

Transit-Oriented Living Arrives in Boca

Link at Boca breaks ground near the Tri-Rail station, adding 340 apartments, retail, and new density to one of Palm Beach County's fastest-evolving corridors.



Ground has officially broken on Link at Boca, a mixed-use multifamily development that signals the next phase of growth around one of Boca Raton's most connected transit corridors. The project, led by Miami-based 13th Floor Investments in partnership with Boston real estate private equity firm Rockpoint, will bring 340 residential units and 24,000 square feet of retail to a site adjacent to the Boca Raton Tri-Rail station.

Located at 680 West Yamato Road, the eight-story community reflects a broader shift in South Florida development toward transit-oriented, walkable projects designed to serve both residents and commuters. The development is being built on publicly owned land through a partnership with the South Florida Regional Transportation Authority, which selected the team through a competitive process aimed at transforming the station area into a more active mixed-use environment.

"We are excited to officially break ground on Link at Boca and bring this transit-oriented development to the city," said Rey Melendi, chief operating officer and principal of 13th Floor Investments. "This project represents an opportunity to create a connected residential community that complements the surrounding business and innovation corridor."

The development will include a mix of studio, one-, two- and three-bedroom apartments ranging from approximately 600 to 1,300 square feet. Planned interiors feature custom cabinetry, quartz countertops, luxury vinyl flooring, floor-to-ceiling windows and private balconies, along with an amenity program designed to compete with newer Class-A multifamily projects across Palm Beach County.

Residents will have access to a resort-style pool deck, coworking spaces, private offices, a social lounge, yoga



studio, kids' room, sauna, golf and virtual reality simulator, and outdoor recreation areas. A 650-space parking garage will serve residents, retail visitors and Tri-Rail commuters, reinforcing the project's role as a transportation-linked hub.

The location places Link at Boca within minutes of Interstate 95, the El Rio Trail, Florida Atlantic University, the Boca Raton Innovation Campus and Boca Raton Airport, positioning the project within one of the region's most active employment and research clusters. Developers say that proximity to jobs and transit is a key factor driving demand for new rental housing in the area.

Construction financing for the project includes a \$100 million loan from Santander Bank, with ANF serving as construction manager, Corwil Architects as architect of record and Bowman as civil engineer. Completion is expected in the second quarter of 2028.

Local officials attending the groundbreaking described the project as part of a longer-term strategy to increase housing options near transportation infrastructure while supporting economic growth in northern Boca Raton.

As South Florida continues to balance population growth with infrastructure constraints, developments like Link at Boca illustrate how transit-oriented projects are becoming a central part of the region's next development cycle.