

1-1-2011

Indiantown Rd./ I-95 Area

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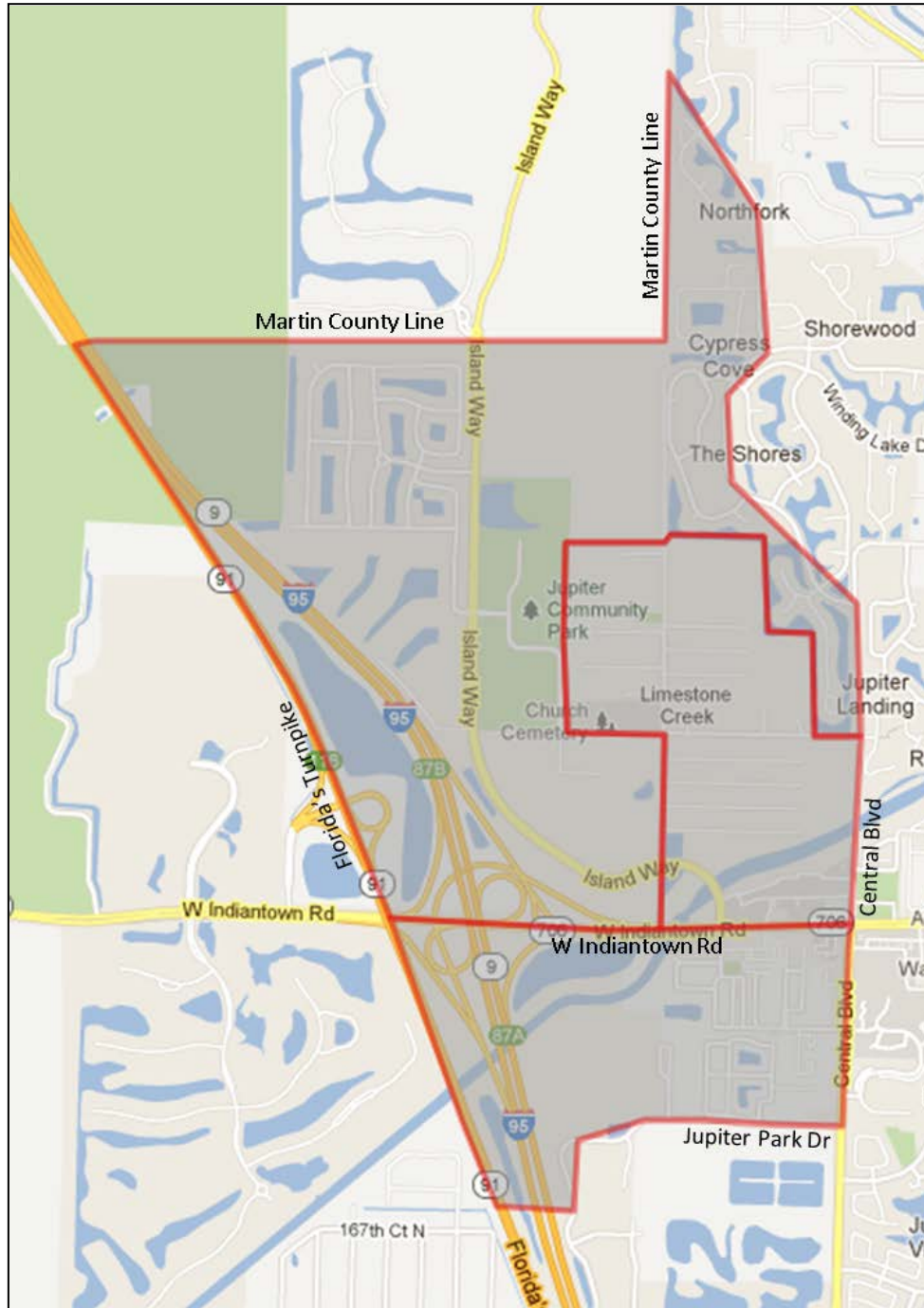
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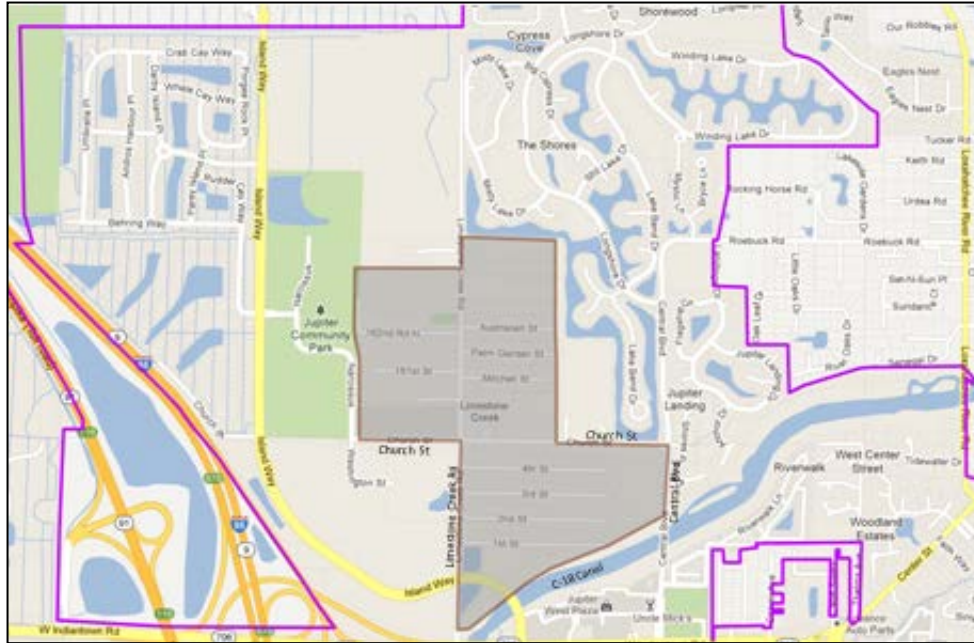
Community Background Report

