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West boca raton

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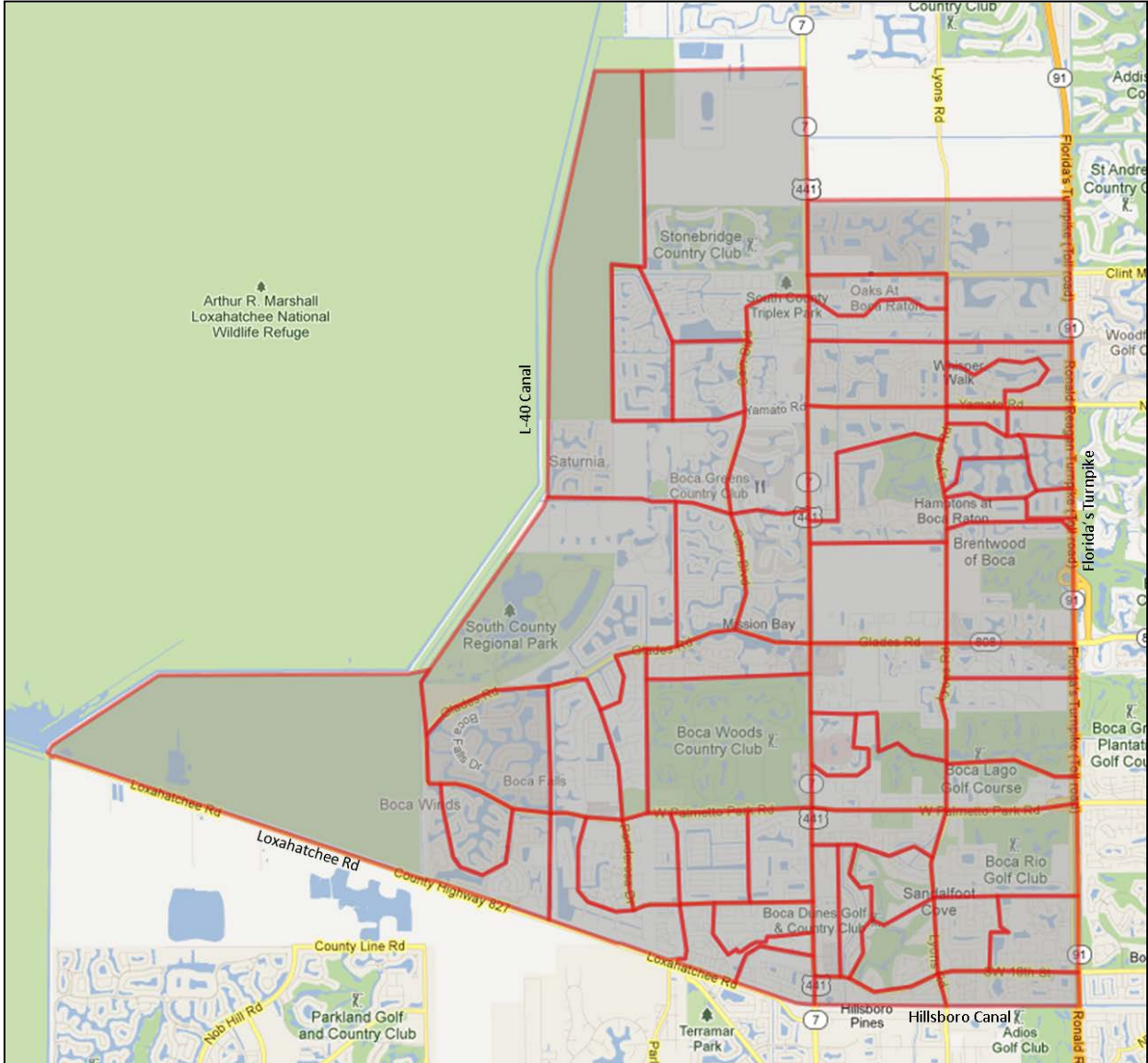
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Community Background Report

West Boca Raton



Note: The West Boca Raton study area consists of fifty-six Census Block Groups based on the 2010 US Census.¹ The Census Block Groups are identified in the Demographic section of this report

Boundaries

North: Farmland and natural areas

South: Broward County Line along Loxahatchee Road / CR 827 and the Hillsborough Canal

East: Florida's Turnpike

West: Arthur R. Marshall Loxahatchee National Wildlife Refuge and the L-40 Canal

Community Type:

As defined for the purpose of this report, the West Boca Raton study area consists of the most southwest urbanized part of Palm Beach County. The area includes the portion of unincorporated Palm Beach County west of Florida's Turnpike and west of the City of Boca Raton.

