

Universal Development Application



This application is required for ALL applications submitted to the Planning, Zoning and Historic Preservation Division. If you have questions regarding this application, please make an appointment with planning staff.

1. Application Type (select all that apply)

- a. Site Plan: ☐ Minor ☒ Major ☒ Planned Development ☒ Sustainable Bonus
- b. Use: ☐ Administrative ☐ Conditional
- c. Proximity Waiver: ☐ Alcoholic Beverage ☐ Community Residence ☐ Gaming Establishment
☐ Adult Use
- d. Approvals: ☐ Variance ☐ Mural ☐ Cert. of Appropriateness ☐ Adjustment
- e. Amendments: ☒ Rezoning / Map ☐ Text
- f. Other: ☐ Subdivision/Plat ☐ Annexation ☐ Zoning Letter
☐ ABT Signoff ☐ _____

2. Project Information

- a. Project Name: Golden Road Apartments
- b. Project Location / Address: Approximately 200' west of the 10th Avenue North and Boutwell Road intersection
- c. Legal Description: See attached Legal Description
- d. Property Control Number (PCN): 38-43-44- See attached PCN List
- e. Zoning: Existing: Mixed Use- West (MU-W) Proposed: No Change
- f. Future Land Use: Existing: Mixed Use- West (MU-W) Proposed: No Change
- g. Proposed Use: ☒ Residential; Units 230 ☐ Commercial; _____ S.F. ☐ Industrial; _____ S.F.
- h. Total Estimated Project Cost: _____
- i. Description of Work: See attached Justification Statement

3. Contact Information

- a. Project Manager / Contact Person: Yoan Machado
Company: WGI
Address: 2035 Vista Parkway City: West Palm Beach St: FL Zip: 33411
Phone Number: (561) 537-4542 E-Mail Address: yoan.machado@wginc.com
- b. Applicant Name (if different from Project Manager): _____
Company: Prospect Real Estate Group, LLC
Address: 1930 N. Donnelly Street City: Mt. Dora St: FL Zip: 32757
Phone Number: _____ E-Mail Address: _____
- c. Owner Name: _____
Company: Lake Worth Investment Group, LLC
Address: 4005 NW 114th Ave, Suite 5 City: Miami St: FL Zip: 33178
Phone Number: _____ E-Mail Address: _____

4. Owner's Consent

Lake Worth Investment Group, LLC ("Owner")

certifies that it is the owner of the property located at
Approximately 200' west of the 10th Avenue North and Boutwell Road intersection ("Subject Property") and expressly consents to the use of the Subject
Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application,
which may be imposed by the decision making board. Owner hereby authorizes, WGI (Yoan Machado) as
agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: *

Date: 11/24/2020

Name/Title of Signatory: Yoan S. Machado, Authorized Person

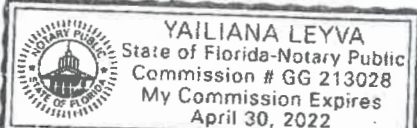
STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 24th day of November, 2020, by Yoan S. Machado

who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL)



*

(Signature of Notary Public)

(Name of Notary)

5. Affidavit of Completeness and Accuracy

Instructions: To be completed by the individual submitting the application (owner or authorized agent)

Project Name: Golden Road Apartments

Submittal Date: 12/2/20

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Lake Worth relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning, Zoning and Historic Preservation Division of Lake Worth, Florida, and will not be returned. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required by Palm Beach County to process this application. I further acknowledge that any plans that I have prepared or had prepared comply with the Fair Housing Standards. I further consent to the City of Lake Worth to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Yoan Machado

(Name - type, stamp, or print clearly)

WGI

(Name of Firm)

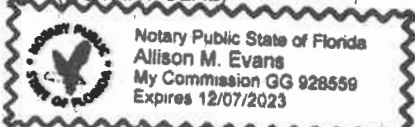
STATE OF Florida

COUNTY OF Lake

The foregoing instrument was acknowledged before me this 25th day of November, 2020, by Richard Fahn

who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY SEAL)



*

(Signature of Notary Public)

(Name of Notary)

Sign Posting Agreement



This form is required for all Historic Applications and Public Hearing Items.

1. Applicant: Prospect Real Estate Group, LLC
2. Property Owner: Lake Worth Investment Group, LLC
3. Contact Phone Number: (561) 839-1712 (Agent)
4. Property Location: Approximately 200' west of the 10th Avenue North and Boutwell Road Intersection
5. I, Yoan Machado, hereby affirm that I will post the notification sign(s) provided to me

for a minimum of ten calendar days before the scheduled date of the hearing of Planning and Zoning Case No. TBD

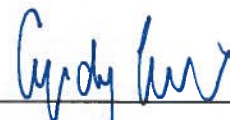
Signature:  Date: 12/14/2020

Name/Title of Signatory: YOAN MACHADO / PROJECT MANAGER

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 14th day of December 2020, by Yoan Machado who is personally known to me or who produced a _____ as identification. He/she did not take an oath.

(NOTARY PUBLIC)
 Cyndy Little
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG189612
Expires 3/31/2022


Signature of Notary Public
Cyndy Little
Name of Notary

RECEIVED

DEC 18 2020

PZHP

Legal Description

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AND BEING A PORTION OF TRACTS 26 AND 27 ACCORDING TO THE PLAT MODEL LAND CO., AS RECORDED IN PLAT BOOK 5, AT PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 88°08'52" WEST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1,006.39 FEET TO THE INTERSECTION OF THE EXTENDED EAST LINE OF TRACT 4 TO THE NORTH LINE OF SECTION 20; THENCE SOUTH 01°21'54" WEST ALONG THE EAST LINE OF SAID TRACT 4 EXTENDED, A DISTANCE OF 488.73 FEET; THENCE NORTH 88°08'01" WEST, FOR 220.00 FEET TO THE NORTHEAST CORNER OF PARCEL 8 AND THE POINT OF BEGINNING; THENCE SOUTH 01°21'54" WEST ALONG THE EAST LINE OF PARCEL 8, A DISTANCE OF 168.85 FEET TO THE SOUTHEAST CORNER OF PARCEL 8 AND THE NORTH LINE PARCEL 6; THENCE NORTH 87°57'52" WEST ALONG THE NORTH LINE PARCEL 6, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF PARCEL 6; THENCE SOUTH 01°21'54" WEST ALONG THE WEST LINE OF PARCEL 6, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 6 AND THE WEST LINE OF TRACT 27; THENCE SOUTH 87°57'52" EAST ALONG THE SOUTH LINE OF PARCEL 6 AND THE NORTH LINE OF TRACT 27, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF TRACT 27 (LESS THE EAST 220 FEET); THENCE SOUTH 01°21'54" WEST ALONG THE EAST LINE OF TRACT 27 (LESS THE EAST 220 FEET), A DISTANCE OF 632.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 10TH AVENUE NORTH; THENCE NORTH 88°07'39" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF 10TH AVENUE NORTH, A DISTANCE OF 230.00 FEET; THENCE NORTH 01°21'54" EAST DEPARTING NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 290.00 FEET; THENCE NORTH 88°07'39" WEST, A DISTANCE OF 277.81 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-4 CANAL; THENCE NORTH 22°59'34" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID E-4 CANAL, A DISTANCE OF 569.27 FEET; THENCE SOUTH 88°08'01" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 297.98 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS CONTAIN 278,644 SQUARE FEET OR 6.397 ACRES, MORE OR LESS.



JUSTIFICATION STATEMENT
REZONING, MAJOR SITE PLAN, SUSTAINABLE BONUS INCENTIVE PROGRAM (SBIP)
GOLDEN ROAD APARTMENTS

Initial Submittal: December 2, 2020

Resubmittal: February 8, 2021

1. REQUEST

On behalf of the Applicant (Landmark Residential Management, LLC), WGI is requesting approval for the subject site of the following:

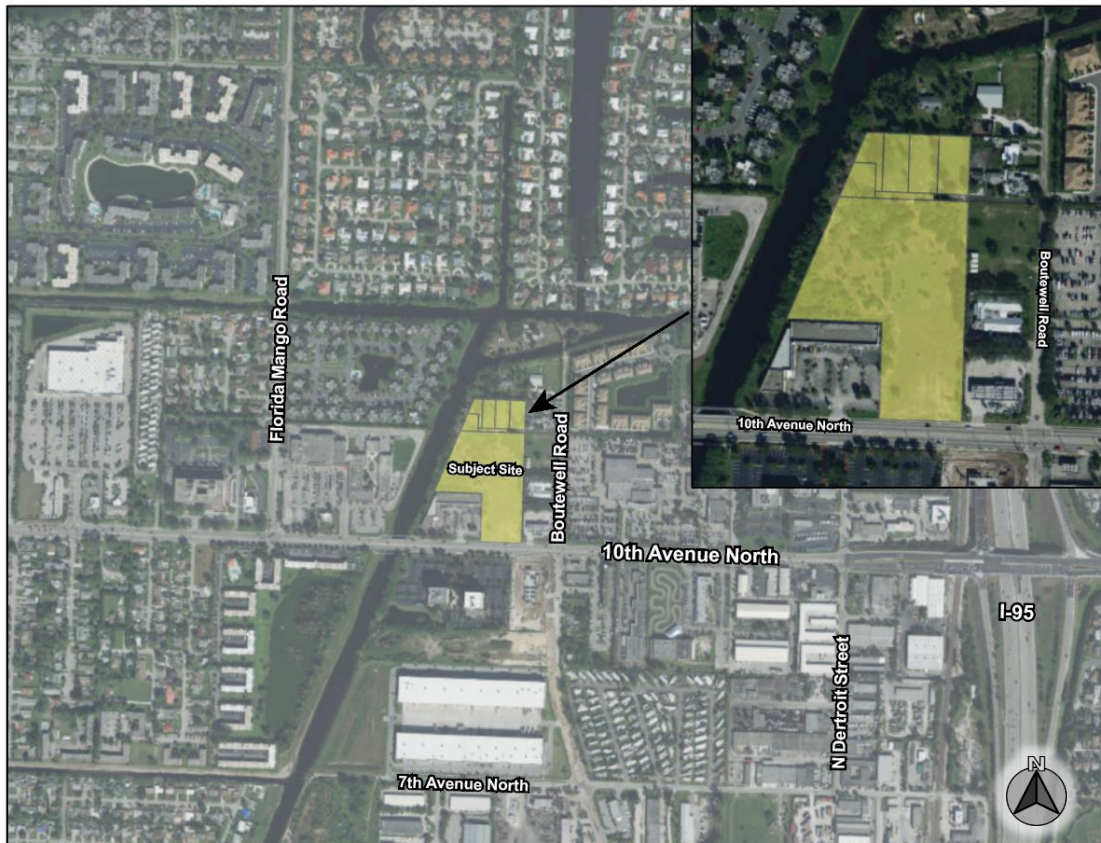
- 1) **Rezoning** to rezone the subject site from a Mixed-Use West (MU-W) zoning district to a Residential Planned Development (R-PD) zoning district with an underlying MU-W;
- 2) **Major Site Plan** approval to permit the development of 230 apartment units; and
- 3) **Sustainable Bonus Incentive Program (SBIP)** in order to increase density and building height for the proposed development.

2. SITE CHARACTERISTICS

The subject site consists of 6.39 acres and is located 200 feet west of the 10th Avenue North and Boutwell Road intersection, in the City of Lake Worth Beach. The site is currently undeveloped and retains a Future Land Use (FLU) and a Zoning designation of MU-W. The property is identified by the following Property Control Numbers (PCNs):

- | | |
|---------------------------|---------------------------|
| • 38-43-44-20-01-026-0010 | • 38-43-44-20-01-004-0120 |
| • 38-43-44-20-01-004-0030 | • 38-43-44-20-01-004-0130 |
| • 38-43-44-20-01-004-0060 | • 38-43-44-20-01-004-0010 |
| • 38-43-44-20-01-004-0080 | |

A location map has been provided below which details the site characteristics and surrounding areas.





3. DEVELOPMENT HISTORY

The following information relates to the zoning approval history for the subject site.

ORDINANCE/RESOLUTION	SUMMARY
Ordinance 2016-01	Voluntary Annexation
Ordinance 2016-02	Small Scale FLUA Amendment
Ordinance 2016-03	Rezoning
PZB #17-01400001	Major Site Plan

Per the 2018 Major Site Plan approval, the subject site is currently entitled with 189 multifamily apartments at a density of 29.58 dwelling units per acre.

4. SURROUNDING PROPERTIES

The subject site is located along the 10th Avenue North corridor, whose fabric is comprised of myriad of non-residential and residential uses alike. There are numerous commercial and residential developments along the corridor, one that would support infill development of this underutilized site. The following chart summarizes the uses located immediately adjacent to the subject site.

	FLU Designation	Zoning District	Existing Use
North	MU-W	MU-W	Single-Family Residential
South	Commercial High, with an underlying HR-8 (CH/8) (Palm Beach County)	CG: General Commercial (Palm Beach County)	Commercial Medical Uses
	Commercial High Office, with an underlying HR-8 (CH-O/8) (Palm Beach County)	CS: Commercial Specialized (Palm Beach County)	Office
	MU-W	MU-W	Hotel
East	MU-W	MU-W	Gas Station with Convenience Store
	MU-W	MU-W	Addiction Treatment Center
	MU-W	MU-W	Single-Family Residential
West	Urban Center (UC) (Palm Beach County)	UC: Urban Center (Palm Beach County)	Commercial Shopping Center
	High Residential – 12 units per acre (HR-12) (Palm Beach County)	RH: Residential High (Palm Beach County)	Condominiums

NORTH: Immediately north of the subject site is a single-family residential home located within the municipal boundary of Lake Worth Beach. This area retains a FLU designation and zoning district of MU-W. To the north is the E-4 Lake Worth Drainage District (LWDD) canal.

SOUTH: To the southwest of the subject site is commercial land located within Unincorporated Palm Beach County. This site retains a FLU designation of CH/8 and Zoning designation of CG. This commercial development includes medical type uses such as Eldercare at Home and



Concept Open Imaging Center. Directly south is 10th Avenue North with additional commercial and a hotel on the south side of the road. The commercial property is located within Unincorporated Palm Beach County with a FLU designation of CH-O/8 and Zoning designation of CS. The five-story Wyndham hotel is located within the City of Lake Worth Beach and retains a FLU and Zoning designation of MU-W.

EAST: Directly east of the subject site is a mix of residential and commercial properties that are all located within the City of Lake Worth Beach. These parcels retain a FLU and Zoning designation of MU-W. Further east is Boutwell Road, with commercial properties located on the east side of the road. These parcels also have a FLU and Zoning designation of MU-W. Commercial developments include a gasoline service station and car dealership.

WEST: To the immediate west of the subject site is the E-4 LWDD Canal. Further west is land located within Unincorporated Palm Beach County. A portion of the land retains a FLU and Zoning designation of UC. The area retains a FLU designation of HR-12 and Zoning designation of RH.

5. DEVELOPMENT PROGRAM

The request is to rezone the 6.39-acre subject site from MU-W to R-PD with an underlying MU-W, in order to develop a total of 230 multifamily apartment units – equating to a density of 35.99 dwelling units per acre. The multifamily apartment development will consist of two, five-story buildings and three, three-story buildings. The unit mix includes 104 one-bedroom units, 117 two-bedroom units, and 9 three-bedrooms. The development includes a clubhouse, pool and amenity deck, tot lot, and a dog park. The proposed development is to be built in one phase. The multifamily apartment development requests additional height and density through the SBIP to allow for the increase in height from two stories to five stories and an increase in the maximum density from 30 dwelling units per acre to 37.5 dwelling units per acre.

