotate to the destination during summer) and the lack of supporting, nearby sleeping rooms. Plans are in place for a second headquarter hotel property directly adjacent to the current Hilton, which should help to greatly expand the building's ability to attract and accommodate more impactful national conventions and tradeshow. Facility management sees opportunities for shorter term improvements at the facility as well; considering West Palm Beach's appeal to higher-end national corporate events, steps may need to be taken to improve the look, feel, and experience within the venue. Management suggested updated furniture and investment in technology and aesthetics throughout the building. These opportunities will be further analyzed as part of subsequent Master Plan research tasks. CVB staff also noted pushback from event organizers in recent years about incremental charges for additional services which they would prefer to be included in the overall rental price.

PALM BEACH COUNTY CONVENTION CENTER

CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
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Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
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Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
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Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



PALM BEACH INTERNATIONAL AIRPORT

Palm Beach International Airport (PBI) is a major airport serving the Palm Beach area, offering domestic and international flights. It provides modern facilities, a range of amenities, and easy access to the region's beaches, resorts, and attractions.

CSL received an initial briefing from airport staff that highlighted current and future development plans to expand and enhance the airport facilities and operations. Key plans include the addition of two new gates at Concourse B, a food hall, and refresh of the building's interior aesthetics. Airlift will likely increase to West Palm Beach in the near future as a result, which will benefit the tourism, convention and sports industries throughout the County. Expanding service to/from South America is also a key goal for Airport leadership, as well as other County tourism stakeholders. A private vendor is also working with the Airport to add short distance, electric flying vehicle services from the Airport to/from Miami. This could provide the destination with a novel and appealing transportation alternative, and the service could potentially be grown in the future should the flying EV industry become more established. Based on this information, it appears that PBI is properly positioned to continue delivering aviation services (general, commercial and private) to PBC, its community and its visitors. Additional review of PBI strategies, plans and operations will be an important activity of the Tourism Master Plan.

PALM BEACH INTERNATIONAL AIRPORT CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
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Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



PALM BEACH KENNEL CLUB

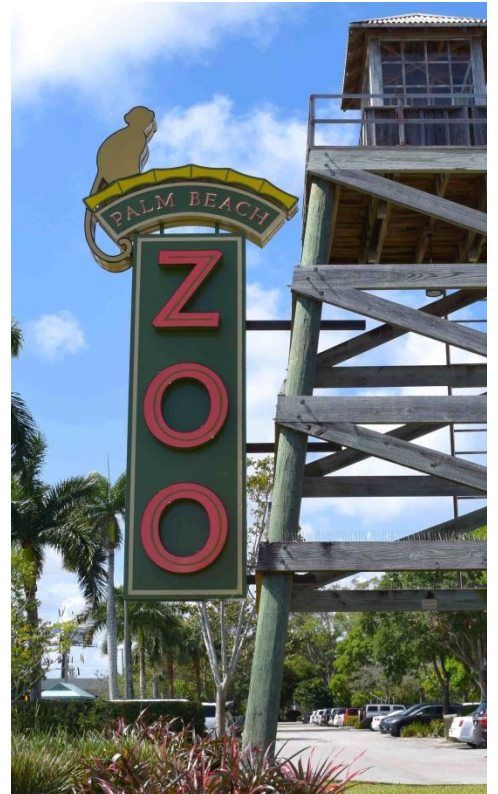
The Palm Beach Kennel Club in West Palm Beach is a historic venue that previously featured greyhound racing but is now limited to poker table games / tournaments, off-track horserace simulcast and betting, sports book betting via the Hard Rock app, meeting and entertainment facilities and dining options. It provides entertainment and gaming in a “lively” atmosphere, with regular events and a dedicated fan base.

CSL received a briefing and tour of the PBKC, which, due to state laws, has transitioned from being a greyhound racing grounds to a poker room, sports book and off-track betting facility that is also capable of hosting concerts and private events. The venue is somewhat dated and being used well beyond its originally intended purpose. PBKC staff suggested that an acquisition of nearby property is under consideration, but not imminent. Should the acquisition take place, there is a desire to construct a purpose-built facility (OTB, sports book, poker and entertainment) on the north side of the property, then remove the existing facility. Considering trends in the sports and gaming industries, opportunity may exist to develop a state-of-the-art digital entertainment and betting center with high revenue potential and relatively significant tourism draw.

PALM BEACH KENNEL CLUB CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
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Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
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Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



PALM BEACH ZOO & CONSERVATION SOCIETY

The Palm Beach Zoo & Conservation Society in West Palm Beach is home to over 500 animals, offering educational exhibits and conservation programs. It aims to inspire visitors to act in preserving wildlife and their habitats through engaging and interactive experiences.

CSL received a briefing and a partial tour of the zoo. The venue shows very well and appears to be a strong attraction for residents and visitors. Zoo management noted that events and festivals have been successful at the facility and hope to grow these programs in the future. While the venue is unlikely to be a main reason for visiting the Palm Beaches, it is a commonly visited attraction for families residing or visiting the area.

PALM BEACH ZOO & CONSERVATION SOCIETY

CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
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Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



PGA NATIONAL RESORT

PGA National Resort in Palm Beach Gardens is a world-renowned golf and resort destination featuring championship courses, a 40,000-square foot spa, 12 pickleball courts, 15 tennis courts, a croquet lawn, 10,000-square foot ballroom, luxurious accommodations, and fine dining establishments with celebrity chefs. Resort management noted that they have made sustainability, local sourcing, and world class catering quality key priorities in their business plan since their extensive renovation. The Resort hosts prestigious tournaments and offers top-notch amenities for golf enthusiasts and leisure travelers.

