

II. Background and Existing Conditions

A. Introduction and Background

This document is entitled “Westgate/Belvedere Homes Community Redevelopment Plan (Plan).” This document is an amendment to the existing Plan, which was adopted in May 1989. The Westgate/Belvedere Homes Community Redevelopment Area (CRA) is governed by a board appointed by the Palm Beach County Commission.

1. General Description. The CRA is situated in Palm Beach County (County), Florida, a coastal county located in the southeastern part of Florida. The total population of the CRA in the year 2000 amounted to approximately 8,158 people. The County’s current population amounted to approximately 1,131,184 people in 2000, compared with 863,518 people in 1990.



Figure 2.1 Map of Palm Beach County

The CRA comprises approximately 1,007 acres. The boundaries of the CRA are Okeechobee Boulevard on the north, Belvedere Road on the south, Florida Mango Street on the east, and Military Trail on the west. The legal description of the CRA is described in the Appendix.



Figure 2.2 – Aerial Photo of the CRA

The community today needs many basic improvements, including drainage improvements, sanitary sewer in parts of the district, adequate housing, community amenities, street improvements, economic development, crime prevention, and code enforcement. The area is blighted and needs the tools and authority of a community redevelopment agency to intervene to improve the quality of life for its residents and businesses. In spite of its current blighted conditions, the CRA area has great potential for redevelopment, which may include new housing, street beautification, and construction of office and industrial buildings. In addition, the CRA can provide the leadership needed to solve the most pressing infrastructure issue, inadequate drainage.

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The CRA has been involved with numerous development projects; however, two major projects that the CRA has completed since its inception are the widening of Westgate Avenue to four lanes and a median turning lane, and the South Westgate Infrastructure Improvements. At present, the North Westgate Infrastructure Improvement project and the Congress Avenue Median Improvement Program are both under construction.

In 1988 the County prepared a Finding of Necessity for the CRA and determined that it qualified for redevelopment as defined by Chapter 163, Part IV of the State Statutes. On April 18, 1989, the County Commission passed Resolution #9-89-649, approving a Finding of Necessity for the CRA.

In 1989, after the completion of the Finding of Necessity, the County adopted a Redevelopment Plan for the CRA. In 1991, the CRA prepared a master plan regarding implementation, particularly for infrastructure. In 2003, the CRA decided to update and incorporate the above plans into one that included a vision of the community and reflected current trends in the district. The CRA Board desired to include residents, business owners, property owners, and county officials in the process. The CRA contracted with the firm of Civic Design Associates, Urban Planners, to conduct community workshops and to prepare the First Amendment to the CRA Plan.

The plan presented in this document is a synthesis of the many ideas discussed at the workshop and meetings with residents. Prior to the workshop, numerous interviews were conducted with residents, business owners, public servants, and government leaders to identify issues and explore solutions to problems in the CRA Area. These ideas are presented in Section III and Section IV of this Plan.

The 2004 document, “The Westgate/Belvedere Homes Community Redevelopment Plan,” provides the framework for programming redevelopment activities within the CRA. The plan sets forth a series of implementation steps and specific projects intended to leverage or

stimulate the type of public interest and private investment necessary to achieve the revitalization. The CRA Commission formally adopted the Plan on December 8, 2003.

B. Finding of Necessity

The Palm Beach County Commission by adoption of Resolution #R-89-649 on April 18, 1989, found the Westgate/Belvedere Homes Community Redevelopment Area to be impaired by a combination of factors and conditions indicative of blight, as defined in the Redevelopment Act, and thus authorized the preparation of the Original Plan. The Original Plan and the First Amendment identify and develop plans and activities to eliminate and prevent the spread of blighting conditions and to develop workable programs to aid in rehabilitation, conservation, and redevelopment.

C. Authority to Undertake Community Redevelopment

This document has been prepared under the direction of the Westgate/Belvedere Homes CRA in accordance with the Community Redevelopment Act of 1969, F. S. 163, Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Act confers upon counties and municipalities the authority and powers to carry out “Community Redevelopment.” For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida State Statutes shall apply.

“Community redevelopment” or “redevelopment” means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in

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accordance with a community redevelopment plan and may include the preparation of such a plan.’

The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a “Finding of Necessity” by the governing body. This finding must demonstrate that:

- (1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and,
- (2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the county or municipality.’²

The Westgate/Belvedere Homes Community Redevelopment Agency, reserves for itself, its officers, employees and agents, all the powers, duties and responsibilities vested to it and provided by the Redevelopment Act to carry out the purposes and intent of this Redevelopment Plan, including the use of the power of eminent domain.

It is the intent of the County of Palm Beach and the Westgate/Belvedere Homes CRA that whenever reference is made in this Redevelopment Plan to County or CRA in undertaking or exercising some of the power or authority granted by the Redevelopment Act, then such power and authority are deemed to have been granted and exercisable in connection with the implementation of this Plan.

This plan updates and amends the CRA Redevelopment Plan adopted by the Palm Beach County Commission on May 16, 1989 (the “Original

Plan”). Certain projects, programs, undertakings, and actions contemplated in the Original Plan are being implemented and will be continued in the amended version. Nothing in the first amendment is intended nor shall anything herein be interpreted to stop, curtail, limit or restrict the implementation of those projects, programs, undertakings and actions unless expressly stated herein.

This Plan contains provisions that contemplate actions to be taken by Palm Beach County, including the County Commission and various divisions, departments or boards of the County. All actions pursuant to the Plan are subject to County review.

