

**APPRAISAL REPORT
OF
VACANT LAND PARCEL**



OWNER: CITY OF LAKE WORTH BEACH

LOCATED AT

**1112 18th AVENUE NORTH
LAKE WORTH BEACH, FLORIDA 33460**

AS OF

SEPTEMBER 9, 2022

PREPARED FOR

**CITY OF LAKE WORTH BEACH
7 NORTH DIXIE HIGHWAY
LAKE WORTH BEACH, FLORIDA 33460**

September 16, 2022

Ms. Sandra Baker
Purchasing Agent / Financial Service Department
City of Lake Worth Beach
7 North Dixie Highway
Lake Worth Beach, Florida 33460

RE: Vacant Land Parcel
1112 18th Avenue North
Lake Worth Beach, Florida 33460
Owner: City of Lake Worth Beach

Dear: Ms. Baker,

Pursuant to our appraisal agreement (Task Order No. 7), we have completed an appraisal of the above-captioned parcel. The purpose of the appraisal is to estimate the market value of the subject parcel as of September 9, 2022. The property consists of 4,382 square feet of vacant land and is owned by the City of Lake Worth Beach. The function of the report is for submittal to the City of Lake Worth Beach for their use as an aid in the potential sale of the subject parcel. The intended users of this report are the City of Lake Worth Beach, and their legal and financial representatives. This property is an interior tract of land located on the north side of 18th Avenue North and west of N. Dixie Highway.

Market value is defined as "the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

The attached report contains our analysis of the factual market data, which forms the basis for our conclusions. Your attention is directed to the Certificate of Valuation and the Assumptions and Limiting Conditions, which form an integral part of the attached report.

The property adjoins an improved commercial property to the east and it appears that the lands are currently being used by the landowner to the east. The property use to the west is a one story multi-family residential facility. The subject site is 25 feet wide and approximately 176 feet deep with a zoning of MU-Dixie in the City of Lake Worth Beach, Florida and the site **is not buildable as a stand-alone** property and we will consider the "across the fence value to arrive at a discounted value for the site as part of an assemblage.

City of Lake Worth Beach
September 16, 2022
Page 2

We have personally inspected the property that is the subject of this report. Based upon the conclusions contained in the attached Appraisal Report, in my opinion, the market value of the whole property as of September 9, 2022, is as follows:

THIRTY-FIVE THOUSAND DOLLARS
(\$35,000)

Respectfully submitted,



Robert D. Miller, ASA
State Certified General R.E. Appraiser No. RZ1270

TABLE OF CONTENTS	1
Certification	3
Assumptions and Limiting Conditions	4
Summary of Salient Facts and Conclusions	6
Legal Description	7
Property Inspection	7
Type of Property	7
History of Property	8
Property Interest Appraised	8
Purpose of Appraisal	8
Function of Appraisal	8
Intended Users of the Report	9
Marketing Period	9
Date of Value	9
Scope of Work	10
Definition of Market Value	10
Location and Neighborhood Map and Description	11
Aerial of Subject Property	14
Sketch of the Subject Property	15
Description of the Property	16
Zoning	18
Real Estate Taxes	19

TABLE OF CONTENTS (CONT.)

Highest and Best Use	20
Highest and Best Use-Conclusion	21
Approaches to Value Omitted	22
Sales Comparison Approach to Value	22
Comparable Sales Map	47
Summary of Comparable Sales	48
Market Data Analysis and Conclusion	49
Reconciliation	52

ADDENDUM

Subject Photographs	
Flood Zone Map	
Zoning Code	
Qualifications of Appraiser	

CERTIFICATION

The undersigned does hereby certify that except as otherwise noted in this appraisal report:

1. To the best of our knowledge and belief, the statements of fact contained in this appraisal report, upon which the analysis, opinions, and conclusions expressed herein are based, are true and correct.
2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analysis, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and I (we) have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent on an action or event resulting from the analysis, opinions, or conclusions in, or the use of, this report.
5. Our analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
6. Robert D. Miller has met or exceeded the minimum prescribed educational requirements for Re-certification as an Accredited Senior Appraiser (ASA) or the American Society of Appraisers.
7. Robert D. Miller did inspect the property that is the subject of this report on September 9, 2022. I have not performed any services regarding the subject property within the prior three-year period immediately preceding the acceptance of this assignment, as an appraiser or in any other capacity.
8. John Zink provided significant professional assistance to the person signing this report. Members of my staff provided research information, but the final analysis and value conclusions were of the undersigned only.



Robert D. Miller, ASA
State Certified General R.E. Appraiser No. RZ1270

ASSUMPTIONS AND LIMITING CONDITIONS

The legal description furnished to the appraiser is assumed to be correct.

All existing liens and encumbrances have been considered; however, the property is appraised as though free and clear, under responsible ownership and competent management.

The information identified in this report as being furnished to the appraiser by others is believed to be reliable, however, the appraiser assumes no responsibility for its accuracy.

The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land and any improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

The distribution, if any, of the total valuation in this report between land and any improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualifications and only in its entirety.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

Disclosure of the contents of this appraisal is governed by the Bylaws and Regulations of the American Society of Appraisers.

The appraiser herein by reason of the appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

Neither all, nor part of the contents of this report, especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected, shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have not any direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on, or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Based on our research of the zoning code, the site is considered an unbuildable lot as a standalone parcel. We have assumed this in our valuation and the conclusions are based on that assumption. Any information to the contrary would subject our report to review and possible change.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY LOCATION:	1112 18 th Avenue North Lake Worth Beach, Florida 33460
OWNER'S NAME:	The City of Lake Worth
OWNER'S ADDRESS:	7 N. Dixie Highway, Lake Worth Beach, Florida 33460-3725
DATE OF INSPECTION:	September 9, 2022
LAND SIZE:	4,382 square feet
PRESENT USE:	Vacant Land
ACCESS:	Property has +/- 25 foot frontage on the north side of 18 th Avenue North.
HIGHEST AND BEST USE:	Future mixed-use development
IMPROVEMENTS:	None
ZONING:	MU-DIXIE, Mixed Use Dixie, City of Lake Worth Beach
COST APPROACH TO VALUE:	N/A
SALES COMPARISON APPROACH TO VALUE:	\$35,000
INCOME APPROACH TO VALUE:	N/A
RECONCILIATION:	\$35,000
DATE OF VALUATION:	September 9, 2022

LEGAL DESCRIPTION:

Lake Worth Heights, E 25 FT of W 65 FT of Lot 1 Block C

PROPERTY INSPECTION:

1. Date(s) inspected: September 9, 2022
2. Comments: The property was inspected and photographed during our visit to the site.

TYPE OF PROPERTY:

The subject is a vacant 4,382 square foot parcel of land located at 1112 18th Avenue North in the City of Lake Worth Beach.

FLOOD ZONE:

The property is not located in a FEMA Special Flood Hazard Area as indicated on Map Number 12099C0593F dated 10-5-2017. The site is zoned X, and a copy of the map is included in the addendum.

HISTORY OF PROPERTY:

38-43-44-16-06-013-0014 Owner: The City of Lake Worth

No sales were noted in the last thirty-two years of our review of the recorder’s office website. The property is not currently listed for sale.

The above was taken from the Palm Beach County Property Appraiser’s website:
<http://www.co.palm-beach.fl.us/papa>

PROPERTY INTEREST APPRAISED:

For the whole property, the property rights appraised are the fee simple title ownership considering any restrictions of use.

PURPOSE OF THE APPRAISAL:

The purpose of the appraisal is to form an opinion of the market value of the subject property as of a current date based on the highest and best use.

FUNCTION OF THE APPRAISAL

The function of the report is for your use in the negotiations for a potential sale of the subject property by the City of Lake Worth Beach. The date of value is September 9, 2022.

INTENDED USERS OF THE REPORT

The intended user of this report is City of Lake Worth Beach, the City Commissioners and their legal and financial representatives.

COMPETENCY PROVISION

The appraiser has completed numerous appraisals for similar type properties in his 40 years as a real estate appraiser in South Florida and completed numerous appraisals for the City of Lake Worth Beach and their CRA and others in the Tri-County area. As a result of the appraiser's experience, the competency provision of USPAP has been met.

MARKETING PERIOD

Based upon discussions with various brokers and review of the marketing period for similar properties we have estimated a marketing period of six to nine months. The estimated marketing period is based upon our review of marketing periods for similar properties in the market.

EFFECTIVE DATE (DATE OF VALUE):

The date of value is September 9, 2022. The date of this report is September 16, 2022

SCOPE OF WORK

The appraisal problem in this instance is to provide a market value estimate for the property. The report is to be used in the analysis and due diligence in the potential sale of the property. The Cost Approach to Value, the Sales Comparison Approach to Value and the Income Approach to Value were all considered for this appraisal. The property is vacant land and thus the Income and Cost Approaches were not applicable for this assignment. We have determined that the highest and best is for future mixed-use development as part of an assemblage as the site is not a buildable lot as a standalone parcel. Therefore, this appraisal was developed using the Sales Comparison Approach to Value to arrive at an “across the fence” value. This land value will be considered in our final value conclusion. We have physically inspected the property on September 9, 2022. Sales data in this report was obtained from my review of various publications and data services that include Palm Beach County Property Appraiser Data Base, CoStar Comps, MLS and LoopNet. All sales data was confirmed with a knowledgeable party to the transaction. Information that could not be verified is included in the report and noted. The weight given this information will be discussed when applicable. We have researched zoning and land use designations with the City of Lake Worth Beach. Deed information was obtained from the Palm Beach County Records Department. We were not provided with a survey of the property and have relied on the size as shown in the property records of Palm Beach County Property Appraiser’s office.