CSL received a briefing and tour of the hotel and conference/meeting facilities, which have recently undergone a \$100+ million refresh and are renewed to world class standards. Its five plus golf courses are only available to members and resort guests, which increases the exclusivity of the resort. The Resort is annually host to the Cognizant Classic (PGA tour event), which increases exposure and brand reputation for Palm Beach County. The Resort is interested in developing an onsite water attraction such as a luxury waterpark to increase family bookings/visitation during the offseason.

PGA NATIONAL RESORT CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
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Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



PORT OF PALM BEACH

The Port of Palm Beach is a key maritime gateway for cargo and cruise operations. The Port hosts a bi-daily Margaritaville at Sea Cruise, a two-day excursion which takes passengers to and from the Bahamas. It is also vital to the region's economy and trade, with over \$14.0 billion in commodities moving through the port each year. The Port is a significant job creator for the county; the district directly employs more than 3,500 people and there are an additional 6,000 jobs associated with importers and exporters.

CSL met with Port representatives and discussed upcoming development plans for the district, including a potential new Margaritaville hotel property which could support new retail and dining, and the addition of a second cruise line, allowing the Port to host passengers on a daily basis. It is notable that the water depth of the Port is too low to allow for larger cruise lines to dock. The current Margaritaville line will be adding an additional day and new destination (Key West) to its itinerary beginning in the fall. The Port's accommodation of cruise vessels makes it an important asset to the County.

PORT OF PALM BEACH CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
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Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



RAPIDS WATER PARK

Rapids Water Park is a Riviera Beach-based 35-acre asset featuring water slides, wave pools, lazy rivers and other family-oriented attractions. Daily and season passes are available for purchase by individuals and groups. The Water Park occasionally hosts events including movies in the wave pool and an “adults only” night.

CSL received a briefing and tour of the Water Park during a hot summer weekday afternoon when the Park was busy with families, camps and groups. The Park averages 7,000-8,000 visitors a day, operates 40+ attractions and has been in business since 1979. It is the largest water park within a day’s drive and although a little dated, serves a loyal following of residents and visitors. The Park’s family friendly activities play an important part in filling the itineraries of visiting families.

RAPIDS WATER PARK CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



RIVIERA BEACH MARINA

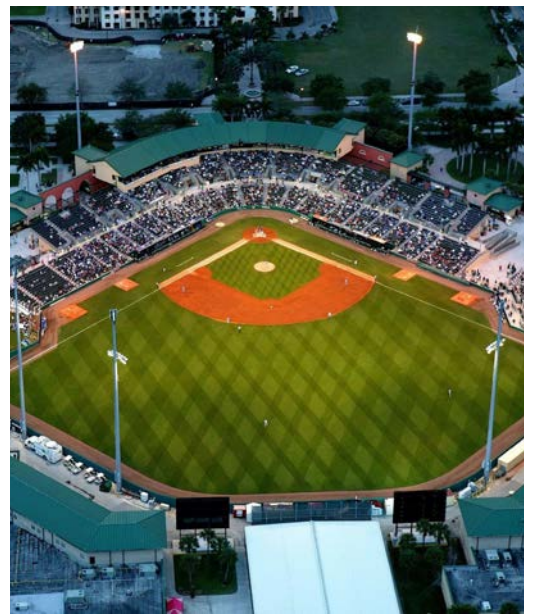
Riviera Beach Marina offers boat slips, charter services, and waterfront dining, serving as a hub for marine activities. It provides access to the Intracoastal Waterway and the Atlantic Ocean, making it a convenient and attractive destination for boaters and visitors. The Village's Event Center offers indoor and outdoor event space and frequently hosts conferences, weddings, and other special events.

CSL toured the Marina's Event Center and adjacent waterfront. Visitors have praised it as a vibrant and enjoyable destination. Many guests appreciate the convenient access to Peanut Island via water taxi and the variety of water sports available. The marina's modern facilities and the recent improvements to Bicentennial Park make it a favorite for relaxing and enjoying scenic views along the Intracoastal Waterway.

RIVIERA BEACH MARINA CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



ROGER DEAN CHEVROLET STADIUM

Roger Dean Chevrolet Stadium in Jupiter is a 6,900-seat baseball stadium hosting spring training for MLB teams (Miami Marlins and St. Louis Cardinals) and minor league games for the Jupiter Hammerheads and Palm Beach Cardinals of the Florida State League, and the Florida Complex League Marlins and Florida Complex League Cardinals of the Rookie-level Florida Complex League. It offers a family-friendly atmosphere with modern amenities, making it a popular spot for baseball fans and community events. The complex also features 12 separate, full-sized baseball fields for trainings and large, economically impactful sports tourism tournaments.

CSL received a briefing and tour of Roger Dean Stadium, which was built in 1998 and is scheduled to undergo a redevelopment and refresh over the next two years which will include new premium seating, relocation of bullpens to the outfield, and new training facilities for the teams. By its home teams, Roger Dean tends to attract day trippers from Miami and out-of-town visitors from St. Louis during spring training. Stadium management feels that opportunity exists to attract even larger youth and amateur baseball and softball tournaments to the area; multiple complexes just need to work together to accommodate them more often.