D. The Community Redevelopment Plan

All public redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment financing must be in accordance with a redevelopment plan approved by the CRA and the County Commission. Like the County’s Comprehensive Plan, the Community Redevelopment Plan is an evolving document, which is evaluated and amended on a regular basis in order to accurately reflect changing conditions and community objectives.

E. Tax Increment and Tax Increment Financing

The State, in adopting Florida Statute 163, Part III, created the CRA’s main source of income, tax increment funds (TIF). All CRAs in Florida are dependent taxing districts, which means that they depend upon other taxing districts to make contributions to their trust fund. The TIF funds are based upon the added value of property values within a CRA district once the base year has been set by a CRA’s governing body. When the Westgate/Belvedere Homes CRA was established in 1989, its base year property evaluation (taxable value) amounted to \$190,169,267. In the current FY 2004, the property evaluation amounts to \$305,468,840. The incremental difference, subtracting one from the other amounts to \$115,299,573. Given the

tax rate of Palm Beach County set for FY 2004 at 4.5 mils and the Fire Rescue District's rate of 3.05 mils, the Westgate/Belvedere Homes CRA's tax increment income, after a 5% required Statutory reduction, amounts to \$826,986 for FY 2004.

Tax increment revenue can be used for any programs that are described in an approved Community Redevelopment Plan. Tax increment funds can also be used for administrative costs and for the repayment of revenue bond(s) debt service and fees. As the CRA invests its funds on redevelopment projects and programs, and completes them, it is expected that the assessed property values in the CRA will rise, which in turn will provide for more tax increment income. Significant tax increment revenue does not appear until redevelopment occurs and existing property values increase. The Westgate/Belvedere Homes CRA used its funds in the first twelve years of its existence on infrastructure improvements such as sewer service, drainage improvements, and roadway construction. The CRA will continue to spend its funds on infrastructure, but as described in Section VI of the Plan, will expand into other areas of activity including land acquisition, housing, and other programs.

One of the most powerful tools that a CRA has in order to encourage redevelopment is the power to issue revenue bonds. The Westgate/Belvedere Homes CRA has utilized this authority, and with the assistance of the County secured approximately \$4 million of bonds to initiate and complete the South Westgate Infrastructure Improvement Project several years ago. The CRA uses a portion of its annual funds to pay the bonds debt. Over time the CRA will continue to utilize this tool to finance infrastructure and many other programs and projects. By making improvements with the funds generated by revenue bonds, the CRA will accelerate the redevelopment process.

F. Consistency with the Palm Beach County Comprehensive Plan

Florida Statutes require that the Community Redevelopment Plan be consistent with the County's Comprehensive Plan. In order to remain current the Plan may have to be amended when programs are changed, or as new programs and projects are proposed. To maintain consistency with the County's Comprehensive Plan a two-tiered approach may be used during the amendment process.

The first step in the process is an administrative determination by the County's Planning Department, as to whether the proposed amendment is procedural/technical (e.g. changes to dates, amount of project funding, updating the program, etc.) or substantive (e.g. adoption of a new program). Under the former determination, the amendment would go directly to the County Commission accompanied by a written staff "finding." Under the latter, the amendment would first be reviewed by the Land Use Advisory Board for determination of consistency with the County's Comprehensive Plan and then forwarded to the County Commission with recommendations.

Those portions of the CRA Plan and subsequent amendments, which involve only the resources of the CRA, will not be included with the County's Comprehensive Plan. However, wherever significant County participation is part of a CRA project and participation has not been addressed in the Comprehensive Plan, it may be necessary to process a Comprehensive Plan Amendment prior to action by the County. Generally it will be necessary to amend the Comprehensive Plan in order to accommodate the following:

- Those portions of the CRA Plan which would otherwise be in conflict or inconsistent with the Comprehensive Plan as it is now written; and
- To reassess and modify existing policies in the Land Use Element that call for joint CRA/County participation.

In summary, the CRA Community Redevelopment Plan meets the criteria for consistency with the Comprehensive Plan. Refer to the Appendices for a review of this plan by the Palm Beach County Planning Department.

G. Neighborhood Impacts of Redevelopment Efforts

The following section describes the potential impacts of redevelopment efforts on the residential neighborhood of the CRA Area. While neighborhood impacts have been considered for the specific redevelopment actions recommended in the Plan, it should be noted that many of these projects are in the early stages of planning. Therefore, some impacts resulting from their implementation may be determined at a later date, particularly as projects become more clearly defined.

Relocation of Displaced Residents and Businesses

In connection with the contemplated projects in this plan, some relocation of residents may become necessary. It is also important to note that changing conditions and modifications to planned projects may result in additional residential and/or business displacement. In the event that existing or future CRA projects do require the relocation of residents or businesses, a relocation plan will be included with the project, submitted for official action by the Board of Commissioners.

In accordance with the Community Redevelopment Act of 1969, F. S. 163, Part III, the Westgate/Belvedere Homes CRA is authorized to “prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations and others,) displaced from a community redevelopment area, and to make relocation payment to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.”

It is also important to note that through the combined efforts of the CRA, the County, and private development, the neighborhood housing stock will be expanded and thereby provide opportunities for the relocation of residents elsewhere in the neighborhood.

When required by redevelopment actions, the relocation of residents and businesses within the Community Redevelopment Area will follow the officially adopted CRA procedures. Any financial assistance required by these procedures will become the responsibility of the CRA or other participating governmental agencies.