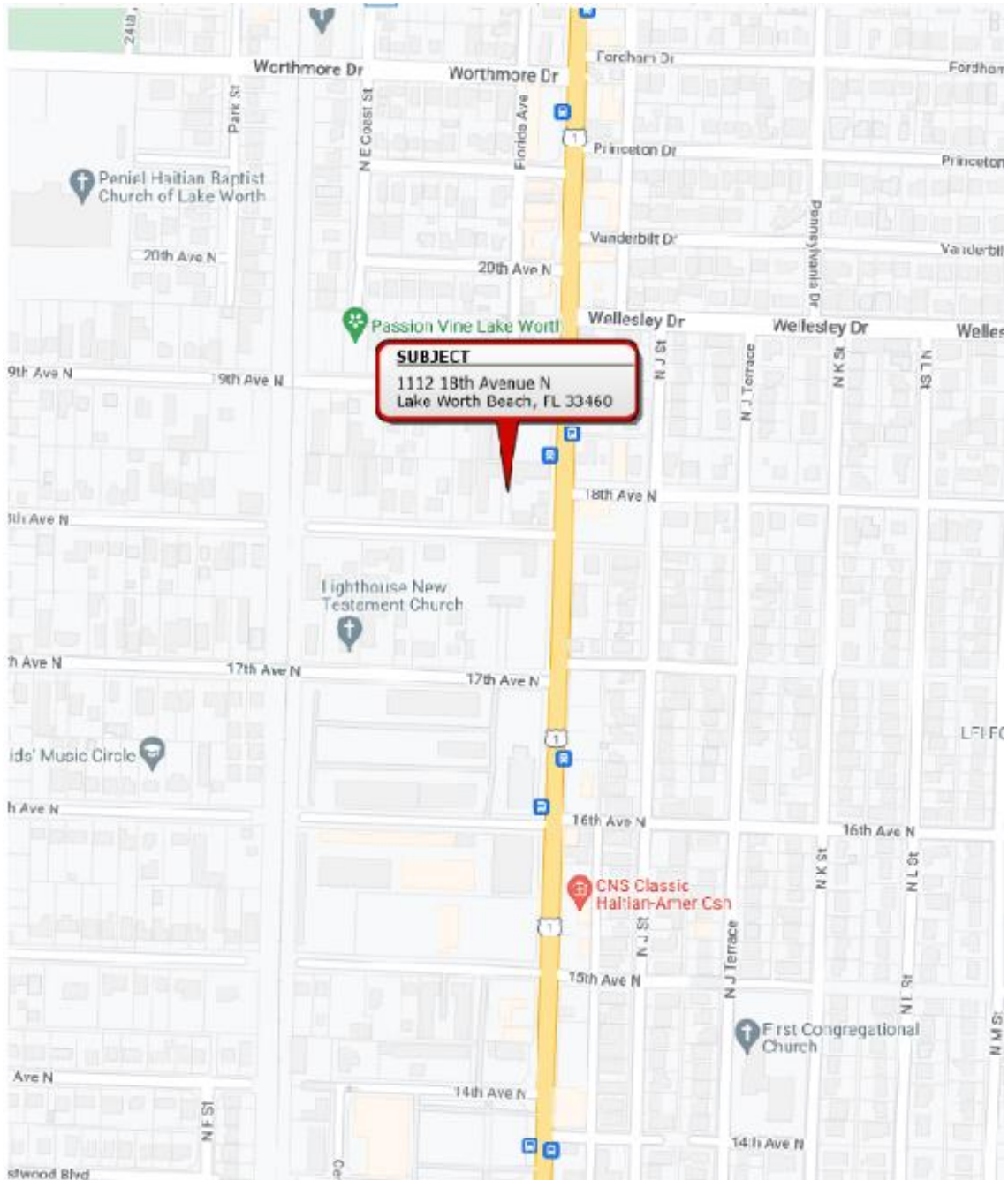
DEFINITION OF MARKET VALUE:

Market value is defined in the Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 as follows. This is the standard definition of market value used in the majority of appraisal assignments.

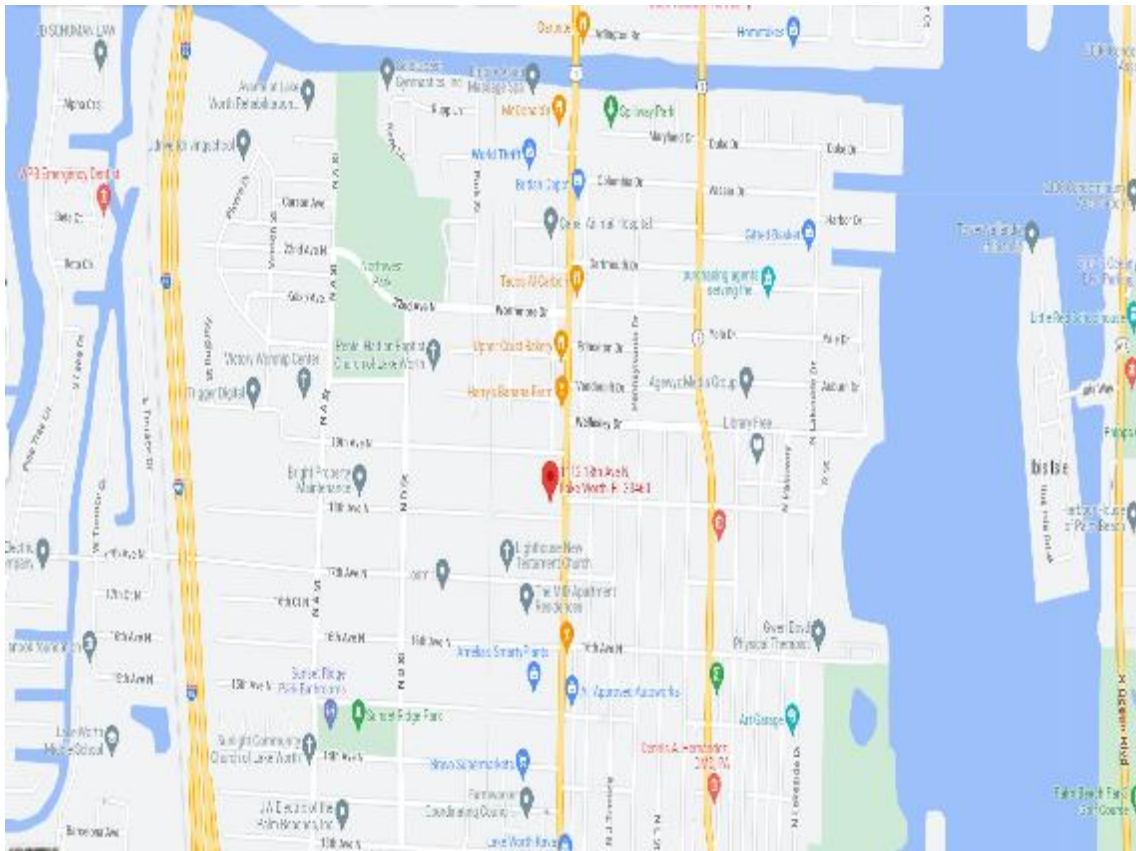
The most probable price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what they consider their own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto, and.
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

LOCATION MAP



NEIGHBORHOOD MAP



NEIGHBORHOOD DESCRIPTION

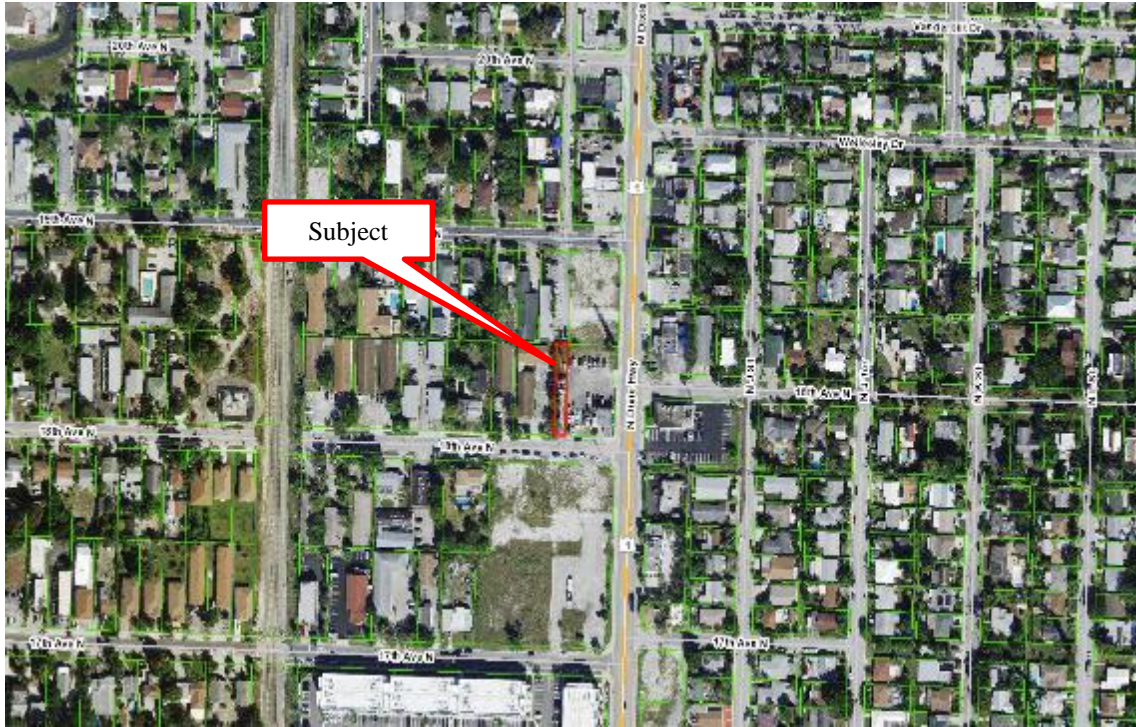
The neighborhood is located in an area of Lake Worth Beach generally described as being bound on the west by I-95, on the east by N. Federal Highway, on the north by Whitmore Drive and the south by 10th Avenue North. The subject neighborhood is located north of the Downtown central business district of Lake Worth Beach and east of the I-95 access from 10th Avenue North. The main commercial developments in the City of Lake Worth Beach are centered at various intersections along 10th Avenue North, Dixie Highway, 6th Avenue South, Lake Avenue and Lucerne Avenue. Generally speaking, all necessary retail, religious and school facilities are easily accessible from the subject neighborhood. There is a limited supply of vacant land, however, numerous improved properties are being purchased for redevelopment with commercial and mixed-use development and multifamily townhouse developments. Some new commercial sites are being constructed which are supported by the influx of new residential development within the neighborhood.

The area is easily accessible to I-95 via 10th Avenue North. The Florida Turnpike is located about 7.5 miles to the west of the subject and the Palm Beach International Airport is located about 3.5 miles northwest of the subject. Interstate 95, Federal Highway and Dixie Highway provide the north/south access to the neighborhood.