ROGER DEAN CHEVROLET STADIUM CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



SAILFISH MARINA

Sailfish Marina in Palm Beach Shores is a privately-owned, full-service marina offering boat slips, fishing charters, and a waterfront restaurant. It provides access to prime fishing grounds and is adjacent to Peanut Island. The Marina offers a water taxi tour of the inlet, and its four docks host a number of luxury sport fishing yachts. Overnight accommodations are available onsite at the Marina Motel.

CSL toured the Marina's ship store, restaurant and docks while speaking with representatives. During the offseason, occupancy falls to approximately 25 percent, but the Marina is frequently booked during the rest of the year. The Marina recently added a new event lawn next to its Tiki Hut, which has become a popular host site for weddings and other special events. At first glance, the lawn appears to be a quality option as an off-site event space for visiting conventions and tradeshows. However, the Marina is relatively far from the Convention Center and hotels with event space, which likely prohibits its off-site event potential.

SAILFISH MARINA CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



SHARK WAKE PARK

Shark Wake Park in West Palm Beach is a premier wakeboarding and water sports facility. It offers cable wakeboarding, an inflatable aqua park, and other water activities, providing fun and excitement for both beginners and experienced riders.

CSL received a briefing and tour of Shark Wake Park which serves a loyal and dedicated group of wake board enthusiasts, both residents and visitors. The attraction is the only one of its kind in PBC and delivers a high quality experience for its users. Although its amenities - pro shop, meeting rooms and café / bar - are limited, they are certainly functional and consistent with a private vendor in a public park. The Park has existing plans to add a high ropes obstacle course to further enhance its entertainment offerings. The facility similarly has untapped potential to act as a unique event venue for a range of group types.

SHARK WAVE PARK CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



SOCIETY OF THE FOUR ARTS (THE)

The Society of the Four Arts in Palm Beach is a non-profit organization whose 10-acre campus houses a performance hall, art gallery, modern education center, two libraries and sculpture gardens. The Four Arts organizes a range of annual programs and events which are free to the public, including concerts, workshops, speakers, book clubs, and children's programs.

CSL met with representatives of the Society of the Four Arts and visited the campus's library and sculpture garden. The campus is not positioned as a tourism asset but rather a relatively high-end cultural institution that primarily caters to the affluent resident base of Palm Beach. Programming at the facility is extremely popular – high profile speaker events featuring astronauts and former presidents are well attended – and the Four Arts' member waitlist is substantial. The campus facilities are not rentable to outside groups, and there is no major significant capital improvements planned for the near future.

SOCIETY OF THE FOUR ARTS (THE) CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



SOUTH BAY RV CAMPGROUND

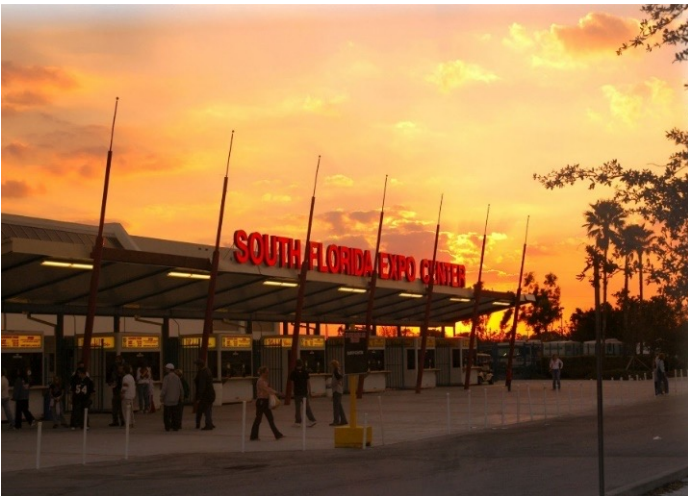
South Bay RV Campground is a well-equipped campground located near Lake Okeechobee, offering RV sites, tent camping, and amenities. It provides a peaceful setting for outdoor recreation, including fishing, boating, and wildlife observation.

CSL did a drive by visit to South Bay RV Campground. The campground appears to be well kept, clean and functional for RVs and campers. It is limited in its overall capacity to attract visitors to the County but serves as a specialized offering in PBC for outdoor adventure/leisure tourists.

SOUTH BAY RV CAMPGROUND CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
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Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
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Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
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Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



SOUTH FLORIDA FAIRGROUNDS

The South Florida Fairgrounds in West Palm Beach hosts a variety of events, including the annual South Florida Fair, Fright Nights, trade shows, and concerts. It offers versatile spaces and facilities, attracting large crowds for entertainment, exhibitions, and community gatherings.

CSL received a briefing and tour of South Florida Fairgrounds, its indoor facilities, and several of its historical buildings. Although there were no events in process, the facilities appear relatively well kept and functional. Staff suggested that additional / new indoor facilities would definitely add to the functionality and offering for event organizers. Representatives from the Barrett Jackson car auction, arguably the facility's most economically impactful event due to its draw of affluent car enthusiasts from around the country, have reportedly highlighted the need to improve the quality and hospitality capabilities of the facility. Consideration should be given to meeting their standards with future investments to retain this highly important event. Certain events at this venue have the capability to draw drive-in tourists and visitors already visiting PBC.

