

# SECTION 6

## Supporting Documents, Resolutions & Maps

### **CRA LEGAL DESCRIPTION**

#### **RESOLUTIONS**

Resolution 89-649 Adopting the Findings of Necessity and Report on the Determination of Slum and Blight in the Proposed CRA Area  
Resolution 89-929 Adopting the Original CRA Community Redevelopment Plan  
Resolution 2005-0128 Adopting 2005 the CRA Community Redevelopment Plan

#### **SUPPORTING DOCUMENTS**

Westgate/Belvedere Homes CRA in the Comprehensive Plan – FLUE & TE  
2015 Community Forum Summary Document  
Westgate CRA Demographic and Housing Analysis  
N. Congress Avenue and Westgate Avenue Commercial Analysis

#### **MAP SERIES**

CRA BOUNDARY MAP  
CRA NEIGHBORHOOD MAP  
CRA PUBLIC PARKS AND OPEN SPACE MAP  
PBC FUTURE LAND USE MAP – WESTGATE CRA  
PBC EXISTING LAND USE MAP – WESTGATE CRA  
PBC ZONING MAP – WESTGATE CRA  
PBC ZONING MAP AND WCRAO SUB-AREA MAP  
CRA SALES OVER TIME  
CRA PROPERTY USES (PAPA CLASSIFICATIONS)  
CRA TRANSIT MAP  
CRA PROJECTS AND INFRASTRUCTURE IMPROVEMENTS MAP

APPENDIX 1

A TRACT OF LAND IN TOWNSHIP 43 SOUTH, RANGES 42 AND 34 EAST, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY BOUNDED AS FOLLOWS:

- (1) ON THE NORTH BY THE BASELINE OF GKEECHOBEE BOULEVARD AS SHOWN ON ROAD PLAT BOOK 4, PAGES 217 THRU 221.
- (2) ON THE EAST BY THE CENTERLINE OF FLORIDA MANGO ROAD, SAID CENTERLINE BEING THE NORTH - SOUTH QUARTER SECTION LINE OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST.
- (3) ON THE SOUTH BY THE BASELINE OF BELVEDERE ROAD AS SHOWN ON ROAD PLAT BOOK 4, PAGES 201 THRU 206 AND ROAD PLAT BOOK 3, PAGES 91 THRU 94.
- (4) ON THE WEST BY THE CENTERLINE OF MILITARY TRAIL, SAID CENTERLINE BEING THE NORTH - SOUTH QUARTER SECTION LINE OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE EAST.

LESS

THAT PORTION OF THE TOWN OF GOLFVIEW LYING NORTH OF BELVEDERE ROAD. SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 25 RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SECTION 25 129.20 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHWEST ONE QUARTER (SE 1/4) OF SECTION 25 A DISTANCE OF 281.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SECTION 25 342.00 FEET TO A POINT ON THE WEST LINE OF CENTRAL BANK SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 32 AT PAGE 145, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PLAT 393.26 FEET; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT 200.00 FEET; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PLAT 674.57 FEET TO A POINT IN THE SOUTH LINE OF SECTION 25; THENCE WESTERLY ALONG THE SOUTH LINE OF 25, 671.20 FEET TO THE POINT OF BEGINNING

ALSO LESS

TWO PARCELS OF LAND ANNEXED TO THE CITY OF WEST PALM BEACH RECORDED IN BOOK 5247, PAGE 0862, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A A PARCEL OF LAND IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF SECTION 29, 1300.36 FEET EAST OF THE EAST LINE OF MADRID PARK, THENCE RUN SOUTH ALONG A LINE WHICH IS PARALLEL WITH THE EAST LINE OF MADRID PARK A DISTANCE OF 410 FEET TO THE SOUTHEAST CORNER OF LAND OWNED BY HARRY GAUGLER AND EMMA GAUGLER WHICH POINT IS ALSO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN THENCE SOUTHERLY ALONG A LINE WHICH IS PARALLEL TO THE EAST LINE OF MADRID PARK A DISTANCE OF 275.08 FEET; THENCE RUN WESTERLY ALONG A LINE WHICH IS PARALLEL TO THE NORTH LINE OF SECTION 29 A DISTANCE OF 140 FEET; THENCE NORTHERLY ALONG A LINE WHICH IS PARALLEL TO THE EAST LINE OF MADRID PARK, AND WHICH LINE IS ALSO THE EAST LINE OF LAND OWNED BY GLADYS ARUELIA VAN DER LINDE, A DISTANCE OF 275.08 FEET TO THE SOUTHWEST CORNER OF THE LAND OF HARRY GAUGLER AND EMMA GAUGLER; THENCE EAST ALONG THE SOUTH LINE OF GAUGLER LAND A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING.

PARCEL B A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN PALM BEACH COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS:

FROM A POINT ON THE NORTH LINE OF SAID SECTION 29 THAT IS 1020.36 FEET EAST OF THE NE CORNER OF MADRID PARK, RUN SOUTH ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF MADRID PARK A DISTANCE OF 310 FEET FOR A POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN EAST ON A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID SECTION A DISTANCE OF 140 FEET; THENCE SOUTH ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF MADRID PARK A DISTANCE OF 50 FEET; THENCE WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID SECTION A DISTANCE OF 2.47 FEET; THENCE SOUTH ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF MADRID PARK A DISTANCE OF 50 FEET; THENCE EAST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID SECTION A DISTANCE OF 2.47 FEET; THENCE SOUTH ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF MADRID PARK A DISTANCE OF 274.97 FEET; THENCE WESTERLY A DISTANCE OF 140 FEET TO A POINT IN A LINE DRAWN THROUGH THE POINT OF BEGINNING AND PARALLEL WITH THE EAST LINE OF MADRID PARK THAT IS 374.86 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF MADRID PARK A DISTANCE OF 374.86 FEET TO THE POINT OF BEGINNING.

D

RESOLUTION NO. R-89- 649

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, DECLARING AS A "SLUM" AND "BLIGHTED" AREA; AN AREA IN PALM BEACH COUNTY KNOWN AS WESTGATE/BELVEDERE HOMES, PURSUANT TO §163.355, FLORIDA STATUTES (1969)

WHEREAS, there exists in Palm Beach County, a blighted area known as the Westgate/Belvedere Homes area, which threatens the public health, safety, morals and welfare of the residents of the area and the County; and

WHEREAS, this area is predominated by residents of low or moderate income; and

WHEREAS, the evidence of this blight includes dilapidated and deteriorating residential and commercial structures, lack of maintenance and improvement of property, substandard infrastructure including unpaved streets and inadequate drainage, inefficient traffic flow, inadequate street layout, and faulty lot layout; and

WHEREAS, the existence of such blighted area constitutes an economic and social liability which decreases the tax base and reduces tax revenue, substantially impairs or arrests sound growth, aggravates traffic problems and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and

WHEREAS, it is in the public interest that the Board of County Commissioners designate said area a blighted area pursuant to §163.355, Florida Statutes (1969), in order to encourage the redevelopment and rehabilitation of said area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

R89 649

SECTION 1:

It is hereby found and determined that the following described property located in the Westgate/Belvedere Homes area of Palm Beach County is a blighted area as used in Chapter 163, Florida Statutes, and as defined in §163.340(8), Florida Statutes.

The Westgate/Belvedere Homes area as described in "The Report on the Determination of Slum and Blight Conditions in the Proposed CRA Area."

The Report including a copy of a map of the Westgate/Belvedere Homes area is attached hereto and incorporated herein by reference.

SECTION 2:

It is hereby further found and determined that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals and welfare of the residents of Palm Beach County. The data contained in the above referenced "The Report on the Determination of Slum and Blight Conditions in the Proposed CRA Area" is the factual basis on which the Board of County Commissioners determines that the Westgate/Belvedere Homes area is "blighted" as the term is used in §163.355 Florida Statutes.

SECTION 3:

The Board of County Commissioners finds that there is a need for a community redevelopment agency to function within Palm Beach County, Florida, to carry out the purposes of the Community Redevelopment Act of 1969 as set forth in Part II of Chapter 163, Florida Statutes (1977), as amended, with respect to revitalization of the Westgate/Belvedere Homes area.

SECTION 4:

This Resolution shall take effect immediately upon its passage.

The foregoing Resolution was offered by Commissioner Roberts, who moved its adoption. The motion was seconded by Commissioner Howard, and upon being put to a vote, the vote was as follows:

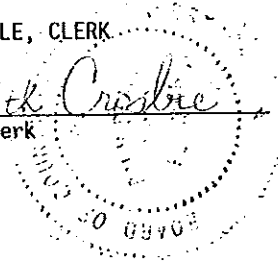
KAREN T. MARCUS	-	Aye
CAROL A. ROBERTS	-	Aye
CAROL J. ELMQUIST	-	Aye
RON HOWARD	-	Aye
CAROLE PHILLIPS	-	Aye

The Chair thereupon declared the Resolution duly passed and adopted this 18th day of April, 1989.

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Judith Cristine  
Deputy Clerk



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: Michelle B. Franke  
County Attorney

R89 649

Ref: RESW/BH

# DRAFT

REPORT  
ON THE  
DETERMINATION OF SLUM AND BLIGHT  
CONDITIONS IN THE  
PROPOSED CRA AREA  
HOUSING AND COMMUNITY DEVELOPMENT

FEBRUARY, 1989

R89 649

# DRAFT

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- II. Socio-Economic Conditions
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  - B. Employment
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- IV. Condition of Public Facilities

Ref: RPTSBC.WE

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R89 649

DRAFT

I. INTRODUCTION

The purpose of this Report is to summarize the conditions which exist within the Proposed CRA Area that will warrant the need for establishment of a Community Redevelopment Agency.

The Proposed CRA Area is bounded on the north by Okeechobee Boulevard; on the south by Belvedere Road; on the west by Military Trail and on the east by Florida Mango Road. (See Map #1.) It comprises Westgate Estates, Golfview Heights and Belvedere Heights subdivisions, and industrial and commercial areas.

For purpose of this Report the use of the term "Blighted" refers to a "slum area", and a "blighted area", as defined in Chapter 163.340, Florida statutes, as follows:

"1. 'Slum area' means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding; the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.

'2. 'Blighted area' means either:

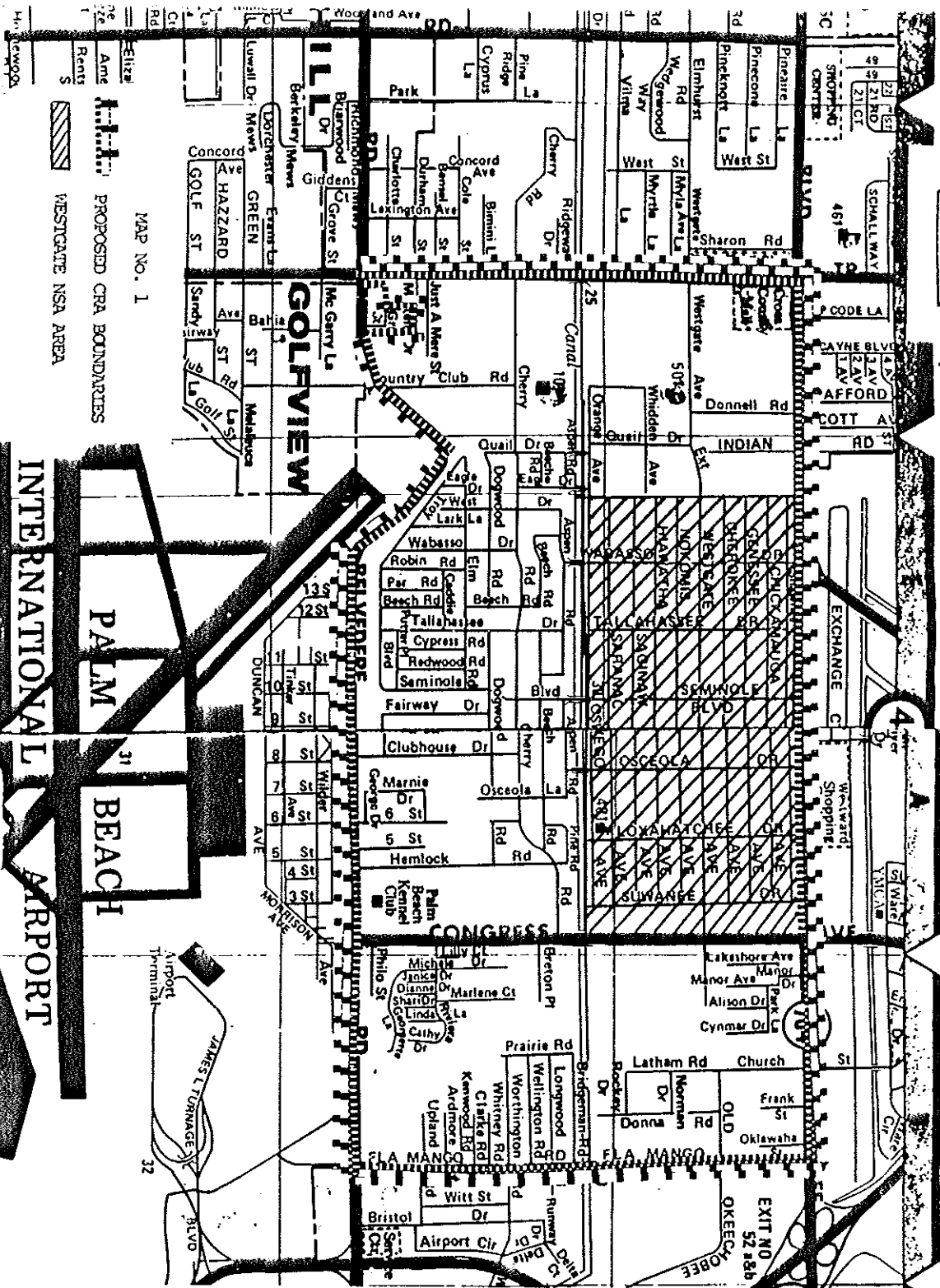
(a) An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use.

1. Predominance of defective or inadequate street layout;
2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
3. Unsanitary or unsafe conditions;
4. Deterioration of site or other improvements;
5. Tax or special assessment delinquency exceeding the fair value of the land; and
6. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

(b) An area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction."

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MAP No. 1

PROPOSED CRA BOUNDARIES

WESTGATE NSA AREA

PALM BEACH

INTERNATIONAL AIRPORT



R89 688

SEE MAP NO 35

A preliminary analysis of the data presented in this Report indicates that "slum and blight" exists in the Proposed CRA Area that is impairing sound growth and providing a threat to the residents of the area.

Even though some areas do not exhibit physical deterioration, they are in close proximity to blighted areas with social problems that transcend their boundaries. These areas will require special measures to preserve them.

An analysis of the Generalized Land Use Map included in Section III of this Report shows that the west side of the Proposed CRA Area is mainly commercial with some mixed land uses.

There is a commercial strip that extends from Military Trail to Florida Mango with an industrial area in the northeast corner of the Proposed CRA Area.

Westgate Estates, located towards the north of the LWDD Canal exhibits the greatest concentration of blighted conditions. This area has been defined as a Neighborhood Strategy Area (NSA) under the Community Development Block Grant Program (CDBG) of the Division of Housing and Community Development (See Map #1). A Neighborhood Strategy Area is a low- and moderate-income area where capital improvements, as well as code enforcement and housing related activities are needed, and could be carried out with CDBG funds.

Golfview Heights subdivision to the south of Westgate Estates is, generally speaking, a well preserved neighborhood with some structures showing signs of exterior deterioration not serious enough to warrant code enforcement intervention. This area is connected with Westgate Estates by bridges across the LWDD Canal. These bridges create corridors through which blighting influences from the Westgate area may filter through into the Golfview Heights areas and ultimately create blighting conditions which could lead to lower property values and increase deterioration.

The commercial strip along Congress Avenue appears to be a rapidly growing commercial area with conflicting uses or activities. East of the commercial strip along Congress Avenue there are two mobile home parks. The Waterview Park experiences drainage problems during rainy days, according to the County Fire Rescue Department.