The Lake Worth Beach CRA has designated three distinct redevelopment corridors as part of the largest infrastructure projects in Lake Worth Beach. The City of Lake Worth Beach and the CRA established some new zoning districts within these areas designated for redevelopment areas. The North and South Dixie Commercial District involves the entire stretch of Dixie Highway within the City's limits. The 10th Avenue North and 6th Avenue South Gateway Districts are designed to be compact, pedestrian-oriented, mixed-use districts. The intent of the development standards for the Mixed-Use-Gateway District is to encourage and facilitate redevelopment within these areas that achieves a mix of residential and professional office land uses, to create a place of common vision and physical predictability for all new construction, renovations and redevelopment. The City over the past 15 years has been acquiring numerous properties as part of the Neighborhood Stabilization Program (NSP) and is in the process of renovating or developing newer replacement housing for the area. This acquisition and redevelopment were funded thru a grant from the Federal Government and has been highly successful to provide stabilization to the land and improved values in the area.

Overall, the subject neighborhood would be rated as stable with property values being stable base on the economy. The eastern location in the County and the accessibility to the beaches and locations north and south will continue to make this area desirable for commercial, retail operations and mixed use residential.

AERIAL VIEW OF THE SUBJECT PROPERTY



DESCRIPTION OF THE PROPERTY

Location:

The subject is located on the north side of 18th Avenue North and west of N. Dixie Highway with the address of 1112 18th Avenue North, in the City of Lake Worth Beach, Florida.

Land Area:

The subject property contains 4,382 square feet of land area and is rectangular in shape.

Shape/Dimensions:

The site is rectangular in shape with 25 feet of frontage on the north side of 18th Avenue North, with an approximate depth of 176 feet. See MLS sketch on the previous page.

Ingress/Egress:

The property has approximately 25 feet of frontage on the north side of 18th Avenue N. See MLS sketch on the previous page.

Topography:

The topography of the site is above grade of the surrounding roadway. Drainage is adequate. Based upon visual inspection of the site and buildings on adjacent properties, the soil conditions are considered adequate for most types of development.

Utilities on Site:

The following utilities are available where indicated:

Electric Water
 Telephone Sewer

DESCRIPTION OF THE PROPERTY (continued)

Easements/Encroachments

There are no easements or encroachments that would either enhance or inhibit the value of the subject property.

Description of the Improvements

None

ZONING/LAND USE:

The subject property is currently zoned MU-DIXIE, Mixed Use DIXIE, with a future land use of MU-E Mixed Use East District, by the City of Lake Worth Beach.



Property Appraiser Information

PCN: 20424416060130014

Book/Page: /

Legal Description

Planning

Zoning: MU-DIXIE - Mixed Use - Dixie Highway

Future Land Use: MU-E

Lot Size: Small (4,380 ft²)

Cove Area: No

Parking Requirements

Permitted Uses

Historic

Historic District: N/A

Contributing Structure: No

Other

CRA: Yes

SFHA: No

Google Maps



REAL ESTATE ASSESSMENT DATA

Taxing Authority: Palm Beach County

Folio Number(s): 38-43-44-16-06-013-0014

Owner Name: City of Lake Worth

Assessment Information 2022:

Land \$ 30,688.00
 Building \$ 1,446.00
 Total Market Value \$ 32,134.00

2021 Real Estate Taxes: **No Taxes, City of Lake Worth Owned**

Tax Year	2022 P	2021	2020
Improvement Value	\$1,846	\$1,184	\$1,777
Land Value	\$30,688	\$26,304	\$26,129
Total Market Value	\$32,134	\$27,488	\$27,906
P - Preliminary		All values are as of January 1st each year	
Assessed and Taxable Values			
Tax Year	2022 P	2021	2020
Assessed Value	\$27,189	\$21,100	\$18,415
Exemption Amount	\$22,889	\$20,808	\$18,016
Taxable Value	\$0	\$0	\$0
Taxes			
Tax Year	2022 P	2021	2020
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$0	\$0	\$0
Total Tax	\$0	\$0	\$0

The property is exempt due to the ownership of The City of Lake Worth Beach.

HIGHEST AND BEST USE - VACANT

The estimate of the highest and best use of the land as legally permitted, if vacant, requires extensive market analysis especially in terms of the indicated market conditions of supply and demand. The value of the land is based upon the level of utility that is in demand and that will produce amenities or net income to the user. Therefore, the use which creates the greatest land value, and which is considered compatible in terms of the restrictions imposed by the physical, legal, economic, and financial factors is inherent in this analysis. The following analysis is intended to demonstrate and support our estimate of the highest and best use of the subject site.

Physically Possible

The subject property contains 4,382 square feet of land area and is located at 1112 18th Avenue North and west of N. Dixie Highway. The property provides good access to other major roadways and access points. The site is rectangular in shape and is of size for potential mixed use, including limited retail, office, hotel/motel and low-density multi-family residential development as part of an assemblage. The subject site is 25 feet wide and approximately 176 feet deep with a zoning of MU-Dixie in the City of Lake Worth Beach, Florida and the site **is not buildable as a stand-alone** property, although there is similar size lots developed in the area.

Legally Permissible

The parcel is currently zoned MU-DIXIE, Mixed Use DIXIE, City of Lake Worth Beach with future MU-E land use. We have considered the zoning, land use and surrounding uses of the subject. Any use which is legally permitted under this zoning classification is considered reasonable after considering the physical possible uses. These uses included a potential mixed use, including limited retail, office, hotel/motel and low-density multi-family residential development as part of an assemblage. The subject lot does not meet the minimum frontage or lot size in this zoning district and is not a buildable lot as a standalone parcel. Assemblage with an adjoining land owner will be required to develop the site.

Financially Feasible

The success of most developments is based on the financial feasibility of the potential use. Financial Feasibility considers what uses, if any, are the most probable and profitable use of the land. Based on our review of the site, as vacant, it is our opinion that the highest land value would be based for potential mixed use, including limited retail, office, hotel/motel and low-density multi-family residential development. These uses would be similar to the existing surrounding uses in the neighborhood and the feasibility of development would depend on the assemblage of the property with an adjoining land owner.

HIGHEST AND BEST USE-(CONTINUED)

Maximally Productive

The most maximally productive use of the site should produce the highest price or return required by the market for that use. After determining those uses, which are physically, possible, legally permissible and financially feasible, it is our opinion that the most maximally productive use of the land, as vacant, is for development of mixed use, including limited retail, office, hotel/motel and low-density multi-family residential development as part of an assemblage. The subject site is 25 feet wide and approximately 176 feet deep with a zoning of MU-Dixie in the City of Lake Worth Beach, Florida and the site is **not buildable as a stand-alone** property.

As Improved

The site is vacant, and this is not applicable.

Conclusion

Based on the location, size, zoning, surrounding land uses and its current use, it is our opinion, that the subject property would have a highest and best use for future development including a potential mixed use, including limited retail, office, hotel/motel and low-density multi-family residential development as part of an assemblage, based on the site **being below the minimum frontage and lot size and thus is not buildable as a stand-alone** property. The highest and best use is for assemblage with an adjoining property owner.

APPROACHES TO VALUE OMITTED AS NOT APPLICABLE

MARKET COST INCOME

The Market or Sales Comparison Approach to Value is considered applicable in this assignment in the valuation of the subject based on our estimate of the highest and best use of the property for future development. We have considered but not developed the Income and Cost Approaches due to the motivations of typical buyers of this type of property. Development of the Market Approach was considered the most applicable method of valuing the property.

SALES COMPARISON APPROACH

The subject market value will be estimated via the Sales Comparison Approach. This approach is often referred to as the Direct Comparison Approach because the comparison procedure is its basic technique.

The Sales Comparison Approach requires careful selection of sale properties to ensure that they are relatively similar to the subject. No two properties are exactly alike. Therefore, a comparison between the subject and the sales must be considered in arriving at an indication of value for the subject. The market value conclusion is based on the highest and best use of the property. Therefore, we have reviewed the market for similar vacant land parcels in the Lake Worth area. The review of these sales will provide us with an "across the fence" value that will be considered in our final value conclusion.

The following sales are deemed physically and economically comparable to the subject. An analysis sheet for each sale is included in the report. The normal items of comparison are discussed following the presentation of the sales data.

COMPARABLE VACANT LAND SALE NUMBER 1



Two transactions

Location: 906-930 N. G Street
Lake Worth Beach, FL 33460

Folio No's. 38-43-44-21-15-274-0080
38-43-44-21-15-274-0020
38-43-44-21-15-274-0030
38-43-44-21-15-274-0040
38-43-44-21-15-274-0070

Recorded: OR Book 33244 Pages:1687

Grantor: Michael John Adair

Grantee: Bridge Holdings, LLC.

Location: SWC & SEC of N. G. Street and 10th
Avenue North
Lake Worth Beach, FL 33460

Folio No. 38-43-44-21-15-274-0100

Recorded: OR Book 33244 Pages:1685

COMPARABLE VACANT LAND SALE NUMBER 1 - Continued

Grantor: Michael John Adair

Grantee: Bridge Holdings, LLC.

Date of Sale: December 27, 2021

Consideration: \$1,082,286 + \$117,614
Assemblage Total = \$1,199,900

Type of Instrument: Warranty Deeds

Land Size: 47,306+15,455= 62,761 square feet

Present Use: Vacant

Zoning: TOD-E – Transit Oriented
Development East “by Lake Worth
Beach”

Condition of Sale: Arm’s-length

Price per Square Foot of Land Area: \$19.12/square foot

Comments: This is a vacant corner site located on the SEC of 10th Avenue N and N. G Street, with frontage on the south side of 10th Avenue N and frontage on the east side of N. G Street, also borders alley to the east. Lot on SWC of 10th Avenue N. and N. G Street has frontage on the west side of N. G Street and on the south side of 10th Avenue N. Street, also borders railroad track to the west. This transfer was via two deeds.

AERIAL VIEW



LATEST DEEDS

9/22/22 3:20 PM

Landmark Web Official Records Search



CFN 20220034421

OR BK 33244 PG 1687

RECORDED 01/24/2022 10:04:07

AMT 1,082,385.87

Doc Stamp 7,576.80

Palm Beach County, Florida

Joseph Abruzzo, Clerk

Page 1687 - 1688 (2pgs)

Prepared by and return to:

John L. Marro
Marro Law, P.A.
950 S. Pine Island Road Suite A-150
Plantation, FL 33324
File Number: 21-141
Will Call No.: 9547278215

Space Above This Line For Recording Data

Warranty Deed

This Warranty Deed made this 27 day of December, 2021 between Michael Adair, a/k/a Michael John Adair, individually and as The Duly Appointed Successor Trustee(s) of The John Adair Revocable Trust Under Agreement Dated August 1, 1997, whose post office address is 123 Lake Arbor Drive, Palm Springs, FL 33461, grantor, and BRIDGE HOLDING LLC, a Delaware limited liability company whose post office address is 10135 SW 75th Pl, Miami, FL 33156, grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

PARCELS 2 & 3:

Lots 7 and 8, Block 274, The Palm Beach Farms Co. Plat No. 2 Lucerne Townsite (now known as Lake Worth), according to the plat thereof as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida.