Traffic Circulation

Proposed road and traffic improvements will be designed to provide safe and convenient movement of pedestrians and vehicles to, within, and through the Redevelopment Area.

Environmental Quality

The CRA proposes to improve the environmental quality of the redevelopment Area as redevelopment proceeds. These improvements are primarily related to the recommended improvements to the infrastructure (drainage, water, sewer,) and the emphasis on code enforcement and housing rehabilitation.

Community Facilities

CRA activities are anticipated to have a positive impact on the existing community facilities in the Redevelopment Area. There will be continuing improvement to all service systems (parks, roads, sidewalks, drainage, and utilities.)

Schools

The elementary and high schools in the CRA are adequate for the anticipated residential growth in the Redevelopment Area. The Amended Redevelopment Plan does not anticipate any impact on the capacity of these schools.



Fig. 2.3 Golfview Heights Neighborhood

H. Introduction

The Westgate/Belvedere Homes CRA consists of five distinct neighborhoods. Two of them, Golfview Heights and Westgate, are separated from each other by the L-2 Drainage Canal, which runs east-west through the middle of the CRA. A third is a small section known as Belvedere Heights, located south of the L-2 Canal and immediately west of Florida Mango Road. The fourth and fifth are Lakeside Mobile Home Park and Palm Beach Colony Mobile Home Park, both located between Congress Avenue and Florida Mango Road. In addition to these neighborhoods are several apartment complexes: Quail Ridge, Mallards Landing, and Live Oak Plantation. Each of these areas has its own character, and its own set of problems that must be resolved. Yet, one problem that is common to all the neighborhoods is that of flooding because of insufficient drainage. A second immediate infrastructure issue is the lack of a sanitary sewer system in approximately one half of the Golfview Heights neighborhood. These issues will be discussed later in this report.

Westgate was founded as the subdivision Westgate Estates in 1921. At the time, it was the most western area of the City of West Palm Beach, and thus was named as a western gateway into the city. The area was swampland, so many southern families who were hard hit by the 1929 Depression could afford to build cheaply on the land, or to rent or buy existing homes. In 1931, however, the city de-annexed this subdivision, and it has remained unincorporated since.

Golfview Heights (referred to by the CRA as Belvedere Homes,) was platted in 1951 on a former golf course built in 1934 by the Federal Works Progress Administration. The developer of the neighborhood was named Belvedere, so the moniker “Belvedere Homes” was informally given to the new construction that was rising. An interesting note is that almost all of these houses originally looked similar, with only slight variation in window placement and roof pitch direction. Over the years, however, residents have added additions and garages, personalizing their homes.

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Figure 2.4 Westgate Neighborhood



Figure 2.5 Belvedere Heights Neighborhood

The CRA area is bounded by main arterial roads that carry traffic to the Palm Beach International Airport and to the large-scale commercial shopping strips on Okeechobee Boulevard and Military Trail. Local roads and canals wind through the neighborhoods. The largest of these local roads is Westgate Avenue, formerly the main street for neighborhood retail. Traffic from the large boundary roads makes its way through the neighborhood streets, as people search for short cuts. In general, all five neighborhoods have the same problems including excess cars in driveways and on lawns, trash on front lawns and in canals, and safety concerns of crime and vandalism. Yet positive aspects of the neighborhoods include churches, schools and day care, sidewalks on a number of streets, a Community Center with ballfields, and residents who strive to improve their living conditions.

I. Existing Conditions

The following discussion addresses some of the existing conditions of the neighborhood, including land use.

1. Population and Demographics. The CRA area sits within US Census Tracts 29 and 30. Westgate is located in Census Tract 29, and Golfview Heights is in Census Tract 30. The total population of the neighborhoods in the year 2000 amounted to approximately 8,158 people. This is a larger population than nineteen (19) of the thirty-seven (37) municipalities in Palm Beach County.

Other data from the 2000 Census describes the median ages of the area as 29 years of age for Tract 29 and 32 years of age for Tract 30. These can be compared to the median age of 42 years for Palm Beach County as a whole. A breakdown by race indicates that the neighborhoods are more diverse than the County as a whole. In 2000, Census Tract 29 was 38.1% White, 29.4% Black or African-American and 31% Hispanic or Latino. Census Tract 30 was 44.2% White, 18.5% Black or African-

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American, and 34% Hispanic or Latino. Palm Beach County, by comparison, is 70.6% White, 13.8% Black or African-American, and 12.4% Hispanic or Latino.

Home ownership data for the entire CRA area reveals that 59.5% of the residents own their own homes and 39.5% are renters. Breaking this down by Census Tract, we see that in Westgate (Tract 29,) only 39.1% of residents own their homes, while Golfview Heights (Tract 30) has a much higher percentage of owner-occupied homes, 80.4%.

2. Income. The median household income in 2000 for the Census Tracts amounted to \$26,493 annually. However, over 22.4% of the households fall below the poverty level.

3. Building Patterns and Urban Design. Throughout the CRA neighborhood, the building types and street patterns vary. One story office parks, auto repair, and storage facilities line Congress Avenue and Florida Mango Road. At Congress and Belvedere is the Kennel Club, a greyhound racetrack. To the west are one and two story county buildings, and the marine training grounds.

The neighborhood of Westgate Estates consists of one story, primarily single family homes. It is laid out in a grid, but some of the streets dead end into the L-2B Canal to the west.

