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## Research Park Corridor

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# Community Background Report

## Research Park Corridor

### Boundaries

North: N 150 Court

South: Northlake Blvd

West: Grapeview Blvd

East: Florida Turnpike

**Community Type:** Neighborhood

### Background

The Research Park Corridor spans two Census block groups along the Bee Line Highway as it runs nine and a half miles toward the northwest in unincorporated Palm Beach County from Palm Beach Gardens.

### Community Dynamics

In 1998, Palm Beach County and the cities of Palm Beach Gardens and West Palm Beach sponsored the Western Northlake Corridor Land Use Study analyzing land use along Northlake Boulevard. [1] The study area was located between the Bee Line Highway in the North, West Palm Beach Water Catchment Area in the East, J.W. Corbett Wildlife Management Area in the West, and Hamlin Boulevard in the South. Research Park fell within the study area. Study recommendations included streetscape improvements along Northlake Boulevard, bikeways, and sidewalk improvements. Another recommendation was to improve the coordination of land use along the study's area between the three local governments. The study encouraged the expansion of land for institutional uses but cautioned that this land should not affect the flow of traffic along Northlake Boulevard. The study also called for the protection of the character of the region as well as a commitment to meeting the needs of its population without encouraging urban sprawl.

The Research Park Corridor has two prominent neighborhood associations, the Ibis Civic Committee and Ibis Property Owners Association. These associations are active and have recently completed neighborhood projects including the installation of hurricane shutters, landscaping, established doggie stations, and the installation of a tracking system for patrol vehicles. [2]

According to the 2000 Census, 53.5% of the population had a bachelor's degree or higher. A vast majority (96%) of the population had at least a high school diploma or equivalent.

The two block groups comprising the Corridor had median household incomes above \$85,000. Census Tract 78.14 Block Group 1 had a median household income above \$100,000, hence it is likely that the true median household of this block group and the corridor was higher than \$99,899.

In 2000, the Research Park Corridor had 2,633 housing units. Single-family homes made up 83% of housing units and multifamily homes accounted for 16% of housing units. At that time the median home price was \$252,723 and the median rent \$669.

Several major roads and highways can be found along or in close vicinity to the Research Park Corridor. Chief among them are the Bee Line Highway, Florida Turnpike, Interstate 95 and Northlake Boulevard. Two senior centers are found in the Research Park Corridor, including Eastpointe Country Club and the Devonshire. Eastpointe Country Club is a gated community with a large percentage of senior residents. Devonshire is a community of apartments for elderly residents.

The 1998 Western Northlake Corridor Land Use Study identified several acres of land with agricultural and conservation uses. The study detailed 520 acres of residential land and 10 acres for commercial land use. By 2009, the land use map of the Research Park Corridor had changed dramatically. The County future land use map now has several acres of low and medium residential land use close to Interstate 95. Industrial land exists along Bee Line Highway near the County water catchment area. There are also several acres of conservation park use and institutional land near Northlake Road.

## Useful Tables

Population Characteristics	
Population	5,219
Median age	53
Residents 65 and over	34.6%
Residents under 18	17.4%
Married-Couple Households	71%
Non-Hispanic Whites	95%
Blacks	0.8%
Hispanics	3%
Foreign born	4.9%
English spoken at home	88%
Spanish spoken at home	3%

Other Language spoken at home	9%
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Income	
Median household income	\$99,899
Per capita Income	\$57,440
% Households Below the poverty line	0.9%

Housing	
Description	2000
Housing Units	2,633
Total occupied	2,258
Owner occupied	2,103
Renter occupied	375

## Sources

[1] Palm Beach County, City of Palm Beach Gardens and the City of West Palm Beach. (1998). Western Northlake Corridor Land Use Study.

[2] Ibis Property Owners Association. (2007). Minutes of the Seventh Annual Members' Meeting Of Ibis Property Owners Association, Inc. Retrieved on July 10, 2009 from [http://74.125.47.132/search?q=cache:N4h88D6jloIJ:www.ibisgolf.com/club/scripts/filelib/filelib\\_download.asp%3FGRP%3D12608%26FID%3D78462%26NS%3DPPOA%26APP%3D201+ibi\\_s+property+owners+association,+fl&cd=7&hl=en&ct=clnk&gl=us](http://74.125.47.132/search?q=cache:N4h88D6jloIJ:www.ibisgolf.com/club/scripts/filelib/filelib_download.asp%3FGRP%3D12608%26FID%3D78462%26NS%3DPPOA%26APP%3D201+ibi_s+property+owners+association,+fl&cd=7&hl=en&ct=clnk&gl=us)

[3] United States Census Bureau. *2000 Decennial Census, Summary File 3* [Data file]. Retrieved from <http://factfinder.census.gov/>