PARCELS 4 & 5:

Lots 3, 4, 5 and 6, Block 274, The Palm Beach Farms Co. Plat No. 2 Lucerne Townsite (now known as Lake Worth), according to the plat thereof as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida.

PARCEL 6:

Lot 2, Block 274, The Palm Beach Farms Co. Plat No. 2 Lucerne Townsite (now known as Lake Worth), according to the plat thereof as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 38-43-44-21-15-274-0080
38-43-44-21-15-274-0070
38-43-44-21-15-274-0040
38-43-44-21-15-274-0030
38-43-44-21-15-274-0020

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 123 Lake Arbor Drive, Palm Springs, FL 33461.

DoubleTime®

<https://records.palmbeachclerk.com/Search/DocumentAndInfoByBookPage?Key=Assessor&booktype=C1&booknumber=33244&pagenumber=1687#>

1/2

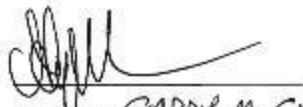
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

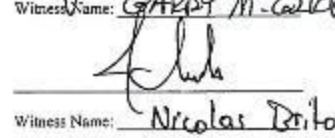
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: GARRY M. GLICKMAN


Witness Name: Nicolas Brito

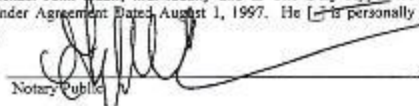
The John Adair Revocable Trust Under Agreement Dated August 1, 1997

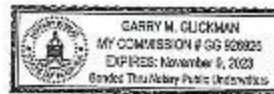
By: Michael Adair
Michael Adair, a/k/a Michael John Adair, individually and as The Duty Appointed Successor Trustee(s) of The John Adair Revocable Trust Under Agreement Dated August 1, 1997

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of December, 2021 by Michael Adair, a/k/a Michael John Adair, individually and as The Duty Appointed Successor Trustee(s) of The John Adair Revocable Trust Under Agreement Dated August 1, 1997. He personally known or has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: _____
My Commission Expires: _____





CFN 20220034420

DR BK 33244 PG 1685

RECORDED 01/24/2022 10:04:07

AMT 117,614.13

Doc Stone 823.90

Palm Beach County, Florida

Joseph Abruzzo, Clark

Pgs 1685 - 1686 (2pgs)

Prepared by and return to:

John L. Marro

Marro Law, P.A.

950 S. Pine Island Road Suite A-150

Plantation, FL 33324

File Number: 21-141

Will Call No.: 9547278215

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27 day of December, 2021 between Michael Adair, a/k/a Michael John Adair, individually and as The Duly Appointed Successor Trustee(s) of The John Adair Revocable Trust Under Agreement Dated August 1, 1997, whose post office address is 123 Lake Arbor Drive, Palm Springs, FL 33461, grantor, and BRIDGE HOLDING LLC, a Delaware limited liability company whose post office address is 10135 SW 75th Pl, Miami, FL 33156, grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

PARCEL 1:

Lot 10, Block 272, The Palm Beach Farms Co. Plat No. 2 Lucerne Townsite (now known as Lake Worth), according to the plat thereof as recorded in Plat Book 2, Page 29, Less that certain portion of premises as recorded in O.R. Book 1445, Page 402, Public Records of Palm Beach County, Florida.

Parcel Identification Number: 38-43-44-21-15-272-0100

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 123 Lake Arbor Drive, Palm Springs, FL 33461.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

DoubleTime®

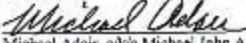
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: GARRY M. SLICKMAN


 Witness Name: Nicolas Bruto

The John Adair Revocable Trust Under Agreement Dated August 1, 1997

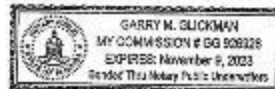
By: 
 Michael Adair, a/k/a Michael John Adair, individually and as The Duly Appointed Successor Trustee(s) of The John Adair Revocable Trust Under Agreement Dated August 1, 1997

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of December, 2021 by Michael Adair, a/k/a Michael John Adair, individually and as The Duly Appointed Successor Trustee(s) of The John Adair Revocable Trust Under Agreement Dated August 1, 1997. He personally known or has produced a driver's license as identification.

[Notary Seal]


 Notary Public
 Printed Name: _____
 My Commission Expires: _____



COMPARABLE VACANT LAND SALE NUMBER 2



Location:	1831 N. Dixie Hwy Lake Worth, FL 33461
Folio No.	38-43-44-16-06-012-0011
Recorded:	OR Book 33172 Page 00925
Grantor:	Abellon, P.A.
Grantee:	1831 Dixie Highway, LLC
Date of Sale:	December 28, 2021
Consideration:	\$365,000
Type of Instrument:	Warranty Deed
Land Size:	19,293 square feet
Present Use:	Vacant

COMPARABLE VACANT LAND SALE NUMBER 2 (CONTINUED)

Zoning:	MU-Dixie, Mixed Use Dixie Hwy - by Lake Worth Beach
Condition of Sale:	Arm's-length
Price per Square Foot of Land Area:	\$18.92/square foot
Comments:	This is a vacant corner lot with frontage on the west side of N. Dixie Highway and with frontage on the south side of 19 th Avenue N. and located to the northeast of the subject, in the same block.

AERIAL VIEW



LATEST DEED

8/2/22, 3:10 PM

Landmark Web Official Records Search



CFN 20210588277

OR BK 33172 PG 0925
RECORDED 12/29/2021 11:00:39
AMT 365,000.00
Doc Stamp 2,335.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs 0925 - 927 (3pgs)

THIS DEED WAS PREPARED BY:
BOULEVARD TITLE COMPANY
825 ROYAL PALM BEACH BLVD., SUITE 101
ROYAL PALM BEACH, FLORIDA 33411

County Parcel Identification Number: 38-43-44-16-06-012-0011

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 28th day of December, 2021 by ABELLON, P.A., A FLORIDA CORPORATION, whose post office address is 6600 S. DIXIE HIGHWAY, SUITE 1, WEST PALM BEACH, FL 33405, hereinafter called the Grantor(s) to:

1831 DIXIE HIGHWAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is 1608 EAST COMERCIAL BLVD., FT. LAUDERDALE, FL 33334, hereinafter called the Grantee(s)

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in PALM BEACH County, State of Florida, viz:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

ABELLON, P.A., A FLORIDA CORPORATION

MARIA C. ABELLON, PRESIDENT

File No: 21-104

https://rec.mypalmbeachclerk.com/Search/DocumentAndInfoByBookPage?Key=Assessor&booktype=0&booknumber=33172&pagenumber=825#

1/8

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of (X) physical presence or () online notarization, this 28th day of December, 2021 by MARIA C. ABELLON, President of ABELLON, P.A., A FLORIDA CORPORATION, who is either () personally known to me or who (X) has produced a Florida Driver's License as identification.



[Handwritten Signature]

Notary Public

My Commission Expires:

NOTARIZED COPY

File No.: 21-104

Exhibit "A"**Legal Description for File No.: 21-104**

The East 110 Feet of Lot 1, Block B, Lake Worth Heights, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, recorded in Plat Book 7, Page 25, LESS and except the East 2.00 feet and less and except that portion more particularly described as follows:

Commence at the Northwest Corner of said Lot 1; thence South $89^{\circ} 58' 09''$ East along the Northerly boundary line of said Lot 1, a distance of 165.00 Feet to the Point of Beginning; thence continue South $89^{\circ} 58' 09''$ East along said Northerly boundary line, a distance of 7.30 Feet to a point on the Westerly existing Right-of-Way line for State Road 805 (Dixie Highway), said Westerly existing Right-of-Way line being 2.00 Feet Westerly of and parallel with the East line of said Lot 1; thence South $00^{\circ} 00' 02''$ East along said Westerly existing Right-of-Way line and said parallel line, a distance of 7.30 Feet; thence North $44^{\circ} 59' 05''$ West, a distance of 10.33 Feet to the Point of Beginning.

COMPARABLE IMPROVED SALE NUMBER 3



Location: 1114 N. Federal Highway
Lake Worth Beach, FL 33460

Folio No. 38-43-44-21-15-354-0030
38-43-44-21-15-354-0050
38-43-44-21-15-354-0060
38-43-44-21-15-354-0080

Recorded: OR Book 32375 Page 00544

Grantor: The Brugmansia House, LLC

Grantee: John Stevick

Date of Sale: April 2, 2021

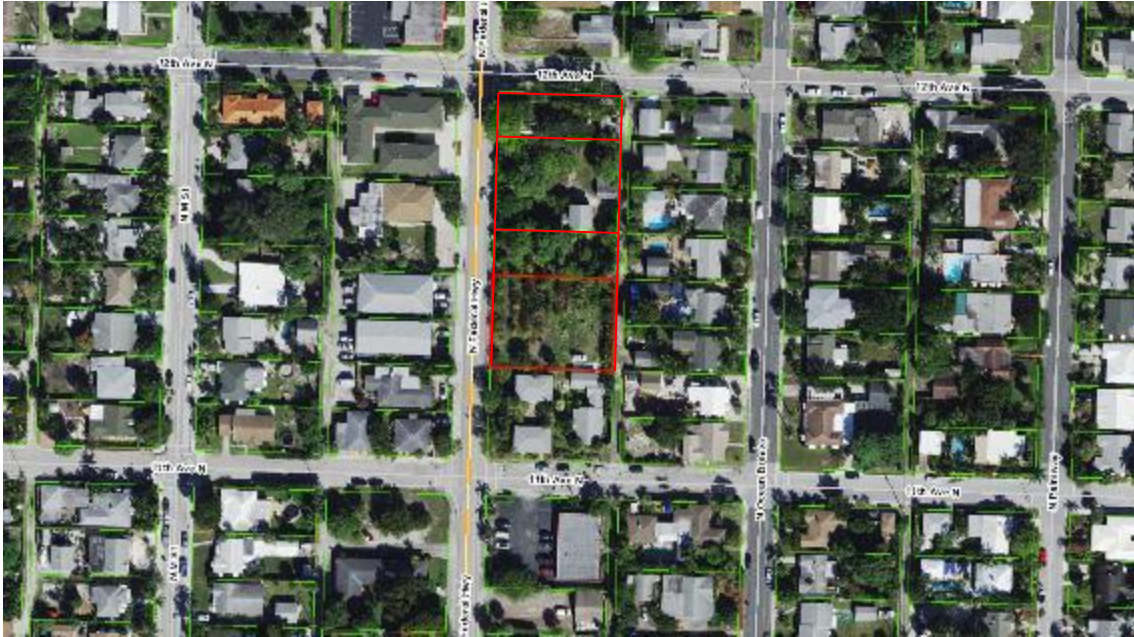
Consideration: \$750,000

Type of Instrument: Warranty Deed

COMPARABLE VACANT LAND SALE NUMBER 3 (CONTINUED)

Land Size:	40,511 square feet
Present Use:	Vacant
Zoning:	MU-FH, Mixed Use Federal, City of Lake Worth Beach
Condition of Sale:	Arm's-length
Price per Square Foot of Land Area:	\$18.51/square foot
Comments:	This site has an older improvement on it and was purchased as vacant for redevelopment purposes. The site is a corner commercial lot with frontage on the east side of N. Federal Highway and on the south side of 12 th Avenue N. with access to an alley to the east of the property.