The boundaries of the **West Boca Raton 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 the West Boca Raton study area, as well as its surrounding communities. The details provided are not specific to the defined study area, unless otherwise specified.

In 1952, the West Boca Raton study area and its surround communities were a thriving agricultural community. It boasted nearly 200 vegetable farms, 30 dairy farms, and 35 ranches with nearly 30,000 head of cattle.² Within ten years, however, the area west of the Turnpike was developed into a golfing and equestrian area. By the 1980s, most of the West Boca Raton area was being suburbanized, especially the area south of Clint Moore Road and east of Coral Ridge Drive.

West Boca Raton had developed so much by 1988 that traffic congestion on SR 7 which bisects the region became an issue. SR 7 was then a two-lane "farm to market" road. In an effort to expedite relief to the congestion on the road, county planners were able to link approval of future developments to improvements to the road. With the development of West Boca Medical Center and two predominately residential developments, Mission Bay and Lakes at Boca Raton, in the road was widened 1988 from two to four lanes. The State of Florida committed to widening SR 7 from four to six lanes in 1989.³

Detailed studies in the 1990s by the Florida Department of Transportation (FDOT) to extend University Drive from Broward County to Palm Beach County, as depicted on the County's Thoroughfare Right of Way Identification Map drew outrage from communities in West Boca Raton. In an attempt to address this concern, the County submitted to the Florida Department of Community Affairs (DCA) a proposed amendment to the Transportation Element of the Palm Beach County Comprehensive Plan in 2007 that would remove from the 2020 Thoroughfare Right of Way Identification Map (also known as Map TE 14 in the map series) extensions of University Drive and Riverside Drive in Broward County into southern Palm Beach County. DCA determined that the proposed amendment was not in compliance with state growth management law due to the lack of alternative provisions and mitigation strategies to address traffic concerns. The resulting Stipulated Settlement Agreement between the County and DCA allowed Palm Beach County to remove the segments of University and Riverside Drives connecting to Broward County from the 2020 Thoroughfare Right of Way Identification Map but required SR 7 to be designated as a "Transit Oriented Corridor" between Glades Road and the Broward County line. To address this requirement, the Treasure Coast Regional Planning Council completed the "SR 7 Transit Supportive Land Use and Urban Design Study" in 2011 that was funded by the Palm Beach Metropolitan Planning Organization (MPO) in cooperation with Palm Beach County and FDOT.⁴ This study is part of an ongoing effort to develop and carry out a long-term strategy to improve mobility and reduce greenhouse gas emissions in the SR 7 corridor of West Boca Raton study area.

Community Dynamics

The West Boca Raton study area is primarily a residential community oriented to retirees and recreational amenities. Today, the area is largely built out. West Boca Raton has 20 residential developments with at least 50 dwelling units that are for people 55 and older.⁵ More than 60 residential projects and subdivisions are considered built out.⁶ Recreational amenities include the Evert Tennis Academy of the Mission Bay development and privately-owned golf courses located in residential communities such as Boca Woods Country Club, Boca Greens Country Club, Stonebridge Golf & Country Club, Boca Rio Golf Club, Boca Dunes Golf and Country Club and Boca Largo Country Club.