6. REZONING CRITERIA AND RESIDENTIAL PLANNED DEVELOPMENT STANDARDS

The Applicant's request is to allow a Rezoning to a Planned Development with a Major Site Plan. Section 23.2-26, Rezoning of Land and Future Land Use Map (FLUM) Amendments of the City's Code of Ordinance requires the Applicant to address the Findings in accordance with Section 23.2-26(3). The Applicant is providing a Justification Statement, Site Plan, and other relevant documents as part of this Rezoning, and has demonstrated this proposal meets the requirements set forth in the applicable City's Code of Ordinances. The responses by the Applicant for each Finding of Facts, provide a comprehensive analysis that the Rezoning application is compliance with these requirements:

A. Consistency

The proposed Rezoning to have a R-PD with an underlying MU-W on the subject site is consistent with the purpose and intent of the applicable comprehensive plan and land development regulations. Pursuant to Section 23.3-25(a) of the City's Code of Ordinances, a Planned Development is allowed in any mixed-use district, in which the site is compliant. In addition, the change to the Planned Development overlay is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

The Rezoning request to modify the 6.39-acre subject site to retain a R-PUD district with an underlying MU-W furthers Goal 1.2, Objective 1.2.2, and Objective 1.2.3. of the City of Lake Worth Beach's Comprehensive Plan, which promote compact sustainable urban development. The proposed development establishes a compact high-density residential use that would synergistically compliment the commercial corridor of 10th Avenue North, while balancing with existing uses within the area, and ultimately adding to the City of Lake Worth Beach's livable communities. The project includes sustainable elements such as Florida Green Building certification, higher quality landscaping in common open spaces, and the inclusion of a clubhouse, pool and amenity deck, tot lot and dog park.

The R-PUD district would support a more sustainable urban pattern in the City of Lake Worth Beach, by locating higher density eastward, at a well-established, urban intersection. The proposed project, at



a density of 37.5 dwelling units per acre, provides a prime opportunity for infill development, and will alleviate potential blight at one of the City's high profile intersections. The development will also utilize existing infrastructure, provide amenities that will benefit the community, and will diversify the housing stock within the City. All of these elements further the intent of the MU-W Zoning District.

The request to allow a R-PD district on the site supports Objective 1.6.1 and 1.6.7 of the City of Lake Worth Beach's Comprehensive Plan, by supporting redevelopment within the older urban areas of the City of Lake Worth Beach, and encouraging infill development. In addition, the proposed development supports redevelopment along the 10th Avenue North corridor, which is one of the City's major thoroughfares. A R-PUD district allows for a greater density, height, and design for the vacant subject site, thus promoting the highest and best use. The increase in density and height for the infill multifamily development would complement the redevelopment in the surrounding area and the existing higher density residential to the east and west of the subject site.

The proposed Rezoning to a R-PD district for the subject site meets all the regulations pursuant to Section 23.3-25(b) of the City of Lake Worth Beach's Code of Ordinances. The proposed development is not in conflict with any utility regulations or requirements of any utility system, while in compliance with the standards conditional use permits. The project provides dedication along 10th Avenue North. All utilities, including telephone, cable television, and electrical service systems, for the proposed development are to be installed underground. Once the R-PUD district request as been approved, at time of permitting, all the separate parcels on the subject site will brought under unified control. The application for the R-PUD provides all necessary information on the Master Development Plan and supporting documentation.

The Rezoning request to a R-PD district for the subject site further complies with Section 23.3-25(b) and 23.3-25(c) of the City of Lake Worth Beach's Code of Ordinances. The minimum area required for a R-PD is 5 acres, thus the 6.39-acre subject site exceeds the minimum area requirement. The proposed 230-unit multifamily apartment development is permitted in the underlying MU-W zoning district pursuant to Section 23.3-25(c)(3) of the City of Lake Worth Beach's Code of Ordinances. The required building setbacks for the R-PD district, per the underlying MU-W zoning district, are met with the front setback of 28 feet, rear setback of 18 feet, and side setback of 20 feet. The landscape buffer requirements for the R-PD district are met, since the proposed development provides a ten-foot landscape buffer along 10th Avenue North and a five-foot landscape buffer around the perimeter of the subject site. The multifamily development provides a total 379 parking spaces, therefore meets the City's Code requirement for parking. The project provides sufficient areas of common open space for the R-PD district in the pool and amenity deck, tot lot, dog park, and landscape areas around the multifamily buildings.

B. Land Use Pattern

The proposed Rezoning to R-PD zoning district, with an underlying MU-W, is consistent with the existing land use pattern. The surrounding context has a mix of residential and commercial zoning districts, both between the City of Lake Worth Beach and Palm Beach County. Below is a summary of the current land use pattern.

- Immediately to the east and north of the subject site is single-family residential lots, which retain a FLU and Zoning designation of MU-W.
- To the northeast, across Boutwell Road, are 75 townhome units on 8.75 acres located within Waterville Subdivision (equating to a density of 8.57 dwelling units per acre). These townhomes retain a FLU designation of Medium Density Residential (MDR) and a Zoning designation of Multifamily Residential, 20 (MF-20).
- To the west, across the E-4 LWDD Canal, are 144 townhome units on 13.23 acres located within the Waterside Estates subdivision (equating to a density of 10.88 dwelling units per acre). These



townhomes retain a FLU designation HR-12 and a Zoning designation of RH within the jurisdiction of Palm Beach County.

- To the southwest of the subject, across the E-4 LWDD Canal, are 218 multifamily apartment units on 19 acres within the Avesta Costa Del Lago community (equating to a density of 11.47 dwelling units per acre). The multifamily apartment units retain a FLU designation of HR-12 and a Zoning designation of RH within the jurisdiction of Palm Beach County.
- To the southeast of the subject site, across Boutwell Road, are 18 townhome units proposed on a one acre property for the Casa Bella project (equating to a density of 18 dwelling units per acre). The proposed Casa Bella townhome project is currently in review and is requesting a planned development designation, thus showing a precedent of planned development requests in the surrounding area.

The majority of residential uses in the surrounding context of the subject site include a higher density and are more compact in nature. The proposed Residential Planned Development at the vacant 6.39-acre subject site is consistent with the existing land use pattern in the area.

The vacant subject site is located along 10th Avenue North, a well-travelled urban minor arterial road and commercial corridor that includes a mix of different office, commercial, and industrial uses. The area along 10th Avenue North has seen an increase in intensity for commercial uses, such as the four-story Woodspring Suites hotel with 124 beds at the southeast and the new five-story Wyndham hotel with 100 beds at the south of the subject site. A new 7-Eleven gas station and convenience store is approved at the northwest corner of 10th Avenue North and Barnett Drive to the east as well. Immediately to the southwest of the subject site is commercial that includes medical type uses such as Eldercare at Home and Concept Open Imaging Center. Further to the south of subject site are commercial office buildings, while to the west across the E-4 LWDD Canal is a commercial shopping center. Immediately to the east of the subject site is a Mobil gas station and further east across Boutwell Road is an 8.5-acre car dealership. The subject site is a “pocket” of underutilized vacant land, which an infill higher density development of a Residential Planned Development would complement the existing land use pattern of the surrounding higher intensity commercial along 10th Avenue North.

C. Sustainability

The proposed development seeks SBIP approval for the following requests:

- Increase in building height from the standard maximum regulation of two stories to permitting two, five story buildings and three, three story buildings; and
- Allow for a 25% increase in density for the maximum base density of 30 dwelling units per acre, thus permitting a density of 37.5 dwelling units per acre.

The proposed multifamily development includes a clubhouse, pool and amenity deck, tot lot, and dog park for residents. The proposed development includes elements of a higher quality landscaping; providing architectural character and aesthetic excellence; providing a quality design based on urban form and density; and providing housing diversity and accessibility. The five buildings for the 230 multifamily apartment unit development include elements of the Florida Green building certification standards and provides a modern contemporary architectural style. The quality of the proposed development's design and form matches the updated architectural style of modern development in the surrounding area, which includes the nearby Woodspring Suites and Wyndham hotels, and the remodeled car dealership to the east.

D. Availability of Public Services/Infrastructure

The proposed Residential Planned Development district in this location will take advantage of existing infrastructure and the City of Lake Worth Beach's services, while maximizing an underutilized piece of land. The subject site was previously approved with 189 multifamily apartment units at a density of



29.58 dwelling units per acre, wherein the proposed development provides 230 multifamily apartment units at a density of 35.99 dwelling units per acre. The request for a R-PD district increases the number dwelling units by 41 multifamily apartment units. Therefore, a Rezoning to allow for a R-PD district with an underlying MU-W would build-off the existing multifamily residential approval in regard to traffic, school, and water concurrency.

E. Compatibility

The proposed Rezoning of the 6.39-acre subject site from MU-W to a R-PD with an underlying MU-W is compatible with adjacent zoning districts. The abutting and nearby properties that fall within the jurisdiction of Lake Worth Beach predominately have a zoning district of MU-W, while the adjacent properties in unincorporated Palm Beach County have higher residential and commercial zoning district with HR and CS. The surrounding context has a mix of high density residential, mixed-use, and commercial, both between the City of Lake Worth Beach and Palm Beach County, thus the request for R-PD with a MU-W underlying zoning district for the subject site is consistent and compatible with the adjacent uses.

As outlined in the “Land Use Pattern” portion of this report, the majority of residential uses in the surrounding context of the subject site include a higher density and are more compact in nature. The proposed R-PD district with an underlying MU-W at the vacant 6.39-acre subject site would allow for a greater density for the multifamily development, thus would be compatible with the higher density residential uses in the surrounding area. The proposed R-PD district on the subject site supports compatibility with adjacent uses since it allows for a transition between the high intensity commercial uses along 10th Avenue North and the lower density residential uses to the north.

F. Direct Community Sustainability and Economic Development Benefits

1. Further implementation of the city’s economic development (CED) program

Response: The proposed Rezoning of the 6.39-acre subject site to a R-PD district with an underlying MU-W would further implement the City’s CED program by using the SBIP approval process. The proposed development seeks a 25% increase in density and increase in building height, thus the request includes sustainable elements through the Florida Green Building certification and on-site amenities.

2. Contribute to the enhancement and diversification of the city’s tax base

Response: The proposed 230 multifamily unit residential development on a 6.39-acre subject site would contribute to the enhancement and diversification of the City’s tax base. The future residents of the proposed development will provide business to the existing commercial uses along the 10th Avenue North commercial corridor and the nearby downtown center of the City of Lake Worth Beach, while also attending any downtown events in the City.

3. Respond to the current market demand or community needs or provide services or retail choices not locally available

Response: The residential uses surrounding the subject site are predominantly townhome uses to the east or west, or single-family residential to the north. The closest multifamily apartment residential use is the Avesta Costa Del Lago community to the southwest of the subject, across the E-4 LWDD Canal, which was built in 1972. The proposed Rezoning to a R-PD district with an underlying MU-W district for the subject site allows for newer multifamily apartment units and diversification of housing choices with the City of Lake Worth Beach, while responding to current marked demand for different and higher density residential housing.



4. Create new employment opportunities for the residents, with pay at or above the county average hourly wage

Response: The proposed project is a 230 multifamily apartment unit development, thus this standard does not apply to the Rezoning request to a R-PD district with an underlying MU-W. It is possible that the construction of the proposed development could lead to hiring of local professionals in the City of Lake Worth Beach.

5. Represent innovative methods/technologies, especially those promoting sustainability

Response: The proposed multifamily residential development includes sustainable elements through Florida Green Building certification standards, and proposes a clubhouse, pool and amenity deck, tot lot, and dog park.

6. Support more efficient and sustainable use of land resources in furtherance of overall community health, safety and general welfare

Response: The proposed Rezoning to a R-PD district with an underlying MU-W for the subject site would alleviate development pressure westward and allows for more efficient infill development.

7. Be complimentary to existing uses, thus fostering synergy effects

Response: The proposed Rezoning of the 6.39-acre subject site to a R-PD district with an underlying MU-W district would be complementary to the existing commercial and office uses along the 10th Avenue North commercial corridor with a higher density residential use. The proposed development would also foster synergy effects for the nearby Lake Worth Park of Commerce (LW-POC), by allowing future residents to have employment opportunities in the LW-POC.

8. Alleviate blight/economic obsolescence of the subject area

Response: The subject site is a predominantly vacant site that represents a “pocket” of infill development, thus the proposed Rezoning to a R-PD district with an underlying MU-W would alleviate economic obsolescence of the subject site by bringing future residents to the City of Lake Worth Beach while providing stimulus to the nearby uses on the 10th Avenue North corridor.

H. Master Plan and Site Plan Compliance with Land Development Regulations

The Rezoning of the 6.39-acre subject site to a R-PD district with an underlying MU-W is in compliance with Section 23.3-25 and Section 23.2-31 of the City of Lake Worth Beach's Land Development Code.

7. MAJOR SITE PLAN APPROVAL STANDARDS

Section 23.2-26, Rezoning of Land and Future Land Use Map (FLUM) Amendments of the City's Code of Ordinance requires the Applicant to address the Findings in accordance with Section 23.2-26(3). The Applicant is providing a Justification Statement, Site Plan, and other relevant documents as part of this Rezoning, and has demonstrated this proposal meets the requirements set forth in the applicable City's Code of Ordinances. The site plan standards for the proposed development follows the underlying MU-W zoning district pursuant to 23.3-25(c) and follows site design standards per Section 23.2-31 of the City of Lake Worth Beach's Code of Ordinances. The responses by the Applicant for each Finding of Facts, provide a comprehensive analysis that the Planned Development application is compliance with these requirements:



SITE DESIGN QUALITATIVE STANDARDS

Section 23.2-31

1. **Harmonious and efficient organization.** All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.

Response: The proposed site design is harmoniously and efficiently organized as it relates to the property constraints and provides residential housing options along the primarily non-residential corridor. The modern contemporary architectural style for the proposed development would be harmonious with the nearby modern style of redevelopment in the surrounding area, including the Woodsprings Suites hotel, Wyndham hotel, and nearby car dealership. The configuration of the proposed multifamily buildings on the subject site is a tier system, with five-story buildings near 10th Avenue North and the center of the site, while three-story buildings adjacent to the north and east to compliment adjacent uses. The density for the proposed development would be consistent with the higher density residential uses to the east and west.

2. **Preservation of natural conditions.** The natural (refer to landscape code, Article 6 of these LDRs) landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site. Natural detention areas and other means of natural vegetative filtration of stormwater runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies. Fertilizer/pesticide conditions may be attached to development adjacent to waterbodies. Marinas shall be permitted only in water with a mean low tide depth of four (4) feet or more.

Response: The site will not be disturbed in such a manner as to significantly increase either wind or water erosion within or adjacent to the development site. The site proposes to address its own drainage.

3. **Screening and buffering.** Fences, walls or vegetative screening shall be provided where needed and practical to protect residents and users from undesirable views, lighting, noise, odors or other adverse off-site effects, and to protect residents and users of off-site development from on-site adverse effects. This section may be interpreted to require screening and buffering in addition to that specifically required by other sections of these LDRs, but not less.

