

## **Daniel Catalfumo and Richman Group to consider redeveloping PGA Station's former business park. Here are the plans.**

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Developer Daniel Catalfumo wants to demolish two office buildings at the PGA Station business park in Palm Beach Gardens in order to build more apartments.

This would be the second phase of the apartment development at PGA Station. Greenwich, Connecticut-based Richman Group of Cos. broke ground on 396 apartments there in 2022 after buying land from Catalfumo.

PGA Building 9 & 10 LLC, managed by Catalfumo, recently filed plans with the city to amend the development plan for the 37.6-acre business park at 11025 RCA Center Drive. It would remove a 48,000-square-foot office and a 9,000-square-foot office, replacing them with 620 apartments in two buildings plus two parking garages with a combined 975 spaces. The developer would make 10% of those units workforce housing.

Catalfumo said the project would once again be developed by Richman Group. The 48,000-square-foot office is already empty and would be demolished first, he said. The 9,000-square-foot office has a law firm as a tenant, so it wouldn't be demolished for three or four years, he said.

"People could actually ride their bikes to the new FPL office and the Tire Kingdom offices," Catalfumo said. "People can live work and play all in one place."

Each of the two apartment buildings would be 13 stories tall, one with 328 units and the other with 301 units. Each building would have a rooftop pool deck, a fitness room, a game room, a club room and coworking space. One building would have a half basketball court and the other would have two pickleball courts.

Corwil Architects in Coral Gables designed the project and Jupiter-based Cotleur & Hearing is the planning firm on the project.

While these two office buildings are likely biting the dust, more office space is coming to PGA Station. Gatsby FL is working on plans for 200,000 square feet of new office.

There has been a development boom in Palm Beach Gardens in recent years as Palm Beach County leads the nation in attracting wealthy residents from other states.

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**Brian Bandell**

Real Estate Editor - *South Florida Business Journal*