The community has a very active citizens group known as the West Boca Community Council, which is comprised of 60 homeowner associations. The Council was active in stopping the development of a landfill and incinerator on a 1,600-acre parcel that is now named the Fran Reich Preserve. This organization, which was established under the leadership of Fran Reich in the 1980s, has also taken an active role in stopping West Broward thoroughfares from being routed through West Boca Raton, as well as preventing the construction of an airport. They have supported the building of fire stations in the area and the extension of Palmetto Park Road (including the Fran Reich Bridge over the Turnpike) and SW 18 Street to SR 7. They have also opposed commercialization in the residential areas.⁷

Most of the West Boca Raton community is located inside the Urban Service Area of Palm Beach County which requires all public services including centralized public water distribution and centralized wastewater collection and disposal systems.⁸ Public services in this area are provided by countywide agencies and special districts. Services provided by countywide agencies include transit, public schools (The School District of Palm Beach County), water, sewer, police, solid waste disposal, libraries and fire/rescue services. Drainage services are provided by the Lake Worth Drainage District. Transit service is provided by Palm Tran along the SR 7 corridor and areas to the east. Broward County Transit and Palm Tran connect at Sandalfoot Plaza, just north of the Broward County line.

Public facilities located in the suburban area include schools and parks. The area has seven elementary schools (Whispering Pines, Sunrise Park, Sandpiper Shores, Water Edge, Coral Sunset and Hammock Pointe), two middle schools (Eagles Landing and Loggers' Run) and Olympic Heights High. The neighborhood parks are Watergate, Run, Veterans, Sandalfoot Cove, American Homes and Pinewoods. The district park, a countywide facility usually ranging between 40 and 60 acres in size, in this area is Loggers Run, a 54 acre facility.⁹ Large public recreational properties operated by the County include South Regional Park with Osprey Point Golf Course, and South Winds Golf Course. In addition, the City of Boca Raton operates the Boca Raton Municipal Championship/Executive Golf Course within the West Boca Raton area.

Most of West Boca Raton area is located in an area designated as an **Urban/ Suburban Tier** by the Palm Beach County Managed Growth Program. However, the southwestern portion of West Boca Raton is located in the Rural Tier and the northern edge is situated in the Agricultural Reserve Tier.¹⁰ The main objective of the Urban/ Suburban Tier is to create communities that accommodate the homes and workplaces 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.¹¹

The **Rural Tier** of West Boca Raton includes the area west of Coral Ridge Drive and north of Loxahatchee Road. The Rural Tier usually includes agricultural land and rural settlements that range in density from 1 dwelling unit (DU) per 5 acres to 1 DU per 20 acres.¹² However, the Rural Tier in this community is the location of the Site 1 Impoundment/Fran Reich Preserve, which is part of the East Coast Buffer that separates the developed portions of West Boca Raton from the Loxahatchee National Wildlife Refuge.

The northern edge of the West Boca Raton area as designated by the Metropolitan Planning Organization (MPO) extends into the southern portion of the **Agricultural Reserve Tier**. This northern edge includes the area north of Clint Moore Road and east of State Road 7 and the area north of the Stonebridge Golf and Country Club and west of State Road 7.¹³ The area includes

agricultural land, limited residential development and lands critical to Everglades restoration that are adjacent to Arthur R. Marshall Loxahatchee National Wildlife Refuge, such as the East Coast Buffer. The tier, which has sandy soils, is a significant source of winter vegetables and nursery plants. The objective of this tier is to enhance agriculture, open space, and environmental and water resources while accommodating some of the County's growth pressure. The uses allowed in this area include agriculture, conservation, low-density residential development and non-residential uses which serve the needs of farmworkers and residents of the Agricultural Reserve Tier. The County has set the density at one unit per five acres to prevent premature development. However, the County allows owners of properties of at least 40 acres the ability to cluster residential densities at a density up to one unit per acre if the remaining land is preserved for agriculture. The County has other measures that give property owners incentives to preserve land for agriculture such as such as the **transfer-of-development-rights (TDR)** program and **purchase of agricultural conservation easements (PACE)** program. Details on agricultural preservation program can be found in the Agricultural Reserve Master Plan.¹⁴ The County also seeks to promote agriculture and open space by relaxing standards to facilitate farming activities and allowing uses such as packing plants and food processing facilities. The study area contains a packing house, Thomas Produce Company, on the northeast corner of Clint Moore Road and State Road 7. The levels of service for properties in this tier are classified as limited urban. Thus, a developed property in this tier could be served by a well or a centralized potable water system and by onsite disposal such as a septic tank or by centralized sanitary sewer system.