The area to the southeast corner of the Proposed CRA Area is comprised of Belvedere Heights, which appears to be in need of public improvements.

The establishment of the proposed Community Redevelopment Agency will aid in the revitalization of the proposed area and will help arrest deterioration of property values and preserve affordable housing.

## II. SOCIO-ECONOMIC CONDITIONS

### A. Race and Income Characteristics

Within the Proposed CRA Area, there are 6,011 persons (See Table 1). Of this total, 119 (1.97%) are non-white.

Pertaining to income, 46.20% of the residents are low- and moderate-income, according to HUD's definition. Income by block data (See Table 1) illustrates that the eastern portion of the Westgate Neighborhood Strategy area (Blocks 112 through 126) contain the highest percentage of low- and moderate-income persons.

B. Employment

There are numerous commercial and industrial establishments within the Proposed CRA Area which provide employment opportunities for the residents of the area. Most of these establishments are located along the periphery of the Proposed CRA Area. Okeechobee Boulevard, Military Trail, and Belvedere Road possess a multitude of commercial establishments which include shopping centers; car dealerships and service centers; restaurants; offices, etc., which generate skilled and unskilled jobs. There are also commercial establishments along Congress Avenue. Several businesses are also located along Westgate Avenue.

In addition the Proposed CRA Area is in close proximity to the West Palm Beach downtown and to the Palm Beach International Airport, which provide employment opportunities.

The 1980 Census Population and Housing indicates that for Census Tracts 29 and 30, which comprised over 50% of the Proposed CRA Area, the numbers of employed persons 16 years and over was 3,322 or 63% of the total 5,229 persons 16 years and over. ✓

Table 1

## PROPOSED CRA AREA RACE AND INCOME CHARACTERISTICS

Area	Tract	Blk	POPULATION			INCOME	
			Total	Non-White	%Non-White	Low/Mod Population	% Low/Mod
Westgate	29	106	66	0	0%	46	69.70
Estates,		107	35	0	0%	26	74.29
Golfview		108	26	0	0%	22	84.62
Heights,		109	25	0	0%	22	88.00
Belvedere		111	57	0	0%	40	70.18%
Heights		112	5	0	0%	S	S
Subdivisions		113	70	0	0%	56	80.00%
and adjacent		114	18	0	0%	14	77.78%
areas.		115	30	0	0%	20	66.67%
		116	62	0	0%	36	58.06%
		117	44	0	0%	30	68.18%
		118	29	0	0%	15	51.72%
		119	23	0	0%	S	S
		120	105	4	3.8%	66	62.86%
		121	68	0	0%	40	58.82%
		122	50	0	0%	32	64.00%
		123	80	7	8.8%	52	65.00%
		124	60	2	3.3%	40	66.67%
		126	53	0	0%	36	67.92%
		127	86	0	0%	59	68.60%
		138	30	0	0%	17	56.67%
		139	159	1	1.0%	93	58.49%
		140	86	0	0%	61	70.93
		141	84	2	2.0%	58	69.05
		142	0	0	0%	0	--
		143	0	0	0%	0	--
		144	0	0	0%	0	--
		201	20	0	0%	S	S
		202	65	2	3.1%	35	53.85%
		203	28	0	0%	12	42.86%
		204	38	4	10.5%	23	60.53%
		205	53	0	0%	29	54.72%
		206	71	1	1.4%	38	53.52%
		207	33	0	0%	17	51.52%
		208	48	3	6.3%	18	37.50%
		209	41	11	26.8%	11	26.83%
		210	30	0	0%	12	40.00%
		211	7	0	0%	S	S
		213	29	0	0%	20	68.97%
		214	31	0	0%	16	51.61%
		215	44	1	2.3%	20	45.45%
		216	48	1	2.1%	17	35.42%
		217	24	1	4.2%	14	58.33%
		218	16	0	0%	8	50.00%

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(Table 1, Cont'd)

Area	Tract	POPULATION			INCOME	
		Blk	Total	Non-White	%Non-White	Low/Mod Population
29	219	27	0	0%	12	44.44%
	220	72	3	4.2%	34	47.22%
	221	32	0	0%	15	46.88%
	222	100	6	6.0%	48	48.00%
	223	6	0	0%	S	S
	224	0	0	0%	0	--
	225	20	0	0%	S	S
	226	44	1	2.3%	21	47.73%
	239	136	1	0.8%	68	50.00%
	240	30	0	0%	12	40.00%
	241	107	5	4.7%	42	39.25%
30	103	118	0	0%	55	46.61%
	104	145	12	8.0%	59	40.69%
	105	140	6	4.0%	51	36.43%
	114	102	0	0%	140	39.22%
	115	296	8	3.0%	108	36.49%
	116	64	1	1.5%	29	45.31%
	117	67	0	0%	31	46.27%
	119	120	0	0%	53	44.17%
	120	39	0	0%	16	41.03%
	121	47	0	0%	21	44.68%
	122	20	0	0%	10	50.00%
	123	102	0	0%	53	51.96%
	124	110	0	0%	44	40.00%
	125	36	0	0%	16	44.44%
	140	305	0	0%	141	46.23%
	141	0	0	0%	0	--
	142	2	0	0%	S	S
	144	176	0	0%	70	39.77%
	145	7	0	0%	S	S
	146	0	0	0%	0	--
	147	0	0	0%	0	--
	201	81	0	0%	34	41.98%
	202	50	0	0%	19	38.00%
	203	37	0	0%	16	43.24%
	204	127	1	1%	45	35.43%
205	121	3	2.0%	47	38.84%	
207	48	0	0%	15	31.25%	
208	48	0	0%	14	29.17%	
209	63	2	3.0%	14	22.22%	
210	37	0	0%	10	32.43%	
211	43	3	7.0%	10	23.26%	
213	65	4	6.0%	27	41.54%	
214	35	3	9.0%	16	45.71%	
215	35	0	0%	10	28.57%	

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(Table 1, Cont'd)

Area	Tract	POPULATION				INCOME	
		Blk	Total	Non-White	%Non-White	Low/Mod Population	% Low/Mod
	30	216	62	8	13.0%	21	33.87%
		217	69	7	10.0%	23	33.33%
		218	63	0	0%	21	33.33%
		219	62	0	0%	15	24.19%
		220	44	0	0%	20	45.45%
		221	60	0	0%	17	28.33%
		222	55	0	0%	21	38.18%
		225	77	0	0%	31	40.26%
		226	70	0	0%	25	35.71%
		227	42	0	0%	21	50.00%
		228	28	4	14.0%	9	32.14%
		229	9	1	11.11%	S	S
		231	7	0	0%	9	31.03%
		242	32	0	0%	11	34.38%
		243	94			34	36.17%
		312	N/A	N/A	N/A	N/A	N/A
		323	N/A	N/A	N/A	N/A	N/A
		324	N/A	N/A	N/A	N/A	N/A
TOTALS:			6,011	119	1.97%	2,777	46.20%

"S" - Stands for Suppressed Data

"N/A" - Not Available

Source: The Five-Year Redevelopment Plan for the Housing and Community Development Areas (Westgate NSA), Palm Beach County, Housing and Community Development, 1987.

Public Demographics, Inc., 1980 Census Demographic Characteristics by Block.

C. Housing

Of the 2,183 occupied housing units within the Proposed CRA Area, 1,481, or 68%, are owner-occupied (See Table 2). Of the total occupied housing units, 157, or 7%, are overcrowded (having an average of more than one person per room). There are 182 vacant housing units in the area. There are also 24 housing units lacking complete plumbing facilities for exclusive use.

The 1980 median housing value for owner-occupied units in the Proposed CRA Area was \$34,587, as opposed to the 1980 County median value of \$55,300. The 1980 median contract rent in the area was \$239 per month.

The 1980 Census of Population and Housing indicates that for Census Tracts 29 and 30, which comprised over 50% of the Proposed CRA Area, the breakdown of the age of structures is as follows:

<u>Years Structure Built</u>	<u>Structures</u>	<u>Percent</u>
1939 or earlier	171	6.3
1940 - 1959	1,567	57.6
1960 - 1974	761	27.9
1975 - March, 1980	222	8.2
TOTAL:	2,721	100

Source: 1980 Census of Population and Housing, West Palm Beach, Boca Raton, U. S. Department of Commerce.

Housing and Community Development's (HCD) Five-Year Redevelopment Plan for the HCD Project Areas includes a breakdown of the age of structures within the Westgate NSA prepared by a consultant:

Age of Structures

<u>Year of Construction</u>	<u>Structures</u>	<u>Percent</u>
1924 - 1939	146	20%
1940 - 1949	175	24%
1950 - 1959	168	23%
1960 - 1969	73	10%
1970 - 1982	161	22%
No Data	7	1%
TOTAL:	730	100%

Source: The Five-Year Redevelopment Plan for the Housing and Community Development (HCD) Project Areas, Page A-10, Palm Beach County Housing and Community Development.

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Table 2

## Proposed CRA Area Housing Occupancy and Unit Values

Area	Tract	Blk	HOUSING OCCUPANCY					UNIT VALUE	
			Owner Occu- pied	Renter Occu- pied	Vacant	Over- Crowded	Lack Plumb- ing	Median Owner	Median Renter
Westgate	29	106	10	17	2	2	0	\$ 30,000	200
Estates,		107	19	2	2	0	0	23,600	S
Golfview		108	18	2	2	0	0	23,800	S
Heights,		109	16	1	5	0	0	23,800	S
Belvedere		111	7	21	2	3	0	40,000	\$ 244
Heights		112	8	8	8	8	8	S	S
Subdivi-		113	9	21	5	2	0	28,000	155
sions		114	6	4	0	0	0	17,500	S
and		115	8	6	3	0	1	35,000	185
adjacent		116	4	15	0	4	0	S	317
areas		117	7	11	2	2	1	40,000	168
		118	2	5	6	3	4	S	233
		119	3	3	1	2	1	S	S
		120	7	18	6	5	1	27,500	300
		121	4	15	2	4	1	S	233
		122	7	7	1	1	0	32,500	196
		123	4	17	4	6	0	S	225
		124	9	7	0	3	0	17,500	238
		126	5	13	2	2	0	35,000	225
		127	14	18	6	4	2	31,300	231
		138	19	0	0	0	0	35,000	0
		139	60	34	8	1	1	43,000	220
		140	48	3	3	1	0	46,700	S
		141	42	4	6	0	0	31,300	S
		142	0	0	0	0	0	0	0
		143	0	0	0	0	0	0	0
		144	0	0	0	0	0	0	0
		201	3	4	1	0	0	S	S
		202	6	17	2	5	2	27,500	232
		203	5	7	1	0	0	42,500	263
		204	11	7	2	1	0	25,000	135
		205	13	6	1	2	0	23,800	219
		206	9	18	3	2	0	37,500	222
		207	10	3	1	1	0	27,500	S
		208	0	7	1	2	1	-	295
		209	6	9	3	1	0	42,500	294
		210	3	8	1	1	0	S	300
		211	1	2	2	S	0	S	S
		213	8	5	5	1	0	18,800	130
		214	0	3	5	0	0	31,300	S
		215	5	11	4	2	0	32,500	208
		216	9	8	2	1	0	33,800	250
		217	9	3	4	0	0	22,500	S

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(Table #2, Cont'd)

## Proposed CRA Area Housing Occupancy and Unit Values

Area	Tract	Blk	HOUSING OCCUPANCY					UNIT VALUE	
			Owner Occu- pied	Renter Occu- pied	Vacant	Over- Crowded	Lack Plumb- ing	Median Owner	Median Renter
	29	218	5	2	0	2	0	22,500	S
		219	0	10	1	1	0	0	300
		220	9	12	6	5	0	22,500	260
		221	4	5	2	2	0	S	200
		222	5	22	3	8	1	12,500	231
		223	S	S	2	S	S	S	S
		224	0	0	0	0	0	0	0
		225	3	4	3	1	1	S	S
		226	7	11	0	1	0	22,500	267
		239	22	31	9	6	0	\$ 26,700	\$ 264
		240	10	3	2	1	0	32,500	S
		241	17	26	8	1	2	26,700	280
	30	103	33	8	1	3	0	35,500	233
		104	36	7	0	3	0	36,900	263
		105	36	3	1	6	0	39,700	S
		114	32	5	3	1	0	33,500	275
		115	103	8	5	2	0	37,500	325
		116	18	3	1	4	0	37,900	S
		117	20	1	0	2	0	34,600	S
		119	35	10	1	3	0	34,100	200
		120	12	2	0	1	0	36,700	S
		121	15	1	0	1	0	36,300	S
		122	8	0	0	0	0	41,300	0
		123	15	21	0	1	2	37,500	165
		124	30	7	1	2	0	36,800	231
		125	14	0	1	0	0	33,300	0
		140	82	27	6	11	2	35,400	234
		141	0	0	0	0	0	0	0
		142	2	5	0	S	S	S	S
		144	40	25	4	2	0	34,800	275
		145	2	S	1	S	S	S	S
		146	0	0	0	0	0	0	0
		147	0	0	0	0	0	0	0
		201	20	4	2	0	0	35,000	S
		202	15	0	1	2	0	36,000	0
		203	9	3	1	0	0	31,300	S
		204	37	5	1	2	0	36,300	275
		205	39	4	0	0	0	34,500	S
		207	11	2	1	0	0	37,500	S
		208	12	2	0	2	0	38,800	S
		209	21	1	0	2	0	38,100	S
		210	10	2	1	1	0	37,500	S

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(Table #3, Cont'd)

## Proposed CRA Area Housing Occupancy and Unit Values

Area	Tract	Blk	HOUSING OCCUPANCY					UNIT VALUE	
			Owner Occu- pied	Renter Occu- pied	Vacant	Over- Crowded	Lack Plumb- ing	Median Owner	Median Renter
	30	211	13	1	0	0	0	43,300	S
		213	17	4	0	3	0	36,300	S
		214	11	2	1	0	0	32,500	S
		215	9	3	0	0	0	36,700	S
		216	15	4	1	1	0	39,200	S
		217	17	3	0	2	0	39,000	S
		218	12	7	0	1	0	37,500	263
		219	17	2	1	0	0	39,200	S
		220	13	5	2	0	0	34,200	275
		221	19	0	0	1	0	38,800	0
		222	18	1	0	2	1	33,600	S
		225	23	3	0	2	0	35,800	S
		226	22	2	0	1	0	37,500	S
		227	14	3	0	0	0	35,000	S
		228	8	0	1	0	0	38,800	0
		229	3	S	0	S	S	S	S
		231	5	6	0	0	0	100,000	\$ 338
		242	7	2	2	1	0	37,500	S
		243	30	5	0	0	0	38,300	275
		312	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		323	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		324	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS:			1,481	702	182	157	24	\$ 34,587.34	\$ 239

"S" - Stands for Suppressed Data

"N/A" - Not Available

Source: The Five-Year Redevelopment Plan for the Housing and Community Development Project Areas (Westgate NSA), Palm Beach County, Housing and Community Development, 1987.

Public Demographics, Inc., 1980 Census Demographic Characteristics by Block.

### III. LAND USE AND BUILDING CONDITIONS

A Generalized Land Use Map for the Proposed CRA Area is attached to this Report (see Map #2). A brief discussion concerning land uses was provided in the introduction. A Land Use and Building Conditions Analysis of the entire area will be included in the Final Report.

Data collection and analysis for the areas that comprised the Proposed CRA Area are at different stages. Numerous studies and plans have been prepared for the Westgate NSA. Housing and Community Development staff is still in the process of collecting and analyzing data for the rest of the area. The area has been recently partially surveyed.

Housing and Community Development is including in this Report detailed information for the Westgate NSA and general information for the rest of the Proposed CRA Area.

A study prepared by Glatting, Sellen, Lopez, Anglin, Inc., for the Westgate NSA during 1983 indicated that there were 720 structures in the Westgate NSA. Of that total, 650, or 91%, were residential; 61, or 8%, were commercial; and 9, or 1%, were institutional. Ninety percent of the structures were standard, 8% of the structures were substandard, and 2% dilapidated. The same survey indicated that there were 828 total residential units; 518, or 63%, were single-family; 124, or 15%, were multi-family; and 186, or 22%, were duplex. There were no rooming house units reported. Of the total single-family units, 53, or 10% were substandard, and 15, or 3%, dilapidated. There were no substandard multi-family and duplex housing units reported.