SOUTH FLORIDA FAIRGROUNDS CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



SUGAR SAND PARK

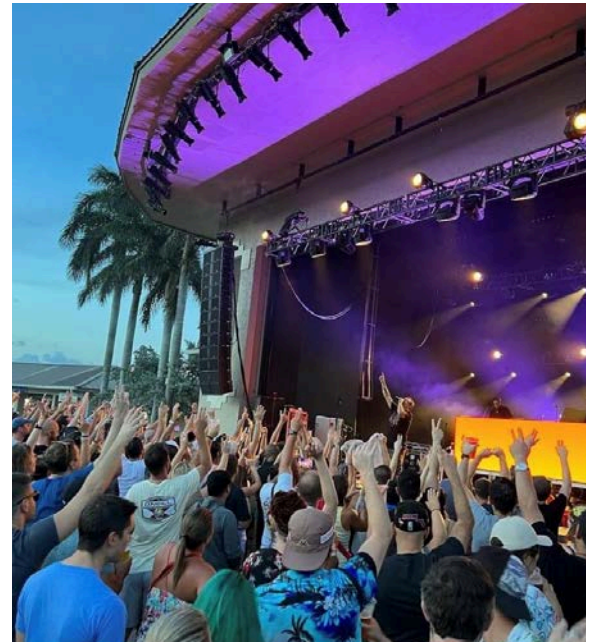
Sugar Sand Park in Boca Raton is a recreational park featuring a children's science playground, carousel, theater, and nature trails. It provides a range of activities and facilities for families, promoting outdoor fun and educational experiences.

CSL received a briefing and tour of Sugar Sand Park, which appears to cater primarily to a resident user base. The theater, splash pad and recreational fields are a minimal draw for out-of-town visitors and tournaments. The park and its facilities appear to be well maintained and operated for a county park.

SUGAR SAND PARK CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
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Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



SUNSET COVE AMPHITHEATER

Sunset Cove Amphitheater in Boca Raton is an outdoor venue hosting concerts, festivals, and community events. It offers a scenic setting with modern amenities, providing a vibrant space for entertainment and cultural activities.

CSL received a briefing and tour of the Sunset Cove Amphitheater by County staff which manages the facility and activation. The facility is an excellent venue for a county park, but is limited in events, concerts and performances by the resources available for operations. The addition of staff to support operations of the venue could greatly enhance the frequency and caliber of hosted performers.

SUNSET COVE AMPHITHEATER CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
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Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



TANGER OUTLETS PALM BEACH

Tanger Outlets Palm Beach is a popular shopping destination offering a variety of name-brand outlet stores at discounted prices. It features a convenient and enjoyable shopping experience with a wide range of fashion, accessories, and home goods.

CSL received a briefing and tour of Tanger Outlets Palm Beach. During a hot summer weekday afternoon, the outdoor mall was very busy, and nearly all the stores were occupied by name-brand retail tenants. Tanger Outlet staff reported that the Outlets were doing very well and has a full complement of name-brand shops. The events hosted at the Outlets also do very well, including various farmer's markets and food tastings. Future plans to further improve the Outlets may include the development of a more modern food court or hall.

TANGER OUTLETS PALM BEACH CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
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Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



TORREY ISLAND RECREATION CENTER AND CAMPGROUND

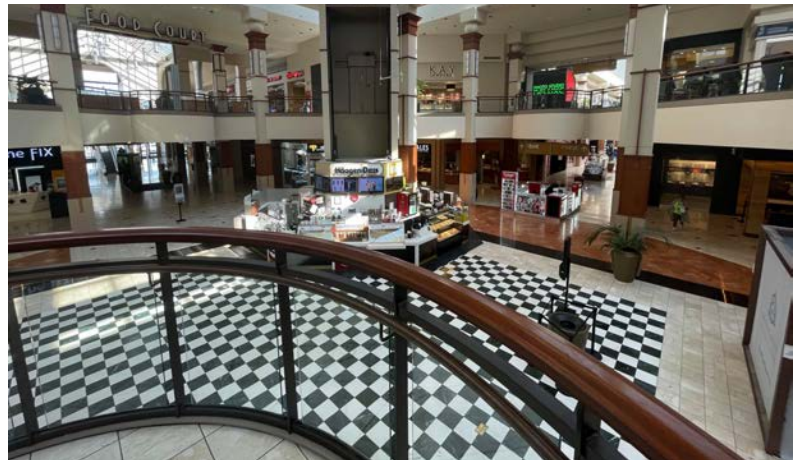
The Torrey Island Recreation Center & Campground in Belle Glade offers camping facilities, fishing, a nearby golf course, and boating on Lake Okeechobee. It provides a peaceful retreat with opportunities for outdoor recreation and nature exploration.

CSL received a briefing and tour of the Torrey Island Recreation Center & Campground. The campground is basically an RV park with nearly 400 spots for seasonal and longer-term visitors (generally workers / laborers in the local community). The campground does offer a number of amenities such as a pavilion for events, boat launch, and volleyball. The area and infrastructure are a little dated, and the sea wall, RV pads, roadways and other features require significant improvement, but the Campground enjoys a loyal and dedicated clientele base.

TORRY ISLAND RECREATION CENTER AND CAMPGROUND **CONTINUED...**

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
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Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



TOWN CENTER MALL

Town Center Mall in Boca Raton is a premier shopping destination featuring a wide range of retail stores, dining options, and services. It offers a mix of luxury brands and popular retailers, providing a comprehensive and enjoyable shopping experience.