Indiantown Rd./I-95 Area



Note: The Indiantown Rd/I-95 study area consists of two block groups based on the 2010 US Census and one partial block group.¹ The Demographic section of this report provides a full list of the block groups.

Limestone Creek Area: The Limestone Creek community is within the Indiantown/I-95 Study area. The general area which encompasses the Limestone Creek community is within one 2010 Census Block: 120990002103.



Boundaries

The boundaries for the Indiantown/I-95 Study area are as follows:

- North: Martin County Line
- South: Jupiter Park Drive
- East: Central Boulevard
- West: Florida's Turnpike

Community Type

The Indiantown Rd/I-95 study area is comprised of land located in the Town of Jupiter and three unincorporated enclaves (Limestone Creek, Kennedy Estates and I-95/Martin Triangle, which is the part of the Jonathan Dickinson State Park). The area is bordered by the Martin County Line on the north, Florida's Turnpike on the west and the Rialto gated community in Jupiter on the east.² The northwest corner of the study area includes a small portion of the Jonathan Dickerson State Park

The boundaries of the **Indiantown Rd/I-95 study area** (as it is referred to throughout the report) have been established by the Palm Beach **Metropolitan Planning Organization (MPO)** in order to facilitate transportation outreach planning. These boundaries have not been officially designated by the County.

History

This section provides a general history of Indiantown Rd/I-95 study area and the surrounding communities. The details provided are not specific to the defined study area, unless otherwise specified.

The Indiantown Rd/I-95 study area is located along the southwest fork of the Loxahatchee River (river), which connects to Canal C-18. (A map of the Loxahatchee River can be viewed at the following link: <http://www.loxahatcheeriver.org/images/about-river-map.jpg>) The name “Loxahatchee” originates from the Indian words, “lowchow,” meaning turtle and “hatchee ” meaning river. The Jeaga Indian tribe occupied this general area until the 1700s when the effects of European diseases and slavery caused the tribe to die out. Remaining members of the tribe are thought to have joined the Seminole Nation which also includes the Creeks, Miccosukees, Hitchis, and Occnees Indians, as well as runaway slaves.³