Response: Appropriate screening and buffering are provided on the proposed site plan that meets LDR requirements. The proposed development provides a ten-foot landscape buffer along 10th Avenue North and a five-foot landscape buffer around the perimeter of the subject site. A meandering path is provided along 10th Avenue North, thus providing additional buffering along the public ROW.

4. **Enhancement of residential privacy.** The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walls, barriers and vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.

Response: The proposed site design offers the most reasonable, visual and acoustical privacy for all dwelling units given the site. The proposed development staggers the building orientation of all individual buildings on-site in relation to each other to promote privacy for residents. The multifamily buildings have been moved to the center of the site to avoid any privacy issues with nearby uses.



5. Emergency access. Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings.

Response: Emergency access is provided to all proposed buildings with appropriate site circulation and access. A secondary emergency access only is provided at the southeast portion of the site. It will be developed as a mountable curb and will be gated at all times with access provided via a knox box.

6. Access to public ways. All buildings, dwelling units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided.

Response: Safe and convenient access is provided via 10th Avenue North, which provides both ingress and egress for residents and guests. The multifamily development provides queuing for the subject site through a 150-foot throat distance from the south property line to the gate's call box.

7. Pedestrian circulation. There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.

Response: A pedestrian circulation system is provided that is separated from the vehicular circulation system as to assist in safe and efficient circulation. In addition, a meandering path is provided along 10th Avenue North which connects with the overall pedestrian system within the proposed development.

8. Design of ingress and egress drives. The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.

Response: The proposed ingress and egress drives located on 10th Avenue North will not create negative impacts on adjacent private property and minimize impacts on public and private ways.

9. Coordination of on-site circulation with off-site circulation. The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.

Response: The proposed coordination of on-site circulation with off-site circulation is designed in such a manner as not to facilitate in improper utilization.

10. Design of on-site public right-of-way. On-site public street and rights-of-way shall be designed to for maximum efficiency. They shall occupy no more land than is required to provide access, nor shall they unnecessarily fragment development into small blocks. Large developments containing extensive public rights-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited access to parcels.

Response: The site provides an additional 15' ROW dedication to the existing 80' ROW along 10th Avenue; the development will not be fragmented into small blocks.

11. Off-street parking, loading and vehicular circulation areas. Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

Response: The City's Code requires a total of 379 parking spaces. Given the location of the site, nature of the development style, and programmatic needs for the development, 379 parking spaces



are provided on-site. The Applicant has provided a parking study, demonstrating that the proposed development only requires a maximum of 347 parking spaces for 230 occupied dwelling units.

12. Refuse and service areas. Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

Response: Refuse areas are designed to meet code requirements.

13. Protection of property values. The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property.

Response: The proposed development is designed to minimize negative impacts on adjoining properties; furthermore, the proposed development diversifies the corridor by providing residential options. The proposed development does not interfere with the functions of adjacent uses.

14. Transitional development. Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Consideration shall be given to a harmonious transition in height and design style so that the change in zoning districts is not accentuated. Additional consideration shall be given to complementary setbacks between the existing and proposed development.

Response: The proposed development provides for a harmonious transition between surrounding commercial and neighborhood uses. Additionally, the exterior architecture offers high quality design and materials that further assists in creating a transition among surrounding architecture, density, and uses.

15. Consideration of future development. In finding whether or not the above standards are met, the review authority shall consider likely future development as well as existing development.

Response: Surrounding properties retain similar FLU and Zoning designations to that of the subject site, MU-W. The proposed development will continue to provide consistency with surrounding uses as well as maintain and promote a high-quality design standard.

DEVELOPMENT REGULATIONS

The proposed development plan meets the regulations as set forth in the table below. Additionally, the subject site is subject to the major thoroughfare design guidelines as this regulation only applies to properties located on 10th Avenue North from Dixie Highway to I-95. The site is located west of this area, thus, the guideline does not apply.

Furthermore, the development proposes to utilize the Sustainable Bonus Incentive Program (SBIP) in order to increase building height. Details on meeting these program requirements are discussed under the SBIP section of this report.

Section 23.3-18 (c) Development Regulations for Uses Permitted by Right		
TYPE	REQUIREMENT	PROPOSED
Density	Max density 37.5 dwelling units per gross acre (230 DU/Lot Area =6.39 AC.)*	35.99 dwelling units per acre
Lot Width	75 ft.	230 ft.
Height	30 ft. (not to exceed 2 stories)	Building A & C: 5-stories*
	Additional 35 ft. of height under Sustainable Bonus Incentive Program (not to exceed 6	Buildings B,D & E: 3-stories
		Building A & C: 3 additional stories



	stories) for blocks fronting 10 th Avenue North.		Buildings B,D & E: 1 additional story
Setback	<i>Front</i>	20 ft. min.*	28 ft.
	<i>Rear</i>	15 ft. min.*	18 ft.
	<i>Side</i>	20 ft. min.*	20 ft.
	<i>Bonus Height and Stories</i>	SBIP requires an additional 8 ft. min. for Front and Rear setbacks	
Living Area	<i>Multi-Family (Min.)</i>	Eff.	400 SF
		1 BR	600 SF
		2 BR	750 SF
		3 BR	900 SF
		4 BR	1,350 SF
Accessory Structure Limitations	Limited to 40% of principal structure		
Impermeable Surface Total	<i>Small Lot</i>	65%	
	<i>Medium Lot</i>	65%	
	<i>Large Lot</i>	65%	61%
Maximum Lot Coverage	<i>Small Lot</i>	60%	
	<i>Medium Lot</i>	55%	
	<i>Large Lot</i>	50%	21%
Maximum Wall Heights	<i>Height at Setback</i>	30 ft.	
	<i>Height with SBIP</i>	65 ft.	

Section 23.3-25(b)(2)) – Density

Per the MU-W base zoning district, the subject site is allowed a density of 30 dwelling units per acre. Pursuant to the Planned Development district regulations, any R-PD is allowed a density bonus of 25%. The increase in density permits a maximum density of 37.5 dwelling units per acre, thus the proposed development provides a density of 35.99 dwelling units per acre. The increase in density is permitted by providing twice the base line sustainable bonus value, which applies to each square footage above the maximum threshold. Please see the sustainable bonus spreadsheet provided in this submittal.

Section 23.3-18 (c) – Setbacks.*

Pursuant to the setback regulations for developments permitted by right within the MU-W zoning district, minimum setback requirements are increased for those projects that are utilizing the SBIP in order to increase building height above the two-story height limit. As part of this development proposal, SBIP approval is requested in order to increase the building height; therefore, the site design is subject to the increased front façade and rear façade minimum setback requirements. Both setbacks require an additional distance of eight to twelve feet to the minimum requirement. However, the LDRs allow relief of that additional setback requirement due to the dedication of the right of way strip.

Section 23.6-1 – Landscape regulations.

Per the landscape regulations for new multi-family developments (Sec. 23.6-1 (f).2), the proposed site will provide the required ten-foot perimeter buffer adjacent to the 10th Avenue North right-of-way (ROW). In addition, the landscape strip provided on the west side of the property will provide a five-foot landscape strip as it is adjacent to an established tree line along the LWDD canal. The proposed landscape will meet the required minimum standards as provided within this section as well as provide higher quality landscaping within community areas.



Section 23.4-10 – Off-street parking.

Pursuant to Section 23.4-10, the parking requirements for the proposed multifamily development is detailed below:

Unit Type	Parking Requirements per Bedroom	Required Parking
1 Bedroom (104 Units)	1.5 Parking Spaces per Unit	156 Parking Spaces
2 Bedroom (117 Units)	1.75 Parking Spaces per Unit	205 Parking Spaces
3 Bedroom (9 Units)	2 Parking Spaces per Unit	18 Parking Spaces
Total		379 Parking Spaces

The proposed development provides a total of 379 parking spaces, which includes 82 compact parking spaces, 15 electric vehicle parking spaces, and 52 bike racks that substitute as eight parking spaces, thus the subject site does meet the City's parking requirement.

SUSTAINABLE BONUS INCENTIVE PROGRAM (SBIP)

The proposed development seeks SBIP approval in order to increase the building height from the standard maximum regulation of two stories to permitting two, five-story buildings and three, three-story buildings, and to allow for a 25% increase in density. The SBIP offers the opportunity for the Applicant to increase building height within certain zoning districts in exchange for the incorporation of sustainable design features, community-based improvements and overall design excellence as part of the development proposal. The SBIP can be applied to developments in the MU-W Zoning District.

Section 23.2-33 (c).2. – Review/Decision

- (a) Is the award calculated correctly, consistent with the square footage and height requested and the value of the features and improvements included in the development proposal;

Response: The development proposal is consistent with the square footage and height requested. The request in height includes the increase of three floors for Building A and C and an increase of one floor for Buildings B, D and E. Per Section 23.3-18 (c), a development may increase its building height by an additional 35 feet under the SBIP (not to exceed 6 stories) for blocks fronting 10th Avenue North. The subject site is located along 10th Avenue, therefore, meets this requirement.

- (b) Do the proposed on-site features or improvements adequately provide sustainable project enhancements, beyond those otherwise required by these LDRs for the development proposal that are attainable and reasonable in the context of the proposed project.

Response: The proposed project meets Section 23.3-18 (c) Development Regulations, as discussed above, as well as offers additional on-site features that provide sustainable project enhancements (Section 23.2-33 (d)). These include elements of the clubhouse, pool and amenity deck, tot lot, and dog park; higher quality landscaping; providing architectural character and aesthetic excellence; providing a quality design based on urban form and density; and providing housing diversity and accessibility.

Section 23.2-33 (d)(d) – Higher quality or additional open space beyond the requirements of the code.
Features such as a community clubhouse, pool deck, tot lot, and dog park offers the residents enhanced enjoyment of the provided open space areas and go beyond code minimum to increase quality of life.

Section 23.2-33 (d)(h) – Character and aesthetic excellence/urban form and density/housing diversity and accessibility.

The proposed development utilizes urban form and density to create a transition between surrounding intense commercial uses to lower residential uses by utilizing the “step-back” technique in building height. This method in urban form allows the development to provide the necessary transition between varying land uses that may otherwise be found to be incompatible with one another. Furthermore, the multi-family development provides housing diversity within the area as no other multi-family family options are provided within the immediate area.



(c) Do the proposed off-site improvements meet the priorities of the city for community sustainability; and

Response: Not applicable.

(d) Do the proposed features, improvements or fees-in-lieu meet the intent of the Sustainable Bonus Incentive Program?

Response: As identified by the criteria above, the proposed features and improvements meet the intent of the SBIP, onsite.

ARCHITECTURE

The architectural style being utilized for this project is contemporary. The main focus of the proposed development's design was to establish a modern look in a site where traditional styles of architecture would otherwise be used in order to break the mold and instill more diversity into the City of Lake Worth Beach's architectural scene. The proposed development has accomplished this by providing a variety of architectural techniques throughout the three building types such as:

- Vertical towers which break the verticality and horizontality of the architecture;
- Variant window styles and sizes;
- Series of score lines in designated areas provide a change of texture and in instances a visual base for the building;
- Solid and mesh balconies that provide an identity for particular units; and
- Metal awnings on top of sliders incorporates new materials while providing shade and slick frames throughout all buildings begin to engage and highlight connections to the site.

The color themes for the proposed development will match the style with a series of accent greys on a predominant white base.

Section 23.2-31 (I) – Community Appearance Criteria

1. The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

Response: As demonstrated by the above architectural description, the proposed development is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste and high quality.

2. The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

Response: The proposed development provides high quality design and materials. The exterior design and appearance will not cause the nature of the local environment or evolving environment to materially depreciate in appearance value.

3. The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the City, and with the criteria set forth herein.

Response: The proposed development is consistent with site plan requirements, signage, landscaping, and the comprehensive plan.



4. The proposed structure or project is in compliance with this section and 23.2-29, as applicable.

Response: It is found to be that the proposed development is in compliance with the architectural requirements.

8. CONCLUSION

The requested Rezoning to a R-PD zoning district, with an underlying MU-W, a Major Site Plan approval, and Sustainable Bonus Incentive Program are justified and consistent with the City of Lake Worth Beach's Comprehensive Plan, Code of Ordinances, and is compatible with surrounding uses. The subject site is in an ideal location to promote development. The development at this location improves an underutilized land area that is surrounded on all sides by built environment. The increase in density and building height through the R-PD zoning district and SBIP would allow a multifamily residential use that best compliments the 10th Avenue North corridor and surrounding high density residential uses. On behalf of the Applicant, WGI respectfully requests approval of this request to amend the subject site to a R-PD zoning district, with an underlying MU-W, and allow a Major Site Plan and SBIP approval.

AN APPRAISAL OF
**THE VACANT LAND
LOCATED ALONG THE NORTH SIDE OF
10TH AVENUE NORTH, SOUTH OF KEAST LANE,
AND 225' WEST OF BOUTWELL ROAD,
IN THE CITY OF LAKE WORTH,
PALM BEACH COUNTY, FLORIDA**

FILE NUMBER 18-77924

PREPARED FOR
MR. IGNACIO CATTANEO

AS OF
JUNE 26, 2018

BY
MICHAEL R. SLADE, MAI, SRA, CRE
CALLAWAY & PRICE, INC.



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June 28, 2018

Mr. Ignacio Cattaneo
9959 Collins Ave., Apt. 401
Surfside, FL 33154

Dear Mr. Cattaneo:

We have made an investigation and analysis of the vacant land located along the north side of 10th Avenue North, south of Keast Lane, and 225' west of Boutwell Road, in the City of Lake Worth, Florida. The Subject Property will be further described both narratively and legally within the following Appraisal Report. The purpose of this investigation and analysis was to provide our opinion of the "Across the Fence" (ATF) Value of the Fee Simple Estate of the Subject Property on June 26, 2018.

The Subject Property is a vacant, long and narrow strip of land currently owned by Lake Worth Investment Group that, in our opinion, has nominal Market Value by itself due to its small size (3,216 sq. ft.) and configuration. It sits directly along 10th Avenue North and the current owners are considering dedicating the strip of land to the City of Lake Worth. In the case of the Subject valuation, we have employed the "Across the Fence" appraisal methodology based on the Highest and Best Use of the Parent Tract (fully discussed herein).

This report has been prepared for our client and intended user, Mr. Ignacio Cattaneo. The intended use is for internal decision making. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Based upon the scope of the assignment, our investigation and analysis of the information contained within this report, as well as our general knowledge of real estate valuation procedures and market conditions, it is our opinion that:

The "Across the Fence" Value of the Fee Simple
Estate of the Subject Property,
as of June 26, 2018 was:

\$33,000

Mr. Ignacio Cattaneo
June 28, 2018
Page Two

A description of the property appraised, and the adjacent Parent Tract, together with an explanation of the valuation procedures utilized, is contained in the body of the attached report. For your convenience, an Executive Summary follows this letter. Your attention is directed to the Limiting Conditions and underlying assumptions upon which the value conclusions are contingent.

Respectfully submitted,

CALLAWAY & PRICE, INC.

A handwritten signature in cursive script that reads "Michael Robert Slade".

Michael R. Slade, MAI, SRA, CRE
Cert Gen RZ116

A handwritten signature in cursive script that reads "Nicola L. Ellefson".