However, a Windshield Survey conducted by Housing and Community Development staff for the 1987 Five-Year Redevelopment Plan for the Housing and Community Development Project Areas indicated that there are 269 structures needing rehabilitation in the Westgate NSA: 250 (92.9%) are single-family housing units, 14 (5.2%) are multi-family structures, and 5 (1.9%) are commercial structures (See Table 3). Structures needing rehabilitation are located throughout the NSA although concentrations can be found along Westgate Avenue, Nokomis Avenue, and in the southeast portion of the NSA.

According to the same Windshield Survey there are 11 structures which need to be demolished. Nine of the 11 structures are in the eastern half (east of Seminole Boulevard) of the NSA. Also, within the NSA boundaries are 100 vacant lots. Several of the parcels are quite large and are dispersed throughout the NSA.

Table 3

WESTGATE NSA WINDSHIELD SURVEY RESULTS

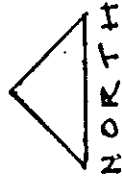
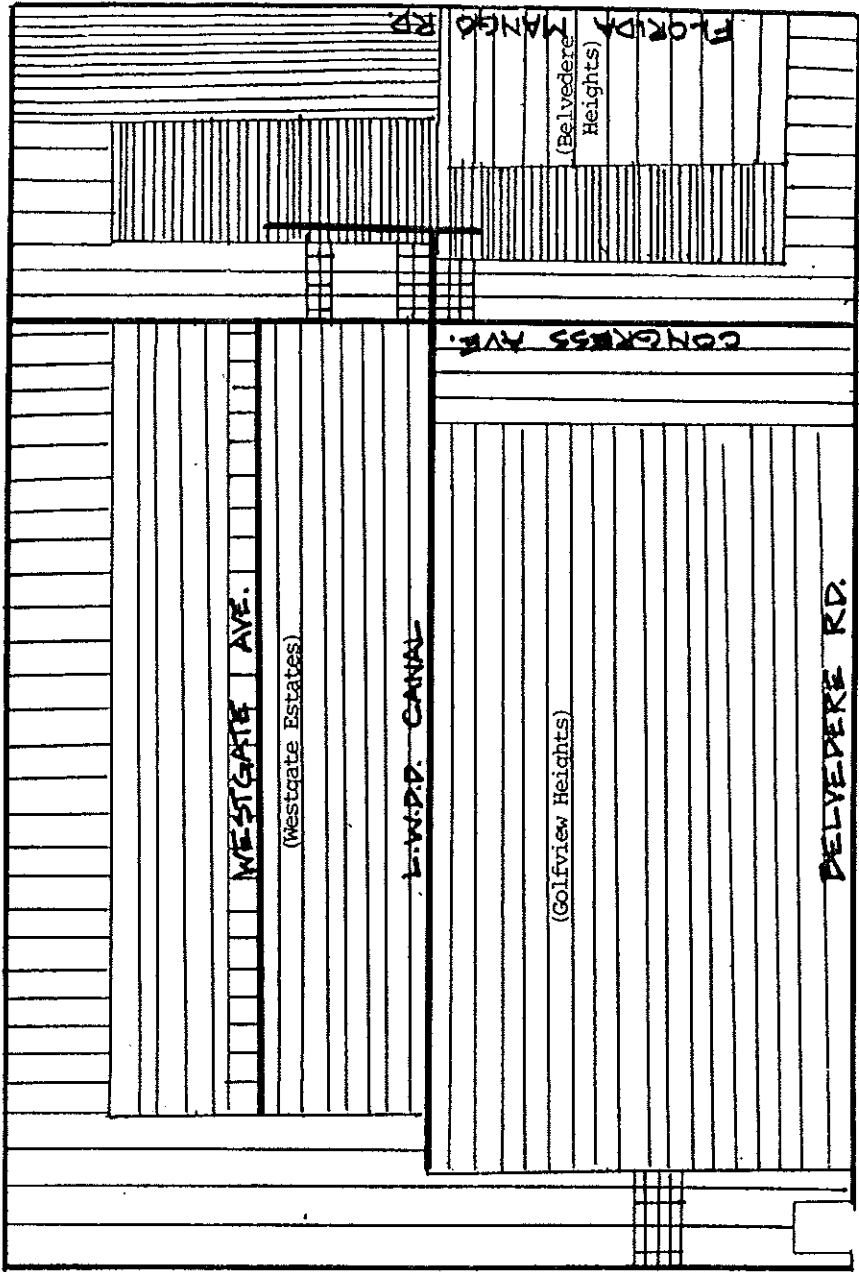
		<u>NEEDING REHABILITATION</u>				<u>Needing</u>	<u>Vacant</u>
<u>Area</u>	<u>Tract</u>	<u>Blk</u>	<u>Single-F</u>	<u>Multi-F</u>	<u>Cmrc1</u>	<u>Demolition</u>	<u>Lots</u>
Westgate	29	111	0	0	0	0	0
		112	0	0	0	1	0
		113	7	0	0	0	8
		114	2	0	0	1	3
		115	1	0	0	0	4
		116	6	0	0	0	1
		117	13	0	0	0	1
		118	5	0	0	0	4
		119	9	0	0	0	1
		120	9	0	0	2	2
		121	10	0	1	0	0
		122	9	1	0	0	1
		123	9	4	0	1	3
		124	4	0	0	0	5
		125	0	0	0	0	0
		126	10	0	0	0	3
		127	9	0	0	1	2
		201	8	0	0	1	0
		202	9	1	0	0	0
		203	3	1	0	0	1
		204	9	0	0	0	0
		205	6	1	0	0	2
		206	8	0	0	0	4
		207	5	1	0	0	0
		208	3	0	0	0	2
		209	0	0	0	0	0
		210	1	0	0	0	1
		211	8	0	0	0	1
		213	9	0	0	0	4
		214	7	0	0	1	3
		215	9	0	0	1	3
		216	5	0	0	0	0
		217	3	0	2	0	0
		218	3	0	0	0	10
		219	0	0	0	0	2
		220	2	0	0	0	6
		221	2	0	0	1	4
		222	2	0	0	0	5
		223	4	0	0	1	4
		224	0	0	0	0	0
		225	7	0	1	0	1
		226	8	0	0	0	2

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MAP No. 2

# GENERALIZED LAND USE MAP

OKEECHOBEE BLVD.



COMMERCIAL



RESIDENTIAL



INDUSTRIAL



MOBILE HOMES



RESIDENT. & COM.

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NOT TO SCALE

(Table #3, Cont'd)

WESTGATE NSA WINDSHIELD SURVEY RESULTS

<u>Area</u>	<u>Tract</u>	<u>Blk</u>	<u>NEEDING REHABILITATION</u>			<u>Needing</u>	<u>Vacant</u>
			<u>Single-F</u>	<u>Multi-F</u>	<u>Carcl</u>	<u>Demolition</u>	<u>Lots</u>
	29	239	10	0	0	0	4
		241	10	5	1	0	2
		242	6	0	0	0	1
<u>TOTALS:</u>			250	14	5	11	100

Source: The Five-Year Redevelopment Plan for the Housing and Community Development Project Areas; Palm Beach County, Housing and Community Development, January, 1987.

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A Windshield Survey for the rest of the proposed Community Redevelopment Agency area was conducted by Housing and Community Development during February, 1989. The survey indicated that there are approximately 1,448 structures in the area and two mobile home parks. Over 50% of the structures are for residential uses, mostly single-family residential. Condition of the housing stock appears to be relatively good. There appear to be four houses in need of rehabilitation in the Golfview Heights subdivision. Information concerning housing in need of rehabilitation for the Belvedere Heights subdivision is not available at present.

#### IV. CONDITION OF PUBLIC FACILITIES

At this time there is need for additional data collection and analysis for the proposed CRA in this Section as well. Detailed information will be provided for the Westgate NSA only. The 1987 Five-Year Redevelopment Plan for the Housing and Community Development Project Areas prepared by Housing and Community Development provided an analysis of the conditions of the infrastructure for the Westgate area. The plan clearly indicates that there are conditions which may be hazardous to the residents of the Westgate NSA and substantially arrest sound growth in the area.

An analysis of the condition of the roads indicated that with exception of Westgate Avenue, portions of Oswego, Tallahassee, Saginaw and Suwanne, all east-west roads are unpaved. All of the north-south streets are paved, but most are potholed and the shoulders are deteriorated. In addition, only portions of Oswego and Saginaw Avenues possess sidewalks. Unpaved roads include Shawnee Avenue, Chickamauga Drive, Genessee Avenue, Cherokee Avenue, Haiwatha Avenue, Suwanne Avenue and most of the roadway areas on Nokomis Avenue, Saginaw Avenue, Oswego Avenue, Tallahassee Drive and Osceola Drive.

In addition, water and sewer services are needed to replace wells and septic tanks. Residents have complained of discolored and ill-tasting drinking water. Most Westgate homes and rental units receive their water supply from private wells.

The central sanitary sewer system is limited in the Westgate area. There are only two (2) sewer line routes in the area; one line along the length of Westgate Avenue and the other along Shawnee Avenue. Both of these routes generally serve the commercial establishments on Okeechobee Boulevard and Westgate Avenue and the two public facilities in the area.

There are currently fourteen (14) fire hydrants in the Westgate NSA. Generally, fire hydrants are included in areas which contain central water services. Four (4) hydrants are placed on Shawnee Avenue; two (2) hydrants are on Oswego Avenue, one each at the intersections of

Loxahatchee/Westgate Avenues and Seminole/Saginaw Avenues; and six (6) hydrants are located on Wabasso Drive. The rest of the area lacks hydrants and thus, is not adequately protected from fire.

Finally, the drainage system within the Westgate NSA consists of roadside swales and ditches leading into two drainage canals located to the east and south of the neighborhood (LWDD L2 and L2A Canals). Development around the

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Westgate area, particularly on Okeechobee Boulevard, has changed the water flow patterns, thus decreasing the amount of area for stormwater drainage. As a result, there is a tendency of Westgate septic tanks to overflow in heavy rains. Generally, the entire area is subject to these flooding conditions.

Research conducted by Housing and Community Development staff during February, 1989, revealed that public improvements are needed in the Belvedere Heights subdivision also. There are no sidewalks and no street lights in the area. Infrastructure condition for the Golfview Heights subdivision appears to be satisfactory. It has been reported to Housing and Community Development staff that the Waterview Mobile Home Park experiences drainage problems during rainy days. Housing and Community Development staff has determined that more research is needed for the Proposed CRA Area, excluding the Westgate NSA, concerning condition of water and sewer services, as well as drainage system of the area.

Ref: RPTSBC.WE



Meeting Date: <sup>7118101</sup> ~~4-04-89~~

Agenda Item #: A

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

*postponed  
till 4/18/89*

Consent ( )      Regular       Public Hearing ( )

I. EXECUTIVE BRIEF

Request Submitted By: Department of Community Services  
Division of Housing and Community Development

Motion and Title: Staff recommends motion to approve: A Resolution declaring the Westgate/Belvedere Homes area as "blighted" pursuant to §163.355, Florida Statutes (1969), and declaring the intent to create a Community Redevelopment Area as described in the Act. (Housing and Community Development) {MF}

Background and Justification: On February 28, 1989, the Board of County Commissioners (BCC) received a staff presentation on the proposed creation of a Community Redevelopment Agency (CRA). Chapter 159 and Chapter 163, Florida Statutes, require that the BCC issue a Resolution declaring redevelopment areas "blighted", and indicate a factual basis for such declaration. This Resolution and the attached "Report on the Determination of Slum and Blight Conditions in the Proposed CRA Area" fulfill that requirement.

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Exhibits Attached for Board (list by letter):

- a. Resolution
- b. Report on the Determination of Slum and Blight Conditions in the Proposed CRA Area.

THIS AGENDA ITEM DOES ( ) DOES NOT (X) HAVE A FISCAL IMPACT.

Note: If it does, please complete Fiscal Impact Analysis on page 2.

Recommended By: *Edward J. ...*      3-13-89  
Department Director      Date

OFMB Review and Comments:

*OFMB HAS NUMEROUS CONCERNS CONCERNING THE PROPOSED CRA. DUE TO ONE DAY REVIEW DEADLINE OUR ANALYSIS CANNOT BE INCLUDED YET. PRIOR TO 4/18/89 AGENDA OFMB WILL REVIEW ALL SUBMITTED DATA AND SUBMIT WRITTEN COMMENTS TO BCC.*

OFMB Signature: *Richard ...*      3/23/89  
Date

Legal Sufficiency: *Michelle B. Franke*      3/24/89  
(If applicable)      County Attorney      Date

REF: AISW/BH

II. FISCAL IMPACT ANALYSIS

Five Year Summary of Fiscal Impact:

Fiscal Years	19__	19__	19__	19__	19__
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Is Item Included In Current Budget?					Yes__ No__
Budget Account Number:	Subfund_____	Index_____	Subobject_____		

Recommended Sources of Funds:

Summary of Fiscal Impact:

III. BOARD ACTIONS

Board Discussion/Modification:

APPROVED	DENIED	DEFERRED	VOTE: _____	DATE: _____	
			AYE	NAY	ABSENT
COMMISSIONER KAREN T. MARCUS	_____	_____	_____	_____	_____
COMMISSIONER CAROL A. ROBERTS	_____	_____	_____	_____	_____
COMMISSIONER CAROL J. ELMQUIST	_____	_____	_____	_____	_____
COMMISSIONER RON HOWARD	_____	_____	_____	_____	_____
COMMISSIONER CAROLE PHILLIPS	_____	_____	_____	_____	_____

ATTEST:

John B. Dunkle  
Clerk of the Board of County Commissioners

BY: \_\_\_\_\_  
Deputy Clerk

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

REF: AISW/BH

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT PLAN; AND FINDING SAID PLAN IN CONFORMANCE WITH FLORIDA STATUTES SECTION 163.360

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida (BCC) approved and adopted Resolution R-89-649 and determined the Westgate/Belvedere Homes area to be a slum or blighted area as defined by Section 163.340(7),(8), Florida Statutes (1987) and finding that the rehabilitation, conservation, or redevelopment, or combination thereof is necessary to the health, safety, morals and welfare of the residents of Palm Beach County; and

WHEREAS, the BCC declared the necessity for a Community Redevelopment Agency to carry out the community redevelopment purposes of the Community Redevelopment Act of 1969; and

WHEREAS, the BCC has created a Community Redevelopment Agency (CRA) for the Westgate/Belvedere Homes Community Redevelopment Area as provided by Florida Statutes (1987), Section 163.356; and

WHEREAS, a Community Redevelopment Plan for the Westgate/Belvedere Homes CRA has been prepared as authorized by Section 163.360, Florida Statutes (1987); and

WHEREAS, Section 163.360(3), Florida Statutes (1987) requires that prior to its consideration of a community redevelopment plan, the CRA shall submit such plan to the local planning agency of the County for review and recommendations as to its conformity with the comprehensive plan for the development of the County as a whole.

WHEREAS, the Local Planning Agency has found the Plan to be in conformance with the Comprehensive Plan for the County as a whole; and

WHEREAS, the Westgate/Belvedere Homes CRA has properly considered the proposed Community Redevelopment Plan for the Westgate/Belvedere Homes Community Redevelopment Area and recommends that such plan be adopted by the BCC.

R89 929

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1. The Board of County Commissioners of Palm Beach County, Florida hereby finds that the Westgate/Belvedere Homes Community Redevelopment Plan, a copy of which is attached hereto, and incorporated

by reference, ensures that:

- (a) A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
- (b) The community redevelopment plan conforms to the general plan of the county as a whole;
- (c) The community redevelopment plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans; and
- (d) The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

Section 2. The Westgate/Belvedere Homes Community Redevelopment Plan, May 1989, prepared in accordance with Section 163.360, Florida Statutes (1987), has been presented in a public hearing and is hereby adopted and approved.

Section 3. This resolution shall take effect immediately upon its passage.