Golfview Heights, also a neighborhood of one story, single family homes, is a combination of straight and winding streets. There is almost a grid, but one finds that many streets curve around and turn direction. In addition, several streets come to a stop at dead ends.

4. Employment. Employment opportunities within the CRA are found mainly on the peripheral roads Military Trail, Okeechobee Boulevard, and Belvedere Road. The commercial businesses in these areas include shopping centers, restaurants, offices, automobile dealerships and service centers. Small businesses are located on Congress Avenue and Westgate Avenue, but these offer limited

employment opportunities. Increasing both the employment rate and the skills of the residents in the CRA is an important goal. The workforce center on Okeechobee Boulevard is one resource that provides training to help the county residents.

According to the 2000 census data, 61.9% of residents aged sixteen and above worked 50 -52 weeks a year. The percentage increases to 82.7% for residents 16 and above who were employed, but not necessarily for the entire year.

Major employers in or near the CRA include the Palm Beach International Airport, the Palm Beach Kennel Club, and the Cross County Mall, among others. In late 2004, a Super Wal-Mart will be locating in the CRA, creating approximately 600 additional jobs.

5. Infrastructure. Information and Input for this section was provided by the engineering firm of Keshavarz and Associates, Inc.

a. Water: Currently, potable water is available throughout Westgate and Golfview Heights. In selected areas of Golfview Heights, pipe sizes are 3" and 4" diameter, but adequate fire protection requires a minimum of 6" pipe diameter. Therefore, it is estimated that approximately 30% of this community lacks adequate fire protection at this time. Additionally, asbestos cement pipes (ACP) were utilized in various areas. A discussion was held with the Palm Beach County Water Utilities Department (PBCWUD) to address the current state of the water distribution system and the desired upgrades. It is recommended that when stormwater and wastewater system improvements are being planned in Golfview Heights, water distribution system improvements should also be given serious consideration.

b. Sewer: A sewer system was recently completed in the neighborhood of Westgate. However, approximately one half of the homes in Golfview Heights (about 300) are still using septic systems. These homes are generally clustered in the northern and

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eastern sections of the community. Without a central system, homeowners cannot make major additions to their homes since the septic field falls within their backyard. In addition, the current septic system rules require much larger areas for fields, and the backyards of Golfview Heights homes do not meet the current regulation. Finally, since Golfview Heights is one of the lowest areas in the county, the partially treated sewerage can likely seep into the underground water table, causing an environmental hazard. Therefore, it is the intention of the CRA to complete a central sanitary sewer system in Golfview Heights as soon as possible. While this project is a high priority for the CRA, the costs for installation of a sanitary sewer system is currently assessed at \$6.5 million.



Fig. 2.6 Area in Golfview Heights that lacks sanitary sewer.

- c. **Drainage:** The issue of drainage and flooding affects many, if not most residents of the neighborhoods. It also severely limits both residential and commercial development. The CRA area is in the C-51 Basin, and is one of the lowest-lying area of Palm Beach County. The flooding problem is one of overcapacity, as the entire area eventually drains into one canal, the C-51 (West Palm Beach Canal.)

The two main canals in the CRA are the L-2, which runs between the Westgate and Golfview Heights neighborhoods, and the Palm Beach International Airport Canal (PBIA), which runs west of the airport. A control structure under Congress Avenue splits the direction of the water flow of the L-2. Water east of the structure drains into a Stub Canal west of I-95, which then takes it south into the C-51 Canal. Water west of the structure drains into the PBIA Canal, which then runs south into the C-51. These two branches of the L-2 are under different management. The eastern section is managed by Palm Beach County, and the western section, by the Lake Worth Drainage District. This fragmentation of management complicates coordination and maintenance.

There are two other canals to assist with drainage in the Westgate neighborhood. The L-2B Canal runs through the western section of the neighborhood from the L-2 to a spot near Okeechobee Boulevard. Several streets in the neighborhood dead-end at this canal. The eastern part of Westgate absorbs some rainfall in the E-3 ½-8 Canal, which runs east of Congress Avenue from the L-2 to a spot near Okeechobee Boulevard.

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Fig. 2.7 The L-2 Canal

In addition, several small canals are found east of Congress Avenue. These include a canal west of the Lakeside Mobile Home Park, a canal in between the Palm Beach Colony Mobile Home Park and Belvedere Heights, and a canal south of Old Okeechobee Boulevard.

Finally, there are various detention ponds throughout the neighborhoods, as well as two that serve the automobile rental companies along Belvedere Road. A ditch along Belvedere Road takes stormwater from here to the PBIA Canal.

The problem of flooding is so severe in the CRA because the area's elevation is one of the lowest in Palm Beach County. The elevation ranges between 12 and 16 feet above sea level. The Lakeside Mobile Home Park is at the lowest point, and as a result, suffers the worst flooding.

The CRA made infrastructure improvements to South Westgate after adoption of the 1991 Master Plan. These included creation of wet and dry detention areas, control structures, and a stormwater

system of swales, catch basins and drainage pipes. Similar improvements are currently underway in the North Westgate area. But improvements have not yet been made in Golfview Heights. Golfview Heights is at a lower elevation than the Westgate neighborhood and without improvements or internal canals, continues to suffer from flooding.