European contact with the general area began in the 1500s, when Ponce de Leon attempted to make landfall on the Loxahatchee River. Known as Hobe or Jobe by the Spanish, in the 1700s, the British renamed the area as Jupiter. During the Second Seminole War of 1835-1842, the US Army erected a fort near the area and named it Fort Jupiter. The fort was used in battle with the Seminoles on the Loxahatchee River.⁴

During the Armed Occupation Act of 1842, which offered 160 acres of land to homesteaders, settlers were encouraged to move to the area.⁵ Some of the settlers included African-Americans. These African-American pioneers settled along Limestone Creek. They worked for steamboats, railroads, and for the white settlers at their homes and businesses. As the population grew, institutions started to emerge. In 1902, the Mt. Carmel Missionary Baptist Church was established, today regarded as one of the oldest religious institutions in Palm Beach County. In 1905, William and Annie Davis Roundtree, some of the original Black homesteaders, donated an acre of land on Limestone Creek Road to build a school for African-American children.^{6 7} Today, the area known as Limestone Creek, is a predominantly African-American community.

Other historical events that shaped the general area included the incorporation of the Town of Jupiter in 1925, the development of a radar training base (Camp Murphy) during World War II, and the conversion of Camp Murphy into Jonathan Dickinson State Park in 1950.^{8 9}

As indicated previously, the Indiantown Rd/I-95 study area includes frontage on the southwest fork of the Loxahatchee River (river).The southwest fork is the stream that impacts most of the area since it cuts through the center of the community and connects with the C-18 Canal. Limestone Creek, which connected to the southwest fork, was lost when the C-18 Canal or

Loxahatchee Slough Canal was dug along the creek channel in 1956 and 1957 but two tributaries to that creek still flow intermittently through the natural area.¹⁰ The Army Corps of Engineers converted the Limestone Creek into Canal C-18 to reduce flooding in the area.¹¹ This facilitated new development and growth in the general area.¹²

Community Dynamics

The development patterns in the Indiantown Rd/I-95 study area show a developing area of single family dwellings north of Indiantown Road such as the upscale Rialto gated community and the Limestone Creek area, as well as a largely built out residential area to the south, with dwellings ranging from single family homes to low-rise multi-family structures.

Within the unincorporated areas, there are two residential enclaves worth noting, Limestone Creek and Kennedy Estates. These communities have been designated as **Countywide Community Revitalization Team (CCRT) areas**, which are part of the **Revitalization, Redevelopment and Infill Overlay (RRIO)** in the County's Comprehensive Plan.¹³ These are unincorporated residential neighborhoods that have been targeted by the Palm Beach County Board of County Commissioners for revitalization efforts due to infrastructure deficiencies, code enforcement issues, and a need for law enforcement services. These communities have a concentration of very low to moderate-income residents and low property values. (See map of CCRT Areas at http://www.co.palm-beach.fl.us/pzb/planning/rrio/ccrt_areas.htm)¹⁴

Commercial development aligns both sides of Indiantown Road. Professional offices are also located on the south side of Indiantown Road. In addition, there are some small structures containing light industrial uses along Jupiter Park Drive. Vacant industrial land is located both north and south of the interchange of Indiantown Road with I-95. The study area also has county and municipal nature preserves including the 154-acre North Jupiter Flatwoods and the 52-acre Limestone Creek Natural Areas that are managed by the Palm Beach County Department of Environmental Resources Management, as well as the 16.6-acre Open Space at Washington Street that is managed by the Jupiter Open Space Program.¹⁵ ¹⁶ The North Jupiter Flatwoods includes 140 acres on the east side of Island Way that are located between the Martin County Line and Jupiter Community Park and a 14-acre wildlife/greenway corridor on the west side of Island Way and north of the Rialto gated community that connects to Jonathan Dickinson State Park.¹⁷ (See maps at <http://www.pbcgov.com/erm/natural/naturalareamap/index.asp> and <http://www.jupiter.fl.us/DocumentCenter/View/132>)

The Indiantown Rd./I-95 study area is primarily designated by the **Palm Beach County Managed Growth Program (MGP)** as an Urban/Suburban Tier. However, the northwest corner, which is adjacent to I-95 and the Martin County Line, is designated as **Conservation** by the MPG.¹⁸