CSL received a briefing from Town Center Mall management. Simon Property Group is the owner / operator of the Mall, which is well occupied by a large number of high-end, luxury brands. The Mall has had some security problems in the past and associated negative publicity but has addressed the issues with enhanced tech and security measures. The Mall stands out as a must-visit attraction for premium visitors looking to experience high-end, luxury shopping while in PBC.

TOWN CENTER MALL CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
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Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



VETERANS PARK

Veterans Park in Royal Palm Beach is a community park offering recreational facilities including pavilions, a toddler playscape, café, splash pad, waterfall, and small amphitheater. It is proximate to Common's Park, another important community asset for the City. The development cost of the park was approximately \$4.0 million.

CSL toured both Veterans Park and Commons Park with representatives of the City of Royal Palm Beach. While the park is an important and popular community asset, its contribution to tourism is limited.

VETERANS PARK CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
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Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



WAKODAHATCHEE WETLANDS

Wakodahatchee Wetlands in Delray Beach is a wildlife sanctuary offering boardwalk trails and observation platforms. It provides a habitat for a diverse range of bird species and other wildlife, making it a popular spot for birdwatching and nature photography.

CSL received a briefing and tour of the Wakodahatchee Wetlands by water reclamation staff. The wetlands area is a popular spot for birders who are able to see a number of birds in their natural habitat. The board walk through the wetlands is well presented and maintained. The park is unable to draw a high volume of visitors but stands as a quality ecotourism asset and quality of life place.

WAKODAHATCHEE WETLANDS CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
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Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



WELLINGTON EQUESTRIAN COMMUNITY

Wellington International is a premier equestrian competition venue and destination located in the City of Wellington. The campus spans 111 acres and hosts 18 competition arenas, 400 equine stalls, and miles of scenic horse trails. Premium hospitality and event space and retail avenues are also located onsite. Wellington International hosts the Winter Equestrian Festival, ESP Annual Series and other renowned show jumping events, welcoming a significant annual influx of equestrian enthusiasts between January and March.

CSL was not able to tour the Wellington International venue or speak with representatives during their kickoff visit, as the facility is closed for 12 weeks during the tourism offseason. However, CSL was able to visit previously during the Winter Festival and found the facility to be a world class equestrian asset. With that said, it was fairly quiet and empty of visitors and residents on a weekday afternoon.

WELLINGTON EQUESTRIAN COMMUNITY CONTINUED...

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
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Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable



WEST PALM BEACH ANTIQUE ROW ART & DESIGN DISTRICT

The West Palm Beach Antique Row Art & Design District houses over 40 antique shops as well as art galleries, design studios and restaurants. This area offers a unique shopping experience with a wide range of vintage and contemporary items geared towards collectors and art lovers.

In touring the area, CSL observed that additional placemaking investments could benefit the look, feel and experience of the District. Unique pedestrian lighting, improved sidewalks, and branded/themed signage and banners could better define both districts, and efforts could be made to co-brand these areas as “old” and “new” arts districts to visitors.

WEST PALM BEACH ANTIQUE ROW ART & DESIGN DISTRICT **CONTINUED...**

Accessibility		
Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities
Visitor Experience		
Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Economic Impact		
Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development
Sustainability		
Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Cultural and Heritage Value		
Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services
Market Appeal		
Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Infrastructure		
Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times
Community Support		
Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement

Key			
Strong / Excellent	Moderate / Modest	Poor / Low	Not Applicable

	ACCESSIBILITY			VISITOR EXPERIENCE		
	Proximity to transportation hubs (airports, train stations, highways)	Availability of public transportation	Ease of access for people with disabilities	Quality and uniqueness of the attraction	Availability of amenities (restrooms, dining, information centers)	Visitor satisfaction and reviews
Arthur R. Marshall Wildlife Refuge	Green	Green	Green	Green	Green	Grey
Boca Arts and Innovation Center	Green	Green	Green	Green	Green	Grey
Boca Raton Airport	Green	Green	Green	Yellow	Green	Grey
Boca Raton Innovation Campus (BRIC)	Green	Green	Green	Green	Green	Grey
Boca Raton Museum of Art (The)	Green	Green	Green	Green	Green	Grey
Boca Raton Resort (The)	Green	Green	Green	Green	Green	Grey
Boynton Beach Mall	Green	Green	Green	Red	Yellow	Red
Boynton Beach Oceanfront Park	Green	Green	Yellow	Yellow	Yellow	Grey
Boynton Harbor Marina	Green	Green	Green	Green	Green	Grey
Breakers Resort (The)	Green	Green	Green	Green	Green	Grey
CACTI Park of the Palm Beaches	Green	Green	Green	Green	Green	Grey
CityPlace	Green	Green	Green	Green	Green	Grey
Clematis Street & Downtown WPB	Green	Green	Green	Green	Green	Grey
Commons Park (The)	Green	Green	Green	Yellow	Green	Grey
Cox Science Center	Green	Green	Green	Green	Green	Grey
Cultural Council of Palm Beach County	Green	Green	Green	Green	Green	Grey
Daggerwing Nature Center	Green	Green	Green	Green	Yellow	Grey
Delray Beach Atlantic Avenue (DDA)	Green	Green	Green	Green	Green	Grey
Delray Beach Tennis Center	Green	Green	Green	Green	Yellow	Grey
Dolly Hand Cultural Arts Center	Yellow	Green	Green	Green	Green	Grey
Downtown Palm Beach Gardens	Green	Green	Green	Yellow	Green	Grey
FAU Stadium and Arena	Green	Green	Green	Green	Green	Grey
Flagler Museum	Green	Green	Green	Yellow	Green	Grey
Gardens Mall (The)	Green	Green	Green	Green	Green	Grey
Gardens North County District Park (The)	Green	Green	Green	Green	Green	Grey
Grassy Waters Preserve	Yellow	Green	Green	Green	Yellow	Grey
Gumbo Limbo Nature Center	Green	Green	Green	Green	Green	Grey
Harbourside Place	Green	Green	Green	Green	Green	Grey
iTHINK Financial Amphitheater	Green	Yellow	Green	Green	Green	Grey
Jupiter Lighthouse	Green	Green	Red	Green	Green	Grey
Jupiter Outdoor Center	Yellow	Yellow	Red	Green	Yellow	Grey
Kravis Center	Green	Green	Green	Green	Green	Grey
Lake Okeechobee Scenic Trail	Yellow	Red	Yellow	Yellow	Red	Grey
Lake Worth Playhouse	Green	Green	Green	Green	Green	Grey
Las Palmas	Yellow	Green	Red	Green	Red	Grey
Legacy Place	Green	Green	Green	Yellow	Green	Grey
Lion Country Safari	Yellow	Green	Green	Green	Green	Grey
Loggerhead Marinelifelife Center	Green	Green	Green	Green	Green	Grey
Loxahatchee River - Visitor Center	Green	Green	Green	Yellow	Green	Grey
Maltz Jupiter Theatre	Green	Green	Green	Green	Green	Grey
Manatee Lagoon	Green	Green	Green	Green	Yellow	Grey
Meyer Amphitheatre	Green	Green	Green	Green	Green	Grey
Mizner Park	Green	Green	Green	Green	Green	Grey
Morikami Museum and Japanese Gardens	Yellow	Green	Green	Green	Green	Grey
Mounts Botanical Gardens	Green	Green	Green	Green	Yellow	Grey
National Croquet Center	Green	Green	Green	Green	Green	Grey
National Polo Center	Green	Green	Green	Green	Green	Grey
NORA	Green	Green	Green	Green	Green	Grey
Northwood Village	Green	Green	Green	Yellow	Green	Grey
Norton Museum of Art	Green	Green	Green	Green	Green	Grey
Okeeheltee Park	Green	Green	Green	Yellow	Green	Grey
Pahokee Marina	Yellow	Green	Green	Green	Yellow	Grey
Palm Beach County Convention Center	Green	Green	Green	Green	Green	Grey
Palm Beach International Airport	Green	Green	Green	Yellow	Green	Grey
Palm Beach Kennel Club	Green	Green	Red	Yellow	Green	Grey
Palm Beach Zoo & Conservation Society	Green	Green	Green	Green	Green	Grey
PGA National Resort	Green	Green	Green	Green	Green	Grey
Port of Palm Beach	Green	Green	Green	Green	Yellow	Yellow
Rapids Water Park	Green	Green	Green	Green	Green	Grey
Riviera Beach Marina	Yellow	Green	Green	Green	Green	Grey
Roger Dean Chevrolet Stadium	Green	Green	Green	Green	Green	Grey
Sailfish Marina	Yellow	Green	Green	Green	Green	Grey
Shark Wake Park	Green	Green	Green	Green	Green	Grey
Society of the Four Arts (The)	Green	Green	Green	Green	Green	Grey
South Bay RV Campground	Yellow	Green	Green	Green	Green	Grey
South Florida Fairgrounds	Green	Green	Green	Green	Green	Grey
Sugar Sand Park	Green	Green	Green	Green	Green	Grey
Sunset Cove Amphitheater	Green	Green	Green	Green	Green	Grey
Tanger Outlets Palm Beach	Green	Green	Green	Green	Green	Grey
Torry Island Recreation Center	Yellow	Green	Red	Yellow	Yellow	Grey
Town Center Mall	Green	Green	Green	Green	Green	Grey
Veterans Park	Green	Green	Green	Yellow	Green	Grey
Wakodahatchee Wetlands	Yellow	Green	Green	Green	Red	Grey
Wellington Equestrian Community	Green	Green	Green	Green	Green	Grey
West Palm Beach Antique Row Art / DD	Green	Green	Yellow	Green	Green	Grey