Compensation requirements for development require that the developer contain the volume of stormwater that is displaced by the building's footprint. In addition, new development must meet the detention requirements of the County, the Lake Worth Drainage District (LWDD), and the South Florida Water Management District (SFWMD). The County is stricter, requiring enough capacity for the 25 year storm event. The other districts only require capacity for the 10 year storm event. So even if any area can meet the 10 year storm capacity, it cannot be built upon if it cannot meet the County's 25 year storm capacity requirement. But even where development can occur, the landowners must purchase an extra piece of property to leave undeveloped in order to retain water. This process discourages development and results in wasted land, unsightly yards, and broken streetscapes. Finally, any new construction must locate the first floor elevation above the level of a 100 year, 3 day storm, which is 18 inches of water over three days. These rigorous requirements have prevented major development in the CRA. However, the CRA is currently engaged in discussion with the South Florida Water Management District, the Lake Worth Drainage District, Palm Beach County, and the Palm Beach International Airport to develop a better strategy that is consistent with the area-wide improvements to the C-51 Basin.



Fig. 2.8 Required Detention Pond on Chickamagua Avenue

- d. **Sidewalks and streetlights:** Sidewalks exist only on some streets in the CRA area. The wider streets (for example, Westgate and Congress have sidewalks on both street sides,) but the narrower streets such as Oswego and Clubhouse Road often have sidewalks on one side if at all. Some streets, such as Chickamagua have sidewalks in certain sections, but they do not continue the length of the street. Streetlights have not been installed on most internal neighborhood streets.
- e. **Landscaping:** Some residents have made private landscaping improvements to their properties. Other than these changes, the best streetscape landscaping consists of mowed lawns. Bushes, trees, and flowering plants in many vacant lots are overgrown.

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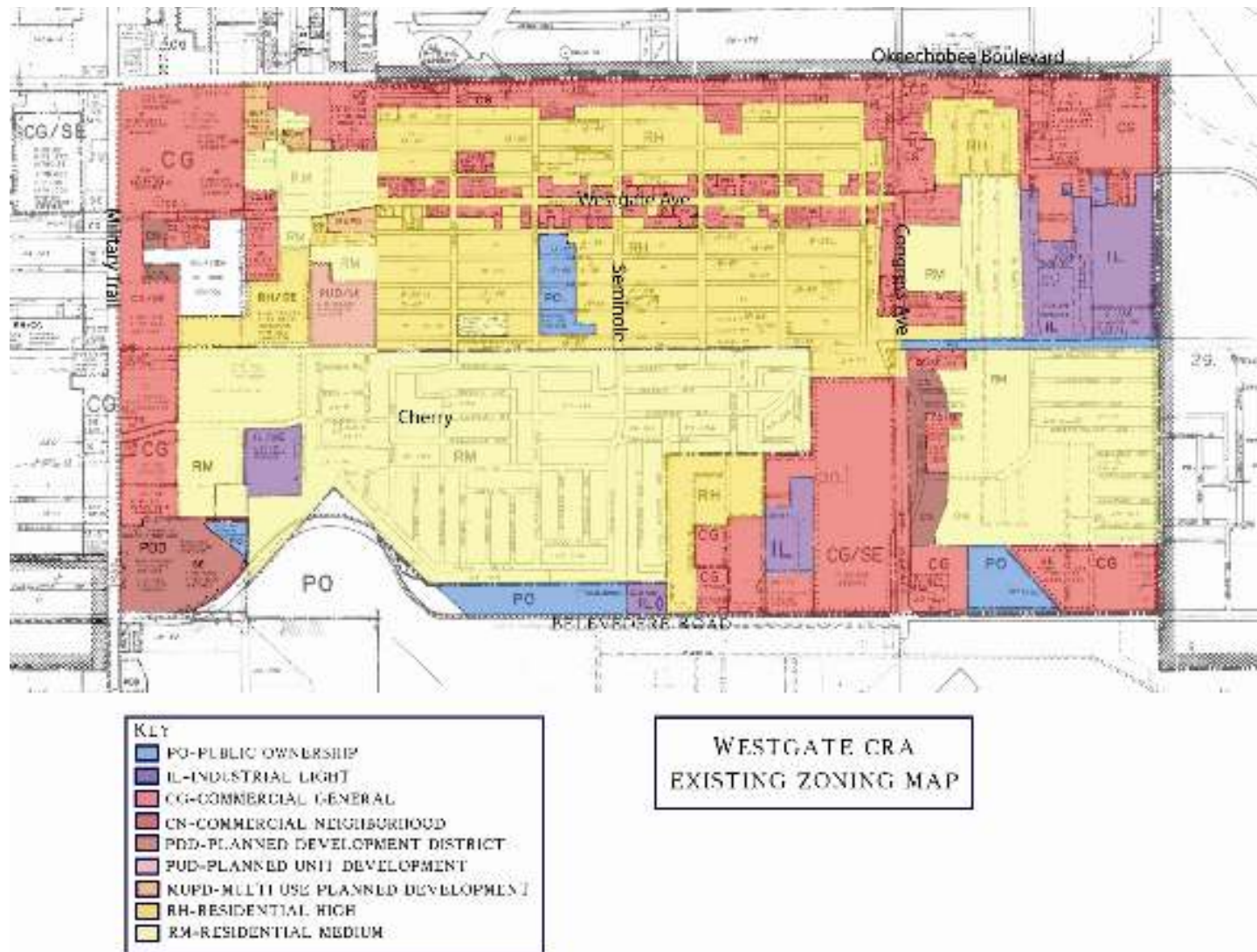


Figure 2.9 – Existing Zoning Map

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6. Land Use and Existing Zoning Regulations. According to the Palm Beach County Unified Land Development Code (ULDC), there are five different zoning categories in the Westgate/Belvedere Homes CRA. These are General Commercial (CG), Light Industrial (IL), Neighborhood Commercial (CN), Medium Density Residential (RM), and High Density Residential (RH).