The conservation area, which encompasses the I-95/Martin County Triangle enclave, is situated in the Jonathan Dickinson State Park. In its comprehensive plan, Palm Beach County adopted

the Jonathan Dickinson State Park Greenline Overlay for the unincorporated enclaves in this area. This overlay protects environmental resources in Jonathan Dickinson State Park from the impacts of new development activities.¹⁹

Most of the study area is within the **Urban/Suburban Tier**. The main objective of the Urban/Suburban Tier is to create communities that will accommodate the homes and work places of 90 percent of the county's residents. While existing regulations allow low density, automobile-oriented suburban neighborhoods, this Tier also promotes infill development and strengthens provisions to promote traditional mixed-use, compact, pedestrian-friendly communities.²⁰

The Indiantown Rd./I-95 area is also located inside the Urban Service Area of Palm Beach County, which requires all public services including centralized public water distribution and centralized sewer collection and disposal systems.²¹ Public services in this area are provided by The Town of Jupiter, countywide agencies and special districts. The Town of Jupiter provides code enforcement, police, public works, parks and recreation and a centralized water distribution system. As a result of the **Indian Road Overlay Zoning District (IOZ)**, developed as a result of a joint agreement between Palm Beach County and the Town of Jupiter in 1995, the Town of Jupiter is also responsible for the planning and zoning of unincorporated areas within the IOZ District, which includes the Kennedy Estates. This was done in order to facilitate intergovernmental coordination and enhance the Town's ability to guide development in the area.²²

Services provided by countywide agencies include public schools (School District of Palm Beach County), public transit (Palm Tran), solid waste disposal, libraries and fire/rescue services. Drainage services are provided by the Northern Palm Beach County Improvement District. Loxahatchee River Environmental Control District provides a centralized sewer system for the area. The public school in this area is Limestone Creek Elementary. The other public facilities located in the area include the wastewater treatment plant and three active parks. The parks are Jupiter Community Park, Limestone Creek and Kennedy Estates.

Demographic Highlights

The demographic data that follows was compiled using Census Block Group data. Information is provided for the Indiantown Rd./I-95 study area, as well as the Limestone Creek Area. Census Block Groups consist of several census blocks and generally have a population of 600 to 3,000 people

Indiantown Rd./I-95 Study Area: The Indiantown Rd./I-95 study area is made up of two 2010 Census Block Groups and one partial Block Group which extends beyond the boundaries of the study area: 120990002103; 120990002131; 120990002102 (Partial Block Group. Does not include Census Blocks: 2000, 2001, 2002, 2003)

Limestone Creek Area: The general area which encompasses the Limestone Creek community is within of one 2010 Census Block: 120990002103.

*According to the 2010 US Census, the Indiantown/ I-95 study area has a population of 3,231 residents and the Limestone Creek area accounting for 32% of the population, with 1,020 residents.*²³

Whereas whites make up the majority of the population in the the Indiantown/ I-95 study area, the Limestone Creek area is primarily Black. In 2010, whites made up 60.79% of the population in the Indiantown/ I-95 study area, and Blacks represented 28.7% of the population. In comparison, 61.96% of the population in Limestone Creek is Black and whites make up 23.14% of the population.²⁴

The population in the Indiantown Rd./ I-95 area is younger than the population of Palm Beach County as a whole. In 2010, adults ages 65 and over made up only 5.88% of the population in the Indiantown/ I-95 study area and 5.1% in Limestone Creek area. In contrast, adults ages 65 and over made up 21.6% of th population in Palm Beach County.²⁵

The level of educational attainment in the Indiantown Rd./ I-95 area is lower than in Palm Beach County as a whole. Approximately 46.9% of the area’s residents had some college, a college degree, or graduate degree, compared to 60.1% for Palm Beach County as a whole. In Limestone Creek, only 28.7% of the residents had a college degree or some form of college education.²⁶