AERIAL VIEW



LATEST DEED

CFN 20210163390
OR BK 32375 PG 544
RECORDED 04/12/2021 14:54:23
Palm Beach County, Florida
AMT 750.000.00
DEED DOC 5,250.00
Joseph Abruzzo
Clerk
Pg# 0544-0545: (2Pg#)

Prepared by and return to:

Law Office of Cary P. Sabol, PA
P. O. Box 9081
West Palm Beach, FL 33416
561-281-2340
File Number: RB-2021-013

Parcel Identification Number: 38-43-44-21-15-354-0050
38-43-44-21-15-354-0080
38-43-44-21-15-354-0030
38-43-44-21-15-354-0060

[Space Above This Line For Recording Date]

Warranty Deed

This Warranty Deed made this 12th day of April, 2021 between THE BRUGMANSIA HOUSE LLC, a Florida Limited Liability Company whose principal office address is 11500 Indian Spring Ct., Great Falls, VA 22066, grantor, and John Steviak, a single man whose principal office address is 1636 Walnut St., Berkeley, CA 94709, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

PARCEL 1:

Lots 3 and 4, Block 354, of The Palm Beach Farms Company Plat No. 2, The Townsite of Lucerne (Now Known as Lake Worth), according to the plat thereof, recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

PARCEL 2:

Lot 5, Block 354, of The Palm Beach Farms Company Plat No. 2, The Townsite of Lucerne (Now Known as Lake Worth), according to the plat thereof, recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

PARCEL 3:

Lots 6 and 7, Block 354, of The Palm Beach Farms Company Plat No. 2, The Townsite of Lucerne (Now Known as Lake Worth), according to the plat thereof, recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

PARCEL 4:

Lot 8, Block 354, of The Palm Beach Farms Company Plat No. 2, The Townsite of Lucerne (Now Known as Lake Worth), according to the plat thereof, recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

DoubleTime®

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

THE BRUGMANSIA HOUSE LLC, a Florida Limited Liability Company

By: FLORIBUNDA, LLC, its Manager

By: *Douglas D. Schar*
Douglas D. Schar, Manager and Authorized Representative

Witness Name: *Karina Patrocas*

Witness Name: *Charles V. ...*

State of *Virginia*
County of *Fairfax*

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this *3rd* day of April, 2021 by Douglas D. Schar, Manager and Authorized Representative of FLORIBUNDA, LLC as Manager of THE BRUGMANSIA HOUSE LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Notary Public: *Justin Gormley*
Printed Name: *Justin Gormley*
My Commission Expires: *April 30, 2022*



COMPARABLE VACANT LAND SALE NUMBER 4



Location:	1715 N. Dixie Highway Lake Worth Beach, FL 33460
Folio No.	38-43-44-16-06-014-0010
Recorded:	OR Book 33649 Page 00568
Grantor:	Lake Worth Beach Community Redevelopment Agency
Grantee:	OAG Investment 5, LLC
Date of Sale:	June 15, 2022
Consideration:	\$2,490,000
Type of Instrument:	Special Warranty Deed
Land Size:	99,914 square feet
Present Use:	Vacant

COMPARABLE IMPROVED SALE NUMBER 4 (CONTINUED)

Zoning:	MU-DIXIE, Mixed Use DIXIE, City of Lake Worth Beach
Condition of Sale:	Arm's-length
Price per Square Foot of Land Area:	\$24.92/square foot
Comments:	This is a vacant site, basically rectangular and located on the northwest corner of N. Dixie Highway and 17 th Avenue N. with frontage on N. Dixie Highway to the east, 17 th Avenue N to the south and 18 th Avenue N. to the north. This property is across 18 th Avenue N. to the south of the subject property.

AERIAL VIEW



LATEST DEED

9/1/22, 11:06 AM

Landmark Web Official Records Search

CPN 20220294725
DL 124 33849 PG 588
RECORDED: 06/27/2022 08:15:02
Palm Beach County, Florida
AMT 2,400.000.00
DEED DOC 17,430.00
Joseph Abruzzo
Clerk
Pgs. 0265-0570, (2)Pgs)

Prepared by and e-mailed to
Doreen M. Toltes, Esq.
Attorney at Law
Wino Scrata Hoffmann Cole & Bierman, P.L.L.C.
2800 Ponce de Leon Boulevard Suite 1200
Coral Gables, FL 33134
305-454-0800
File Number: 3949.018

Parcel Identification Number: 38-43-44-16-06-014-0108

[Space Above This Line For Recording Date]

Special Warranty Deed

This Special Warranty Deed made this 15th day of June, 2022 between Lake Worth Beach Community Redevelopment Agency, a Florida public agency created pursuant to Chapter 163, F.S. (the "Grantor"), and OAG Investment S LLC, a Florida limited liability company whose post office address is 444 Brickell Avenue, P.O. Box 13121, Miami, Florida 33101 (the "Grantee"),

(the Grantor and Grantee are hereinafter referred to as the "Parties" to this instrument and the principal representatives and assigns of each of them, and the successors and assigns of each of them);

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Together with all the tenements, hereditaments and appurtenances therein belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

DoubleTime®

NotaryCam Doc ID: f0428f14-dbf0-4a72-8b43-cb95238df66a

[https://rec.mypairsearcher.com/Search/DocumentAndInfoByBookPage?Key=Assessor\\$000Ktysa=0&booknumber=32846&pagenumber=568#](https://rec.mypairsearcher.com/Search/DocumentAndInfoByBookPage?Key=Assessor$000Ktysa=0&booknumber=32846&pagenumber=568#)

1/3

Signed, sealed and delivered in our presence:

Lake Worth Beach Community Redevelopment Agency, a Florida public agency created pursuant to Chapter 163, F.S.
Lake Worth Community Redevelopment Agency, a Florida public agency created pursuant to Chapter 163, F.S.

Millic Ramos-Pombo

Witness Name: Millic Ramos-Pombo

Lerise Redding

Witness Name: Lerise Redding

Millic Ramos-Pombo

Witness Name: Millic Ramos-Pombo

Lerise Redding

Witness Name: Lerise Redding

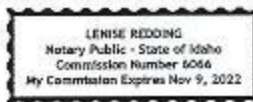
By: Brendan Lynch
Brendan Lynch, Chair

By: Joan Oliva
Joan Oliva, Executive Director

State of Idaho, County of Ada:

This notarial act involved the use of two-way audio/video communication technology.
The foregoing instrument was acknowledged before me by means of physical presence or online instruction, this 15th day of June, 2022 by Brendan Lynch, Chair and Joan Oliva, Executive Director of Lake Worth Beach Community Redevelopment Agency, a Florida public agency created pursuant to Chapter 163, F.S., Lake Worth Community Redevelopment Agency, a Florida public agency created pursuant to Chapter 163, F.S., on behalf of said agency. They are personally known or have produced a driver's license as identification.

[Notary Seal]



Lerise Redding
Notary Public
Printed Name: Lerise Redding
My Commission Expires: 11/9/2022

Exhibit "A"

Parcel 1:

Lots 1, 2 and 3, Block "D", Lake Worth Heights, according to the Plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 2:

The East 110 feet of Lot 1, Block "E", Lake Worth Heights, according to the Plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

LESS from Parcels 1 and 2, that parcel described in site Supplated Order of Taking in O.R. Book 9379, Page 1919, Public Records of Palm Beach County, Florida, more particularly described as follows:

A portion of Lot 1, Block E, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 1; thence South 87°52'17" East along the Southerly boundary line of said Lot 1, a distance of 167.50 feet to the POINT OF BEGINNING; thence continue South 89°55'17" East along said Southerly boundary line, a distance of 7.00 feet to a point on the Westerly Existing Right of Way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the Eastern boundary line of said Lot 1; thence North 00°00'00" West along said Westerly Existing Right of Way line and said parallel line, a distance of 9.00 feet; thence South 37°54'15" West, a distance of 11.35 feet to the POINT OF BEGINNING.

AND

A portion of Lot 1, Block D, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence South 89°55'10" East along the Southerly boundary line of said Lot 1, a distance of 167.50 feet to the POINT OF BEGINNING; thence continue South 89°55'10" East along said Southerly boundary line, a distance of 7.00 feet to a point on the Westerly Existing Right of Way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the Eastern boundary line of said Lot 1; thence South 00°00'00" East along said Westerly Existing Right of Way line and said parallel line, a distance of 9.00 feet; thence North 29°02'10" West, a distance of 10.51 feet to the POINT OF BEGINNING.