In addition, the Westgate/Belvedere Homes CRA is an overlay district that is included in the Palm Beach County Comprehensive Plan. The overlay was created with the purpose and intent of “encouraging development and redevelopment of the Westgate/Belvedere Homes area through regulatory incentives; arresting deterioration of property values; preserving existing, viable affordable housing and providing opportunity for the future development of affordable housing; implementing the Westgate/Belvedere Homes Community Redevelopment Plan; and under certain circumstances, providing for increased residential densities and an increase of up to twenty (20) percent in the amount of land designated as commercial on the Land Use Atlas Map without amendment to the Comprehensive Plan.” Palm Beach County Land Development Code, Article 6, Section 6.2, I.2, according to Ordinance No. 01-01.

The ULDC regulations for the underlying zoning districts in the Westgate/Belvedere CRA are as follows:

a. General Commercial (CG) generally applies to the border areas of the CRA, for example along Military Trail, Okeechobee Boulevard, and the eastern half of Belvedere Road. This district allows intensive commercial uses located adjoining at least one major collector or arterial road that serves a market of at least a three mile radius. This area includes big box stores, chain stores and restaurants, independent businesses, and automobile rental agencies.

Bulk Regulations: Density, Setbacks, Lot Coverage, and Building Height:

Density limits: Not applicable as residential uses are not permitted in this district.

Minimum Setbacks: Front: 50 feet, Side: 15 feet, Side Corner: 25 feet, Rear: 20 feet.

Minimum Lot Dimensions: Width: 100 feet wide, Depth: 200 feet

Lot Coverage: Maximum building coverage permitted is 25%.

Height: Maximum of 35 feet, with exceptions pursuant to Palm Beach County ULDC, Section 6.5.H.4.

b. Light Industrial (IL) district exists in the border areas of the CRA, such as along Florida Mango Road and the western half of Belvedere Road near the airport. In addition, Congress Avenue includes industrial uses. This designation provides locations for business, light manufacturing, or processing uses likely to cause undesirable effects on nearby or adjacent commercial or residential land. This district corresponds to the Industrial (IND) designation in the Future Land Use Element of the Comprehensive Plan. The types of businesses in these areas are manufacturing, auto repair and related uses, storage, and airport related operations.

Bulk Regulations: Density, Setbacks, Lot Coverage, and Building Height:

Density limits: Not applicable as residential uses are not permitted in this district.

Minimum Setbacks: Front: 40 feet, Side: 15 feet, Side Corner: 25 feet, Rear: 20 feet

Minimum Lot Dimensions: Width: 100 feet, Depth: 200 feet

Maximum Lot Coverage: 45 %

Height: Maximum of 35 feet, with exceptions pursuant to Palm Beach County ULDC, Section 6.5.H.4.

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- c. **The Neighborhood Commercial (CN)** district is located generally along Westgate Avenue and parts of Congress Avenue. This district is intended for limited commercial facilities serving residential neighborhoods within a ½ mile radius. Business types include restaurants, printing and copy shops, offices, and day care, among others.

Bulk Regulations: Density, Setbacks, Lot Coverage, and Building Height:

Density limits: Not applicable as residential uses are not permitted in this district.

Minimum Setbacks: Front: 30 feet, Side: 30, Side Corner: 30, Rear: 30

Minimum Lot Dimensions: Width: 100 feet, Depth: 100 feet

Maximum Lot Coverage: 25%

Height: Maximum of 35 feet, with exceptions pursuant to Palm Beach County ULDC, Section 6.5.H.4.

- d. **The Medium Density Residential (RM)** district includes Golfview Heights, the two mobile home parks, and the Belvedere Heights neighborhood. This district is intended for multifamily housing and affordable housing.

Bulk Regulations: Density, Setbacks, Lot Coverage, Building Height:

Density Limits: Density in the RM district is currently limited to 6 units per acre. According to the Future Land Use Map, densities may be increased to 8 units per acre in the mobile home park areas.

Minimum Setbacks: Front: 25 feet, Side: 15 feet, Side Corner: 25 feet, Rear: 12 feet

Minimum Lot Dimensions: Width: 65 feet, Depth: 75 feet

Maximum Lot Coverage: 35%

Height: Maximum of 35 feet, with exceptions pursuant to Palm Beach County ULDC, Section 6.5.H.4.

- e. **The High Density Residential (RH)** zoning district applies to the Westgate Estate neighborhoods. This district is intended for concentrated residential densities and affordable housing.

Bulk Regulations: Density, Setbacks, Lot Coverage, Building Height:

Density Limits: Density in the RH district is currently limited to 8 units per acre. According to the Future Land Use Map, densities would remain the same.

Minimum Setbacks: Front: 25 feet, Side: 15 feet, Side Corner: 25 feet, Rear: 12 feet

Minimum Lot Dimensions: Width: 65 feet, Depth: 75 feet

Maximum Lot Coverage: 35%

Height: Maximum of 35 feet, with exceptions pursuant to Palm Beach County ULDC, Section 6.5.H.4.