	ECONOMIC IMPACT			SUSTAINABILITY		
	Potential to attract visitors and generate revenue	Contribution to local employment	Opportunities for local business development	Environmental impact and conservation efforts	Capacity to manage visitor numbers without degradation	Use of sustainable practices and technologies
Arthur R. Marshall Wildlife Refuge	Green	Green	Green	Green	Green	Grey
Boca Arts and Innovation Center	Green	Green	Green	Green	Green	Grey
Boca Raton Airport	Green	Green	Red	Red	Green	Grey
Boca Raton Innovation Campus (BRIC)	Green	Green	Green	Green	Green	Grey
Boca Raton Museum of Art (The)	Green	Green	Green	Green	Green	Grey
Boca Raton Resort (The)	Green	Green	Green	Green	Green	Grey
Boynton Beach Mall	Red	Green	Green	Grey	Green	Grey
Boynton Beach Oceanfront Park	Green	Green	Green	Green	Green	Grey
Boynton Harbor Marina	Green	Green	Green	Green	Green	Grey
Breakers Resort (The)	Green	Green	Green	Green	Green	Grey
CACTI Park of the Palm Beaches	Green	Green	Green	Green	Green	Grey
CityPlace	Green	Green	Green	Green	Green	Grey
Clematis Street & Downtown WPB	Green	Green	Green	Green	Green	Grey
Commons Park (The)	Green	Green	Green	Green	Green	Grey
Cox Science Center	Green	Green	Green	Green	Green	Grey
Cultural Council of Palm Beach County	Green	Green	Green	Green	Green	Grey
Daggerwing Nature Center	Green	Green	Green	Green	Green	Grey
Delray Beach Atlantic Avenue (DDA)	Green	Green	Green	Green	Green	Grey
Delray Beach Tennis Center	Green	Green	Green	Green	Green	Grey
Dolly Hand Cultural Arts Center	Green	Green	Green	Grey	Green	Grey
Downtown Palm Beach Gardens	Green	Green	Green	Green	Green	Grey
FAU Stadium and Arena	Green	Green	Green	Green	Green	Grey
Flagler Museum	Green	Green	Green	Green	Green	Grey
Gardens Mall (The)	Green	Green	Green	Green	Green	Grey
Gardens North County District Park (The)	Green	Green	Green	Green	Green	Grey
Grassy Waters Preserve	Green	Green	Green	Green	Green	Grey
Gumbo Limbo Nature Center	Green	Green	Green	Green	Green	Grey
Harbourside Place	Green	Green	Green	Green	Green	Grey
iTHINK Financial Amphitheater	Green	Green	Green	Green	Green	Grey
Jupiter Lighthouse	Green	Green	Green	Green	Green	Grey
Jupiter Outdoor Center	Green	Green	Green	Green	Green	Grey
Kravis Center	Green	Green	Green	Grey	Green	Grey
Lake Okeechobee Scenic Trail	Red	Red	Green	Green	Green	Grey
Lake Worth Playhouse	Green	Green	Green	Green	Green	Grey
Las Palmas	Green	Green	Green	Grey	Green	Grey
Legacy Place	Green	Green	Green	Green	Green	Grey
Lion Country Safari	Green	Green	Green	Green	Green	Grey
Loggerhead Marinelifelife Center	Green	Green	Green	Green	Green	Grey
Loxahatchee River - Visitor Center	Green	Green	Green	Green	Green	Grey
Maltz Jupiter Theatre	Green	Green	Green	Green	Green	Grey
Manatee Lagoon	Green	Green	Green	Green	Green	Grey
Meyer Amphitheatre	Green	Green	Green	Green	Green	Grey
Mizner Park	Green	Green	Green	Green	Green	Grey
Morikami Museum and Japanese Gardens	Green	Green	Green	Green	Green	Grey
Mounts Botanical Gardens	Green	Green	Green	Green	Green	Grey
National Croquet Center	Green	Green	Green	Green	Green	Grey
National Polo Center	Green	Green	Green	Green	Green	Grey
NORA	Green	Green	Green	Green	Green	Grey
Northwood Village	Green	Green	Green	Green	Green	Grey
Norton Museum of Art	Green	Green	Green	Green	Green	Grey
Okeeheelee Park	Green	Green	Green	Green	Green	Grey
Pahokee Marina	Green	Green	Green	Green	Green	Grey
Palm Beach County Convention Center	Green	Green	Green	Green	Green	Grey
Palm Beach International Airport	Green	Green	Green	Green	Green	Grey
Palm Beach Kennel Club	Green	Green	Green	Green	Green	Grey
Palm Beach Zoo & Conservation Society	Green	Green	Green	Green	Green	Grey
PGA National Resort	Green	Green	Green	Green	Green	Grey
Port of Palm Beach	Green	Green	Green	Green	Green	Grey
Rapids Water Park	Green	Green	Green	Green	Green	Grey
Riviera Beach Marina	Green	Green	Green	Green	Green	Grey
Roger Dean Chevrolet Stadium	Green	Green	Green	Green	Green	Grey
Sailfish Marina	Green	Green	Green	Green	Green	Grey
Shark Wake Park	Green	Green	Green	Green	Green	Grey
Society of the Four Arts (The)	Green	Green	Green	Green	Green	Grey
South Bay RV Campground	Green	Green	Green	Green	Green	Grey
South Florida Fairgrounds	Green	Green	Green	Green	Green	Grey
Sugar Sand Park	Green	Green	Green	Green	Green	Grey
Sunset Cove Amphitheater	Green	Green	Green	Green	Green	Grey
Tanger Outlets Palm Beach	Green	Green	Green	Green	Green	Grey
Torry Island Recreation Center	Green	Green	Green	Green	Green	Grey
Town Center Mall	Green	Green	Green	Green	Green	Grey
Veterans Park	Green	Green	Green	Green	Green	Grey
Wakodahatchee Wetlands	Green	Green	Green	Green	Green	Grey
Wellington Equestrian Community	Green	Green	Green	Green	Green	Grey
West Palm Beach Antique Row Art / DD	Green	Green	Green	Green	Green	Grey