Parcel 3:

The West 40 feet of Lot 1 and all of Lot 2, Block E, Lake Worth Heights, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

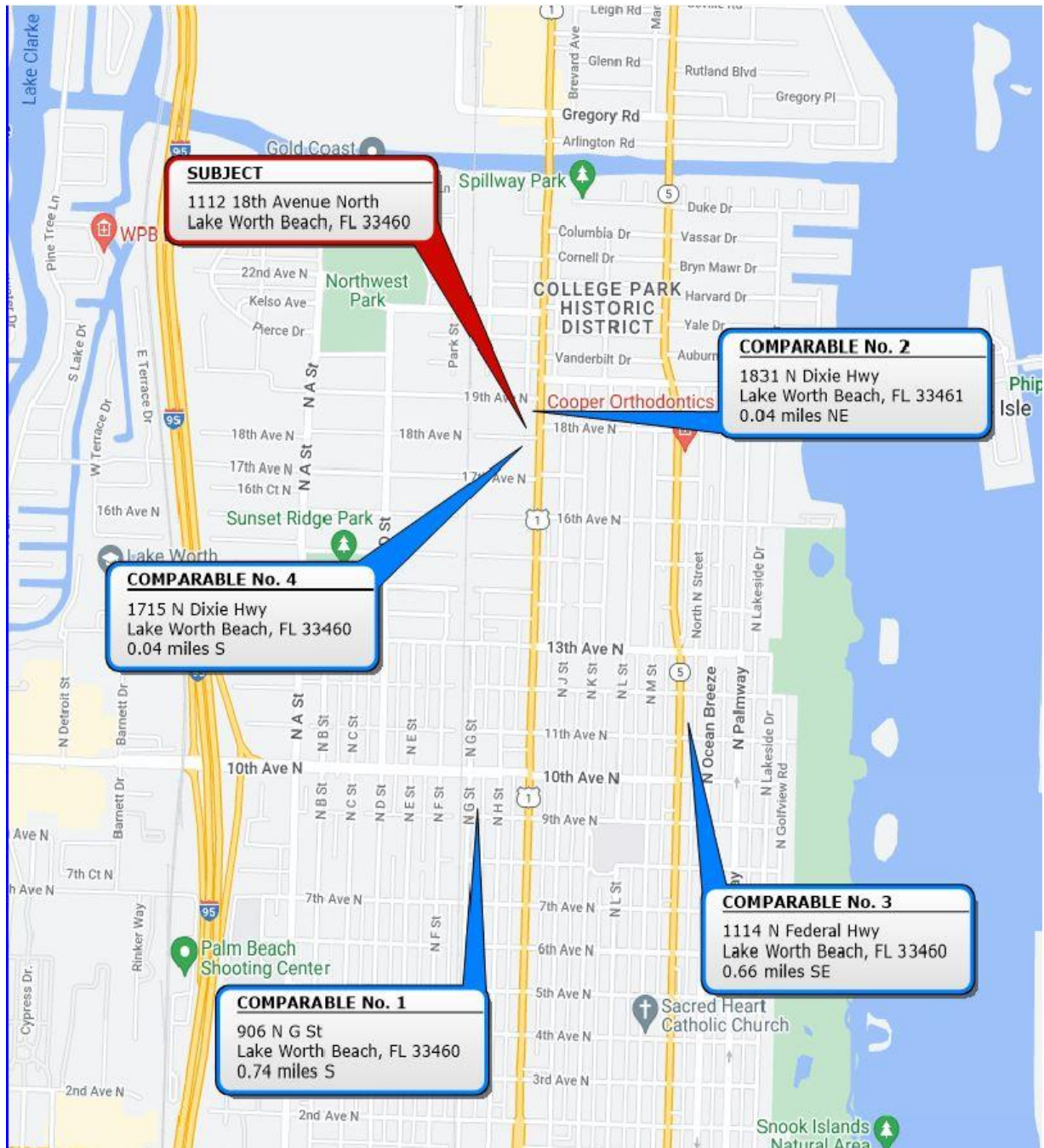
Parcel 4:

Lot 3, and the East Half (8 1/2) of Lot 4, Block E, Lake Worth Heights, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 5:

The East 25 feet of the West 65 feet of Lot 1, Block E, Lake Worth Heights, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

COMPARABLE SALES LOCATION MAP



1112 18th Avenue N. Lake Worth Beach, FL 33460

SALE No.	SALE DATE	SALE PRICE	ADDRESS	LOT SIZE SF	PRICE PER SF	ZONING
1	12/27/2021	\$ 1,199,900	906-930 N. G Street, Lake Worth Beach, FL 33460	62,761	\$ 19.12	TOD-E
2	12/28/2021	\$ 365,000	1831 N. Dixie Hwy. Lake Worth Beach, FL 34460	19,293	\$ 18.92	MU-Dixie
3	4/2/2021	\$ 750,000	1114 N. Federal Hwy. Lake Worth Beach, FL 33460	40,511	\$ 18.51	MU-F
4	6/15/2022	\$ 2,490,000	1715 N. Dixie Hwy. Lake Worth Beach, FL 33460	99,914	\$ 24.92	MU-Dixie
SUBJECT			1112 18th Avenue N. Lake Worth Beach, FL 33460	4,382		MU-Dixie

SALES COMPARISON APPROACH TO VALUE

MARKET DATA ANALYSIS

The Sales Comparison Approach to value entails the direct comparison of similar properties that have sold in the recent past. We have reviewed about twenty recent sales in the Lake Worth area and surrounding communities and have narrowed our sales to the four transactions located within the City of Lake Worth Beach and all are located within .75 miles of the subject property. The sales have all occurred within the prior 24 months.

We have reviewed the sales and considered adjustments based upon an analysis of the real property rights conveyed, the conditions of sale, differences in general market conditions (time), and physical differences between the sale properties and the subject property.

The sales sold in the time frame of April of 2021 to June of 2022. The date of value for this assignment is September 9, 2022. The sales all occurred in a similar time frame and market conditions. The review of these sales leads us to conclude that Sales 3 should be adjusted higher for the difference in time frames as this was the oldest sale and the lowest unit sale price with an inferior location on Federal Highway.

The subject property contains a total of 4,382 square feet of land area and the site was vacant. The comparable sales range in land size from 19,293 square feet to 99,914 square feet with the largest sale having the highest unit sale price. Although the sales are larger than the subject, these were considered most applicable in consideration of our conclusion of the market value for an “across the fence” value.

The zoning on Sales 2, 3 and 4 is the same as the Mixed Use of the subject property with Sales 2 and 4 having the same Dixie Highway designation. Sale 1 is zoned TOD-E. Our review of the sales did not indicate any market-based adjustments or trends for this difference in zoning.

All of the sales are located in close proximity to the subject property, and all are located within the City of Lake Worth Beach. Sales 2 and 4 were considered most similar to the subject property as they are located to the north and south of the subject property. .

SALES COMPARISON APPROACH TO VALUE (CONTINUED)

MARKET DATA ANALYSIS (Continued)

The following is a summary of our review of each of the sales:

Sale 1 is located on the corner of 10th Avenue North and N G Street, just east of the railroad tracks and sold in December of 2021 for \$1,199,000 or \$19.12 per square foot of land area. This site was considered inferior overall.

Sale 2 is located on the west side of N. Dixie Highway and was the smallest site considered in our review. This sale was considered similar for size, zoning and location being located just to the northeast of the subject property. This property sold in December of 2021 for \$18.92 per square foot and was considered similar overall.

Sale 3 is located .66 miles to the southeast of the subject property on Federal Highway and had MU-F zoning and was the oldest sale in April of 2021. This 40,511 square foot site sold for \$18.51 per square foot of land area and was considered to be inferior overall to the subject property.

Sale 4 is located just across 18th Avenue N. to the south of the subject property on the corner of N. Dixie Highway and 18th Avenue N. and sold for \$24.92 per square foot of land area. This was the largest site reviewed with 99,914 square feet of land and this site is larger than the subject property but would be typical for the subject location on N. Dixie Hwy. This property has the same zoning and is one of the newest sales occurring in June of 2022. This sale was considered superior due to the size and the street access on three streets.

MARKET DATA ANALYSIS (CONTINUED)

Based on our overall review of the 4 sales, it was our opinion that the market value of the subject site would be in the range of Sales 1, 2, 3 and 4 with Sales 1 and 3 considered inferior and Sale 4 considered superior overall. Based on the review of the sales, a value conclusion at \$20.00 per square foot of land area was considered applicable and is supported by the sales in the area. This would reflect the value of the site based on an “across the fence” valuation. This would be the value to any purchaser that assembled this site with their property. Since the site is unbuildable by itself, there is a limited market for the property as there are only three parcels that adjoin the subject.

The subject site is 25 feet wide and approximately 176 feet deep with a zoning of MU-Dixie and the site **is not buildable as a stand-alone** property. We have reviewed sales of unbuildable lots and remnant parcels sold by FDOT to adjoining land owners. These sales range in value from a low of \$0.50 to \$3.00 per square foot and the values sold in the range of 10% to 50% of the adjoining land values. In addition, we reviewed sales of unbuildable lots due to environmental issues and these sales ranged from a low of \$2.02 to a high of \$8.63 with these percentage in the range of 10% to 43%. Therefore, we have concluded the a discounted value for the lot at 40% of the across the fence value would be applicable to the subject property. This indicates a market value at \$8.00 per square foot.

Therefore, the following indicates the market value for the subject property.

Land Size (Sq. Ft)		Indicated Unit Price (per Sq. Ft)		Indicated Value
4,382	X	\$8.00 per Sq. Ft	=	\$35,056
INDICATED MARKET VALUE OF SUBJECT				\$35,000

RECONCILIATION

We have considered the Sales Comparison, Cost, and Income Approaches to value in this assignment. The Cost and Income Approaches were not considered applicable due to our review of the motivations of the buyers for this type of property. Based upon the quantity and quality of the market data, i.e., the comparable sales, it is our opinion that the Sales Comparison Approach to Value is the most reliable indicator of the value of the subject property (land only). The use of the Sales Comparison Approach to Value allowed us the opportunity to review the value of the property considering the unit sale price per square foot of land area for an “across the fence” valuation. Considering the subject and surrounding uses, the review of the unit sale price and overall sale prices of the comparables was considered most applicable and the sales considered, in our opinion, reflect the market value of the across the fence methodology.

The Sales Comparison Approach for the land was considered the most applicable method of valuation for the subject land and that indicated a market value of \$20.00 for an “across the fence” valuation. The review of other unbuildable lots lead us to conclude that an assemblage value of \$8.00 per square foot would be applicable and that indicated a market value of \$35,000. This valuation is based on the highest and best use for mixed use development as part of the limited market for assemblage.