Niccola L. Ellefson, MAI
Cert Gen RZ2096

MRS/NLE/KPD/18-77924
Attachments



Executive Summary

PROPERTY TYPE	: Vacant land.
LOCATION	: The Subject Property is located along the north side of 10th Avenue North, south of Keast Lane, 225' west of Boutwell Road, in the City of Lake Worth, Florida. The property has a Lake Worth mailing address in zip code 33461.
DATE OF VALUATION	: June 26, 2018
PROPERTY DESCRIPTION	
LAND	: The Subject Property consists of a long and narrow shaped site, and contains approximately 3,216 square feet, or 0.074 acres of land. The adjacent Parent Tract is an irregular-shaped parcel of land comprised of 223,898 square feet, or 5.14 acres, according to the site plan provided.
IMPROVEMENTS	: None.
ZONING	: Mixed Use - West (MU-W) with a maximum density of 30 units per acre by the City of Lake Worth.
LAND USE PLAN	: Mixed Use - West (MU-W) by the City of Lake Worth.
HIGHEST AND BEST USE	
AS VACANT – SUBJECT	: Assemblage with Across the Fence (ATF) Parent Tract for future development.
AS VACANT – PARENT TRACT	: As proposed for multifamily apartments.
ACROSS THE FENCE (ATF) VALUE OF THE FEE SIMPLE ESTATE OF THE SUBJECT PROPERTY, AS OF JUNE 26, 2018	: \$33,000



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Qualifications:	
Michael R. Slade, MAI, SRA, CRE	
Niccola L. Ellefson, MAI	



CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
4. We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.
9. Niccola L. Ellefson, MAI has made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.



Certification

12. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
13. The reported analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, Michael R. Slade, MAI, SRA, and Niccola L. Ellefson, MAI have completed the continuing education program for Designated Members of the Appraisal Institute.

A handwritten signature in cursive script that reads "Michael Robert Slade".

Michael R. Slade, MAI, SRA, CRE
Cert Gen RZ116

A handwritten signature in cursive script that reads "Niccola L. Ellefson".

Niccola L. Ellefson, MAI
Cert Gen RZ2096



GENERAL ASSUMPTIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. The value opinion in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.
3. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.
4. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. No right to expert testimony is included, unless other arrangements have been completed. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements; and, in any event, the appraiser's total liability for this report is limited to the actual fee charged.
5. No rights to expert witness testimony, pre-trial or other conferences, depositions, or related services are included with this appraisal. If as a result of this appraisal process Callaway and Price, Inc., or any of its principals, its appraisal consultants or experts are requested or required to provide any litigation services, such shall be subject to the provisions of the engagement letter or, if not specified therein, subject to the reasonable availability of Callaway and Price, Inc. and/or said principals or appraisers at the time and shall further be subject to the party or parties requesting or requiring such services paying the then applicable professional fees and expenses of Callaway and Price, Inc. either in accordance with the engagement letter or arrangements at the time, as the case may be.



General Assumptions and Limiting Conditions

6. Any material error in any of the data relied upon herein could have an impact on the conclusions reported. We reserve the right to amend conclusions reported if made aware of such error. Accordingly, the client-addressee should carefully review all assumptions, data, relevant calculations, and conclusion within 30 days of delivery of this reported and should immediately notify us of any questions or errors.
7. The market value reported herein assumes that all taxes and assessments have been paid, and assumes a fee simple interest unless otherwise reported. The body of the report will define the interest appraised if it differs.
8. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.
9. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.
10. Our opinion of value was based on the assumption of competent marketing and management regarding the property. If there is no competent marketing and management, then the market value opinion herein may not apply.
11. Typically, the best indication of site size and boundaries is a boundary survey. We requested but were not provided a boundary survey. If the site size utilized differs significantly from the actual size, the appraisal may be subject to revision.

LIMITING CONDITIONS

1. No hypothetical conditions are part of this appraisal assignment.
2. No extraordinary assumptions are part of this assignment.



General Assumptions and Limiting Conditions

3. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation stachybotrys chartarum (mold), asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, was not called to the attention of, nor did the appraisers become aware of such during their inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.
4. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers 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 the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.
5. A site plan of the Subject site, as well as of the adjacent larger, or Parent Tract, was provided and shown herein. The site plan was prepared by WGI, Project Name: Golden Rod Apartments, Job 2154.01, dated 12/06/16, and revised 10/20/17 and depicts the larger adjacent parcel in addition to the Subject site. The Subject Property consists of a long and narrow shaped sliver of land with dimensions of 14' x 229.75' and containing approximately 3,216 square feet, or 0.074 acres, according to the site plan. We have relied upon the site plan herein; if the land area is found to be different than what we were provided, the value could change.



VIEW OF SUBJECT PROPERTY LOOKING WEST



VIEW OF SUBJECT PROPERTY ALONG 10TH AVE N



VIEW OF ADJACENT PARENT TRACT



VIEW OF ADJACENT PARENT TRACT TOPOGRAPHY



LOOKING SOUTH FROM PARENT TRACT AT SUBJECT ALONG 10TH AVENUE NORTH



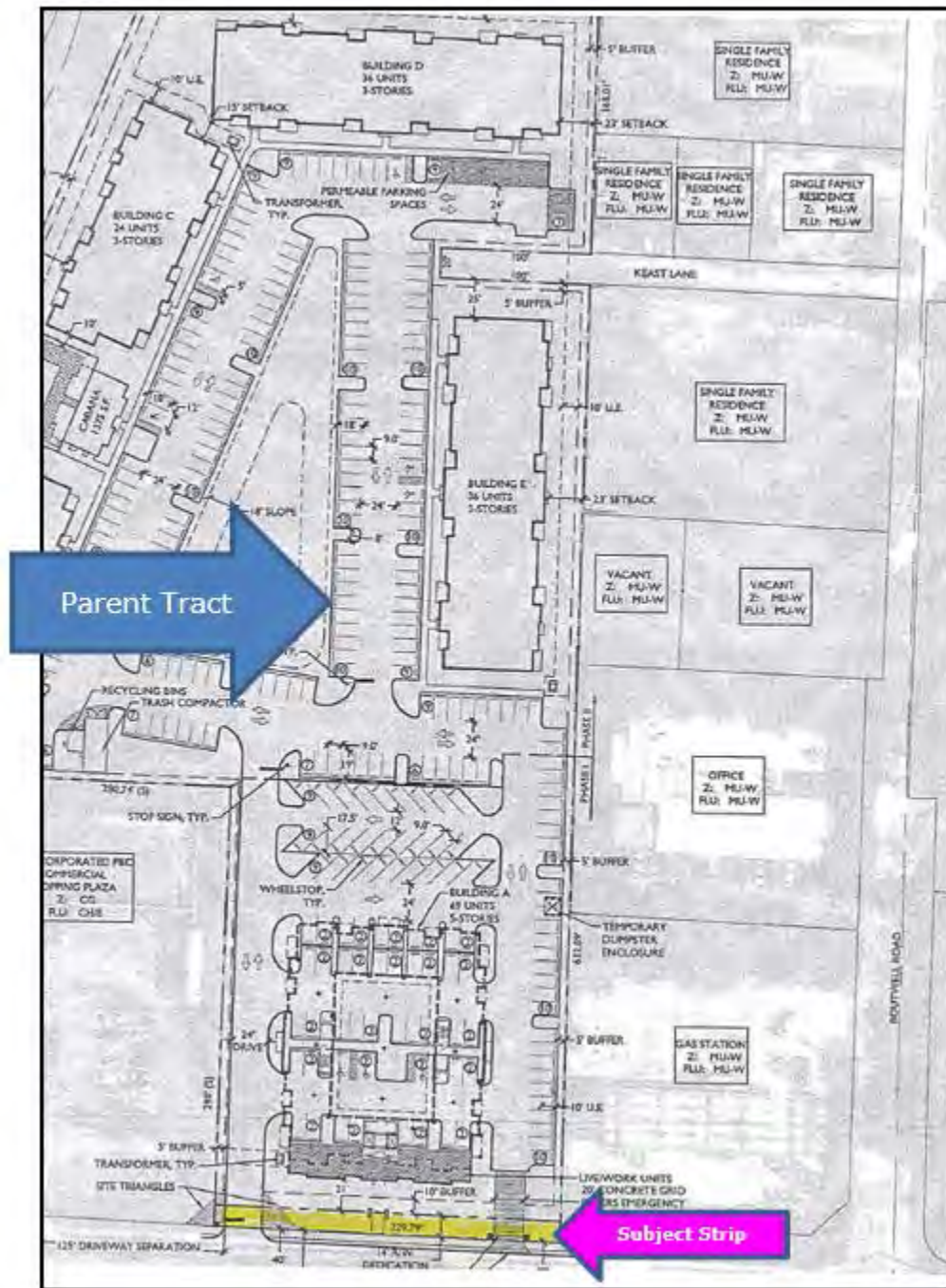
VIEW LOOKING EAST ALONG 10TH AVENUE NORTH FROM SUBJECT



VIEW LOOKING WEST ALONG 10TH AVENUE NORTH FROM SUBJECT



AERIAL VIEW



SITE PLAN



DEFINITION OF THE APPRAISAL PROBLEM

Purpose, Date of Value, and Interest Appraised

The purpose of this investigation and analysis was to provide our opinion of the "Across the Fence" Value of the Fee Simple Estate of the Subject Property as of June 26, 2018.

Intended Use and User of Appraisal

This report has been prepared for our client and intended user, Mr. Ignacio Cattaneo. The intended use is for internal decision making. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

Legal Descriptions

Lengthy metes and bounds legal descriptions can be found in the Addenda.

Source: Public records and client.

Market Value

"As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised, and acting in what they consider their own best interests;
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. 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."

Source: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs. 61-62.



Definition of the Appraisal Problem

Fee Simple Estate

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Fee Simple Estate on page 78 as follows:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Across the Fence Method

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Across the Fence Method on page 3 as follows:

"A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land."

Across the Fence (ATF) Value

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Across the Fence Value on page 3 as follows:

"In corridor valuation, a value opinion based on comparison with adjacent lands including the consideration of adjustment factors such as market conditions, real property rights conveyed, and location."

Exposure Time

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Exposure Time on page 73 as follows:

"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market."

There is a requirement under Standard Two to report exposure time according to the latest USPAP publication. "Exposure Time" is different for various types of property under different market conditions.

We have reviewed the exposure time on the sales contained in the Sales Comparison Approach in this appraisal. Based on that data and the current market, it is our opinion that the Subject Property would have had an exposure time of approximately 12 months.



Definition of the Appraisal Problem

Marketing Time

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute, defines Marketing Time on page 140 as follows:

"An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."

"Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time."

Based on this, and considering the marketing times of the sales used in our Sales Comparison Approach, the Subject should have a marketing time of up to 12 months, provided there is adequate financing available, the property is listed for sale at market value, and is marketed by a competent brokerage firm.



SCOPE OF WORK

According to the 14th Edition of The Appraisal of Real Estate, page 135, "Scope of Work refers to the type and extent of research and analyses in an assignment. The appraiser is responsible for determining the appropriate scope of work in the appraisal assignment. Scope of work for an assignment is acceptable if it leads to credible assignment results, is consistent with the expectations of parties who are regularly intended users for similar assignments, and is consistent with what the actions of the appraiser's peers would be in the same or a similar assignment."

The first step in the appraisal process is the identification of the appraisal problem which included the purpose and date of value, determining the interest being appraised, intended use and user of the appraisal, and identifying the real estate (legal description). This step also determines if the appraisal was subject to any extraordinary assumptions or hypothetical conditions, which it was not.

The next step involves the inspection of the Subject Property in June 2018 by Niccola L. Ellefson, MAI. Our inspection allowed us to understand the physical components of the Subject Property. In addition to the inspection of the Subject Property, we also began the data-collection process and, subsequently, an analysis of the factors that affect the market value of the Subject Property, including property data analysis. We gathered and reviewed information from the Palm Beach County Property Appraiser's Office, City of Lake Worth Planning and Zoning Department, and interviews with brokers, owners and other market participants to understand and describe the Subject Property and its surroundings.

The third step in the process is a market area analysis and neighborhood analysis to determine the Highest and Best Use of the Subject Property. Through the Highest and Best Use analysis, we determine the issues that have an effect on the final opinion of value. To determine the Highest and Best Use, we rely on information obtained from the data-collection process.

The fourth step was the application of the appropriate approach for the site valuation. *No approaches were specifically omitted from this appraisal either by the client or the appraiser.* The most reliable way to estimate land value is by the Sales Comparison Approach. When few sales are available, however, or when the value indications produced through sales comparison need additional support, alternative techniques like extraction or allocation may be applied. There have been no relevant sales of similar strip or easement parcels that we could confirm. Therefore, the standard Sales Comparison Approach is limited due to lack of arm's length sales of similar sites.



According to *The Dictionary of Real Estate Appraisal*, 6th edition, alternative valuation approaches for buffer land may include the Across the Fence (ATF) method. The Subject Property is owned by the Lake Worth Investment Group, LLC. It has direct frontage along 10th Avenue North and could potentially be dedicated to the city for roadway use. It is our opinion that the Subject site has nominal Market Value by itself due to its small size and configuration.

Therefore, we have employed the "Across the Fence" ATF appraisal methodology in our analysis based on the comparison to abutting land. This theory is consistent with the Highest and Best Use of assumed assemblage with ATF land, and a sale to abutting owners. In the value of the Subject Property, we have analyzed the adjacent site to the north, the "parent" tract to derive a value estimate on a per square foot basis. This unit value was applied to the Subject's land area in order to determine an overall value opinion for the Subject Property.

Therefore, in the case of the Subject Property the only approach used was the Sales Comparison Approach via the ATF methodology. Since only one approach to value was used, no reconciliation was needed.