<u>Education</u>	Study Area	%	Limestone Creek	%	County	%
With a Degree or Some College						
Doctorate	8	0.4	-	0.0	11,103	1.2
Professional	90	4.6	-	0.0	28,863	3.1
Master	116	5.9	40	6.9	68,815	7.4
Bachelor	321	16.4	10	1.7	186,552	20.1
Associates	93	4.7	27	4.7	73,088	7.9
Some College	293	14.9	89	15.4	190,510	20.5
	921	46.9	166	28.7	558,931	60.1
High School or Less						
High School	609	31.0	288	49.8	248,302	26.7
Below High School	432	22.0	124	21.5	122,361	13.2
	1,041	53.1	412	71.3	370,663	39.9
Total	1,962	100	578	100	929,594	100

*The average income per capita in the Indiantown Rd./ I-95 area is lower than the average per capita income for Palm Beach County as a whole. The average per capita income in the Indiantown Rd./ I-95 area is \$28,248 and in Limestone Creek \$22,273. In comparison, the average per capita income for the County is \$33,610, a 16% difference from the study area.*²⁷

*Total population living in poverty in the Indiantown Rd./ I-95 area is comparable to the County as a whole, at 16.49% compared to 16.48% respectively. In Limistone Creek the percent is slightly lower, at 14.75%.*²⁸

*Though the Indiantown Rd./ I-95 area has a lower percentage of owner-occupied units than Palm Beach County as a whole, the Limestone Creek are exceeds the County in owner-occupied units. Approximately 50.25% of the occupied housing units in the Indiantown Rd./I-95 area are owner-occupied and 40.44% are renter-occupied. In Palm Beach County, 58.46% of the occupied housing units are owner-occupied and only 23.43% are renter-occupied. In comparison, the Limestone Creek area has 62.35% owner-occupied and 27.16% renter-occupied housing units.*²⁹

*Approximately 26.77% of the Indiantown Rd./ I-95 area residents identified themselves as Hispanic compared to 19% in the County as a whole and 18.33% in the Limestone Creek area.*³⁰

Place of Birth, Nationality, and Language Spoken at Home

The place of birth, nationality and language data presented below are reported at the Census Tract level instead of at the Block Group level since the 2010 US Census does not have such information available by Census Block Groups. Though the Census Tracts represent a larger area than the study area, the data provides valuable information on the social characteristics of the population living in and around the Indiantown Rd./ I-95.

Census Tracts are subdivided into Block Groups and have a population of 1,500 to 8,000 people. They are created to be fairly homogeneous with respect to social and economic characteristics. The Indiantown Rd./ I-95 study area is located within the Census Tracts listed below. The data reported below are for these Census Tracts.

12099000210 12099000213

Place of Birth ³¹

Born in Florida	2,221	32%
Born in Different State	3,825	55%
Born in Puerto Rico or abroad to American parent(s)	44	1%
Foreign Born	895	13%
Total population	6,985	100%

Foreign Born Population: Top Ten Places of Birth³²

Mexico	87	10%
Colombia	87	10%
Cuba	56	6%
Haiti	52	6%
Peru	50	6%
Jamaica	49	5%
United Kingdom (inc. Crown Dependencies):	38	4%
Armenia	34	4%
Canada	32	4%
England	29	3%

Language Spoken at Home³³

Language	Population 5 Years and Over		Speak English Less Than Very Well	
		%		%
English only	5,570	84%	0	--
Language other than English				
Spanish	652	10%	407	78%
Other Indo-European languages	349	5%	93	18%
Asian and Pacific Islander languages	59	1%	21	4%
Other languages	8	0%	0	0%
Population 5 years and over	6,638	100%	521	100%

Transportation Trends

The figures below provide key transportation indicators for the Indiantown Rd./ I-95 area:³⁴

Housing units with vehicles available:

Indiantown Rd./ I-95 area	996 (96.98%)
Palm Beach County	490,820 (93.82%)

Mean (Average) Vehicles per households:

Indiantown Rd./ I-95 area	1.11
Palm Beach County	1.54

Means of Transportation to work:

	Indiantown Rd./ I-95 Area	Palm Beach County
Carpool	13.39%	11.15%
Drive Alone	73.64%	78.66%
Public Transport	0.0%	1.55%

	Indiantown Rd./ I-95 Area	Palm Beach County
Motorcycle	0.0%	0.27%
Bicycle	0.0%	0.59%
Walking	3.14%	1.69%
Other	2.02%	1.16%
Work at Home	7.81%	4.92%

Special Events

The Loxahatchee River Environmental Control District offers special events for the residents of the Indiantown Rd./I-95 area including the Aquatic Adventure Camp, which are week-long sessions in the summer, and the annual Loxahatchee River Photography Contest.