	CULTURAL AND HERITAGE VALUE			MARKET APPEAL		
	Significance in local history and culture	Preservation of cultural heritage	Educational value and interpretive services	Alignment with current tourism trends and market demand	Appeal to target demographics (age, interests, origin)	Competitive positioning compared to other destinations
Arthur R. Marshall Wildlife Refuge						
Boca Arts and Innovation Center						
Boca Raton Airport						
Boca Raton Innovation Campus (BRIC)						
Boca Raton Museum of Art (The)						
Boca Raton Resort (The)						
Boynton Beach Mall						
Boynton Beach Oceanfront Park						
Boynton Harbor Marina						
Breakers Resort (The)						
CACTI Park of the Palm Beaches						
CityPlace						
Clematis Street & Downtown WPB						
Commons Park (The)						
Cox Science Center						
Cultural Council of Palm Beach County						
Daggerwing Nature Center						
Delray Beach Atlantic Avenue (DDA)						
Delray Beach Tennis Center						
Dolly Hand Cultural Arts Center						
Downtown Palm Beach Gardens						
FAU Stadium and Arena						
Flagler Museum						
Gardens Mall (The)						
Gardens North County District Park (The)						
Grassy Waters Preserve						
Gumbo Limbo Nature Center						
Harbourside Place						
iTHINK Financial Amphitheater						
Jupiter Lighthouse						
Jupiter Outdoor Center						
Kravis Center						
Lake Okeechobee Scenic Trail						
Lake Worth Playhouse						
Las Palmas						
Legacy Place						
Lion Country Safari						
Loggerhead Marinelifelife Center						
Loxahatchee River - Visitor Center						
Maltz Jupiter Theatre						
Manatee Lagoon						
Meyer Amphitheatre						
Mizner Park						
Morikami Museum and Japanese Gardens						
Mounts Botanical Gardens						
National Croquet Center						
National Polo Center						
NORA						
Northwood Village						
Norton Museum of Art						
Okeehelée Park						
Pahokee Marina						
Palm Beach County Convention Center						
Palm Beach International Airport						
Palm Beach Kennel Club						
Palm Beach Zoo & Conservation Society						
PGA National Resort						
Port of Palm Beach						
Rapids Water Park						
Riviera Beach Marina						
Roger Dean Chevrolet Stadium						
Sailfish Marina						
Shark Wake Park						
Society of the Four Arts (The)						
South Bay RV Campground						
South Florida Fairgrounds						
Sugar Sand Park						
Sunset Cove Amphitheater						
Tanger Outlets Palm Beach						
Torry Island Recreation Center						
Town Center Mall						
Veterans Park						
Wakodahatchee Wetlands						
Wellington Equestrian Community						
West Palm Beach Antique Row Art / DD						

	INFRASTRUCTURE			COMMUNITY SUPPORT		
	Quality and condition of existing infrastructure (roads, utilities)	Plans for future infrastructure improvements	Capacity to handle peak visitor times	Level of local community support and involvement	Impact on local residents' quality of life	Opportunities for community benefits and engagement
Arthur R. Marshall Wildlife Refuge						
Boca Arts and Innovation Center						
Boca Raton Airport						
Boca Raton Innovation Campus (BRIC)						
Boca Raton Museum of Art (The)						
Boca Raton Resort (The)						
Boynton Beach Mall						
Boynton Beach Oceanfront Park						
Boynton Harbor Marina						
Breakers Resort (The)						
CACTI Park of the Palm Beaches						
CityPlace						
Clematis Street & Downtown WPB						
Commons Park (The)						
Cox Science Center						
Cultural Council of Palm Beach County						
Daggerwing Nature Center						
Delray Beach Atlantic Avenue (DDA)						
Delray Beach Tennis Center						
Dolly Hand Cultural Arts Center						
Downtown Palm Beach Gardens						
FAU Stadium and Arena						
Flagler Museum						
Gardens Mall (The)						
Gardens North County District Park (The)						
Grassy Waters Preserve						
Gumbo Limbo Nature Center						
Harbourside Place						
iTHINK Financial Amphitheater						
Jupiter Lighthouse						
Jupiter Outdoor Center						
Kravis Center						
Lake Okeechobee Scenic Trail						
Lake Worth Playhouse						
Las Palmas						
Legacy Place						
Lion Country Safari						
Loggerhead Marinelife Center						
Loxahatchee River - Visitor Center						
Maltz Jupiter Theatre						
Manatee Lagoon						
Meyer Amphitheatre						
Mizner Park						
Morikami Museum and Japanese Gardens						
Mounts Botanical Gardens						
National Croquet Center						
National Polo Center						
NORA						
Northwood Village						
Norton Museum of Art						
Okeeheliee Park						
Pahokee Marina						
Palm Beach County Convention Center						
Palm Beach International Airport						
Palm Beach Kennel Club						
Palm Beach Zoo & Conservation Society						
PGA National Resort						
Port of Palm Beach						
Rapids Water Park						
Riviera Beach Marina						
Roger Dean Chevrolet Stadium						
Sailfish Marina						
Shark Wake Park						
Society of the Four Arts (The)						
South Bay RV Campground						
South Florida Fairgrounds						
Sugar Sand Park						
Sunset Cove Amphitheater						
Tanger Outlets Palm Beach						
Torry Island Recreation Center						
Town Center Mall						
Veterans Park						
Wakodahatchee Wetlands						
Wellington Equestrian Community						
West Palm Beach Antique Row Art / DD						



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