Based upon review of the market data and our analysis, it is our opinion that the market value of the subject property based on our estimation of the highest and best use of the property as indicated in this report, as of September 9, 2022, is:

VALUE OF SUBJECT PROPERTY

THIRTY-FIVE THOUSAND DOLLARS
(\$35,000)

ADDENDUM

**PHOTOGRAPHS
OF
SUBJECT PROPERTY**



View looking northerly from 18th Avenue N. of subject



View looking northerly from 18th Avenue N. of subject westerly boundary



Street view looking easterly on 18th Avenue subject on left



View looking westerly on 18th Avenue subject which is on right

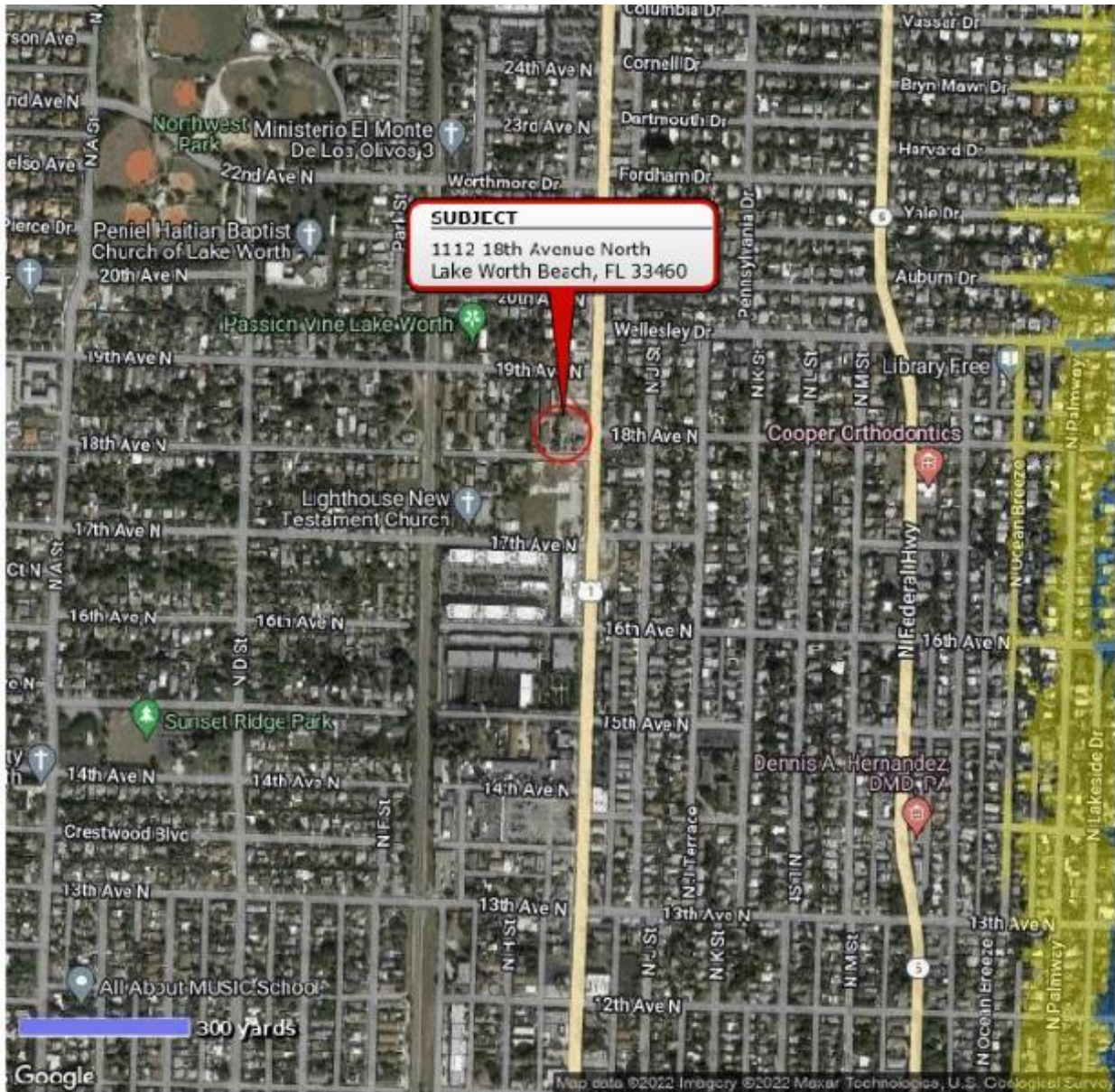


View of subject site looking northeasterly 18th Avenue N. of subject



View from 18 Avenue N. with subject on east of property to the east of subject

FLOOD ZONE MAP



MAP DATA

FEMA Special Flood Hazard Area: **No**
 Map Number: 12099C0593F
 Zone: X
 Map Date: October 05, 2017
 FIPS: 12099

MAP LEGEND

- | | |
|--|---|
|  Areas inundated by 500-year flooding |  Protectec Areas |
|  Areas inundated by 100-year flooding |  Floodway |
|  Velocity Hazard |  Subject Area |

Powered by CoreLogic®

SUBJECT PROPERTY MOST RECENT DEED

No Deed Available Through Palm Beach County Property Appraiser

ZONING CODE

9/15/22, 12:32 PM

Lake Worth Beach, FL Code of Ordinances

Sec. 23.3-17. - MU-DH—Mixed use-Dixie Highway.

- a) *Intent.* The MU-DH mixed use - Dixie Highway district is designed for Dixie Highway, Lake Worth's commercial spine. The MU-DH district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use. Certain commercial uses are not permitted in the district because they will be detrimental to the shopping or office functions of the area. The establishment of certain uses is subject to conditional use review to ensure they will not have a negative impact on nearby residential uses or on the commercial viability of their neighbors. The district implements in part the downtown mixed use land use category of the Lake Worth Comprehensive Plan.
- b) *Use restrictions and development regulations for residential uses in the MU-DH district.* Multiple-family residential uses, excluding single-family and two-family uses, may be established and expanded in the MU-DH district subject to the provisions of [section 23.3-10](#) for uses on the east side of Dixie Highway and [section 23.3-11](#) for uses on the west side of Dixie Highway. Provided however that residential uses shall not be permitted at the ground floor of any building fronting on Dixie Highway.
 1. Minimum living area shall be as follows:
 - A. Efficiency units: Four hundred (400) square feet.
 - B. One-bedroom units: Six hundred (600) square feet.
 - C. Two-bedroom units: Seven hundred fifty (750) square feet.
 - D. Three-bedroom units: Nine hundred (900) square feet.
 - E. Four-bedroom units: One thousand three hundred fifty (1,350) square feet.
- c) *Use restrictions for nonresidential uses in the MU-DH district.* Refer to the permitted use table at [section 23.3-6](#) for a complete list of uses.
 1. *Principal nonresidential uses permitted by right.*
 - A. Commercial - low intensity.
 - B. Office - low intensity.
 - C. Low intensity retail uses - low intensity.
 - D. Personal services uses - low intensity.
 - E. Cultural and artisanal arts uses - low intensity.
 - F. Institutional uses - low intensity.
 - G. Automotive vehicular - low intensity.
 - H. Eating and drinking establishments without drive through facilities.
 - I. Essential services.
 - J. Mixed use developments between major intersections.
 - K. Stand alone commercial uses within one (1) block of major intersections. The major intersections in this district are 10th Avenue North, 6th Avenue south and 12th Avenue south.
 2. *Principal uses permitted as either administrative or conditional uses.*
 - A. Commercial - medium to high intensity.
 - B. Office - medium to high intensity.
 - C. Low intensity retail uses - medium to high intensity.

- D. Personal services uses - medium to high intensity.
 - E. Cultural and artisanal arts uses - medium to high intensity.
 - F. Institutional uses - medium to high intensity.
 - G. Automotive vehicular - medium to high intensity.
 - H. Open air retail operations.
 - I. Parking facilities.
 - J. Places of worship (see [Article 4](#), Development Standards).
 - K. Hotels and motels, subject to the following requirement: Each guest room and bath unit shall have a minimum area of two hundred fifty (250) square feet measured from the interior face of the exterior walls and the interior face of the demising walls of the unit.
3. *Accessory uses permitted by right.*
- A. Home occupations.
 - B. Any use accessory to and customarily incidental to a principal use permitted by right.
4. *Accessory uses permitted as either administrative or conditional uses.*
- A. Day care centers and nursery school uses accessory to places of worship.
 - B. Restaurants accessory to motels.
 - C. Establishments selling alcoholic beverages, whether for consumption on or off the premises, accessory to motels having accessory restaurants.
 - D. Residential apartments as secondary uses in structures with office uses as primary uses.
 - E. Any use accessory to and customarily incidental to a principal use permitted as either an administrative or conditional use.
- d) *Development regulations for uses permitted by right.*

Lot Area	East side of Dixie Highway - 6,500 square feet with max density 1 du per each 2,175 square feet net lot area	
	West side of Dixie Highway - 13,000 square feet with max density 1 du per each 2,175 square feet net lot area	
	Max density 20 dwelling units per gross acre of 43,560 square feet, minimum of 2,175 square feet per unit	
Lot Width	50 ft. on East side of Dixie Highway	
	100 ft. on West side of Dixie Highway	
Height	Primary	East side of Dixie Highway - 30 ft. (not to exceed 2 stories) *Additional 5 ft. of height under Sustainable Bonus Incentive Program (not to exceed 3 stories).

		<p>West side of Dixie Highway - 30 ft. (not to exceed 2 stories) *Additional 5 ft. of height under Sustainable Bonus Incentive Program (not to exceed 3 stories) for blocks adjacent to a single-family residential (SF-R) district. *Additional 15 ft. of height under Sustainable Bonus Incentive Program (not to exceed 4 stories) for blocks fronting both Dixie Highway and G Street or blocks adjacent to the artisanal industrial (AI) district.</p>
	Accessory	24 ft. (not to exceed 2 stories)
Setback	Front	10 ft. minimum not to exceed 22 ft.
	Rear	15 ft. or 10% of lot depth when next to residential zoning district. 10 ft. in general. 5 ft. for accessory structure
	Side	10 ft. on street and 0 ft. on interior lot.
		Roof overhangs shall not exceed more than 2 feet.
	Bonus Height and Stories	For all stories above the second story, both the front façade and rear façade must be set back an additional distance beyond the minimum.
A. Front façade for third story and above must have front setback of eight (8) to twelve (12) feet in addition to minimum.		
B. Rear façade for third floor and above must have rear setback of eight (8) to twelve (12) feet in addition to minimum.		
		C. Façades facing major thoroughfares must have setbacks of eight (8) to twelve (12) feet in addition to minimum for third story and above.
Living Area	Single-Family	800 square feet first dwelling
		400 square feet second dwelling

	Multiple-Family	400 square feet Eff.
		600 square feet 1 BR
		750 square feet 2 BR
		900 square feet 3 BR
		1,350 square feet 4 BR
Accessory Structure Limitations	The total area for accessory structures is limited to 40% of the principal structure area or 1,000 square feet, whichever is less.	
Impermeable Surface Total	A. Small lot - 65%	
	B. Medium lot - 65%	
	C. Large lot - 65%	
Maximum Lot Coverage for all Buildings	A. Lots up to 4,999 square feet (small lot) - 55%	
	B. Lots 5,000 square feet to 7,499 square feet (medium lot) - 50%	
	C. Lots over 7,500 square feet (large lot) - 45%	
Maximum Wall Heights at Side Setback	30'-0" wall height at setback.	
	35'-0" wall height with sustainable incentive (east side of Dixie)	
	45'-0" for additional stories with sustainable incentive (west side of Dixie).	
Floor Area Ratio (FAR) Limitation	Maximum FAR is 1.5.	
	The FAR shall be 1.00 for lots up to 4,999 square feet; 0.95 for lots between 5,000 square feet and 7,499 square feet; and 0.90 for lots 7,500 square feet and greater.	
	An additional 0.50 of FAR shall be granted for Sustainable Bonus Incentive Program.	