Business Landscape

The Indiantown Rd./I-95 area can be characterized as a small business area with the biggest operations being the Winn-Dixie supermarket and the Comfort Inn. The nearest large employer is the Walgreens Distribution Center, with more than 700 employees, located west of the area on Indiantown Road.³⁵

Palm Beach County and the Town of Jupiter have taken two measures to improve business opportunities along Indiantown Road. Both have adopted language in their Comprehensive Plans to guide appropriate development in the corridor. This was a result of a 1995 joint agreement related to the Indiantown Road Overlay Zone. The policies in these plans give the Town of Jupiter the authority to determine the appropriate land uses on both incorporated and unincorporated properties in the zone.³⁶ The second measure to improve business opportunities includes the proposal to reduce traffic congestion on Indiantown Road by extending a collector roadway, Island Way, across Indiantown Road south to Jupiter Park Drive. Both the County and the Town support the recommendation. This extension would allow traffic from the Jupiter Park of Commerce (an industrial park) to directly access I-95 or the Turnpike without impacting the segment of Indiantown Road that is east of Island Way or Central Boulevard.³⁷

Additional Resources

- **Black Jupiter: The Untold Stories** by the Loxahatchee River Historical Society:
<http://palmbeachscripps.files.wordpress.com/2012/10/black-jupiter.pdf>

- **Loxahatchee River National Wild and Scenic River Management Plan: Plan Update 2010** by the Florida Department of Environmental Protection and South Florida Water Management District: <http://www.rivers.gov/rivers/documents/plans/loxahatchee-plan.pdf>
- **Palm Beach County Comprehensive Plan** by the Palm Beach County Planning, Zoning, and Building Department Planning Division: <http://www.co.palm-beach.fl.us/pzb/planning/comprehensiveplan/tableofcontent.htm>

Sources

¹ The Indiantown Rd./I-95 study area represented in this report consists of the following Census Block Groups: 120990002103, 120990002131, 120990002102 (Partial Block Group, not including Census Blocks: 2000, 2001, 2002, 2003)

² Palm Beach County Planning, Zoning and Building Department. *Palm Beach County Enclave Report, December 17, 2002*. Appendix B. Retrieved on November 2012 from http://www.co.palm_beach.fl.us/pzb/planning.../EnclaveReport2002.pdf

³ Florida Department of Environmental Protection and South Florida Water Management District. *Loxahatchee River National Wild and Scenic River Management Plan: Plan Update 2010*. P 48-49. Retrieved August 2012 from <http://www.rivers.gov/rivers/documents/plans/loxahatchee-plan.pdf>

⁴ Palm Beach County Online History. Retrieved July 2012 from <http://www.pbchistoryonline.org/page/jupiter>

⁵ Ibid.

⁶ Palm Beach County Online History. Retrieved July 2012 from <http://www.pbchistoryonline.org/page/african-american-settlement-patterns>

⁷ The Loxahatchee River Historical Society. *Black Jupiter: The Untold Stories*. Retrieved November 2012 from <http://palmbeachscripps.files.wordpress.com/2012/10/black-jupiter.pdf>

⁸ Florida State Parks. Retrieved August 2012 from <http://www.floridastateparks.org/history/parkhistory.cfm>

⁹ Loxahatchee River Environmental Control District. Retrieved August 2012 from <http://www.loxahatcheeriver.org>

¹⁰ Palm Beach County Department of Environmental Resources Management. *Natural Areas Directory*. Retrieved November 2012 from <http://www.pbcgov.com/erm/natural/natural-areas/limestone-creek/>

¹¹ The Loxahatchee River Historical Society. *Black Jupiter: The Untold Stories*. Retrieved November 2012 from <http://jupiterlighthouse.org/pdf/jilmimages/VEBJH.pdf>

¹² Ibid.