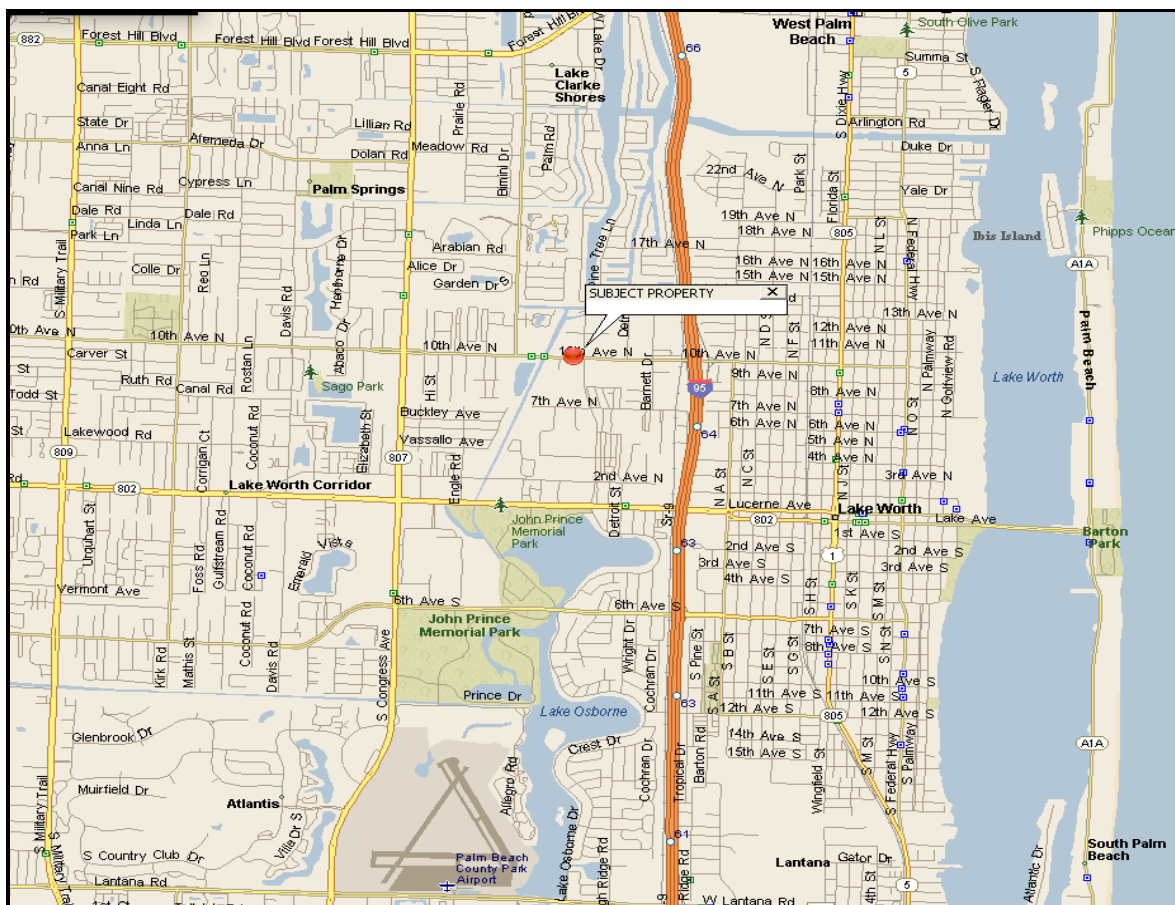
NEIGHBORHOOD DATA

Preface

The relationship of the Subject Property with surrounding properties forms the basis of neighborhood analysis. The Appraisal of Real Estate, 14th Edition on page 165 states: "The boundaries of market areas, neighborhoods, and districts identify the areas that influence a subject property's value. These boundaries may coincide with observable changes in land use or demographic characteristics. Physical features such as structure types, street patterns, terrain, vegetation, and lot sizes help to identify land use districts. Transportation arteries (highways, major streets, and railroads), bodies of water (rivers, lakes, and streams), and changing elevation (hills, mountains, cliffs, and valleys) can also be significant boundaries."

Neighborhood analysis requires the identification of boundaries. The boundaries may be defined by complimentary land uses, social factors, economic, or physical boundaries. In the case of this appraisal assignment, neighborhood boundaries are identified by physical boundaries and surrounding land uses.

Neighborhood Map





The Subject neighborhood is situated in the central portion of Palm Beach County and consists of properties located in Greenacres, Lake Worth, Palm Springs, Atlantis, Lake Clarke Shores and unincorporated areas of Palm Beach County, Florida. The neighborhood is bounded by Forest Hill Boulevard on the north, Lantana Road on the south, Interstate 95 on the east, and Jog Road on the west.

Land uses within the Subject neighborhood are varied and include many types of commercial, industrial and residential properties. The commercial uses include neighborhood shopping centers, gas stations, a variety of strip centers, restaurants, financial institutions, auto service facilities and automobile sales facilities. The industrial uses include warehouses, storage and manufacturing facilities. Several major land uses are situated within the neighborhood including the Palm Beach County Park Airport, John Prince Memorial Park, the Atlantis Country Club and Golf Course, and the JFK Medical Center.

The primary north/south thoroughfares through the neighborhood include Congress Avenue, Military Trail, and Jog Road which handle the majority of the local traffic. Interstate 95 provides excellent access to all of Florida's east coast.

The major east/west thoroughfares through the Subject neighborhood are 10th Avenue North, Forest Hill Boulevard, 6th Avenue South/Melaleuca Lane, Lake Worth Road, and Lantana Road. Most of these thoroughfares have access to Interstate 95 and extend from U.S. Highway 1 to the western extremes of the County. Lake Worth Road provides access to Florida's Turnpike and extends from Ocean Avenue to beyond State Road 7 (U.S. Highway 441).

Boutwell Road is currently under construction directly south of the Subject Property in the city's Park of Commerce. A total of \$1.4 million will be spent on Boutwell Road for road widening, sidewalks, and installing utilities. The Park of Commerce is a 375-acre site and connector along Interstate 95 north of Lake Worth Road that has been the subject of upgrades for nearly 20 years. The city received the money from the U.S. Economic Development Administration. The road project should be done by June 2019 and will create 320 jobs, and is expected to lure close to \$20 million in private investment.

At the southwest quadrant of 10th Avenue North and Boutwell Road, an 18.6-acre site was improved with a 252,000-square-foot warehouse/distribution project called Interstate Business Center. The warehouses were completed and delivered in December 2016. The two buildings each have 126,000 sq. ft. and are reportedly 75% leased with rents in the \$7.95 per sq. ft. NNN range. Wurth Action Bolt and Tool is occupying one of the buildings at 701 Boutwell Road. In September 2017, Silverman Group paid \$30.7 million (or \$122 per sq. ft.) for these two industrial buildings. The land, which totals 18.6-acres had sold in 2015 for \$4.9 million, or \$6.04 per sq. ft. The Silverman Group is a family-owned private equity and development firm focused on commercial and industrial real estate, and has an office in Palm Beach. Plans are anticipated to be submitted for a Wyndham Hotel at the southwest corner of 10th Avenue North and Boutwell Road. The area is expected to be a future hub of



Neighborhood Data

commercial activity and improving Boutwell Road and the area's infrastructure makes the entire area more attractive to businesses.

The neighborhood is approximately 90% developed. Over the past 5-10 years or so, there have been apartment complexes and multi-dwelling townhouse complexes built on the few remaining vacant parcels. A recent project completed in the neighborhood is The Village at Lake Worth, a 216-unit luxury development located on the northwest corner of Lake Worth Road and Boutwell Road, across from John Prince Park with views of Lake Osborne. The apartment rents range between \$990 and \$1,465 per month and demand has reportedly been strong.

A planned residential development called Village of Valor is expected to open in 2018. Although the complex will be focused on veterans and their families, housing will be open to any low-income family. Located at 2431 2nd Avenue N., the project is being built on a 13-acre site and will have 140 apartments and townhomes, as well as a coffee shop, dining room, library, playground, pool and park. A support center on site will help homeless vets get counseling and find work. The complex is set to have a small-town feel and will be designed to cultivate a new family for veterans. This apartment/townhouse project is being constructed in conjunction with private funding and tax credits and grants from the Veterans Association. Rent will cost about \$1,000 a month for a two-bedroom unit, but most residents likely will receive housing assistance from federal programs.

Public and private schools adequately serve the neighborhood. Several elementary, middle, and high schools are located within, or near the neighborhood. Palm Beach State College, located at Lake Worth Road and Congress Avenue, is a two-year college offering a variety of courses ranging from business to the social sciences, with three other branches in other sections of Palm Beach County.

Medical facilities are conveniently located within the neighborhood. JFK Medical Center, founded as a 150 bed hospital in 1966, is located on Congress Avenue, just south of 6th Avenue South. The facility recently completed its \$76 million expansion project that increased the number of beds to 424. The expansion included a new emergency room, 37 additional hospital beds, 57 additional private rooms (making 70% of the rooms private) and a new 36-bed Intensive Care Unit. Other private medical facilities are located throughout the neighborhood, such as nursing homes and medical and dental offices.

Conclusion

The Subject neighborhood is an established residential and commercial area of Central Palm Beach County. The neighborhood's convenient access to other areas of Palm Beach County makes it a desirable area.



APARTMENT MARKET OVERVIEW

In this Market Overview section, we will present market information on apartment supply and rental demand, as well as rental housing market trends. The information presented was gathered from various apartment market surveys coupled with our own research.

Palm Beach County Apartment Market

We analyzed data reported in the *Palm Beach County Quarterly Housing Report – 2nd Quarter 2018*, prepared by Reinhold P. Wolff Economic Research, Inc., for insight into the multi-family rental market.

During the 1st quarter of 2018, a total of 326 new rental apartments were absorbed in Palm Beach County, 716 new units were completed, and 752 units were started. The 2,561 new units absorbed in the county during all of 2017 was 68.5% greater than 1,520 absorbed during 2016. In the last 6 months (from October 2017 to March 2018), 355 new rental units were completed per month.

New rental apartment building activity is modest compared to the estimated demand level of about 5,335 units per year during 2018-2021. Up to six months of supply is considered as acceptable to have available without having an excessive supply. This means that the market could therefore support up to 2,668 new units in inventory at the present time. This also suggests that the apartment vacancy rates should remain low in the foreseeable future.

The most recent reported vacancy rate within Palm Beach County in mature apartment developments (18+ months) was 5.3% as of May 2018, being slightly lower than the 5.6% rate reported in May 2017. The vacancy rate was found to be the highest in the Central West Palm Beach area (Areas 4 & 4A) at 6.6%, followed by the Jupiter/Palm Beach Gardens area (Areas 1 & 2) with 6.1%. The Subject Property falls within the Lake Worth/Lantana sub-market (Area 8), which reflected a vacancy rate of 3.6%, well below the Palm Beach County average at 5.6%.

The overall average monthly rent for apartments in mature rental developments within Palm Beach County increased by \$33.00 to a total of \$1,726 per month from one year ago. Over the past year the average rent increased 3.0% from the \$1,676 average found a year ago. During the most recent 3 month period, one bedroom rents increased by \$29.00 to \$1,470; two bedroom rents increased by \$25.00 to \$1,755; and three bedroom rents increased by \$65 to \$2,121 on a monthly basis.

As of 2nd quarter 2018, the Subject's Area 8, Lake Worth/Lantana, had average monthly rates of \$1,256 for a one-bedroom, \$1,508 for a two-bedroom apartment, and \$1,849 for a three-bedroom unit. Rents have increased substantially over the past year in this area. In 3rd quarter 2017, the Subject's Area 8, Lake Worth/Lantana, had average monthly rates of \$1,088 for a one-bedroom, \$1,343 for a two-bedroom apartment, and \$1,577 for a three-bedroom unit.



Market Overview

Lower-income affordable tax credit developments are surveyed separately from market rate developments. Based on the survey of 33 fully completed and absorbed tax credit developments in Palm Beach County as of May 2018, these developments contain a total of 6,836 units of which 0.8% are vacant.

The overall average monthly rent of apartments in the tax credit developments is \$977 or approximately 43.4% lower than the average of \$1,726 found in the market rate developments.

Conclusion

In the local market, data shows that rental rates appear to be increasing, especially within projects with renovated units in good location. The most recent Reinhold Wolf study shows rents have been increasing for several years and seem to be continuing along this trend. The creation of new apartment product seems to be at a steady pace, but below the current demand, thus occupancies are trending upward.

Sales of multifamily apartment projects within Palm Beach County are showing shorter marketing times, with an increase in activity as of late, and a trend of prices shifting from stabilized to increasing due to improvements in the economy overall.

Overall, the general consensus of our conversations with active market participants was that market activity has momentum for this property type, demand is expected to continue, and the long term outlook is very positive for the Subject's market area.

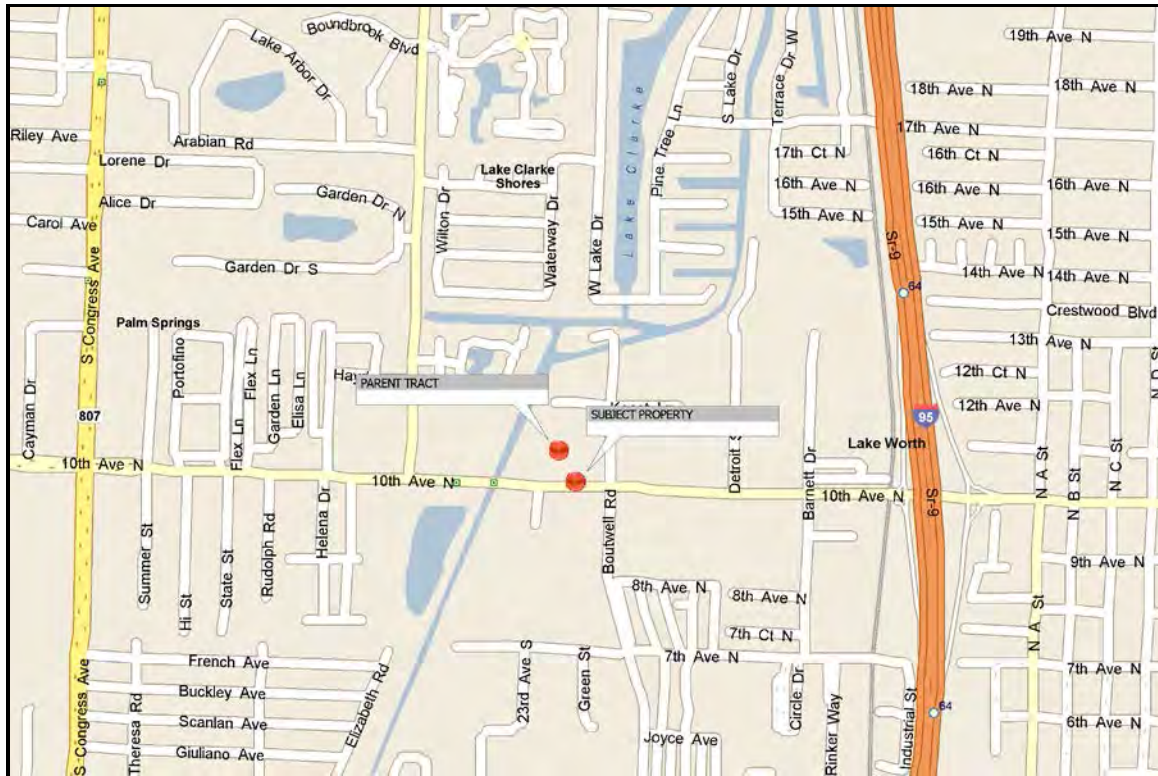


PROPERTY DATA

Location

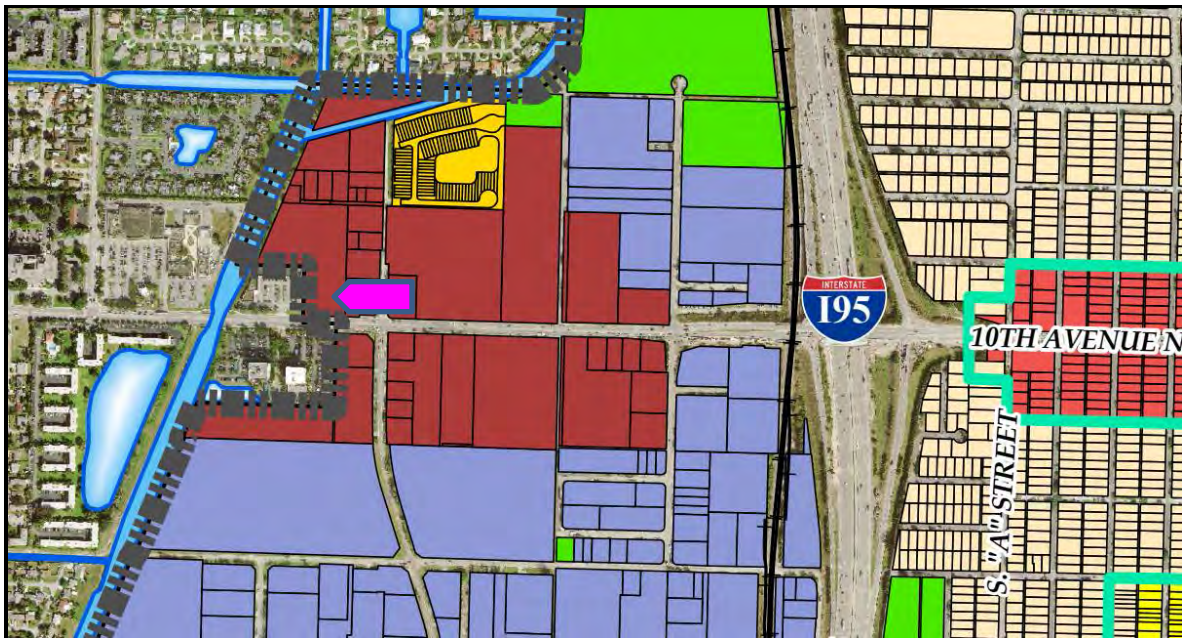
The Subject Property is located along the north side of 10th Avenue North, south of Keast Lane, and 225' west of Boutwell Road, in the City of Lake Worth, Florida.