In addition to the above designations, the Watergate mobile home park located between Judge Winikhoff Road and Loxahatchee Road is designated by the Palm Beach County Comprehensive Plan as a **Revitalization, Redevelopment and Infill Overlay (RRIO)** area. Palm Beach County establishes incentives and makes resources available in RRIO areas when feasible to encourage revitalization, redevelopment and infill activities.¹⁵

Demographic Highlights

The demographic data that follows was compiled using Census Block Group data. The West Boca Raton study area is made up of the fifty-six 2010 Census Block Groups listed below. Census Block Groups consist of several census blocks and generally have a population of 600 to 3,000 people.

120990077161, 120990077162, 120990077163, 120990077301, 120990077302, 120990077303, 120990077304, 120990077311, 120990077312, 120990077313, 120990077321, 120990077322, 120990077323, 120990077331, 120990077332, 120990077333, 120990077341, 120990077342, 120990077351, 120990077352, 120990077353, 120990077361, 120990077362, 120990077381, 120990077382, 120990077391, 120990077392, 120990077401, 120990077402, 120990077403, 120990077411, 120990077412, 120990077413, 120990077421, 120990077422, 120990077423, 120990077431, 120990077432, 120990077433, 120990077441, 120990077442, 120990077443,

120990077461, 120990077462, 120990077471, 120990077472, 120990077473, 120990077481, 120990077482, 120990077491, 120990077492, 120990077493, 120990077661, 120990077662, 120990077671, 120990077672

*According to the 2010 US Census, the population of West Boca Raton study area is 85,306.*¹⁶

The West Boca Raton population is predominantly white. In 2010, whites made up 86.15% of the population in West Boca Raton. Blacks represented the second largest racial group, with only 5.29% of the population.¹⁷

The age distribution of the population in West Boca Raton study area is very similar to that of Palm Beach County as a whole. In 2010, working age adults ages 18 to 64 made up 56.09% of the population in the West Boca Raton study area, and those 65 and over represented 22.85% of the population. Palm Beach County showed a similar age distribution, with working age adults making up 58.03% of the population and adults 65 and over 21.6%.¹⁸

The level of educational attainment in the West Boca Raton study area is higher than in Palm Beach County. Approximately 65.2% of the area’s residents had a Bachelor’s or graduate college degree, compared to 60.1% for Palm Beach County as a whole.¹⁹

<u>Education</u>	Study Area	%	County	%
With a Degree or Some College				
Doctorate	760	1.2	11,103	1.2
Professional	2,251	3.6	28,863	3.1
Master	5,730	9.2	68,815	7.4
Bachelor	13,869	22.2	186,552	20.1
Associates	5,601	9.0	73,088	7.9
Some College	12,420	19.9	190,510	20.5
	40,631	65.2	558,931	60.1
High School or Less				
High School	16,667	26.7	248,302	26.7
Below High School	5,076	8.1	122,361	13.2
	21,743	34.9	370,663	39.9
Total	62,374	100	929,594	100

The average income per capita in the West Boca Raton study area is slightly lower than the average per capita income for Palm Beach County as a whole. The average per capita in the West Boca Raton study area is \$32,754, compared to \$33,610 for Palm Beach County as a whole.²⁰

*Approximately 9.65% of the people in the Boca Raton study area live in poverty, compared to 16.48% for Palm Beach County as a whole.*²¹

The West Boca Raton study area has a higher percentage of owner-occupied units than Palm Beach County. Approximately 70.49% of the total housing units in the West Boca Raton study area are owner-occupied and 15.37% are renter-occupied. In Palm Beach County, 58.46% of the housing units are owner-occupied and only 23.43% are renter-occupied.²²

*Approximately 15.44% of the West Boca Raton study area residents identified themselves as Hispanic.*²³

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 West Boca Raton study area.

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 West Boca Raton study area is located within the fifty-six Census Tracts listed below. The data that follows are for these Census Tracts.