¹³ Palm Beach County Planning, Zoning & Building Department. *Revitalization, Redevelopment and Infill Overlay (RRIO)*. Retrieved November 2012 from <http://www.co.palm-beach.fl.us/pzb/planning/rrio/index.htm>

¹⁴ Palm Beach County Planning, Zoning & Building Department. Countywide Community Revitalization Team (CCRT) Areas. Retrieved December 2012 from <http://www.co.palm-beach.fl.us/pzb/planning/rrio/ocr.htm>

¹⁵ Palm Beach County Department of Environmental Resources Management. Natural Areas Directory. Retrieved November 2012 from <http://www.pbcgov.com/erm/natural/natural-areas/>

¹⁶ Town of Jupiter. Jupiter Open Space Program. Retrieved November 2012 from <http://www.Jupiter.fl.us/ParkRecreation/JOOP/>

¹⁷ Palm Beach County Department of Environmental Resources Management, Natural Areas Directory. Retrieved November 2012 from <http://www.pbcgov.com/erm/natural/natural-areas/north-jupiter-flatwoods>

¹⁸ Palm Beach County Planning, Zoning and Building Department. *Palm Beach County Comprehensive Plan, Future Land Use Element*. Map LU 1.1 Managed Growth Tier System. Retrieved July 2012 from <http://www.pbcgov.com/pzb/planning/comprehensiveplan>

¹⁹ Palm Beach County Planning, Zoning and Building Department. *Palm Beach County Comprehensive Plan, Future Land Use Element*. P. 93-94 FLUE. Retrieved August 2012 from <http://www.pbcgov.com/pzb/planning/comprehensiveplan>

²⁰ Palm Beach County Planning, Zoning & Building Department. *Palm Beach County Comprehensive Plan, Future Land Use Element*. P. 6-8 FLU. Retrieved July 2012 from <http://www.pbcgov.com/pzb/planning/comprehensiveplan/>

²¹ Palm Beach County Planning, Zoning & Building Department. *Palm Beach County Comprehensive Plan, Future Land Use Element*. P. 63- FLU. Retrieved July 2012 from <http://www.pbcgov.com/pzb/planning/comprehensiveplan/>

²² Palm Beach County Planning, Zoning & Building Department. *Palm Beach County Comprehensive Plan, Future Land Use Element*. P. 18- FLU. Retrieved July 2012 from <http://www.pbcgov.com/pzb/planning/comprehensiveplan/>

²³ US Census Bureau. American Fact Finder: 2010 US Census. Retrieved July 2012, from <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>

²⁴ Ibid.

²⁵ Ibid.

²⁶ US Census Bureau. 2009 American Community Survey. Retrieved July 2012, from <http://www.census.gov/acs/www/>

²⁷ Ibid.

²⁸ Ibid.

²⁹ Ibid.

³⁰ US Census Bureau. American Fact Finder: 2010 US Census. Retrieved July 2012, from <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>.

³¹ US Census Bureau. 2007-2011 American Community Survey: DP02: Selected Social Characteristics in the United States. Retrieved December 2012, from <http://www.census.gov/acs/www/>.

³² US Census Bureau. 2007-2011 American Community Survey: B05006: Place Of Birth for the Foreign-Born Population in the United States. Retrieved December 2012, from <http://www.census.gov/acs/www/>.

³³ US Census Bureau. 2007-2011 American Community Survey: DP02: Selected Social Characteristics in the United States. Retrieved December 2012, from <http://www.census.gov/acs/www/>.

³⁴ Ibid.

³⁵ Business Development Board of Palm Beach Country. Retrieved July 2012 from <http://www.bdb.org>

³⁶ Palm Beach County Planning, Zoning and Building Department. *Palm Beach County Comprehensive Plan, Future Land Use Element*. P 18 FLUE. Retrieved August 2012 from <http://www.pbcgov.com/planning/comprehensiveplan/>

³⁷ Town of Jupiter. Jupiter Area Traffic Study. P 63 Retrieved July 2012 from <http://www.jupiter.fl.us/planning/upload/Chapter3-Part1-major-issues.pdf>