Location Map



Zoning

The Subject Property is currently zoned Mixed Use - West (MU-W) with a maximum density of 30 units per acre by the City of Lake Worth. The normal FAR limitation under this zoning for lots of at least 7,500 sq. ft. is increased an additional 0.50 under the sustainable bonus incentive program. Basically, bonus density is given for providing affordable housing. A zoning map can be found on the following page.



Zoning Map

Land-Use Plan

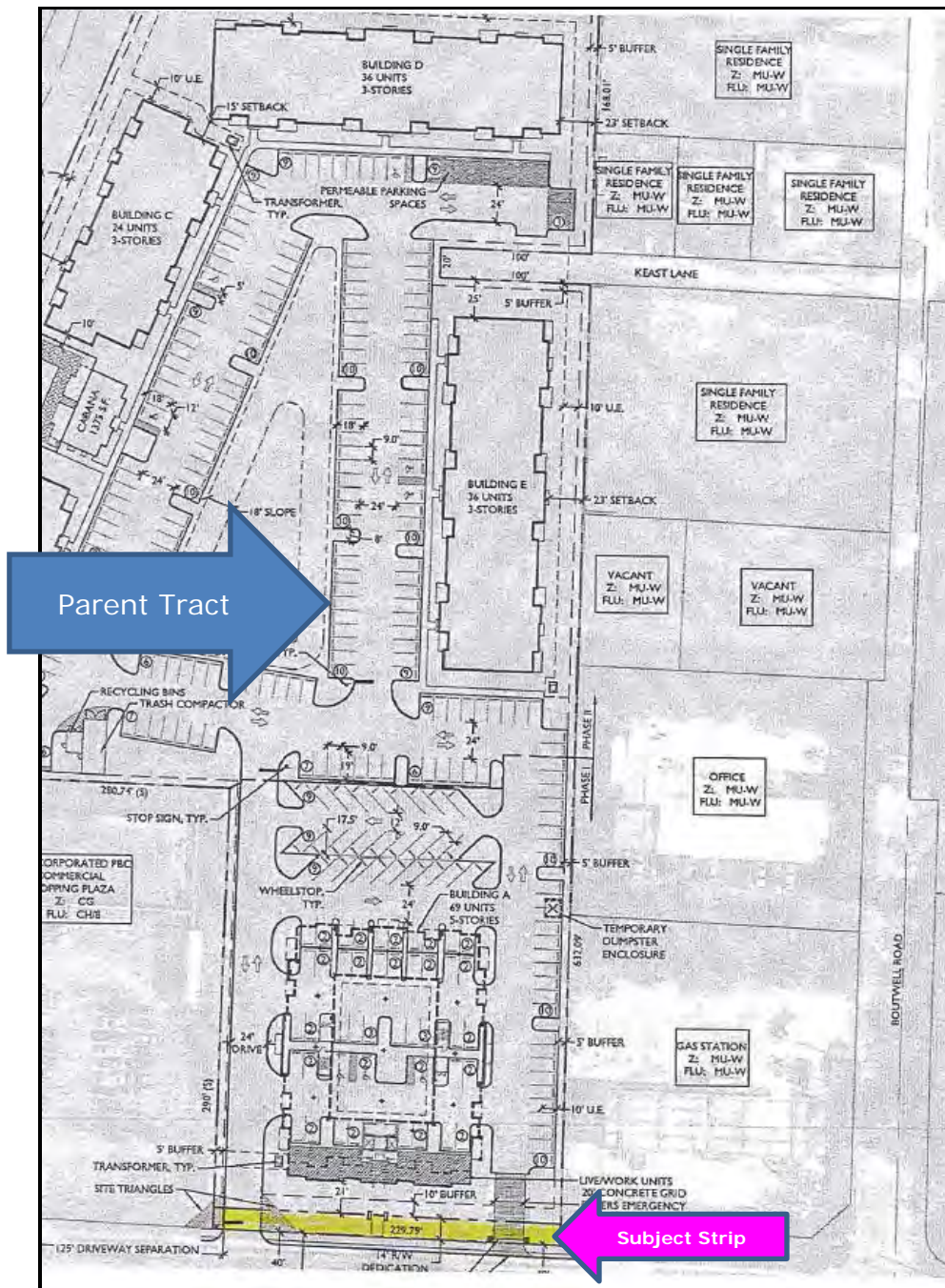
The Land Use Plan designation for the Subject Property is Mixed Use - West (MU-W) by the City of Lake Worth.

Easements and Deed Restrictions

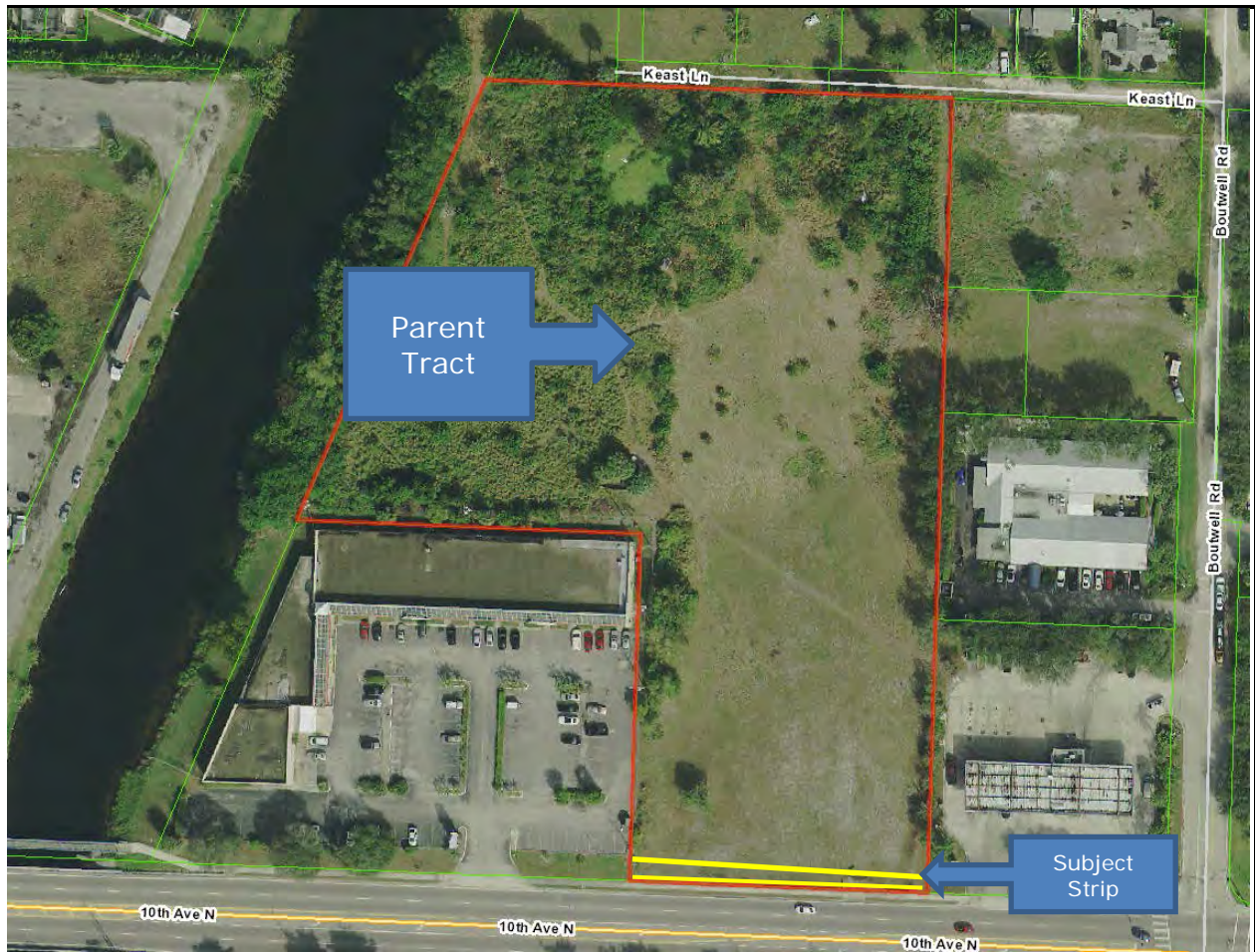
We have not been provided a title search for the Subject Property. Based upon our inspection of the property records, no adverse easements or deed restrictions were noted.

Site Size, Shape and Access

A site plan of the Subject site was available for our review, which also included the adjacent larger tract, referred to as the Parent Tract. The **Subject Property** consists of a long and narrow 14' x 229.75' parcel of land along 10th Avenue North. The site contains approximately 3,216 square feet, or 0.074 acres of land. The site plan of the Subject was provided by our client and is shown on the following page.



The adjacent, larger, **Parent Tract** to north of the Subject strip is irregular in shape and contains 223,898 square feet, or 5.14 acres. This site has similar topography and also has canal frontage along a LWDD canal on its west side. It has similar zoning and land use designations. The Parent Tract has 229.75' along the north side of 10th Avenue North, 630' along the east side, 373' on the north side, and 383' on the west side. Overall, access and exposure are considered to be average. A Parcel Map indicating the Subject Property and the adjacent Parent Tract is shown on the following page.



Utilities

All public utilities are available for the Subject Property and the Parent Tract. Water and sewer service is provided by the City of Lake Worth, electricity by FPL, and telephone service by AT&T and other private carriers.

Topography

The Subject site and the Parent Tract are generally level and slightly above the grade of the surrounding roads. While a soil survey was not provided, no drainage problems were noted at the time of inspection.



Census Tract

2017 FFIEC Geocode Census Report

Address: 2310 KEAST LN, LAKE WORTH, FL, 33461
MSA: 48424 - WEST PALM BEACH-BOCA RATON-DELRAY BEACH, FL
State: 12 - FLORIDA
County: 099 - PALM BEACH COUNTY
Tract Code: 0043.00

Summary Census Demographic Information

Tract Income Level	Upper
Underserved or Distressed Tract	No
2017 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$67,900
2017 Estimated Tract Median Family Income	\$90,388
2010 Tract Median Family Income	\$87,750
Tract Median Family Income %	133.12
Tract Population	5973
Tract Minority %	32.43
Tract Minority Population	1937
Owner-Occupied Units	2095
1- to 4- Family Units	2524

Census Income Information

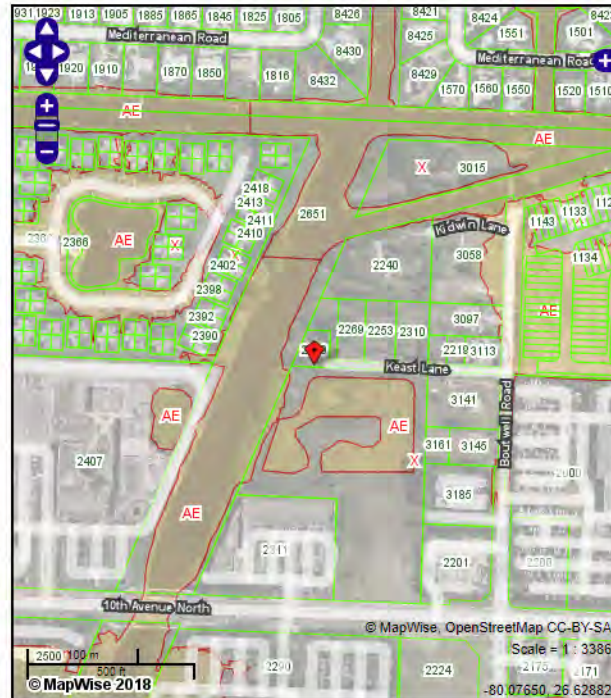
Tract Income Level	Upper
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$65,914
2017 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$67,900
% below Poverty Line	7.52
Tract Median Family Income %	133.12
2010 Tract Median Family Income	\$87,750
2017 Estimated Tract Median Family Income	\$90,388
2010 Tract Median Household Income	\$69,636



Flood Hazard Zone

Flood Report

Address (from parcels)	2289 KEAST LN LAKE WORTH 33461
FEMA Data Source	DFIRM - Digital Flood Information Rate Map
Inside Special Flood Hazard Area?	OUTSIDE SPECIAL FLOOD HAZARD AREA
Risk Level	MODERATE TO LOW RISK AREAS
Flood Zone(s)	X
Description(s)	X = OUTSIDE FLOODPLAIN
Base Flood Elevation	-9999.000000000
NFIP Community Name	Palm Beach County
County	PALM_BEACH
State	Florida
NFIP Community Number	120192
NFIP Map Number or Community Panel Number	12099C0589F
Inside CBRA?	FALSE
CBRA Type	N/A
Map Panel Effective Date	10/5/2017
LOMA/LOMR (yes/no)	UNKNOWN - check map
LOMA/LOMR Date	UNKNOWN - check map



Assessed Value and Taxes

The assessed values and taxes for both the Subject Property and adjacent Parent Tract are shown in the following chart.

Subject Assessment and Taxes - 2017				
Folio Number	Land Assessment	Improvement Assessment	Total Assessment	Taxes
Subject site is part of Parent tract:				
383-44-20-01-026-0010	\$771,000	N/A	\$771,000	\$18,093

It is noted that the Subject Property is part of the larger parent tract and is not separately assessed.



Property History

A title search was not provided by the client, nor did our office perform one. We make no warrant as to the legal title of the Subject Property. According to the Palm Beach County Property Official Records, the Subject is currently under the ownership of Lake Worth Investment Group, LLC. The Parent Tract was purchased in September 2013 for a total consideration of \$925,000 or \$4.13 per square foot. The current owner/developer has hired WGI to draft a preliminary site plan to develop the site with a residential apartment community. To the best of our knowledge, no approvals are in place yet. The sale in 2013 appears to have been market oriented at that time, however based on the age of this sale and changes in market conditions it will not be considered in our analysis. There have not been any other recorded sales on the Subject Property within the past five years that we were made aware of. As far as we could determine, the Subject Property is not listed for sale or under contract at this time.



HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal, Sixth Edition 2015, by the Appraisal Institute defines Highest and Best Use on page 93 as follows:

"The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

To estimate the Highest and Best Use of the Subject, we have considered those uses which are legally permissible, physically possible, financially feasible, and maximally productive. Consideration was given to individual features of the land such as size, shape, location, access to roadways, and the availability of utilities. Consideration was also given to the surrounding land uses and the demand for property in the current real estate market.