12099007716, 12099007730, 12099007731, 12099007732, 12099007733, 12099007734, 12099007735, 12099007736, 12099007738, 12099007739, 12099007740, 12099007741, 12099007742, 12099007743, 12099007744, 12099007746, 12099007747, 12099007748, 12099007749, 12099007766, 12099007767

Place of Birth²⁴

Born in Florida	950	26%
Born in Different State	1,131	31%
Born in Puerto Rico or abroad to American parent(s)	97	3%
Foreign Born	1,456	40%
Total population	3,634	100%

Foreign Born Population: Top Ten Places of Birth²⁵

Brazil	3,102	15%
Colombia	1,852	9%
Peru	1,173	6%
Haiti	1,142	6%
India	698	3%
China:	684	3%
Canada	651	3%
United Kingdom (inc. Crown Dependencies):	588	3%
Ecuador	562	3%
Poland	546	3%

Language Spoken at Home²⁶

Language	Population 5 Years and Over	%	Speak English Less Than Very Well	%
English only	59,969	71%	0	--
Language other than English				
Spanish	10,670	13%	3,731	45%
Other Indo-European languages	10,211	12%	3,519	43%
Asian and Pacific Islander languages	2,027	2%	702	9%
Other languages	1,057	1%	265	3%
Total Population 5 years and over	83,934	100%	8,217	100%

Transportation Trends

The figures below provide key transportation indicators for West Boca Raton:²⁷

Housing units with vehicles available:

West Boca Raton	32,969 (95.31%)
Palm Beach County	490,820 (93.82%)

Mean (Average) Vehicles per households:

West Boca Raton	1.18
Palm Beach County	1.54

Means of Transportation to work:

	West Boca Raton	Palm Beach County
Carpool	9.31%	11.15%
Drive Alone	82.91%	78.66%
Public Transport	0.7%	1.55%
Motorcycle	0.27%	0.27%
Bicycle	0.3%	0.59%
Walking	0.85%	1.69%
Other	0.52%	1.16%
Work at Home	5.13%	4.92%

Special Events

Most of the major events in West Boca Raton are sponsored by social and civic organizations. For example, The Jewish Federation of South Palm Beach County sponsors events throughout the year including the Summer Mah Jongg Tournament, Let it Fly for Birthright Israel and The American Israel Public Affairs Committee Tri-County Community Event.²⁸ The 4th of July Celebration is sponsored by The West Boca Community Council.

Business Landscape

The largest employers with operations located within the West Boca Raton area are The School District of Palm Beach County, Thomas Produce Company and West Boca Raton Medical Center, which is a Tenet health care facility.²⁹ Commercial activities are primarily located in shopping centers along SR 7 and Glades Road and include big box retailers such as Home Depot, Sports Authority, Best Buy and Target, as well as a small r department store, Bealls. Shopping centers in this area include: The Reserve on Clint Moore Road; Lakeside Square at Loggers Run on Palmetto Park Road; and Westwinds of Boca, Lakeside Centre and Somerset Shoppes on Glades Road. On SR 7, shopping centers include West Boca Square, Sandalfoot Square, Sandalfoot Plaza, Mission Bay Plaza, Shadowood Square, and West Boca Plaza.

Additional Resources

- **Agricultural Reserve Master Plan** by Palm Beach County Planning, Zoning and Building Department: <http://www.co.palm-beach.fl.us./pzb/planning/publications/Ag-Reserve-Master-Plan-1.pdf>
- **Multimodal Technical Assistance For Sr 7 Corridor And Surrounding Area:** Provides a multimodal quality/level-of-service evaluation and a multimodal mobility strategy assessment for the SR 7 corridor and surrounding areas. <http://seftc.org/sr7/docs/MMLOS%20final%20report.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>
- **SR 7 Transit Supportive Land Use and Urban Design Study:** Findings of a design charette on land use and planning issues by Treasure Coast Regional Planning Council in cooperation with the Palm Beach County MPO:
http://www.tcrpc.org/departments/studio/sr7_transit_supportive_land_uses/sr7_transit_supportive_land_uses_home.htm
- **The State Road 7 Common Vision – A Collaborative Effort to Address Mobility in Northern Broward and Southwest Palm Beach Counties:** This report presents a common vision for how State Road (SR) 7 between Sample Road in Broward County and Glades Road in Palm Beach County. Developed by the Palm Beach County and Broward County MPOs. http://seftc.org/sr7/docs/SR7_Common_Vision_Report_draft_June_2012a.pdf