The foregoing Resolution was offered by Commissioner Howard, who moved its adoption. The motion was seconded by Commissioner Roberts, and upon being put to a vote, the vote was as follows:

KAREN T. MARCUS	-	Absent
CAROL A. ROBERTS	-	Aye
CAROL J. ELMQUIST	-	Aye
RON HOWARD	-	Aye
CAROLE PHILLIPS	-	Aye

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The Chair thereupon declared the Resolution duly passed and adopted this 23rd day of May, 1989.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

BY: Michie R. Franks  
County Attorney

PALM BEACH COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

JOHN B. DUNKLE, CLERK

BY: Judith Crosbie  
Deputy Clerk

RESOLUTION NO. R-2005 - 0128

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA ADOPTING THE WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY'S AMENDED REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Ordinance No. 89-6, the Palm Beach County Board of County Commissioners created the Westgate/Belvedere Homes Community Redevelopment Agency (CRA) to carry out the community redevelopment purposes of Chapter 163, Part III, Florida Statutes, which is otherwise known as the "Community Redevelopment Act of 1969"; and

**WHEREAS**, on May 23, 1989, the Palm Beach County Board of County Commissioners adopted the Westgate/Belvedere Homes Community Redevelopment Agency's Redevelopment Plan, and

**WHEREAS**, on April 2, 1991, pursuant to R-91-422, the Palm Beach County Board of County Commissioners adopted the amended Redevelopment Plan to include the Master Redevelopment Plan, and

**WHEREAS**, the Westgate/Belvedere Homes Community Redevelopment Agency recommends adoption of the amended Redevelopment Plan prepared by Civic Design Associates.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:**

**Section 1.** The Redevelopment Plan, as Amended, is hereby designated as the official Redevelopment Plan for the redevelopment area, the boundaries of which are described in the Amended Plan. It is the purpose and intent of the Board that the Amended Plan be implemented in the redevelopment area.

**Section 2.** The Board of County Commissioners of Palm Beach County, Florida, hereby adopts the attached Amended Redevelopment Plan in accordance with the provision of Section 163.361(1) F.S.

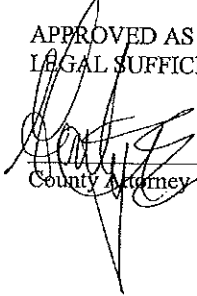
**Section 3.** This Resolution shall become effective upon adoption.

The foregoing Resolution was offered by Commissioner McCarty who moved for its adoption. The motion was seconded by Commissioner Koons and upon being put to a vote, the vote was as follow:

Commissioner Tony Masilotti, Chairman	<u>Aye</u>
Commissioner Addie L. Greene, Vice Chairperson	<u>Aye</u>
Commissioner Karen Marcus	<u>Absent</u>
Commissioner Jeff Koons	<u>Aye</u>
Commissioner Warren H. Newell	<u>Aye</u>
Commissioner Mary McCarty	<u>Aye</u>
Commissioner Burt Aaronson	<u>Aye</u>

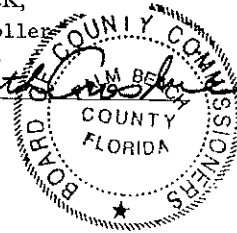
The Chairman thereupon declared the resolution duly passed and adopted this 11th day of January, 2005.

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

  
County Attorney

ATTEST  
SHARON R. BOCK,  
Clerk & Comptroller

By:   
Deputy Clerk



**Policy 1.2.2-k:** Mixed-use centers and employment centers shall be encouraged in the Urban Redevelopment Area (URA) where appropriate.

**Policy 1.2.2-l:** By January 2012, Palm Beach County shall conduct a stormwater feasibility study to investigate the creation of an independent, master stormwater drainage district or utility to meet the retention and detention requirements of areas targeted for redevelopment by the URA Master Plan.

**SUB-OBJECTIVE 1.2.3 Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO)**

The Westgate/Belvedere Homes Community Redevelopment Area Overlay was created to encourage development and redevelopment of the Westgate area. The special land use provisions for the Overlay are designed to arrest deterioration of property values, and preserve affordable housing and complement the efforts to prepare and implement a community redevelopment plan for the Westgate area. The Westgate/Belvedere Homes Community Redevelopment Plan (hereafter Redevelopment Plan) is intended to geographically represent the desired locations for future land uses as well as the designation of receiving areas for the commercial and residential bonus provisions of the Overlay. The Redevelopment Plan will also consist of a program to rectify the severe infrastructure problems in the area. The County staff shall use the Redevelopment Plan in making recommendations and decisions on land use matters including zoning petitions, land use amendments, bonus criteria, text changes to the Unified Land Development Code and other implementing measures. The Redevelopment Plan may be amended from time to time using the procedures for adoption as included in Chapter 163 F.S. The provisions in Sub-objective 1.2.3 are designed to reduce the need for Future Land Use Atlas amendments to implement a community redevelopment plan for the Westgate/Belvedere Homes Area. This does not preclude the ability of property owners to initiate Future Land Use Atlas amendments in the Study Area. Special Overlay designation does not eliminate the requirement to conform to the Traffic Performance Standard, other concurrency management requirements or any other requirement adopted as part of the County's Comprehensive Plan or Unified Land Development Code.

**Policy 1.2.3-a:** The Westgate Community Redevelopment Area Overlay is depicted on the Special Planning Areas Map in the Map Series. The area is bounded on the south by Belvedere Road, on the north by Okeechobee Boulevard, on the east by Florida Mango Road and on the west by Military Trail.

**Policy 1.2.3-b: Bonus Density Pool -** The Board of County Commissioners has the authority within the WCRAO to approve residential densities higher than those shown on the Future Land Use Atlas for areas designated residential. These additional units must be obtained from a density pool of 1300 bonus units assigned to the Westgate/Belvedere Homes Area by this Element. A proposed residential project must be recommended for approval by the Community Redevelopment Agency to be eligible to receive bonus units from the density pool. The pool of units may be increased through amendments to the Comprehensive Plan text.

**Policy 1.2.3-c: 20% Bonus Commercial Increase** - The total amount of acreage in the WCRAO shown with a Commercial land use designation on the Future Land Use Atlas at the time of Comprehensive Plan's adoption in 1989 may be increased 20 percent through the rezoning process, without an amendment to the FLUA. The Board of County Commissioners may approve a zoning change from an Industrial or Residential zoning district to a Commercial zoning district using this provision, once the CRA determines that the proposed change is eligible. The 20 percent increase may be further increased through amendments to the Comprehensive Plan text.

**Policy 1.2.3-d:** A parcel in the WCRAO may be eligible for rezoning to an industrial zoning district, although its future land use designation does not typically permit industrial uses, provided the parcel is within the Flight Path of the Palm Beach International Airport, as determined by the Airports Department under Article 16 of the Unified Land Development Code.

**Policy 1.2.3-e:** The policies of Objective 1.2, the Urban/Suburban Tier, as well as the policies of Sub-Objective 1.2.1, the Revitalization and Redevelopment Overlay, shall apply within the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO). However, the policies in this Sub-objective shall apply in the case of a conflict.

#### **SUB-OBJECTIVE 1.2.4 Palm Beach International Airport (PBIA) Approach Path Conversion Area Overlay**

The purpose of the Palm Beach International Airport Approach Path Conversion Area (PBIA) Overlay is to provide for future land uses that are compatible with existing neighborhoods and the future operations of PBIA. The unique future land use provisions of the Overlay are designed to: 1) protect viable, existing neighborhoods from incompatible uses; 2) provide opportunities for property owners to initiate conversion of their properties to non-residential uses.

**Policy 1.2.4-a:** The PBIA Overlay is depicted on the Special Planning Areas Map in the Map Series and delineated as the area bounded on the north by Belvedere Road, on the south by Southern Boulevard, on the west by the Florida Turnpike, and on the east by the Palm Beach International Airport, excluding any lands lying within a municipality.

**Policy 1.2.4-b:** Land within the PBIA Overlay shall have the potential to be zoned for uses permitted within the Light Industrial or Planned Industrial Park Development zoning districts in the form of a Planned Industrial Park or campus-like industrial development without an amendment to the Future Land Use Atlas (FLUA). Land within the Overlay shall not have the potential to seek commercial zoning unless the land is designated Commercial on the Future Land Use Atlas through a FLUA amendment.

**Policy 1.2.4-c:** *Contents relocated into FLUE Policy 1.2.4-b in Amendment Round 01-1.*

**Policy 1.2.4-d:** All future land use designations within the Overlay shall be eligible to convert to Industrial uses. Exceptions to this eligibility are:

1. Areas designated as Parks on the Future Land Use Atlas (FLUA).
2. The following areas, which shall only be allowed those uses permitted in the Residential future land use categories:



All future CRALLS, where appropriate, shall: 1) identify specific mitigation measures; 2) evaluate measures to encourage the use of alternatives to the Florida Intrastate Highway System & the Strategic Intermodal System; 3) determine timing and responsibility of the implementation of mitigation measures; 4) identify methodology to relate the anticipated impacts of development to the mitigation measures; and 5) demonstrate coordination with appropriate agencies.

The County shall develop and include in the ULDC a series of transportation, land use, and development strategies that can be implemented by individual developers in order to reduce the traffic impacts of future CRALLS designations, where appropriate. Indicators that assess the effectiveness of each strategy for mitigating the traffic impacts of developments will be identified for this system.

**Policy 1.2-r:** The Westgate-Belvedere Homes Community Redevelopment Area (Westgate CRA) Transportation Concurrency Exception Area (TCEA) is hereby established and designated. Contiguous with the boundaries of the CRA, the TCEA is bounded by Okeechobee Boulevard on the north side, Florida Mango Road on the east side, Belvedere Road on the South side, and Military Trail on the West side. The TCEA shall be limited to the maximum allowable total daily trips, and total pm peak hour trips identified in the Table TE-6 of this policy. A proposed project must be recommended for approval by the Community Redevelopment Agency to be eligible to benefit from this pool. Any project utilizing this TCEA and significantly impacting Interstate 95 shall be required to address its impacts pursuant to ULDC. By August 2020, the TCEA may be modified by the BCC if the CRA achieves the developments shown in Table TE-6. The CRA shall submit an annual report to the County’s Planning Director to demonstrate compliance with the conditions set forth in this policy as well as provide data on the Existing Land Use Intensities by number of units, square footage of uses as well as the status of the total daily trips and total peak pm hour trips. Upon review by the Planning Director and the County Engineer, the annual report will be submitted to the Board of County Commissioners (BCC) for consideration. In the event that any of the conditions below is not met, the BCC may amend or rescind any or all of this policy. The conditions are:

1. Development approvals utilizing the TCEA shall remain at or below the maximum allowable total daily trips and total p.m. peak hour trips set by Table TE-6. No building permits shall be issued for new development when the applicable maximum allowable limit for that development is reached.

**Table TE-6  
Westgate/Belvedere Homes CRA –TCEA Monitoring Table**

<b>Allowable Vehicle Trips</b>	<b>Daily Traffic</b>	<b>PM Peak Hour Traffic</b>
Planned Land Use Net New Trips <sup>1</sup>	13,229	1,457

1. As per justification report dated February 2005.

2. The CRA Board shall continue to implement its inclusionary housing policy that requires developers participating in the bonus density pool to set aside 40% of the density bonus units for middle to very low income

- households (150% of AMI and below). The annual report starting March 31, 2008 must also show the number of the density bonus units by household income created annually through the bonus density pool.
3. The CRA Board shall continue to implement an incentive program that rewards developers who mix two or more uses on one site for trip internalization.
  4. The CRA shall continue to coordinate with the County Engineering Department to improve the sidewalk network connections to Palm Tran stops, multi-modal opportunities and street features, including bus shelters, street furniture, lighting, way finding and other pedestrian amenities to create safe, balanced, livable streets that can be used for all forms of travel including non-vehicular modes of travel.
  5. The CRA shall continue to work to obtain rights to use property for the development of the greenway and shall complete the design of the greenway alongside the L-2 Canal. The design should show how the bike/walking path will connect the residential neighborhoods to the commercial corridors.
  9. The CRA shall continue to develop parking that will incorporate shared parking, structured parking and parking reduction programs tailored to encourage businesses, residents and visitors to use alternative mode of transportation by locating parking away from pedestrian and bike pathways, providing incentives for bikers and carpoolers, and by designing an environment that reduces dependency on automobiles.

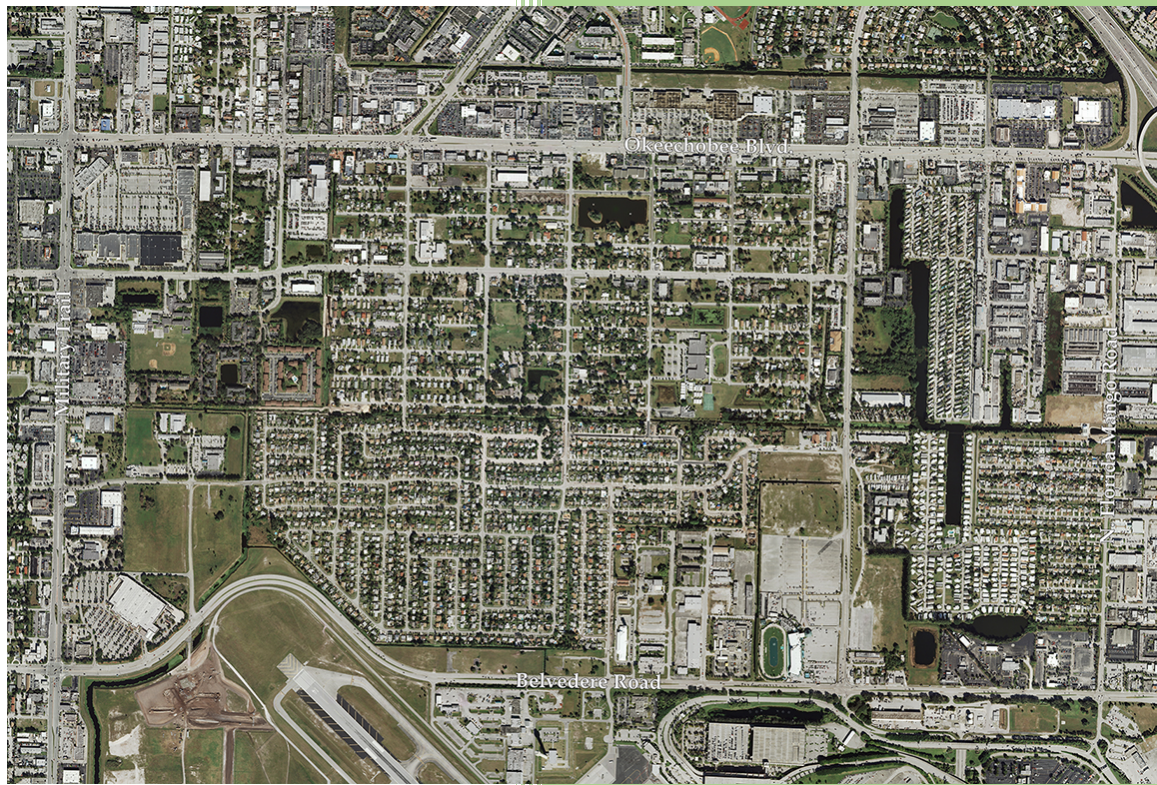
**Policy 1.2-s:** The Lake Worth Park of Commerce (LWPOC) Transportation Concurrency Exception Area (TCEA) is hereby established and designated. Contiguous with the boundaries of the LWPOC, the TCEA is bounded by Tenth Avenue North on the north, I-95 on the east, Lake Worth Road on the south and the Keller Canal (E-4) on the west. The TCEA will be limited to 55,147 square feet of new commercial retail use and 895,373 square foot of new industrial use. Any project utilizing this TCEA and significantly impacting Interstate 95 shall be required to address its impacts pursuant to the ULDC. The TCEA may be revisited if the City of Lake Worth fails to provide the County an annual report by March 31 of each year starting in year 2004, showing that the development approvals utilizing this TCEA have not exceeded the limits set by this Policy.