Density Bonus for Affordable Housing

The overlay district allows a developer a 25% increase in the number of units if 10% are dedicated as affordable. In the entire CRA area, 300 total bonus housing units are permitted.

7. **Future Land Use Map.** The Future Land Use Map (FLUM) indicates a large amount of land zoned CH- Commercial High Development. Many of these areas allow residential development instead of, but not in addition to commercial, with a permitted density of up to 8 units per acre, depending on the area. Westgate and Congress Avenues, for example, are designated CH-8. Based upon the recommendations of this Plan, it may be required to change the FLUM to allow mixed-use and higher residential densities along Westgate Avenue and Congress Avenue. In addition to the commercial designations in the FLUM, there are several larger parcels zoned IND-Industrial and two parcels near the CRA's western border zoned Inst/Ind- Institutional/Industrial. Near the airport are three parcels zoned UT-Utility.

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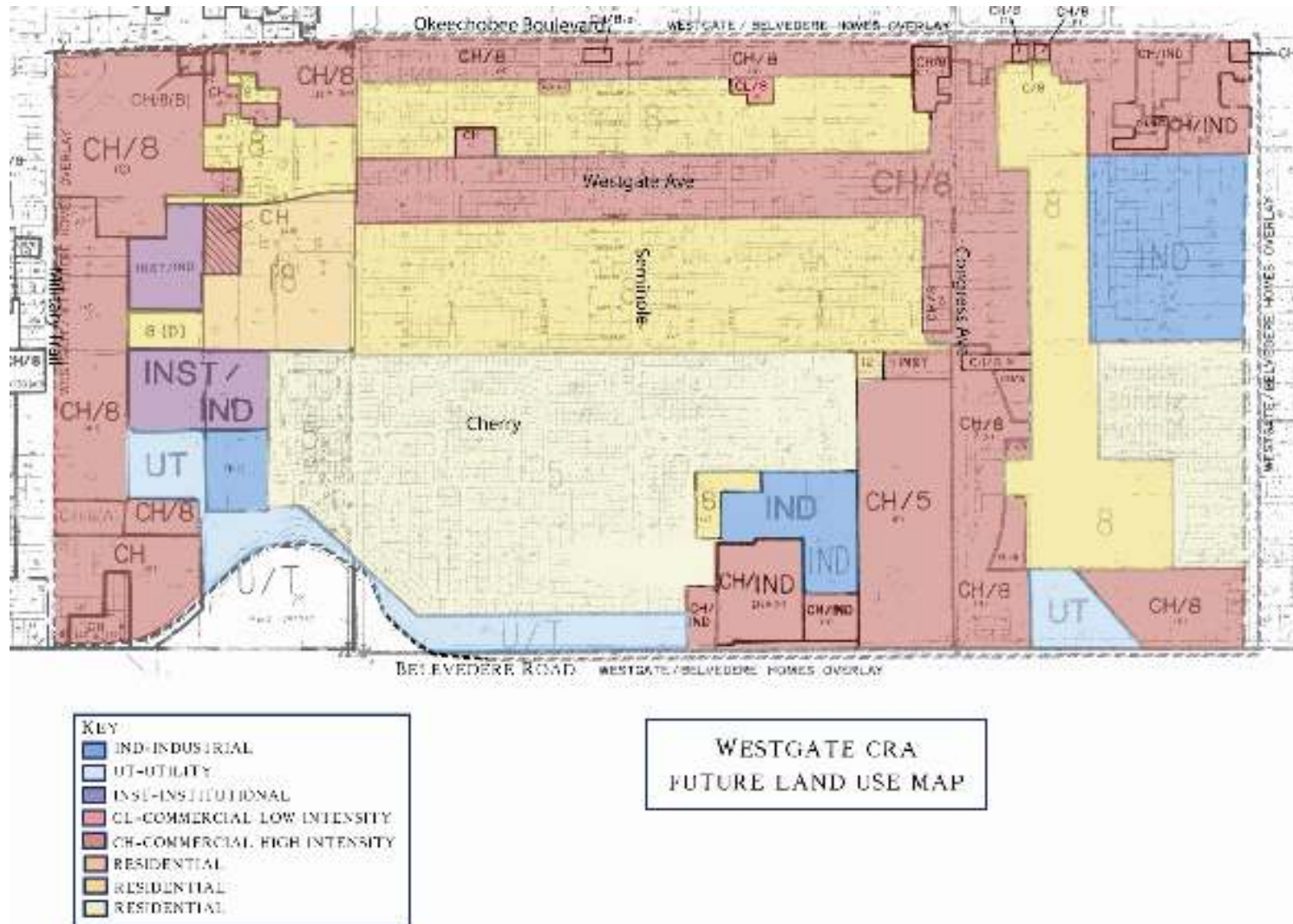


Fig. 2.10 Future Land Use Map of Westgate/Belvedere Homes CRA

The numbers in CL and CH are the residential density allowed because these areas can be developed for commercial or residential use, but not both.