Sources

¹ The West Boca Raton area includes the following Palm Beach County Block Groups: 120990077162, 120990077163, 120990077661, 120990077302, 120990077312, 120990077322, 120990077351, 120990077353, 120990077362, 120990077382, 120990077401, 120990077413, 120990077423, 120990077431, 120990077481, 120990077482, 120990077491, 120990077161, 120990077662, 120990077671, 120990077301, 120990077303, 120990077304, 120990077311, 120990077313, 120990077321, 120990077323, 120990077332, 120990077341, 120990077342, 120990077352, 120990077361, 120990077381, 120990077391, 120990077392, 120990077402, 120990077403, 120990077412, 120990077421, 120990077432, 120990077433, 120990077442, 120990077492, 120990077493, 120990077672, 120990077331, 120990077333, 120990077411, 120990077422, 120990077441, 120990077443, 120990077461, 120990077462, 120990077471, 120990077472, 120990077473

² Treasure Coast Regional Planning Council. *SR 7 Transit Supportive Land Use and Urban Design Study*. P. 3. Retrieved July 2012 from http://www.tcrpc.org/departments/studio/sr7_transit_supportive_land_uses/09_15_11

³ Ibid.

⁴ Treasure Coast Regional Planning Council. *SR 7 Transit Supportive Land Use and Urban Design Study*. P 1. Retrieved July 2012 from http://www.tcrpc.org/departments/studio/sr7_transit_supportive_land_uses/sr7_transit_supportive_land_uses_home.htm

⁵ Palm Beach County Planning, Zoning and Building Department. *Senior Communities Map*. Retrieved July 2012 from <http://www.co.palm-beach.fl.us/pzb/maps/community.htm>

⁶ Palm Beach County Planning, Zoning and Building Department. *Residential Projects Inventory Map*. Retrieved July 2012 from <http://www.co.palm-beach.fl.us/pzb/maps/community.htm>

⁷ West Boca Community Council. Retrieved July 2012 from <http://www.westbocacc.com>

⁸ Palm Beach County Planning, Zoning & Building Department. *Palm Beach County Comprehensive Plan, Future Land Use Element*. P. 63- FLUE. Retrieved July 2012 from <http://www.pbcgov.com/pzb/planning/comprehensiveplan/>

⁹⁹ Palm Beach County Parks and Recreation Department. Retrieved on December 2012 from <http://www.co.palom-beach.fl.us/parks/locations/loggersrun.htm>

¹⁰ Palm Beach County Planning, Zoning and Zoning 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>

¹¹ 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/>

¹² Palm Beach County Planning, Zoning and Building Department. *Palm Beach County Comprehensive Plan, Future Land Use Element*. P 21 FLUE. Retrieved August 2012 from <http://www.pbc.com/pzb/planning/comprehensiveplan>

¹³ Palm Beach County Planning, Zoning and Building Department. *Palm Beach County Comprehensive Plan, Future Land Use Element*. Map LU.1 Managed Growth Tier System. Retrieved on July 2012 from <http://www.pbcgov.com/pzb/planning/comprehensiveplan>

¹⁴ Palm Beach County Planning, Zoning and Building Department. *Agricultural Reserve Master Plan. Chapters 1 and 2*. Retrieved December 2012 from <http://www.co.palm-beach.fl.us./pzb/planning/publications/Ag-Reserve-Master-Plan- 1.pdf>

¹⁵ Palm Beach County Planning, Zoning and Building Department. *Palm Beach County Comprehensive Plan, Future Land Use Element*. P. 9-10.

¹⁶ US Census Bureau. American Fact Finder: 2010 US Census. Retrieved July 2012, from <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ US Census Bureau. 2006-2010 American Community Survey. Retrieved July 20, 2012, from <http://www.census.gov/acs/www/>

²⁰ Ibid.

²¹ Ibid.

²² Ibid.

²³ US Census Bureau. 2006-2010 American Community Survey. Retrieved July 20, 2012, from <http://www.census.gov/acs/www/>.

²⁴ 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/>.

²⁵ 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/>.

²⁶ 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/>.

²⁷ Ibid.

²⁸ The Jewish Federation of South Palm Beach County. Retrieved August 2012 from <http://www.jewishboca.org/communityresources/calendar/>

²⁹ Business Development Board of Palm Beach Country. Retrieved July 2012 from <http://www.bdb.org>