**Policy 1.2-t:** The City of Riviera Beach Community Redevelopment Area (CRA) - Transportation Concurrency Exception Area (TCEA) is hereby established and designated. The boundaries of the TCEA are shown on TE Map 15.1 and TE Map 15.3 in the Map Series. The TCEA shall be to limited to the maximum allowable number of units, square footage, total daily trips, and total pm peak season, peak hour trips identified in the Table TE-4.A of this policy. Any project utilizing this TCEA and significantly impacting the Florida Intrastate Highway System (FIHS) shall be required to address its impacts on FIHS facilities pursuant to the ULDC.

The TCEA shall not take effect unless and until the City of Riviera Beach demonstrates to the satisfaction of the County Engineer in his sole discretion that peak hour peak season traffic on North Ocean Drive (SR A1A) does not exceed level of service D at build-out, based on maximum density/ intensity/zoning established by the City of Riviera Beach Comprehensive Plan and land development regulations for properties on the Singer Island outside the boundaries of the TCEA. Any Development Order (DO)

2015-16

Westgate Belvedere CRA Community Input



As a part of the on-going efforts of the WCRA, the Master Plan is being updated to reflect current conditions and information along with reformatting the plan to be a more user friendly living document.

A community wide meeting was held to gathering input as well as interviews with staff and board members. This document summarizes the input and serves to establish a basis for an “Action List” that will drive the Master Plan work program. It also stands to serve as a statement of the WCRA and its work in the community.

**The forum also provided an opportunity to highlight accomplishments**



**GREENMARKET**



**INFILL HOUSING PROGRAM**



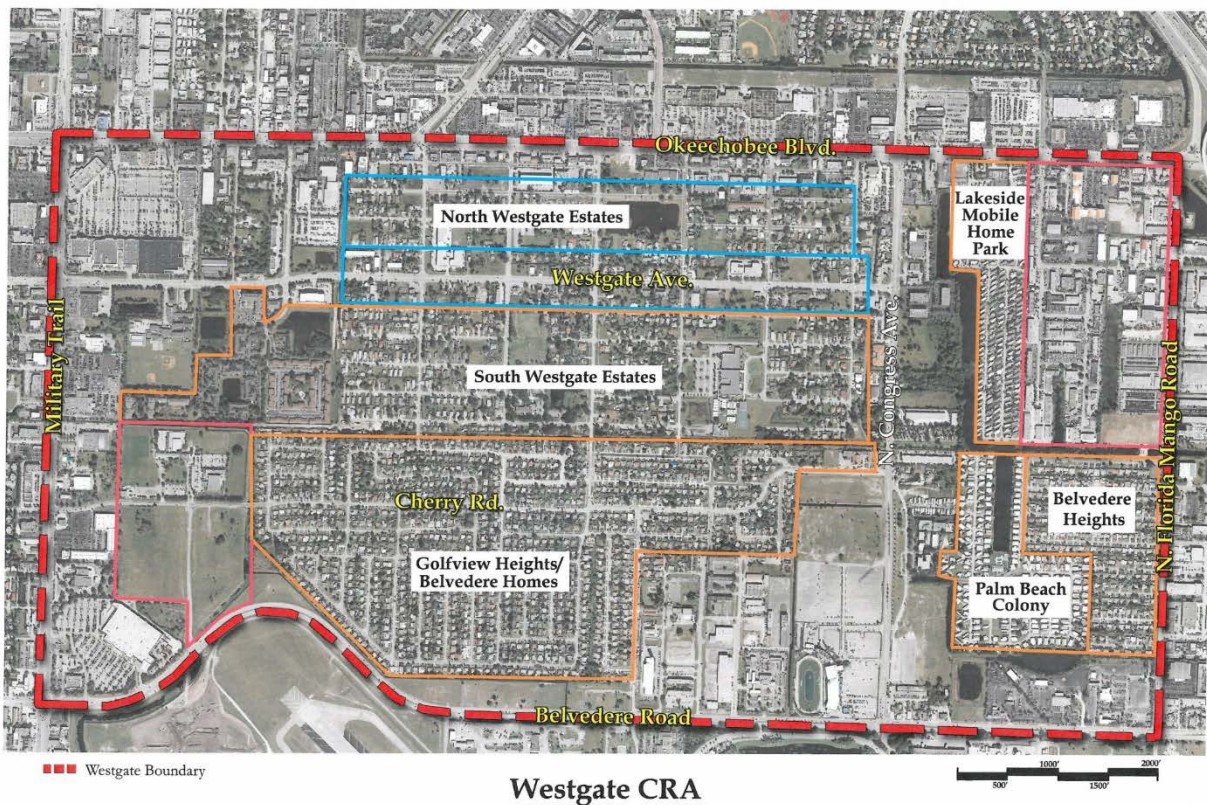
**BABBLING BROOK**

## INPUT

A Community Meeting was held at Westgate Community Center on December 3, 2015 following a mass mailed invitation, community canvassing and calls to interested parties. In attendance were residents, many of whom have lived in the area for decades, business owners and staff from county agencies including PBC CCRT, PBSO, and Parks that have staff that work with the community. Commissioner Burdick also attended and took the opportunity to speak to the community.

Interviews were conducted with staff and WCRA Board member.

Surveys were also available for written comments.



## CONSENSUS

There was **clear consensus and support for the WCRA and its work**. The staff and the board members also were on the same page as to the direction and value of their work.

The area's location overwhelmingly was identified as being ideal and unique in that it is one of the few areas not been fully developed in the urban area of the county. Safety, crime prevention and property upkeep were raised as the most pressing critical actions to address by the participants.

## SILENCE

As important as what was said, is what wasn't said .....no one talked about flooding. In fact, stormwater and the paving of roads were not a topic of discussion. the conversations were also positive and non-confrontational.

## RESIDENTS

Some of the more specific community comments:

### Safety and Security:

Want:

- PBSO Presence
- Proactive Code Enforcement
- Citizens Crime Watch
- Street Lighting
- Traffic Calming
- Speed Bumps
- Remove Derelict Housing

Don't Want:

- Reduction of Lanes on Westgate
- More Opportunities to Walk
- Homeless loitering

### Community Character:

Want:

- More public art
- More community events (Greenmarket Express)
- Babbling Brook Maintenance
- More Public Parks

- Merchant Business Association
- Dining Options
- Decrease in Rentals/Rise in Home Ownership

Don't Want:

- Auto Related Uses
- Low Income Housing

### **Design/Aesthetics**

Want:

- Florida Vernacular Themes
- Re-Striping Roads
- Mixed Use Developments
- Bike Lanes around the community
- 

Don't Want:

- On-Street Parking

## **STAFF & BOARD MEMBERS**

Acknowledged they are ready to see more "above" development and desire to increase the budget to be able to expand area programs and incentives for redevelopment. They echoed the Safety and Security Comments

Additionally they focused on the operational side of the WCRA and offered

### **CRA STAFF would like to:**

- Improve their synergy with agencies they interact with on a regular basis;
- Better promotion of the area from awareness of past successes (Infrastructure/housing improvements) to the opportunities afforded within the area;
- Work towards improving physical appearance of area;
- Increase development (more office uses, perhaps less housing in some areas);
- Focus on increasing the TIF;
- Provide more leisure activities for residents;
- Improve monitoring and evaluation of efforts;
- Improve Residential areas (increase home ownership, Neighborhood Associations, Crime Watch)
- Educate Community in issues like physical form. And design;
- Encourage Airport and Kennel Club to collaborate with WCRA as partners

**BOARD MEMBER thoughts were uniform. They all agreed on the following:**

- CRA has had great success as far as improving infrastructure
- The need for vertical development
- More attention should be placed on Public needs. (safety, crime, home ownership efforts)
- Encourage more development of businesses (particularly on Westgate Ave.)
- Establish stronger relationships with Airport Authority, PBC staff, as well as Kennel Club

**Additional BOARD MEMBER thoughts:**

- Alternative funding sources should be identified so that the amount of work already achieved can continue.
- Residents should better understand that some personal investment is necessary to better the community
- Marketing and the need to improve the image of Westgate outside the community
- Westgate should be visually pleasing to the community and visitors

## **CONCLUSION**

The exercise showed the amount of support for the WCRA and its work to date. It documented the consensus among the parties involved about the direction and future of the WCRA. It also showed the interest in building the community. The comments about the Dennis Koehler Park and the Babbling Brook showed the interest from residents to “own” these areas and want to take responsibility for them and thus the community as a whole.

**It is an exciting time for the WCRA and its work and we look forward to what we can accomplish together.**



# WESTGATE CRA 2000 TO 2014 DEMOGRAPHIC AND HOUSING ANALYSIS

## Introduction

The purpose of this analysis is to summarize basic demographic and housing trends within the Westgate CRA during the 2000 to 2014 period. Decennial Census 100% count data from the 2000 SF-1 File and 2006 -2010 and 2010 - 2014 American Community Survey 5-Year Estimates data are used to summarize demographic trends.

Decennial Census sample data from the 2000 SF-3 File and 2006 - 2010 and 2010 - 2014 American Community Survey 5-Year Estimates data, supplemented by Palm Beach County Property Appraiser data and field surveys are used to summarize housing trends

Census Tracts 29 and 30 are used to define the CRA statistical area rather than the Westgate Census Designated Place (CDP), as the CDP boundaries used by the Bureau of the Census changed between 2000 and 2010. Using CDP data does not allow for a direct comparison between 2000 and the years 2010 and 2014.

In combination, the area encompassing Census Tracts 29 and 30 is bounded by the following: North – Okeechobee Boulevard; South – Belvedere Road; East – I-95; and West – Military Trail. However, as there are no residential units located east of Florida Mango Road (i.e. all uses are either commercial or industrial), Census Tracts 29 and 30 accurately represent the demographic and housing characteristics within the CRA.

## Demographic Trends

### A. Population Growth Trend

Historical resident population growth within the CRA compared to Palm Beach County is summarized in Table 1. CRA population increased by 3,275 residents during the 2000 – 2014 period; an increase of 40.1%. The rate of increase was twice that of Palm Beach County as a whole.

**Table 1 - Resident Population Growth**

Year	Palm Beach County	Westgate CRA
2000	1,131,184	8,158
2010	1,320,134	10,456
2014	1,359,074	11,433
2000-2014	227,890	3,275
2000-2014 Growth Rate	20.1%	40.1%

Source: U.S. Census; Land Research Management, Inc.; April 2016

Population growth within the CRA during the 2000 – 2014 period, by age-group, is summarized in Table 2. The prime working age-group (i.e. ages 15 – 54) experienced the greatest growth, as follows:

1. 45 – 54 years: 930 residents; 28% of the total
2. 25 – 34 years: 448 residents; 14% of the total
3. 15 – 19 years: 396 residents; 12% of the total.

**Table 2 - Westgate CRA Population Growth by Age-Group  
(Residents)**

<b>Age-Group</b>	<b>2000</b>	<b>2014</b>	<b>2000-2014 Growth</b>
Under 5 years	681	839	158
5 to 9 years	764	1,064	300
10 to 14 years	717	1,009	292
15 to 19 years	614	1,010	396
20 to 24 years	630	891	261
25 to 34 years	1,278	1,726	448
35 to 44 years	1,291	1,267	(24)
45 to 54 years	900	1,830	930
55 to 59 years	299	448	149
60 to 64 years	270	388	118
65 to 74 years	415	523	108
75 to 84 years	243	306	63
85 years and over	56	132	76
<b>Total</b>	<b>8,158</b>	<b>11,433</b>	<b>3,274</b>
<b>Median age (years)</b>	<b>30.6</b>	<b>30.9</b>	<b>0.3</b>

Source: U.S. Census; Land Research Management, Inc.; April 2016

However, contrary to the overall trend, the 35 – 44 age-group experienced a slight decline; 24 residents.

Young children (i.e. under 5 years of age) and residents of retirement age each experienced a low percentage of total growth; under 5 years – 158 residents (i.e. 4.8%) and .65 years and older – 247 residents (i.e. 7.6%)

## **B. Racial Composition and Hispanic Origin**

The current racial composition and Hispanic origin of residents within the CRA compared to Palm Beach County is summarized in Table 3.

White at 56% and Black or African American at 30% constitute the predominant racial categories within the CRA. In comparison, the two predominant racial categories in Palm Beach County are White at 75% and Black or African American at 18%.

**Table 3 - 2014 Racial Composition Comparison (Residents)**

<b>Race and Hispanic Origin</b>	<b>Palm Beach County</b>	<b>Westgate CRA</b>
<b>Race</b>		
One race	1,331,741	11,209
White	1,025,542	6,446
Black or African American	241,136	3,415
American Indian and Alaskan Native	2,506	22
Asian	33,688	180
Native Hawaiian and Pacific Islander	702	0
Some other race	28,167	1,146
<b>Hispanic or Latino and Race</b>		
Total population	1,359,074	11,433
Hispanic or Latino (of any race)	271,524	5,933
Not Hispanic or Latino	1,087,550	5,500

Source: U.S. Census; Land Research Management, Inc.; April 2016

CRA residents of Hispanic or Latino origin constitute 52% of the total resident population; substantially higher than the 20% countywide rate.

Historical resident population growth by race and Hispanic origin within the CRA is summarized in Table 4. Of the population growth (i.e. 3,275 residents) during the 2000 – 2014 period; the White (42.3%) and Black or African American (44.2%) racial categories constituted 86.5% of the total. Further, accounting for a decline in residents Not of Hispanic or Latino origin, population of Hispanic or Latino origin accounted for 100% of the population growth.

**Table 4 - Westgate CRA Population Growth by Racial Composition (Residents)**

<b>Race and Hispanic Origin</b>	<b>2000</b>	<b>2014</b>	<b>2000-2014 Growth</b>
<b>Race</b>			
One race	7,817	11,209	3,392
White	5,060	6,446	1,386
Black or African American	1,966	3,415	1,449
American Indian and Alaskan Native	50	22	(28)
Asian	73	180	107
Native Hawaiian and Pacific Islander	6	0	(6)
Some other race	662	1,146	484
<b>Hispanic or Latino and Race</b>			
Total population	8,158	11,433	3,275
Hispanic or Latino (of any race)	2,645	5,933	3,288
Not Hispanic or Latino	5,513	5,500	(13)

Source: U.S. Census; Land Research Management, Inc.; April 2016

### C. Households by Type

The current composition of households within the CRA compared to Palm Beach County is summarized in Table 5.

**Table 5 - 2014 Households by Type**

<b>Households</b>	<b>Palm Beach County</b>	<b>Westgate CRA</b>
Total households	529,729	2,939
Family households (families)	327,716	2,208
With own children under 18 years	126,113	1,400
Married-couple family	239,754	1,015
With own children under 18 years	80,469	640
Male householder, no wife present	23,840	300
With own children under 18 years	11,117	131
Female householder, no husband present	64,122	893
With own children under 18 years	34,527	629
Nonfamily households	202,013	731
Householder living alone	166,476	483
65 years and over	83,902	183
Households with individuals under 18 years	139,762	1,595
Households with individuals 65 years and over	204,327	650
Average household size	2.53	3.89
Average family size	3.19	4.34

Source: U.S. Census; Land Research Management, Inc.; April 2016

The CRA currently contains 2,939 households, 75.2% (i.e. 2,206 households) are families. The incidence of households within the CRA is substantially higher than the countywide rate of 61.9%. Family household characteristics in the CRA differ substantially from those of Palm Beach County, as illustrated by the following comparison:

<b><u>Family Household Type</u></b>	<b><u>Percent of Households</u></b>	
	<b><u>Palm Beach County</u></b>	<b><u>CRA</u></b>
Married Couple Family	73.2	46.0
Male Householder, No Wife Present	7.3	13.6
Female Householder, No Husband Present	19.5	40.4

There is a substantially higher rate of total households living alone countywide (31.4%) than the CRA (16.4%). This fact, coupled with the higher incidence of households with own children under 18 years in the CRA (i.e. 26.2% in the CRA versus 17.3% countywide) is a partial explanation for the relatively large CRA household size, as illustrated by the following comparison:

<u>Household Type</u>	<u>Persons per Household</u>	
	<u>Palm Beach County</u>	<u>CRA</u>
All households	2.53	3.89
Family households	3.19	4.34

Historical changes to the composition of CRA households are summarized in Table 6. The following significant changes occurred during the 2000 – 2014 period:

1. Householders living alone decreased by 149 households.
2. Family households, particularly those with a female householder with own children less than 18 years of age (285 households) and households with individuals aged 65 years and over (102 households) have increased.