1. *Minimum lot dimension.*
 - A. Minimum lot area:
 - (1) East side of Dixie Highway: Six thousand five hundred (6,500) square feet.
 - (2) West side of Dixie Highway: Thirteen thousand (13,000) square feet.
 - B. Minimum lot width:
 - (1) East side of Dixie Highway: Fifty (50) feet.
 - (2) West side of Dixie Highway: One hundred (100) feet.
2. *Maximum height of buildings.*
 - A. Principal building: Thirty (30) feet in height and not to exceed two (2) stories.
 - B. Additional five (5) feet in height shall be granted under the Sustainable Bonus Incentive Program (not to exceed three (3) stories) for lots on east side of Dixie and blocks on west side of Dixie abutting residential zoning districts.
 - C. Additional fifteen (15) feet in height shall be granted under the Sustainable Bonus Incentive Program (not to exceed four (4) stories) for blocks on west side of Dixie and abutting the artisanal industrial (AI) zoning district or fronting both Dixie Highway and the Florida East Coast Railroad (FEC) tracks (G Street).
 - D. Garages and other accessory buildings: Twenty-four (24) feet.
3. *Build-to lines.*
 - A. Front build-to line:
 - (1) From Dixie Highway (SR 805) right-of-way lines: Ten (10) feet.
 - (2) From all other thoroughfare right-of-way lines: Ten (10) feet.
 - (3) Front setback can be increased by eight (8), ten (10) or twelve (12) feet if the building provides an open arcade or public plaza.
 - B. Minimum side setback:
 - (1) From street side lot line: Ten (10) feet.
 - (2) From interior side lot line: None.
 - (3) Street side setback can be increased by eight (8), ten (10) or twelve (12) feet if the building is provided an open arcade or public plaza.
 - (4) Roof overhangs shall not exceed more than two (2) feet into setback.
 - C. Minimum rear setback:
 - (1) Ten (10) feet in general.
 - (2) For lots next to residential zoning districts: Fifteen (15) feet or ten (10) percent of lot depth, whichever is greater.
 - (3) For accessory structures: Five (5) feet.
 - D. Additional height and stories setback for sustainable incentive: buildings in excess of thirty (30) feet in height shall provide an additional front and rear setback of between eight (8) and twelve (12) feet to the minimum required front and rear setbacks.
 - E. Additional height and stories setback along major thoroughfares: Buildings in excess of thirty (30) feet in height shall provide an additional setback of between eight (8) and twelve (12) feet for façades facing a

major thoroughfare.

- F. Awnings shall be exempt from the front and side street setback regulations. Awnings may project over public property to a point of not more than one (1) foot back from the face of the curb. Second story awning(s) installations shall project no more than five (5) feet from the building. If awnings overhang Dixie Highway rights-of-way, the owner will need to acquire a State of Florida Department of Transportation permit.
4. *Build-to line.* All buildings fronting on Dixie Highway shall be situated ten (10) feet from the property line to afford a consistent building line along the street. If public arcade or public open space is provided the build-to-line may be adjusted in increments of eight (8), ten (10) and twelve (12) feet.
 5. *Maximum impermeable surface.* The maximum impermeable surface shall be:
 - A. Sixty-five (65) percent of the lots up to four thousand nine hundred ninety-nine (4,999) square feet;
 - B. Sixty-five (65) percent for lots between five thousand (5,000) square feet and seven thousand four hundred ninety-nine (7,499) square feet; and
 - C. Sixty-five (65) percent for lots seven thousand five hundred (7,500) square feet and greater.
 6. *Maximum impermeable surface for all structures.* The maximum impermeable surface shall be:
 - A. Fifty-five (55) percent for lots up to four thousand nine hundred ninety-nine (4,999) square feet;
 - B. Fifty (50) percent for lots between five thousand (5,000) square feet and seven thousand four hundred ninety-nine (7,499) square feet; and
 - C. Forty-five (45) percent for lots seven thousand five hundred (7,500) square feet and greater.
 7. *Floor area ratio (FAR) limitations.* Maximum FAR is 1.50. The FAR shall be:
 - A. 1.00 for lots up to four thousand nine hundred ninety-nine (4,999) square feet;
 - B. 0.95 for lots between five thousand (5,000) square feet and seven thousand four hundred ninety-nine (7,499) square feet;
 - C. 0.90 for lots seven thousand five hundred (7,500) square feet and greater; and
 - D. An additional 0.50 of FAR shall be granted under the Sustainable Bonus Incentive Program.
 8. *Accessory structures.* All accessory structures shall not exceed forty (40) percent of the gross floor area of the principal structure, excluding approved prefabricated metal storage buildings totaling no more than one hundred forty-four (144) square feet.
 9. *Location of accessory buildings, pools, etc.* Accessory buildings, pools and similar structures shall be allowed within the rear or side yards of a double front or corner lot between the main structure and a public street, provided that minimum setbacks are maintained.
 10. *Required street trees.* Street trees shall be installed at a minimum of every twenty-five (25) feet of frontage. Approved native species shall be used.
 11. *Ground floor regulations.* Ground floor uses with frontage on Dixie Highway must be habitable and active, such as office or retail, and shall not include parking or mechanical uses.
 12. *Parking.* In addition to the requirements in [Article 4](#), Development Standards, off-street parking may be addressed by shared parking arrangements for mixed-use developments.
 13. *Major thoroughfare design guidelines.* Additional developmental regulations are applicable to certain locations in this district pursuant to the major thoroughfare guidelines, as adopted from time to time by

resolution of the city commission. See also section 23.2-31.

- e) *Locational and development regulations for uses permitted as either administrative or conditional uses.* Uses permitted as conditional uses shall be regulated pursuant to the requirements of sections 23.2-28 and 23.2-29 Article 4, Development Standards.

(Ord. No. 2016-13, § 6(Exh. E), 5-17-16; Ord. No. 2018-10, § 8(Exh. G), 7-17-18; Ord. No. 2019-13, § 4, 12-3-19)

QUALIFICATIONS

ROBERT D. MILLER, ASA

EDUCATION:

Appraisal Institute Courses

SSP Standards of Professional Practice
I-A Fundamentals of Real Estate Appraisal
I-B Capitalization Theory and Techniques
8 Appraising a Single-Family Residence
2-1 Case Studies in Real Estate Valuation
2-2 Report Writing
Business Valuation Seminar
Litigation Valuation

Other Appraisal Courses

Mass Appraisal of Residential Properties
Florida State Law and USPAP
Factory Built Housing
Automated Valuation Model

PROFESSIONAL

Senior Member of American Society of Appraisers-

AFFILIATION:

South Florida Chapter No. 82 – Accredited Senior Appraiser (ASA) Real Property Urban

LICENSED:

Certified General Real Estate Appraiser #RZ1270- State of Florida

EXPERIENCE:

1993-Present Vice President-The Urban Group, Inc.
1995-Present Miller Appraisal Group, Inc.
1978-1993 Real Property Analysts, Inc., Fort Lauderdale, Florida, Executive Vice President
1987 Involved in United States Senate Study Right-of-Way Acquisition Procedures

QUALIFIED AS EXPERT WITNESS FOR:

Condemnation proceeding in Lake, Kankakee, Cook and DuPage Counties, Illinois and Broward, Dade, Monroe, Palm Beach and Duval Counties, Florida. Testified in Bankruptcy Court in Florida and Texas and Federal Court in Miami, Florida

HAS COMPLETED:

Appraisal Assignments

Commercial, vacant and improved
Condemnation projects
Industrial, vacant and improved
Multi-family residential,
Mobile Home Parks
Office, vacant and improved
Special purpose properties
Review Services

Counseling

Acquisition projects
Income tax analysis
Investment analysis
Tax assessments
ROW Cost Analysis
Special assessments

VARIOUS CLIENTS OVER THE PAST TEN YEARS

GOVERNMENT

BROWARD COUNTY
BROWARD COUNTY SCHOOL BOARD
CITY OF BOYNTON BEACH
CITY OF CORAL SPRINGS
CITY OF DELRAY BEACH
CITY OF FORT LAUDERDALE
CITY OF FORT MYERS
CITY OF HALLANDALE BEACH
CITY OF HOLLYWOOD
CITY OF LAUDERDALE BY THE SEA
CITY OF LAUDERDALE LAKES
CITY OF LAKE WORTH BEACH
CITY OF KEY WEST
CITY OF MARGATE
CITY OF MIAMI
CITY OF MIAMI SPRINGS
CITY OF MIRAMAR
CITY OF POMPANO BEACH
CITY OF RIVIERA BEACH
CITY OF SOUTH MIAMI
CITY OF SUNRISE
FLORIDA DEPARTMENT OF TRANSPORTATION
MIAMI DADE COUNTY
SOUTH FLORIDA WATER MANAGEMENT
TOWN OF DAVIE
TOWN OF PALM BEACH
TOWN OF OCEAN RIDGE
VILLAGE OF PALMETTO BAY

PRIVATE

ALTMAN DEVELOPMENT CORPORATION
CLEAR CHANNEL OUTDOOR
CLEVELAND CLINIC
LENNAR HOMES
THE TAUBMAN COMPANY
SBA TOWERS INC.
UNITED HOMES
WAL-MART CORPORATION

ATTORNEY

BECKER & POLIAKOPF
GREENBERG TRAUIG
BILLINGS COCHRAN
COKER AND FEINER
BRIAN PATCHEN PA
HOLLAND & KNIGHT
GOREN CHEROF DOODY & EZROL
ACKERMAN
WEISS-SEROTA-HELFMAN