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8. **Traffic:** The following are the annual daily average number of cars traveling on selected roads in the CRA area:

Belvedere Road, 1200' east of Military Trail: 27, 265
Congress Avenue, 300' south of Cherry Road: 20, 936
Military Trail, 600' north of Belvedere Road: 43,568
Military Trail, 250' south of Okeechobee Blvd.: 45,306
Okeechobee Blvd., 500' east of Military: 63,529
Wabasso Drive, 300' south of Okeechobee Blvd., 6,408
Westgate Avenue, 250' west of Congress Ave.: 11,098
Westgate Avenue, 1200' east of Military Trail: 16,614

9. **Street Profiles.** The appearance and width of the streets in the CRA area vary greatly. The external, or boundary streets, are similar strip commercial thoroughfares, while the internal streets offer various characters. The character of a street is determined by its width, curvature, number of lanes, existence of a landscaped median, existence of sidewalks, stop signs, and streetlights, availability of on-street parking, and landscaping buffers between the sidewalk and the travel or parking lane.

Okeechobee Boulevard, Military Trail, Belvedere Road, and Congress Avenue are major arterial streets meant for carrying high traffic volumes through the region. They are access streets to the Palm Beach International Airport, the Kennel Club, the County offices, and the commercial development along Okeechobee Boulevard and Military Trail. These streets all have sidewalks, traffic lights, streetlights, and at least four travel lanes, not including turning lanes. The widths, or right-of-ways of these streets are Congress Ave.: 120 feet, Belvedere Road: 110 feet, Military Trail: 110 feet, and along Okeechobee Boulevard: 140 feet from Military to Palm Beach Lakes, and 120 feet from Palm Beach Lakes to Florida Mango Road. The next largest street, Westgate Avenue, has a right-of-way of 80 feet.



Fig. 2.11 Congress Avenue looking North



Fig. 2.12 Westgate Avenue looking West

II. Background and Existing Conditions

Like many other roads in Palm Beach County, the level of service on some of these roads is at overcapacity. Therefore, the CRA was designated a TCEA (Traffic Concurrency Exception Area) by Palm Beach County and the Florida Department of Transportation.

10. Parking. In the Westgate and Golfview Heights neighborhoods, parked cars abound throughout the community. On many properties, cars fill up driveways and are parked on streets and over the swales, which should be used for drainage. The weight of the cars compresses the soil, thereby interrupting the level of drainage flow from other properties.

Through the CRA in general, there is not sufficient on-street parking available, especially on neighborhood commercial streets like Westgate and Congress Avenues.

The commercial areas along Okeechobee and Military Trail have sufficient parking provided by each establishment. Likewise, the commercial and manufacturing businesses along Florida Mango Road provide parking for their customers.

11. Transit: Palm Tran. Five bus lines run by the Palm Tran County Bus Service provide transit for the Westgate/Belvedere Homes CRA area. These are Routes 3, 40, 43, 44, and 53.

Route 3 travels down Military Trail from Palm Beach Gardens Mall south to Town Center Mall in Boca Raton. The major stop in the CRA is Military and Okeechobee at the Cross County Plaza.

Route 40 travels along Belvedere Road between Military and Congress, then into the PBI Airport.

Route 43 travels along Okeechobee Boulevard from Military Trail to Congress Avenue. The major stop in the CRA is at the Cross County Plaza, allowing an easy transfer to and from Route 3.

Route 44 travels through the middle of the CRA. It makes a loop along Military, Belvedere, Country Club Drive, and Cherry Road, then travels along Cherry to Congress, where it turns and stops at the PBI Airport, before continuing on Belvedere to and along Florida Mango Road up to Old Okeechobee. This route is the most flexible within the CRA.

Route 53 offer limited service along Belvedere Road between Florida Mango Road and Sixth Street, with a stop at the PBI Airport.

Tri-Rail: The nearest commuter rail station is the West Palm Beach Tri-Rail Station on Okeechobee Boulevard, east of U.S. Interstate 95. Palm Tran Bus Routes 40, 43, 44, and 50 travel to this Tri-Rail station.

12. Schools, Day Care, and a University.

a. Elementary and High Schools: At present, there are four schools in the CRA area. These include West Gate Elementary, Gold Coast Community School, Survivors Charter School, and The Kings Academy.

West Gate Elementary is located between Saranac Avenue and the L-2 Canal, and between Osceola Drive and Loxahatchee Drive. A new school building and gymnasium with ample ballfields and playground space were recently completed.

Gold Coast Community School is located on Westgate Avenue. It is an alternative high school for children in grades 7-12 who are at risk of failing.

Survivors Charter School is also a high school for children at-risk of academic failure who are in grades 9-12. It is located on Congress Avenue across from Cherry Road.

The Kings Academy is a private Christian school for grades pre-K through 12 located on Cherry Road. Kings Academy will be

II. Background and Existing Conditions

leaving and has sold its property to the Palm Beach International Airport.

- b. **Pre-schools and Day Care:** Preschools and Day Care programs in the CRA area include Westgate Head Start, Little Dude Ranch, Mary Fortin Family Center, First Steps Day Care, and Tiny Tikes Academy.
- c. **South University** is located on Congress Avenue and offers two and four year college degree programs in business, paralegal studies, and the health professions.

13. Westgate Community Center. Located on Oswego Avenue, the newly renovated Community Center is in a central location in the Westgate neighborhood. Last year, the County made \$1.9 million of improvements to the Center. It now offers residents of all the neighborhoods indoor and outdoor recreational activities, including two ballfields, a children’s playground, and formal and informal meeting space.

14. County Facilities Plan. Within several years, Palm Beach County will be vacating some of its facilities adjacent to the U.S. Marine Base. The departments that will be relocated include Housing and Community Development and the Administration of the Head Start program.

¹Florida Statutes Chapter 163.355



Fig 2.13 Westgate Community Center