As stated in the Scope of Work section of the report, the Subject, which is located along the north side of 10th Avenue North, south of Keast Lane, and 225' west of Boutwell Road is a strip of land that the owners may dedicate to the City of Lake Worth. The site is a 14' wide x 229.75' long strip of vacant land not used for any particular purpose. In the Subject valuation, we have used the Across the Fence (ATF) method where we utilize the market data of adjacent or near-by properties, which assumes that the value of the land is similar to the value of adjacent properties. This theory is consistent with the Highest and Best Use of assumed assemblage with ATF land and sale to abutting owners.

In the case of the Subject Property, we have analyzed the adjacent site to the north, referred to as the "parent tract" to derive a value estimate on a per square foot basis. This unit value will be applied to the Subject's land area in order to determine an overall value opinion for the Subject Property. As we are estimating the land value of the adjacent parcel, it is appropriate to consider the Highest and Best Use of this parcel, as well, prior to analyzing comparable market data.

Conclusion – Parent Tract

The Parent Tract is a 5.14-acre vacant site. The current Highest and Best Use of the site is for residential multifamily development, based on the following criteria:

Legally Permissible

The current MU-W, Mixed Use–West zoning would allow future development of the site to a maximum residential density of 30 units per acre.

Physically Possible



The vacant site is irregular in shape and contains 5.14 acres. The site's size and shape allow for multiple development options. The site has average roadway exposure and access and is physically well suited for multifamily type of use due to the topography, size and location.

Financially Feasible

The surrounding land uses are an important consideration, especially in regard to the principle of conformity. The site's immediate land uses consist of single family homes, PUD's (Planned Unit Developments), multifamily projects including villas and townhomes, trailer parks, along with commercial uses along surrounding arterial roadways. The residential market in Palm Beach County has been experiencing strong demand especially in the multifamily segment. Based on the aforementioned market conditions, it is our opinion that the financially feasible use for the site would be as proposed for a multifamily residential project as allowed by the zoning.

Conclusion – As Vacant

Therefore, based on an analysis of the neighborhood, prevailing land values, active market participants, as well as current economic conditions, it is our opinion that the Highest and Best Use of the site is for future multifamily residential development. The most probable buyer of the Parent Tract would be an investor/speculator looking to develop the site with a high density residential project of some sort, as previously discussed.



LAND VALUE ANALYSIS

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Usually the most reliable way to estimate land value is by sales comparison. When few sales are available, however, or when the value indications produced through sales comparison need additional support, procedures like extraction or allocation may be applied. In the case of the Subject Property the only approach used was the sales comparison approach.

Sales Comparison Approach

In order to estimate the Market Value of the Subject Property by the Sales Comparison Approach, a search was made for recent sales of vacant land with characteristics similar to the Subject. Since the Highest and Best Use of the Subject Property is for multifamily residential development, we have used recent sales of properties that were purchased for multiple-family residential development. Our search was concentrated on properties located within close proximity to the Subject Property. We searched for the last 12 months but found no 2018 sales due to the lack of available land. Therefore, we went back to 2017 and found five good comparable multifamily land sales. The comps were analyzed and compared to the Subject Property on a price per square foot of land area basis and a price per potential residential dwelling unit basis. These are the units of comparison most widely recognized by participants in this market sector. All of the comps were considered with regard to property rights transferred, financing, conditions of sale, time or market conditions, location, size, site quality and access.

As mentioned in the Scope and Highest and Best Use sections of the report, we have based on our analysis on the Across the Fence (ATF) method. In order to apply this methodology, we have estimated the Subject's value per square foot based on the adjacent Parent Tract and then applied the unit value to the Subject Property's square footage. The comps and Parent Tract are summarized on the chart on the following page, with a location map and detailed sales write-ups to follow.



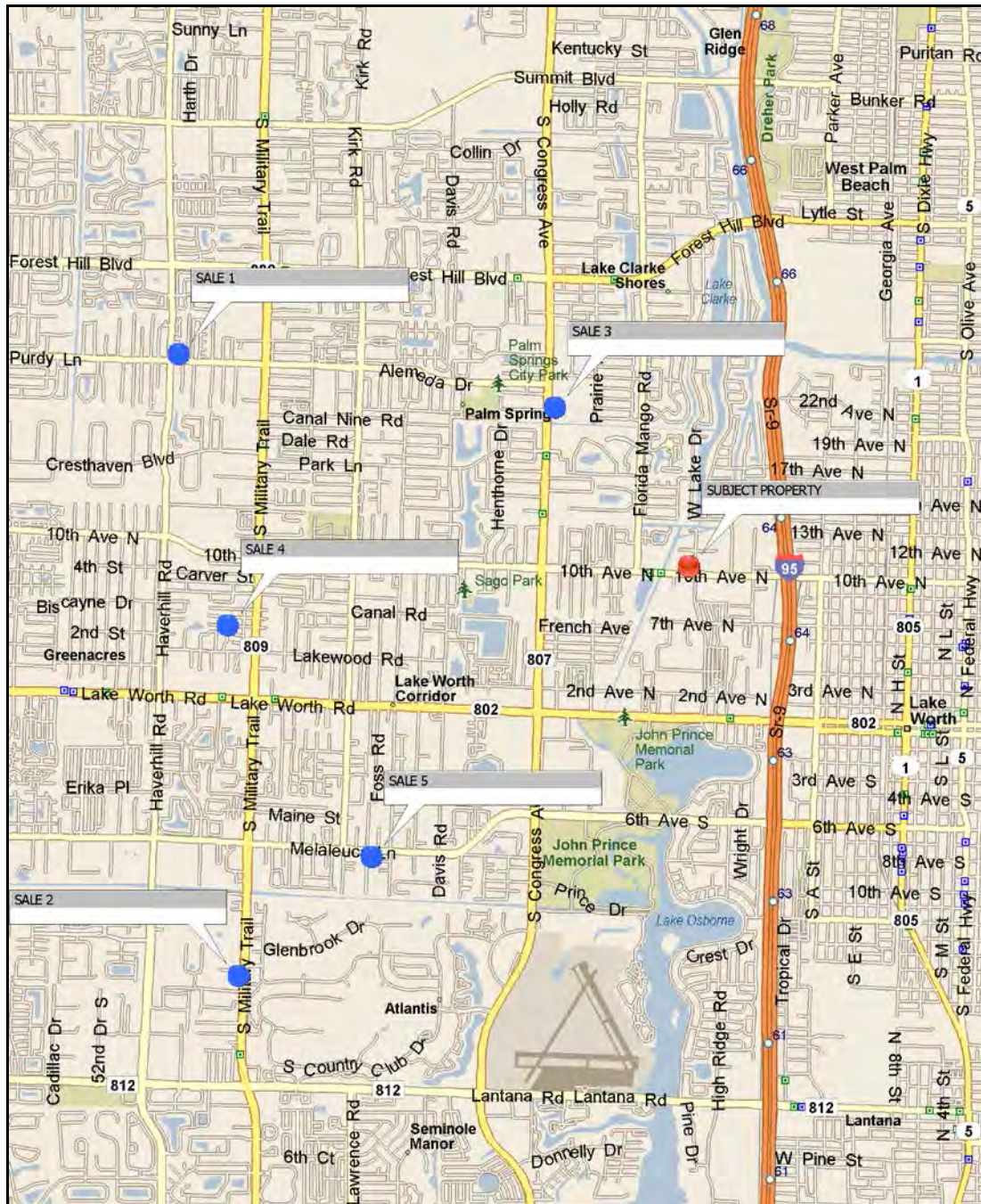
Discussion of Vacant Land Sales

Vacant Land Sales Callaway & Price, Inc. #18-77924						
Sale Number	Subject Parent Tract	1	2	3	4	5
Record ID Number		9690	9632	9482	9483	9484
ORBK/PG		29439/1090	29263/01262	29108/0599	28972/1133	28877/1084
Effective Sale Price		\$6,500,000	\$582,000	\$1,015,000	\$3,500,000	\$5,100,000
Size - Acres	5.14	8.96	1.51	3.28	16.46	18.92
Size - Square Feet	223,898	390,342	65,776	143,060	716,884	824,155
Price Per Square Foot		\$16.65	\$8.85	\$7.09	\$4.88	\$6.19
Residential Units	150	179	N/A	38	132	164
Density	29.18	19.98	N/A	11.57	8.02	8.67
Price Per Unit		\$36,313	N/A	\$26,711	\$26,515	\$31,098
Location	North side of 10th Ave N, 225' W of Boutwell Road	S Side Okeechobee Blvd, 700' W of N Benoist Farms Rd	E side of Hagen Ranch Rd, 1/4 mi S of Boynton Bch Blvd	Southeast corner of South Haverhill Road and 20th Road South	West side of South Military Trail, ½ mile north of Lantana Road	Northeast corner of South Congress Avenue and Lark Road
City	Lake Worth	West Palm Beach	Boynton Beach	West Palm Beach	Lake Worth	Palm Springs
Zoning	MU-W	MF20/RPD	MUPD	RM	RM	RM
Proposed Use	Apartments	Apartments	Mixed Use	Multifamily	Multifamily	Multifamily
Date of Sale (or Value)	Jun-18	Oct-17	Jul-17	May-17	Mar-17	Jan-17
Conditions of Sale Adj.		0%	0%	0%	0%	0%
Market Condition Adj.		0%	0%	0%	0%	0%
Adjusted Price Per Sq.Ft.		\$16.65	\$8.85	\$7.09	\$4.88	\$6.19
Adjusted Price Per Unit		\$36,313	NA	\$26,711	\$26,515	\$31,098
Physical Adjustments						
Location		-10%	10%	30%	20%	25%
Size		0%	0%	0%	0%	0%
Site Quality		-15%	0%	0%	10%	10%
Density (Price Per Sq.Ft.)		0%	0%	25%	30%	30%
Density (Price Per Unit)		0%	0%	-25%	-30%	-30%
Total Adjustment Per Sq.Ft.		-25%	10%	55%	60%	65%
Total Adjustment Per Unit		-25%	10%	5%	0%	5%
Adjusted Price Per Sq.Ft.		\$12.49	\$9.73	\$11.00	\$7.81	\$10.21
Adjusted Price Per Unit		\$27,235	NA	\$28,046	\$26,515	\$32,652

	Per Sq.Ft.	Per Unit
Low	\$7.81	\$26,515
High	\$12.49	\$32,652
Average	\$10.25	\$28,612

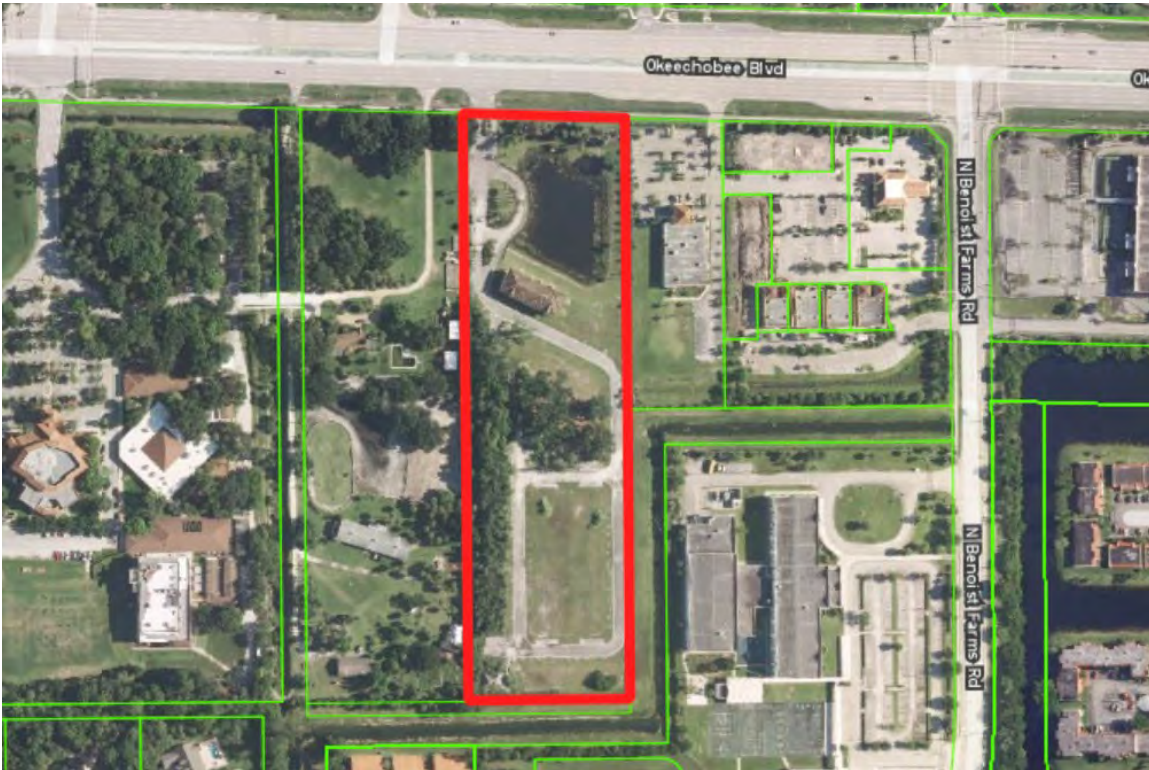


COMPARABLE LAND SALES MAP





Land Sale No. 1



Property Identification

Record ID	9690
Property Type	Residential, Vacant Land
Address	8230 Okeechobee Boulevard, West Palm Beach, Palm Beach County, Florida 33411
Location	South side of Okeechobee Boulevard, 700 feet west of North Benoist Farms Road
Tax ID	74-42-43-29-29-001-0000
Legal	Tract "A-1", Bella Vita Estates Replat

Sale Data

Grantor	Pina Residential, LLC
Grantee	Azola West Palm Beach Owner, LP
Sale Date	October 26, 2017
Deed Book/Page	29439/1090
Recorded Plat	PB 122, PG 1
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller
Verification	Confirmed by Joe Merritt

Sale Price	\$6,500,000
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**Land Data**

Zoning	MF20/RPD, Multifamily Residential
Topography	Level, mostly upland and useable
Utilities	All available
Shape	Rectangle
Land Use	MFMD, Multifamily Medium Density

Land Size Information

Gross Land Size	8.961 Acres or 390,342 SF
Front Footage	Okeechobee Boulevard;

Indicators

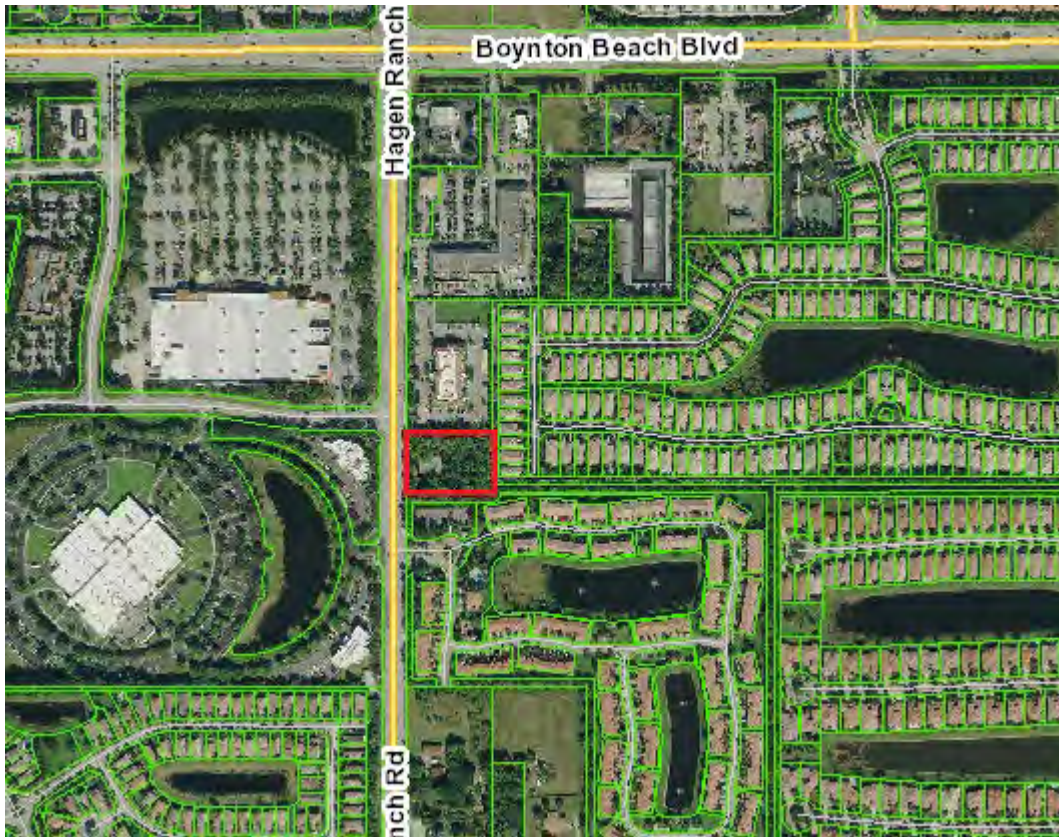
Sale Price/Gross Acre	\$725,364
Sale Price/Gross SF	\$16.65
Sale Price/Planned Unit	\$36,313

Remarks

This property was purchased for the development of a 179-unit apartment project called Azola West Palm. The site is all upland and useable except for a 1-acre retention lake. It included roads, infrastructure and a partially completed building from a previously started project called Bella Vita Estates that stalled in 2008. Due to the age and condition of these improvements, they contributed nominal value to the new project. It was on the market for 22 months at a listing price of \$6,990,000 prior to sale.