The combination of the above trends has contributed to the substantial increase in the average household size (0.96 persons) and average family size (0.91 persons) that occurred in the CRA during the 2000 – 2014 period.

**Table 6 – Westgate CRA Growth in Households by Type**

<b>Households</b>	<b>2000</b>	<b>2014</b>	<b>2000-2014 Growth</b>
Total households	2,774	2,939	165
Family households (families)	1,909	2,208	299
With own children under 18 years	1,038	1,400	362
Married-couple family	1,149	1,015	(134)
With own children under 18 years	576	640	64
Female householder, no husband present	545	893	348
With own children under 18 years	344	629	285
Nonfamily households	865	731	(134)
Householder living alone	632	483	(149)
65 years and over	198	183	(15)
Households with individuals under 18 years	1,181	1,595	414
Households with individuals 65 years and over	546	650	102
Average household size	2.93	3.89	0.96
Average family size	3.43	4.34	0.91

Source: U.S. Census; Land Research Management, Inc.; April 2016

#### D. Household Income

Household income growth during the 2000 - 2014 period within the CRA is summarized in Table 7. The greatest growth occurred in the \$35,000 to \$49,999 income range, followed by the \$50,000 to \$74,000 range. However, 52% of CRA households remain in the lower income ranges; less than \$35,000 per year. Further, CRA 2014 median household income (\$34,302 per year) is substantially below that (\$52,878 per year) of Palm Beach County as a whole.

**Table 7 - Westgate CRA Household Income  
(Households)**

<b>Income Range (\$ per year)</b>	<b>2000</b>	<b>2014</b>	<b>2000-2014 Growth</b>
Less than \$10,000	367	263	(104)
\$10,000 to \$14,999	211	203	(8)
\$15,000 to \$24,999	558	570	12
\$25,000 to \$34,999	488	504	16
\$35,000 to \$49,999	533	647	114
\$50,000 to \$74,999	384	486	102
\$75,000 to \$99,999	117	139	22
\$100,000 to \$149,999	61	89	28
\$150,000 to \$199,999	6	38	30
\$200,000 and more	22	0	(22)
<b>Total Households</b>	<b>2,747</b>	<b>2,939</b>	<b>192</b>
<b>CRA Median Income (\$/year)</b>	<b>29,200</b>	<b>34,302</b>	<b>5,102</b>
<b>Palm Beach County Median (\$/year)</b>	<b>45,062</b>	<b>52,878</b>	<b>9,794</b>

Source: U.S. Census; Land Research Management, Inc.; April 2016

Illustrative of the disparity between CRA household income and that of the county as a whole, comparative income group data is presented in Table 8. The distribution of household income to the various income groups was prepared by the Palm Beach County Planning Division using 2010 Census data.

**Table 8 - 2010 Households by Income Group**

<b>Income Group</b>	<b>Westgate CRA</b>		<b>Palm Beach County</b>	
	<b>Households</b>	<b>Percent</b>	<b>Households</b>	<b>Percent</b>
Very-Low	836	28.4	86,609	15.9
Low	862	29.2	78,047	14.4
Moderate	645	21.9	103,554	19.0
Moderate & Above	604	20.5	276,017	50.7
<b>Total Households</b>	<b>2,947</b>	<b>100.0</b>	<b>544,227</b>	<b>100.0</b>

Source: Palm Beach County Planning Division; Land Research Mgt., Inc.

From Table 8, 57.6% of CRA households are classified as very-low and low income; a rate substantially higher than the 30.3% countywide rate.

## Housing and Household Trends

### A. Units by Type

The current makeup of housing stock within the CRA compared to Palm Beach County is summarized in Table 9.

The CRA has a slightly lower (52.1%) percentage of single-family (detached and attached total) units than the total (56.3%) countywide and a substantially higher (19.5%) percentage of mobile homes than the total (2.8%) countywide.

Within the CRA, small multiple-unit buildings (duplex, triplex and quad) account for 8.1% of the housing stock, slightly less than the 10% witnessed countywide. Large multiple-unit buildings (5 units and more per building) account for 20.2% of the housing stock, substantially less than the 31.0% witnessed countywide.

Based upon the above, housing within the CRA can be characterized as consisting primarily of single unit (single-family and mobile home) and small unit (duplex, triplex and quad) building types.

**Table 9 – 2014 Housing Units by Type**

<b>Subject</b>	<b>Palm Beach County</b>	<b>Westgate CRA</b>
<b>Total housing units</b>	668,464	3,203
<b>Housing type (units per structure)</b>	<b>Units by Structure Type</b>	
1 unit detached (single-family)	308,555	1,612
1 unit attached (single-family)	67,811	57
2 units (duplex)	19,758	186
3 or 4 units (triplex and quads)	46,528	75
5 to 9 units	41,317	168
10-19 units	41,329	148
20 or more units	124,293	334
Mobile home	18,644	623
Boat, RV, Van, etc.	229	0
<b>Total housing units</b>	<b>668,464</b>	<b>3,203</b>

Source: U.S. Census; Land Research Management, Inc.; May 2016

As 2014 American Community Survey data is compiled from small-sample surveys compiled over a 5-year period, a more detailed survey was completed in May 2016 using Palm Beach County Property Appraiser data. The results of the survey are presented in Tables 10 to 12.

**Table 10 – 2016 Westgate CRA Multiple- Family Properties  
Less Than Ten Units per Property**

<b>Type</b>	<b>Properties</b>	<b>Units</b>
Duplex	86	172
Triplex	30	90
Quad	10	40
5 – 9 Units	5	30
<b>Totals</b>	<b>131</b>	<b>332</b>

Source: Palm Beach County Property Appraiser; Land Research Mgt., Inc.

**Table 11 – 2016 Westgate CRA Multiple-Family Properties  
Ten or More Units per Property**

<b>Name</b>	<b>Address</b>	<b>Acres</b>	<b>Units</b>	<b>Income Restricted</b>
Palms West	1551 Quail Lake Drive	17.14	290	Yes
Mallards Landing	1652 Quail Lake Drive	11.41	163	Yes
Westgate Plaza	4150 Westgate Drive	2.67	80	Yes*
Westgate Duplexes	3820 Hiawatha Avenue	1.90	18	No
365 Cherry	365 Cherry Road	1.08	16	No
111 Loxahatchee	1111 Loxahatchee Drive	1.05	12	No
1601 Marine	1601 Marine Drive	0.74	10	No
<b>Totals</b>		<b>35.99</b>	<b>589</b>	

\* Income and Seniors restrictions.

Source: Palm Beach County Property Appraiser; Land Research Mgt., Inc.

**Table 12 – 2016 Westgate CRA Mobile Home Communities**

<b>Name</b>	<b>Address</b>	<b>Acres</b>	<b>Lots</b>
Lakeside of the Palm Beaches	2156 Okeechobee Blvd.	49.6	259
Palm Beach Colony in West Palm Beach	2000 N. Congress Ave,	47.3	282
<b>Totals</b>		<b>96.9</b>	<b>541</b>

Source: Palm Beach County Property Appraiser; Land Research Mgt., Inc.

Table 9 is not directly comparable to Tables 10 and 11. Table 9 categorizes housing by the number of units in a building, while Tables 10 and 11 categorize housing by the total number of units on a property. The results are, however, similar enough to conclude that 2014 American Community Survey data is relatively reflective of the CRA housing stock as presented in Tables 10 to 12.



## B. Household Occupancy and Tenure

Estimates of 2014 occupancy and tenure characteristics of households within the CRA compared to Palm Beach County are presented in Table 13.

The household occupancy rate within the CRA (91.7%) is substantially higher than that (76.9%) of Palm Beach County due to the limited number of seasonal and occasional use units and low vacancy rates.

**Table 13 – 2014 Housing Occupancy and Tenure**

Subject	Palm Beach County	Westgate CRA
<b>Housing Occupancy</b>		
Total housing units	668,464	3,203
Occupied housing units	529,729	2,939
Vacant housing units	138,735	264
Homeowner vacancy rate (%)	2.7	1.10
Rental vacancy rate (%)	8.5	3.15
<b>Housing Tenure</b>		
Occupied housing units	529,729	2,939
Owner-occupied	371,761	1,545
Renter-occupied	157,968	1,394
Average household size of owner-occupied unit	2.47	3.73
Average household size of renter-occupied unit	2.67	4.06

Source: U.S. Census; Land Research Management, Inc.; April 2016

Conversely, homeowner (1.1%) and rental (3.15%) vacancy rates within the CRA are substantially lower than those witnessed countywide (i.e. homeowner rate of 2.7% and rental rate of 8.5%).

The resident household occupancy rate within the CRA (91.7%) is substantially higher than that (76.9%) of Palm Beach County due to the limited number of seasonal and occasional use units. Conversely, homeowner (1.1%) and rental (3.15%) vacancy rates within the CRA are substantially lower than those witnessed countywide (i.e. homeowner rate of 2.7% and rental rate of 8.5%).

In terms of tenure, the CRA has a higher rate (47.4% of occupied housing) of renter-occupied units than the countywide rate (29.8%). In addition, the average household size of both owner-occupied (3.7 persons) and renter-occupied (4.06 persons) housing in the CRA is substantially larger than the countywide averages of 2.47 persons in owner-occupied units and 2.67 persons in renter-occupied units.

Historical changes in occupancy and tenure within CRA households are summarized in Table 14. The following significant changes occurred during the 2000 – 2014 period:

1. Total housing stock increased by 93 units.
2. Occupied housing increased by 165 units.
3. While the homeowner vacancy rate remained low, the rental vacancy rate decreased substantially, from 12.8% in 2000 to 3.15% in 2014.

**Table 14 – Westgate CRA Occupancy and Tenure Trends**

<b>Subject</b>	<b>2000</b>	<b>2014</b>	<b>2000-2014 Growth</b>
<b>Housing Occupancy</b>			
Total housing units	3,110	3,203	93
Occupied housing units	2,774	2,939	165
Vacant housing units	336	264	(72)
Homeowner vacancy rate (%)	2.3	1.10	(1.2)
Rental vacancy rate (%)	12.8	3.15	(9.65)
<b>Housing Tenure</b>			
Occupied housing units	2,774	2,939	165
Owner-occupied	1,609	1,545	(64)
Renter-occupied	1,165	1,394	209
Average household size of owner-occupied unit	2.8	3.73	0.93
Average household size of renter-occupied unit	3.1	4.06	0.96

Source: U.S. Census; Land Research Management, Inc.; April 2016

4. While historically high, renter occupancy increased from 42.0% of households in 2000 to 47.4% of households in 2014.
5. The average household size of both owner-occupied units and renter-occupied units increased by nearly one person per household.

Supplemental field research completed in May 2016 indicates that the rental vacancy rate has continued to decrease. The three large income-restricted rental apartment communities (Palms West, Mallards Landing and Westgate Plaza) with a total of 533 units have a combined total of 3 vacant units, with waiting lists for future availability. A vacancy rate at this level indicates a severe lack of affordable rental supply.

### **C. Owned Home Value**

Estimates of 2014 owned home values within the CRA compared to Palm Beach County are presented in Table 15. Home values in the CRA are considerably less than countywide values.

Approximately 31% of the owned homes are valued at less than \$50,000, with an additional 38% valued in the \$50,000 to \$99,999 range. Countywide values are considerably higher with approximately 49% valued at \$200,000 and more.

The median home value in the CRA (\$65,731) is estimated at 42% of the countywide median of \$155,377. The median value is estimated to have declined from \$67,688 in 2000 to \$65,731 in 2014; a decrease of 3% over the fourteen year period.

Supplemental single-family home sales research completed in May 2016 indicates that the decline in property values may have been reversed with increasing values now the trend.

**Table 15 – 2014 Owned Home Value**

<b>Home Value Range</b>	<b>Palm Beach County</b>	<b>Westgate CRA</b>
Less than \$50,000	34,834	473
\$50,000 to \$99,999	55,156	582
\$100,000 to \$149,999	50,153	338
\$150,000 to \$199,999	50,054	64
\$200,000 to \$299,999	73,507	56
\$300,000 to \$499,999	65,407	32
\$500,000 and more	42,650	0
<b>Total Owner-Occupied Units</b>	<b>371,761</b>	<b>1,545</b>
<b>2014 Median Value (\$)</b>	<b>155,377</b>	<b>65,731</b>
<b>2000 Median Value (\$)</b>	<b>135,200</b>	<b>67,688</b>

Source: U.S. Census; Land Research Management, Inc.; April 2016

In support of this conclusion, CRA single-family home sales during the June 2015 to May 2016 period are presented in Table 16. During the 12 month period, 99 “arms length” (warranty deed) sales were closed, an average of 8.25 sales per month. Age, condition and features (bedrooms/baths, carport/garage, finished/unfinished space and heat and air conditioning/no heat and air conditioning) are factors contributing to the differences in selling price. The following statistics summarize the sales activity:

- Price Range - \$35,000 - \$225,000
- Mean - \$114,499
- Median - \$120,000
- Mode - \$55,000, \$135,000, \$155,000

**Table 16 – Westgate CRA Single-Family Home Sales  
June 2015 to May 2016**

<b>Price Range (\$)</b>	<b>Sales</b>
Less than \$50,000	2
\$50,000 to \$74,999	15
\$75,000 to \$99,999	16
\$100,000 to \$124,999	19
\$125,000 to \$149,999	36
\$150,000 to \$174,999	8
\$175,000 to \$199,999	0
\$200,000 to \$225,000	3
<b>Total Sales</b>	<b>99</b>

Source: Palm Beach County Property Appraiser;  
Land Research Mgt., Inc., May 2016

**D. Home Owner Costs and Affordability**

Estimates of 2014 gross owner costs (i.e. mortgage, utilities, H.O.A fees and taxes) within the CRA compared to Palm Beach County are presented in Table 17. Both home values (Table 15) and monthly and gross monthly home owner costs (Table 17) in the CRA are considerably less than those countywide. The combination of low home values and monthly owner costs has results in CRA home owner cost burden rates similar to those of the county. From Table 18, an estimated 51.8% of CRA home owners are paying less than 30% of their income for gross housing costs. In comparison, on a countywide basis, 53.2% of home owners are paying less than 30%.

**Table 17– 2014 Monthly Home Owner Housing Costs  
(Households with a mortgage)**

<b>Monthly Gross Owner Costs</b>	<b>Palm Beach County</b>	<b>Westgate CRA</b>
Less than \$300	312	0
\$300 to \$499	2,683	7
\$500 to \$699	7,167	34
\$700 to \$999	22,250	326
\$1,000 to \$1,499	51,507	357
\$1,500 to \$1,999	47,257	114
\$2,000 and more	85,208	65
<b>Total Owner-Occupied Units</b>	<b>216,384</b>	<b>903</b>
<b>2014 Median Payments (\$)</b>	<b>1,738</b>	<b>1,127</b>
<b>2000 Median Payments (\$)</b>	<b>1,189</b>	<b>739</b>

Source: U.S. Census; Land Research Management, Inc.; April 2016

**Table 18 – 2014 Monthly Housing Costs as a Percent of Household Income  
(Households with a Mortgage)**

<b>Costs as a Percent of Income</b>	<b>Palm Beach County</b>	<b>Westgate CRA</b>
Less than 20.0 percent	60,348	215
20.0 to 24.9 percent	29,766	130
25.0 to 29.9 percent	24,161	116
30.0 to 34.9 percent	17,738	74
35.0 percent and more	82,752	354
<b>Total Households with a mortgage</b>	<b>214,765</b>	<b>889</b>
<b>Households not computed</b>	<b>1,619</b>	<b>14</b>

Source: U.S. Census; Land Research Management, Inc.; April 2016

### **E. Renter Costs and Affordability**

Estimates of 2014 gross rents (i.e. contract rent plus utilities) within the CRA compared to Palm Beach County are presented in Table 19. Monthly gross rent payments in the CRA are generally less than countywide values. However, from Table 19, an estimated 86.6% of CRA renters are paying \$750 or more in monthly gross rent payments; a rate equivalent to the countywide rate (86.2%). Gross rent payments at this level, when compared to household income data presented in Tables 7 and 8, imply a high rate of renter cost burden within the CRA. This conclusion is confirmed by gross rent as a percent of household income data presented in Table 20; an estimated 72% of CRA renter households are currently paying in excess of 30% of their income for monthly gross rent expenses.

**Table 19 – 2014 Monthly Gross Rent  
(Renter Households Paying Rent)**

<b>Monthly Gross Rent Range</b>	<b>Palm Beach County</b>	<b>Westgate CRA</b>
Less than \$200	1,180	0
\$200 to \$299	2,083	22
\$300 to \$499	3,855	0
\$500 to \$749	13,540	158
\$750 to \$999	31,661	659
\$1,000 to \$1,499	60,530	449
\$1,500 or more	37,899	59
<b>Total Renter-Occupied Units</b>	<b>150,748</b>	<b>1,347</b>
<b>2014 Median Rent (\$)</b>	<b>1,158</b>	<b>969</b>
<b>2000 Median Rent (\$)</b>	<b>739</b>	<b>603</b>

Source: U.S. Census; Land Research Management, Inc.; April 2016

**Table 20 – 2014 Gross Rent as a Percent of Household Income  
(Renter Households Paying Rent)**

<b>Rent as a Percent of Income</b>	<b>Palm Beach County</b>	<b>Westgate CRA</b>
Less than 15.0 percent	11,352	105
15.0 to 19.9 percent	14,116	53
20.0 to 24.9 percent	17,290	102
25.0 to 29.9 percent	15,713	102
30.0 to 34.9 percent	12,958	183
35.0 percent and more	76,337	769
<b>Total Households paying rent</b>	<b>147,766</b>	<b>1,314</b>
<b>Households not computed</b>	<b>10,202</b>	<b>80</b>

Source: U.S. Census; Land Research Management, Inc.; April 2016

### **F. Indicators of Housing Conditions**

Although the best indicators of housing conditions are field surveys which document structural and maintenance issues, the Census does provide limited data, including age or structure and overcrowding. From Table 21, 40.3% of the housing stock in the CRA was built at least 57 years ago, with an additional 24.3% built between 37 and 56 years ago. Age, coupled with relatively low home values (Ref: Table 15) is an indicator of potential housing conditions issues.

**Table 21 – 2014 CRA Year Structure Built  
(Housing Units)**

<b>Year Built</b>	<b>Units</b>	<b>Percent</b>
2010 or later	44	1.4
2000 to 2009	312	9.7
1990 to 1999	412	12.9
1980 to 1989	364	11.4
1970 to 1979	350	10.9
1960 to 1969	428	13.4
1950 to 1959	1,055	32.9
1940 to 1949	178	5.5
1939 or earlier	60	1.9
<b>Total units</b>	<b>3,203</b>	<b>100.0</b>

Source: U.S. Census; Land Research Management, Inc.; April 2016

Generally, overcrowded housing conditions are indicated when the number of persons per room exceeds 1.0. From Table 22, 17.9% of CRA households are estimated to be overcrowded based upon this definition. In comparison, 2.9% of households countywide are estimated to be overcrowded.

**Table 22 – CRA Occupants per Room  
(Households)**

<b>Occupants per room</b>	<b>Palm Beach County</b>	<b>Westgate CRA</b>
1.00 person or less	514,385	2,493
1.01 to 1.50 persons	11,538	411
1.51 or more persons	3,806	35
<b>Total Households</b>	<b>529,729</b>	<b>2,939</b>

Source: U.S. Census; Land Research Management, Inc.; April 2016

Age and value of housing, coupled with estimated overcrowding conditions, leads to the conclusion that the condition of housing stock in the CRA is an issue that needs to be more fully investigated.

# CONGRESS AVENUE AND WESTGATE AVENUE COMMERCIAL ANALYSIS

## Introduction

### A. Purpose

The purpose of this study is to create an inventory of commercial development activities fronting Westgate Avenue and Congress Avenue (i.e. corridors) within the CRA boundary.

### B. Scope

For the purposes of this analysis, commercial developments are defined to include non-residential land uses, including retail, professional office, office warehouse and institutional uses. Spreadsheets are created using Palm Beach County Property Appraiser data supplemented by a review of approved site plans, conversations with property managers, and field surveys necessary to identify uses, locations, tenants and vacancies along the Congress Avenue and Westgate Avenue corridors within the CRA boundary.

Each of the subject corridors is divided into three segments for the purposes this analysis:

#### **Congress Avenue Corridor:**

**North Segment** - Okeechobee Boulevard to Westgate Avenue

**Central Segment** - Westgate Avenue to Cherry Road, and

**South Segment** - Cherry Road to Belvedere Road.

#### **Westgate Avenue Corridor:**

**East Segment** - Congress Avenue to Seminole Boulevard,

**Central Segment** - Seminole Boulevard to Wabasso Drive, and

**West Segment** - Wabasso Drive to Donnell Road.

#### **Congress Avenue Corridor**

An inventory of Congress Avenue commercial uses from Okeechobee Boulevard to Belvedere Road is presented in Tables 1 - 3. Twenty-three facilities on 80.63 acres with a total of 456,913 sq. ft. of developed commercial space were inventoried. Deducting the Palm Beach Kennel Club (47.26 acres/122,096 sq. ft.), corridor commercial space consists of 33.37 acres and 334,817 sq. ft. of developed space.



**Table 1 Congress Avenue Commercial Inventory**

<b>I.D.</b>	<b>Name</b>	<b>Address/Location</b>	<b>Acres</b>	<b>Sq. Ft.</b>	<b>Year Built</b>
<b>North Segment: Congress Avenue from Okeechobee Boulevard to Westgate Avenue</b>					
1	Broward Motorsports	2300 Okeechobee Blvd.	3.87	25,874	1988
2	Enterprise Rent-A-Car	1889 N. Congress Avenue	0.32	1,160	1986
3	Campbell Sports Rehab and Spine Center	1025 N. Congress Avenue	0.31	2,352	1986
4	Rodeo Auto Sales	1029 N. Congress Avenue	0.43	576	1980
5	Tire Works and More	1033 N. Congress Avenue	0.49	3,176	1956
6	Gas/Convenience Store renovation	1799 N. Congress Avenue	0.60	2,240	1981
7	Texaco Gas/Convenience Store	2274 Okeechobee Blvd/	0.38	1,247	1956
8	China I Express	964 N. Congress Avenue	0.28	2,512	1964
9	Hydroponics	970 N. Congress Avenue	0.41	4,117	1975
10	Monroe's of West Palm Beach	1000 N. Congress Avenue	0.94	9,243	1976
11	Vacant Building - (Lexus of Palm Beach)	1030 N. Congress Avenue	2.83	36,398	2002
12	Pense Plaza	1784 N. Congress Avenue	1.14	11,163	1984
	<b>Sub-Totals</b>		<b>12.00</b>	<b>100,058</b>	
<b>Central Segment: Congress Avenue from Westgate Avenue to Cherry Road</b>					
13	Chevron Gas/Convenience			1,972	1993
14	Vacant Building - aka Social Security Administration	1645 N. Congress Avenue	1.63	21,134	2007
15	Aldrich Tool Rentals and Sales	1625 N. Congress Avenue	1.66	8,008	1998
16	Congress Avenue Office Park	1756 - 1764 N. Congress Avenue	6.16	63,483	2005
17	Tibia International	1550, 1556 N. Congress Avenue	2.39	30,114	1991
18	Congress Commerce Center	1470 N. Congress Avenue	2.27	23,433	1985
19	Speedy's Auto Repair	1932 N. Congress Avenue	1.49	2,290	1957
	<b>Sub-Totals</b>		<b>15.60</b>	<b>150,434</b>	

<b>South Segment: Congress Avenue from Cherry Road to Belvedere Road</b>					
20	Palm Beach Kennel Club	1111 N. Congress Avenue	47.26	122,096	1963
21	Congress Business Center	1280 - 1310 N. Congress Avenue	4.43	70,577	1984
22	Airport Plaza	2424 N. Congress Avenue	1.03	12,050	1981
23	Foster's Shack	2225 Belvedere Road	0.31	1,698	1940
	<b>Sub-Totals</b>		<b>53.03</b>	<b>206,421</b>	
	<b>Congress Avenue Totals</b>		<b>80.63</b>	<b>456,913</b>	

Source: Land Research Management, Inc.; April 2016.

**Table 2 Congress Avenue Commercial Occupancy**

<b>I.D.</b>	<b>Name</b>	<b>Building Type/</b>	<b>Use/Tenants</b>	<b>Sq. Ft.</b>	<b>Vacancy (Sq. Ft.)</b>
<b>North Segment: Congress Avenue from Okeechobee Boulevard to Westgate Avenue</b>					
1	Broward Motorsports	Showroom + service bays	Automotive sales and service	25,874	0
2	Enterprise Rent-A-Car	One-story office	Vehicle rental	1,160	0
3	Campbell Sports Rehab and Spine Center	One-story office	Chiropractor	2,352	0
4	Rodeo Auto Sales	One-story office and service bays	Vehicle sales and service	576	0
5	Tire Works and More	One-story office	Vehicle service and repairs	3,176	0
6	Gas/Convenience Store renovation	One-story retail	N/A	2,240	2,240
7	Texaco	One-story retail	Gas/convenience store	1,247	0
8	China I Express	One-story retail	Restaurant	2,512	0
9	Hydroponics	One-story retail	Garden supplies	4,117	0
10	Monroe's of West Palm Beach	One-story retail	Club/lounge	9,243	0
11	Vacant Building (Lexus of Palm Beach)	Two-story office/service/warehouse	N/A	36,398	36,398
12	Pense Plaza	One-story retail	Multiple tenants (Ref: Table 3)	11,163	0
	<b>Sub-Totals</b>			<b>100,058</b>	<b>38,638</b>
<b>Central Segment: Congress Avenue from Westgate Avenue to Cherry Road</b>					
13	Chevron Gas/Convenience	One-story retail	Gas/convenience store	1,972	0

14	Vacant Building - aka Social Security Administration	One-story office	N/A	21,134	21,134
15	Aldrich Tool Rentals and Sales	One-story showroom/warehouse	Equipment rental	8,008	0
16	Congress Avenue Office Park	Two-story office	Multiple tenants (Ref: Table 3)	63,483	3,468
17	Tibia International	One-story office warehouse/distribution	Import business	30,114	0
18	Congress Commerce Center	One-story warehouse/distribution condominium	Multiple tenants (Ref: Table 3)	23,433	3,663
19	Speedy's Auto Repair	One-story office and service bays	Vehicle repairs and service	2,290	0
	<b>Sub-Totals</b>			<b>150,434</b>	<b>28,265</b>
<b>South Segment: Congress Avenue from Cherry Road to Belvedere Road</b>					
20	Palm Beach Kennel Club	One-story grandstand + support	Dog track	122,096	0
21	Congress Business Center	Two-story office + Warehouse	Multiple tenants (Ref: Table 3)	70,577	752
22	Airport Plaza	One-story retail	Multiple tenants (Ref: Table 3)	12,050	0
23	Foster's Shack	One-story retail	Restaurant/Bar	1,698	0
	<b>Sub-Totals</b>			<b>206,421</b>	<b>752</b>
	<b>Congress Avenue Totals</b>			<b>456,913</b>	<b>67,655</b>

Source: Land Research Management, Inc.; April 2016.

**Table 3 Congress Avenue Multiple Tenant Occupancy**

<b>I.D.</b>	<b>Name</b>	<b>Building Type</b>	<b>Tenants Detail</b>
<b>North Segment: Congress Avenue from Okeechobee Boulevard to Westgate Avenue</b>			
12	Pense Plaza	One-story retail	Cell phones, Insurance, restaurant, convenience store, adult entertainment, beauty salon/barber.
<b>Central Segment: Congress Avenue from Westgate Avenue to Cherry Road</b>			
16	Congress Avenue Office Park	Two-story office	Employment service, attorney, technical school (health and nursing), Department of Juvenile Justice,
18	Congress Commerce	One-story warehouse	Medical supplier (2), vehicle rental,

	Center	distribution condominium	tax consultant, building contractor (2), vehicle repairs, alarm services, air-conditioning contractor, garage door contractor
<b>South Segment: Congress Avenue from Cherry Road to Belvedere Road</b>			
21	Congress Business Center	Two-story office + Warehouse	Charter school, traffic/DUI school (2), real estate consultants (4), electrical contractor, engineering consultant, attorney, legal services (3), outpatient treatment and recovery, CRA office
22	Airport Plaza	One-story retail	Discount beverages, SPA, adult entertainment ((3), recording studio, hair salon, church, computer repairs, second-hand clothing

Source: Land Research Management, Inc.; April 2016

#### **A. North Segment: Okeechobee Boulevard to Westgate Avenue**

The North Segment contains 12 commercial properties, most of which contain single-tenant businesses, including 3 vehicle sales and services businesses and 2 gas/convenience stores, one of which is undergoing a major renovation. Pense Plaza, an 11,163 sq. ft. one-story retail center built in 1984, is the only multiple-tenant facility. Multi-tenant detail is presented in Table 3.

Parcels are generally small, with 7 of the 12 properties less than one-half acre in size. Structures are generally antiquated, with 11 of 12 constructed prior to 1990. The vacant Lexus of Palm Beach office/service/warehouse facility (36,398 sq. ft.) contains 94% of the vacant space.

#### **B. Central Segment: Westgate Avenue to Cherry Road**

The Central Segment contains 7 commercial properties, 5 of which are single-tenant facilities, including a gas/convenience store and equipment rental, foreign imports and vehicle repair businesses. Parcels are larger than those in the North Segment; ranging in size from 1.49 to 6.16 acres in size. Five of the seven facilities were constructed after 1990.

Congress Avenue Office Park, a 63,483 sq. ft. two-story office complex and Congress Commerce Center, a 23,433 sq. ft. office-warehouse facility are the only

multiple-tenant facilities. Multi-tenant details are presented in Table 3.

One single-tenant building, the previous Social Security Administration facility, is currently vacant. An additional 3,663 sq. ft. is currently vacant in Congress Avenue Office Park.

### **C. South Segment: Cherry Road to Belvedere Road**

The South Segment contains 4 commercial properties, 2 of which are single-tenant facilities, including a restaurant/lounge and the Palm Beach Kennel Club. All of the facilities were constructed prior to 1990.

Congress Business Center, a 70,577 sq. ft. two-story office and warehouse complex and Airport Plaza, a 12,050 sq. ft. retail shopping center are the only multiple-tenant facilities. Multi-tenant details are presented in Table 3.

The only vacancy is a small 752 sq. ft. space in Congress Business Center.

### **Westgate Avenue Corridor**

An inventory of Westgate Avenue commercial uses from Congress Avenue to Donnell Road is presented in Tables 4 - 6. Twenty-nine facilities on 24.86 acres with a total of 212,814 sq. ft. of developed commercial space were inventoried.

### **A. East Segment: Congress Avenue to Seminole Boulevard**

The East Segment contains 7 commercial properties, 3 of which are vacant. The remaining four include two convenience stores, a 14,539 sq. ft. single-story multi-tenant office building and a 23,825 sq. ft. multi-tenant office warehouse. Multi-tenant detail is presented in Table 6.

Single-tenant parcels are generally small, with properties generally less than one-half acre in size, while multiple tenant properties are two acres or larger. Structures are antiquated, with all seven facilities constructed prior to 1990. The three vacant structures total 9,104 sq. ft.

There is a total of 9,104 sq. ft. of vacant space within three small office buildings.

**Table 4 – Westgate Avenue Commercial Inventory**

<b>I.D.</b>	<b>Name</b>	<b>Address</b>	<b>Acres</b>	<b>Sq. Ft.</b>	<b>Year Built</b>
<b>East Segment: Westgate Avenue from Congress Avenue to Seminole Boulevard</b>					
1	2501 Building	2501 Westgate Avenue	1.99	23,825	1989
2	2565 Building	2565 Westgate Avenue	0.27	2,080	1948
3	2636 Building	2636 Westgate Avenue	0.40	2,759	1955
4	Westgate Apartments Rental Office	2360 Westgate Avenue	0.13	1,200	1979
5	My First Steps Pre School and Westgate Animal Hospital	2440 Westgate Avenue	2.58	14,539	1982
6	Kwik Stop Convenience Store	2500 Westgate Avenue	0.27	2,460	1968
7	2560 Building	2560 Westgate Avenue	0.53	5,145	1968
	<b>Sub-Totals</b>		<b>6.17</b>	<b>52,008</b>	
<b>Central Segment: Westgate Avenue from Seminole Boulevard to Wabasso Drive</b>					
8	1750 Building	1750 Osceola Drive	1.00	9,600	1983
9	South Florida Choppers	2620 Westgate Avenue	0.97	3,600	1990
10	Faith Cathedral Worship Center	2628 Westgate Avenue	0.33	3,000	1991
11	Los Hermanos	2717 Westgate Avenue	0.53	1,232	1960
12	Hawthorne Roofing Company	3611 Westgate Avenue	0.33	1,575	1981
13	3657 Building	3657 Westgate Avenue	0.27	2,200	1973
14	3819 building	3819 Westgate Avenue	1.82	23,491	1990
	<b>Sub-Totals</b>		<b>5.25</b>	<b>44,698</b>	
<b>West Segment: Westgate Avenue from Wabasso Drive to Donnell Road</b>					
15	2700 Building	2700 Westgate Avenue	0.60	400	1994
16	Antigua Guatamala Auto Parts and Tires	2730 Westgate Avenue	1.17	5,606	1986
17	Westgate Auto Center	2746 Westgate	0.27	1,230	1954

		Avenue			
18	KCL Plumbing	2800 Westgate Avenue	0.54	5,070	1986
19	Hill York Air Conditioning	3921 Westgate Avenue	0.79	6,300	1989
20	Cornerstone Tile and Flooring	3927 Westgate Avenue	1.34	15,035	1991
21	2945 Building	2945 Westgate Avenue	0.40	1,500	1948
22	Indian Plaza Condominium	1801 Indian Road	2.00	17,925	2006
23	Opportunity Day Care	4171 Westgate Avenue	0.64	6,216	1979
24	4201 Westgate	4201 Westgate Avenue	1.63	20,175	2000
25	Stop-N-Shop	3870 Westgate Avenue	0.24	1,500	1980
26	Affordable Homes Real Estate	2934 Westgate Avenue	0.33	1,299	1959
27	Foriere Auto Parts	3940 Westgate Avenue	0.52	4,260	1990
28	Mane Motor's Corp.	3938 Westgate Avenue	0.26	2,014	1971
29	Mid Point Commerce Center Condo	4050 Westgate Avenue	2.71	27,578	2007
	<b>Sub-Totals</b>		<b>13.44</b>	<b>116,108</b>	
	<b>Westgate Avenue Totals</b>		<b>24.86</b>	<b>212,814</b>	

Source: Land Research Management, Inc.; April 2016

**Table 5 - Westgate Commercial Occupancy**

I.D.	Name	Building Type	Use/Tenants	Sq. Ft.	Vacancy (Sq. Ft.)
<b>East Segment: Westgate Avenue from Congress Avenue to Seminole Boulevard</b>					
1	2501 Building	Office warehouse	Multiple tenants (Ref: Table 6)	23,825	0
2	2565 Building	One-story retail	Convenience store	2,080	0
3	2636 Building	Two-story office	Vacant	2,759	2,759
4	Westgate Apts.	One-story office	Vacant	1,200	1,200

	Rental Office				
5	My First Steps/Westgate Animal Hospital	One-story office, school	Multiple tenants (Ref: Table 6)	14,539	0
6	Kwik Stop	One-story retail	Convenience store	2,460	0
7	2560 Building	One-story	Vacant - Remodel	5,145	5,145
	<b>Sub-Totals</b>			<b>52,008</b>	<b>9,104</b>
<b>Central Segment: Westgate Avenue from Seminole Boulevard to Wabasso Drive</b>					
8	1750 Building	One-story office	Multiple tenants (Ref: Table 6)	9,600	1,920
9	South Florida Choppers	Office warehouse	Vehicle sales, service	3,600	0
10	Faith Cathedral Worship Center	One-story office	Religious	3,000	0
11	Los Hermanos	One-story retail	Convenience store	1,232	0
12	Hawthorne Roofing Company	Office warehouse	Contractor	1,575	0
13	3657 Building	One-story retail	Vacant	2,200	2,200
14	3819 Building	Office warehouse	Multiple tenants (Ref: Table 6)	23,491	0
	<b>Sub-Totals</b>			<b>44,698</b>	<b>4,120</b>
<b>West Segment: Westgate Avenue from Wabasso Drive to Donnell Road</b>					
15	2700 Building	One-story retail	Vehicle sales	400	0
16	Antigua Guatamala Auto Parts and Tires	Office warehouse	Vehicle sales and service	5,606	0
17	Westgate Auto Center	One-story retail	Vehicle sales	1,230	0
18	KCL Plumbing	Office warehouse	Contractor	5,070	0
19	Hill York Air Conditioning	Office warehouse	Contractor	6,300	0
20	Cornerstone Tile and Flooring	Office warehouse	Contractor	15,035	0
21	2945 Building	Two-story office	Contractor	1,500	0
22	Indian Plaza Condominium	One-story office	Multiple tenants (Ref: Table 6)	17,925	0
23	Opportunity Day Care	One-story	Proposed Day Care	6,216	6,216
24	4201 Westgate	One-story office	Multiple tenants (Ref: Table 6)	20,175	0
25	Stop-N-Shop	One-story retail	Convenience store	1,500	0
26	Affordable Homes Real Estate	One-story office	Real estate	1,299	0
27	Foriere Auto Parts	Office warehouse	Vehicle service	4,260	0
28	Mane Motor's Corp.	One-story retail	Vehicle sales	2,014	0
29	Mid Point Commerce	Two-story office	Multiple tenants (Ref: Table 6)	27,578	21,132



	Center Condominium	warehouse	Table 6)		
	<b>Sub-Totals</b>			<b>116,108</b>	<b>27,348</b>
	<b>Westgate Avenue Totals</b>			<b>212,814</b>	<b>40,572</b>

Source: Land Research Management, Inc.; April 2016

**Table 6 - Westgate Commercial Occupancy**

<b>I.D.</b>	<b>Name</b>	<b>Building Type</b>	<b>Tenants Detail</b>
<b>East Segment: Westgate Avenue from Congress Avenue to Seminole Boulevard</b>			
1	2501 Building	Office warehouse	Plumbing contractor, convenience store, air conditioning contractor, church, (2)
5	My First Steps/Westgate Animal Hosp.	One-story office	Day care center, veterinary clinic
<b>Central Segment: Westgate Avenue from Seminole Boulevard to Wabasso Drive</b>			
8	1750 Building	One-story office	Electrical contractor, church(2)
14	3819 Building	Office warehouse	Grocery store, print shop, mobile phone sales, traffic school, glass contractor, auto parts, vehicle parts and service (3)
<b>West Segment: Westgate Avenue from Wabasso Drive to Donnell Road</b>			
22	Indian Plaza Condominium	One-story office	Attorney, cleaners, engineering consultant, dance studio, organic health foods, insurance, communications consultant
24	4201 Westgate	One-story office	Financial consultant, photographer, surveyor, martial arts studio, computer repairs, print shop(2) graphics, upholstery design, travel agency, custom embroidery, media consultant, hair salon
29	Mid Point Commerce Center Condominium	Two-story office warehouse.	Cabinet design and construction, data center design and management consultant

Source: Land Research Management, Inc.; April 2016

## **B. Central Segment: Seminole Boulevard to Wabasso Drive**

The Central Segment contains 7 commercial properties, 4 of which are single-tenant facilities; church, convenience store and building contractor. The remaining three properties include a vacant 2,200 sq. ft. retail building and 2 multi-tenant office warehouse facilities; 9,600 sq. ft. and 23,491 sq. ft. Multi-tenant detail is presented in Table 6.

Single-tenant parcels are somewhat larger than those in the East Segment, ranging in size from 0.33 to 0.97 acres in size. Multiple tenant properties range between 1 and 2 acres. Structures are antiquated, with all seven facilities constructed prior to 1990.

There is a total of 4,120 sq. ft. of vacant space within two facilities; a vacant 2,200 sq. ft. retail building and one bay in the 1750 office building.

## **C. West Segment: Wabasso Drive to Donnell Road**

The West Segment contains 15 commercial properties, 12 of which are single-tenant facilities, including vehicle sales and service (5), building contractor (4), convenience store (1), real estate (1) and a planned day care center. The remaining three properties include 2 multi-tenant office facilities (17,925 sq. ft. and 20,175 sq. ft.) and a 27,578 sq. ft. two-story multi-tenant office warehouse facility. Multi-tenant detail is presented in Table 6.

Multi-tenant properties range in size from 1.6 to 2.7 acres in size and were constructed more recently, during the 2000 – 2006 period, than those along other Corridor segments. Vacant space (27,348 sq. ft.) is confined to two facilities; the proposed Opportunity Day Care which is currently undergoing a conversion from a rental apartment complex and Midpoint Commerce Center Condominium. The facility has recently emerged from bankruptcy. Each of the 10 units have been purchased and two (6,446 sq. ft.) are currently occupied.

## **Conclusion**

### **A. Congress Avenue Corridor**

The Congress Avenue Corridor within the CRA is bounded by Okeechobee Boulevard on the north and Belvedere Road on the south. Okeechobee Boulevard, a designated Urban Principal Arterial roadway and Belvedere Road, a designated Urban Minor Arterial roadway, are critical components of the regional transportation network. Okeechobee Boulevard has interchange access to I-95 and Florida's Turnpike and

Belvedere Road has interchange access to I-95 and direct access to Palm Beach International Airport (PBI). Proximity to the regional roadway network and PBI is a positive characteristic of the corridor in terms of attracting businesses that depend upon these facilities.

Congress Avenue within the CRA is a four-lane divided designated Urban Minor Arterial roadway with signalized intersection access to Okeechobee Boulevard, Belvedere Road and PBI. Traffic volumes along the Belvedere Road to Okeechobee Boulevard link, which average 15,323 vehicles per day, are the lowest of any Congress Avenue segment between Boca Raton and North Palm Beach. Relatively low traffic volumes along the corridor are not conducive to attracting additional retail commercial development.

Commercial development along the corridor can generally be placed within the following four general categories: retail, vehicle sales and service, professional office, and light or semi-industrial (i.e. office or showroom/warehouse or flex space and warehouse uses).

Retail uses are located at or near the following east-west road Congress Avenue intersections: Okeechobee Boulevard, Westgate Avenue and Belvedere Road. Uses include three gas/convenience stores, one of which is currently being renovated, three free-standing buildings built during 1964 to 1976, (oriental restaurant, hydroponics and adult entertainment), and two small strip centers (Pense Plaza and Airport Plaza). Both strip centers, built in the early 1980's, are approximately 12,000 sq. ft. in size and offer functional, small spaces to a variety of tenants. All of the retail spaces are currently occupied. Age and condition of the buildings and grounds indicate low rent structures.

Five vehicle sales and services businesses are located along the corridor, four of which are clustered along the west side of Congress Avenue in the North Segment (new vehicle sales and service, rental cars, used vehicle sales and service, and vehicle repairs). Facilities were built in the mid 1980's or earlier. The fifth facility, a vehicle repair business built in 1957, is located on the east side of Congress Avenue at Cherry Road.

Professional office uses are concentrated in two large facilities located on the east side of Congress Avenue; Congress Avenue Office Park (63,483 sq. ft.) in the Central Segment and Congress Business Center (70,577 sq. ft.) in the South Segment. Congress Avenue Office Park, built in 2005 relies upon two large tenants (technical school and state offices). Congress Business Center, a planned business park consisting of seven two-story office buildings and a warehouse building, with the exception of a charter school, targets small professional businesses. In general, Congress Avenue office facilities are categorized as "Class C" facilities due primarily to their location and provision of functional as opposed to upgraded space which, in turn, translates to an

affordable rent structure.

Semi-industrial uses, consisting of two single-tenant facilities (Aldrich Tool Rental and Sales and Tibia International) and one multiple-tenant office/warehouse facility (Congress Commerce Center), are located in the Central Segment of the corridor. Proximity to PBIA was a factor in the location decision by Tibia International, a South American import business. Congress Commerce Center, an office/warehouse condominium, has sold spaces to multiple businesses, including medical suppliers, vehicle rental and repair businesses, and specialty building contractors.

In addition to occupied commercial facilities, two of the most recently constructed buildings (Social Security Administration in 2007 and the Lexus of Palm Beach Service Annex in 2002) are vacant and currently available for purchase. Attracting new occupants for these facilities would significantly impact the character of the Central and North Segments of the corridor in terms of its desirability as a business location.

The Palm Beach Kennel Club (Investment Corporation of Palm Beach) is the major land owner along the corridor, with 47 acres at the northwest corner of Congress Avenue and Belvedere Road and an additional 12 acres on the east side of Congress Avenue, south of Congress Business Center. Future development and redevelopment of these two parcels will dictate the future character of the corridor, in particular the South Segment.

Additional development potential exists on the east side of the corridor in the Central Segment where 8 adjoining vacant parcels, a total of 12 acres, are located. These parcels, if combined and planned in a unified development concept, offer the potential to establish a permanent commercial character for that portion of the corridor.

## **B. Westgate Avenue Corridor**

Westgate Avenue within the CRA is a five-lane designated Urban Collector roadway with signalized intersection access to Congress Avenue, Okeechobee Boulevard/Palm Beach Lakes Boulevard (via Wabasso Drive) and Military Trail.

Traffic volumes along the Westgate Avenue link from Military Trail to Wabasso Drive average 13,764 vehicles per day. Traffic volumes to the east of Wabasso Drive are substantially lower, averaging 8,641 vehicles per day. The likely explanation is that motorists travelling north on Military Trail and destined for Palm Beach Lakes Boulevard or eastbound Okeechobee Boulevard avoid the Military Trail/Okeechobee Boulevard intersection by taking the alternate route of Westgate Avenue to Wabasso Drive. Substantiating this conclusion is the fact that Wabasso Drive, on the short link between Westgate Avenue and Okeechobee Boulevard, is a two-lane designated Urban Collector

roadway. The lack of through traffic on Westgate Avenue is not conducive to attracting additional retail commercial development, particularly in the Central and Eastern Segments.

Twenty-nine properties along the Westgate Avenue corridor currently support non-residential land uses. Of the total, twenty-three of the uses are housed in structures built at least twenty-five years ago. Only three have been built since the year 2000. In addition to age of structure, non-residential properties are small; twelve properties are less than one-half acre and an additional nine are between one-half and one acre in size. Only two properties are larger than two acres.

In general, Westgate corridor non-residential uses are located in older one-story buildings on small properties and consist primarily of single-tenant businesses. Of these businesses, vehicle sales and services (six businesses), specialty contractors (five businesses), and small grocery/convenience stores (four businesses) predominate.

Seven properties contain multiple (two or more) businesses; three single-story office buildings, and four office/warehouse facilities. Tenants include professional and personal services, specialty contractors, auto repairs and service, and interior design.

The three most recent properties, built since the year 2000, include two condominiums (Midpoint Commerce Center and Indian Plaza) and a rental facility (4201 Westgate). Each of these properties is located within the West Segment of the corridor.

Condominium spaces have all been sold primarily to professional services businesses and specialty contractors. Two recent occurrences were noted that may signal a trend; the purchase, renovation and conversion of single-family homes to commercial uses at 2934 and 2945 Westgate Avenue. Additional conversions and renovation of the few vacant structures and older single-family homes along the corridor offer the most immediate opportunities for additional commercial development.