Land Sale No. 2



Property Identification

Record ID	9632
Property Type	Vacant, Commercial Land
Property Name	PALM BEACH FARMS
Address	10234 Hagen Ranch Road, Palm Beach County, Florida 33437
Location	E side of Hagen Ranch Road, one-quarter mile S of Boynton Beach Boulevard
Tax ID	00-42-43-27-05-055-0252
Market Type	Commercial

Sale Data

Grantor	Jasmin Lndscp, Inc
Grantee	Amicus Realty Holdings LLC
Sale Date	July 31, 2017
Deed Book/Page	29263 / 01262
Property Rights	Fee simple
Conditions of Sale	Arm's length
Financing	Cash to seller
Sale History	Previous sale MAR-1999 for \$105,000



Verification Confirmed by Judith Cornillie

Sale Price \$582,000

Land Data

Zoning AR, A/R (FLU MR-5)
Topography Flat
Utilities All available
Dimensions Approximately 217 X 304
Shape Rectangular
Depth 304

Land Size Information

Gross Land Size 1.510 Acres or 65,776 SF
Front Footage 217 ft Total Frontage: 217 ft Hagen Ranch Road;

Indicators

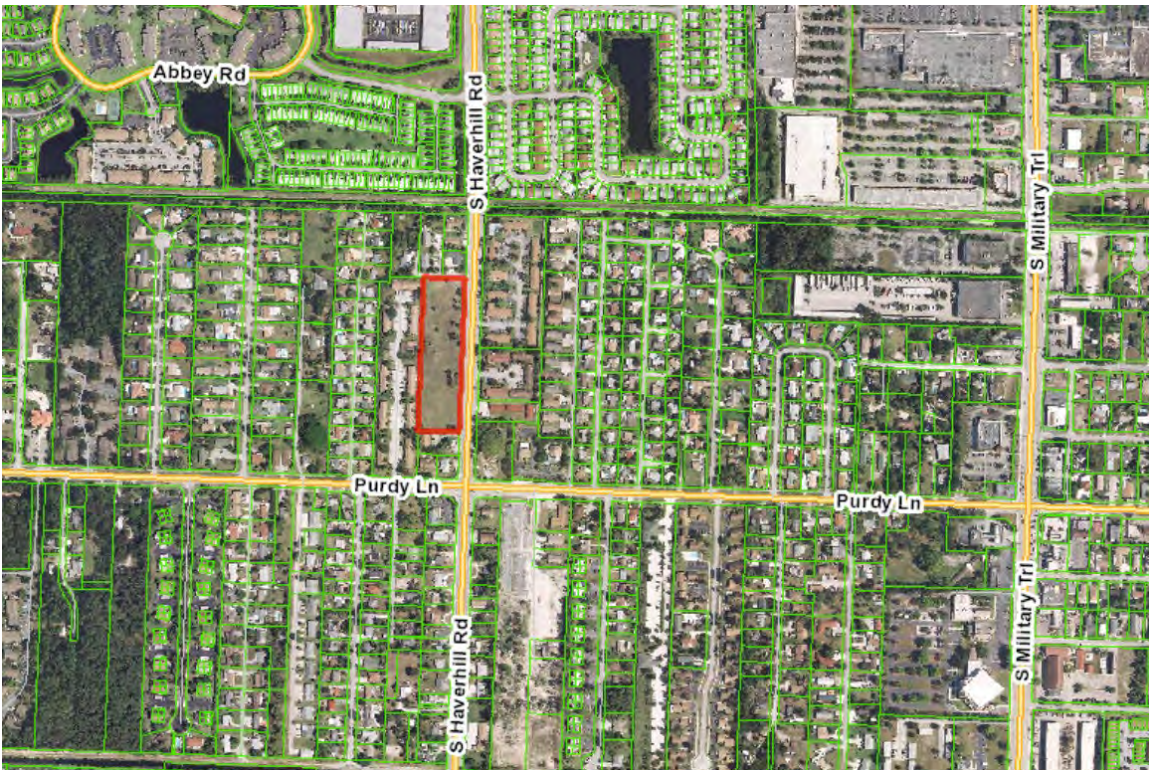
Sale Price/Gross Acre \$385,428
Sale Price/Gross SF \$8.85

Remarks

This parcel was formerly a plant nursery and was purchased for development as medical office space. Zoning designation at the time of sale was AR with a FLU of MR-5. The zoning is currently in the process of being changed to a FLU of CL-O with a proposed zoning of MUPD with a proposed commercial potential of up to 30,492 sf (.50 FAR). This property has direct frontage on Hagen Ranch Road approximately one-quarter mile south of the intersection of Hagen Ranch and Boynton Beach Boulevard. The listing agent indicated that the seller had higher offers but accepted a lower priced offer that excluded a waiting period for due diligence/zoning change approval.



Land Sale No. 3



Property Identification

Record ID	9482
Property Type	Residential, Vacant Land
Address	2081 South Haverhill Road, West Palm Beach, Palm Beach County, Florida 33415
Location	Southeast corner of S Haverhill Road & 20th Rd South, 1.4 mile south of Forest Hill Blvd
Tax ID	00-42-44-14-05-001-0040
Legal	Lengthy, Model Land Company

Sale Data

Grantor	Darebecafe Investment Corp.
Grantee	Sunco TH, LLC
Sale Date	May 23, 2017
Deed Book/Page	29108/0599
Recorded Plat	PB 5, Pg 78
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller
Verification	Confirmed by Joe Merritt

Sale Price	\$1,015,000
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**Land Data**

Zoning	RM, Residential Multifamily
Topography	All upland and useable
Utilities	All available
Shape	Rectangle
Land Use	HR-8, High Residential 8 units per acre

Land Size Information

Gross Land Size	3.284 Acres or 143,060 SF
Planned Units	38
Front Footage	South Haverhill Road; 20th Road South;

Indicators

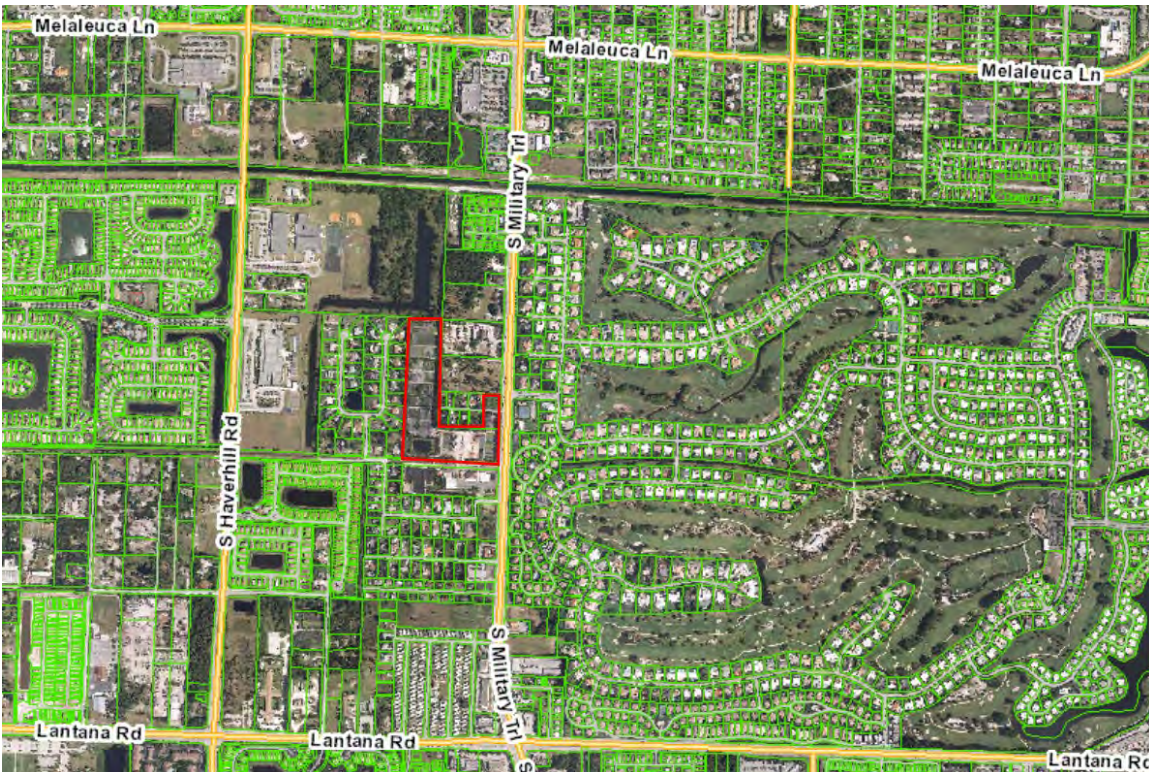
Sale Price/Gross Acre	\$309,055
Sale Price/Gross SF	\$7.09
Sale Price/Planned Unit	\$26,711

Remarks

This property was purchased for development of a 38-unit multifamily residential building. It was on the market for 2 months at a listing price of \$1,500,000 prior to sale.



Land Sale No. 4



Property Identification

Record ID	9483
Property Type	Residential, Vacant Land
Address	5495 South Military Trail, Lake Worth, Palm Beach County, Florida 33463
Location	West side of South Military Trail, 1/2 mile north of Lantana Road
Tax ID	00-42-44-36-08-016-0060 & 00-42-44-36-08-010-0000
Legal	Lengthy

Sale Data

Grantor	Rorabeck's Plants & Produce, Inc.
Grantee	AMKBJ Partners, Ltd.
Sale Date	March 22, 2017
Deed Book/Page	28972/1133
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller
Verification	Confirmed by Joe Merritt

Sale Price	\$3,500,000
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**Land Data**

Zoning	RM, Residential Multifamily
Topography	All upland and useable
Utilities	All available
Shape	L-shaped, Irregular
Land Use	HR-8, High Residential 8 units per acre

Land Size Information

Gross Land Size	16.457 Acres or 716,884 SF
Planned Units	132
Front Footage	359 ft South Military Trail;

Indicators

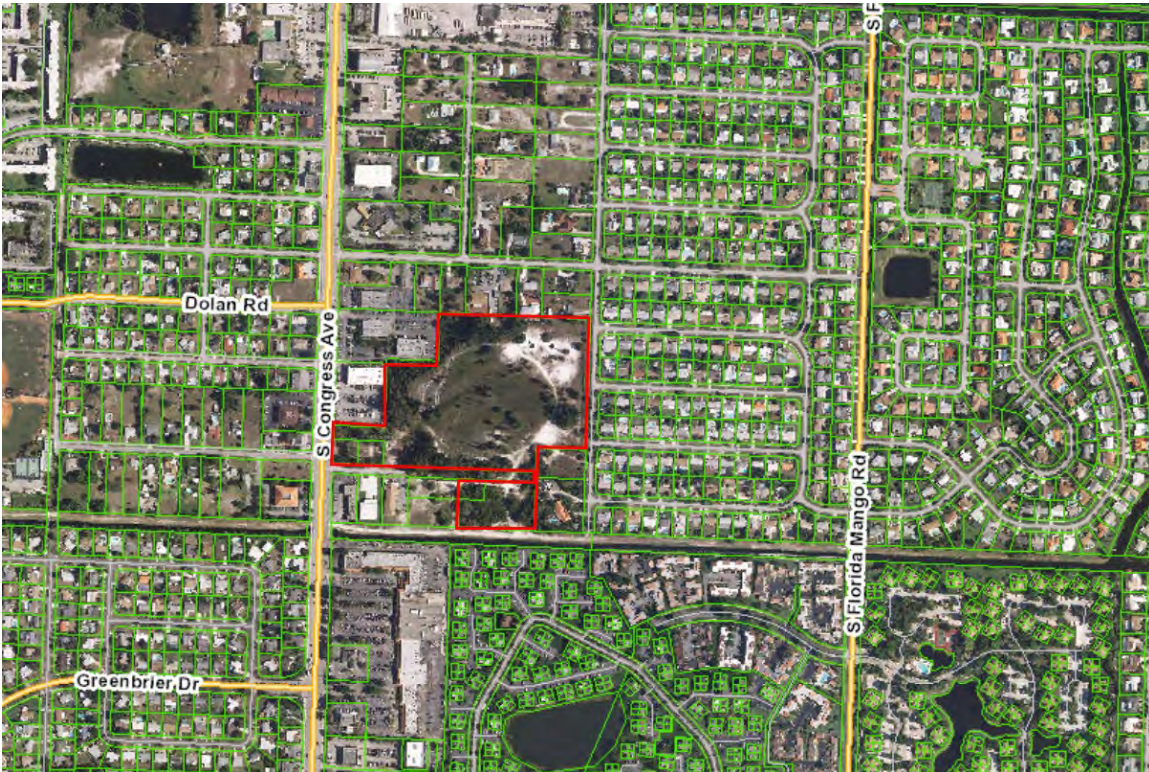
Sale Price/Gross Acre	\$212,670
Sale Price/Gross SF	\$4.88
Sale Price/Planned Unit	\$26,515

Remarks

This property was purchased for development of a multifamily residential project. It is the second purchase of an assemblage totaling 22.59 acres. At time of sale, the property was zoned AR designated LR-3 by the FULP and had the potential for 108 dwelling units. The owner has applied to have the zoning changed to PUD and the FLUP to HR-8 which will raise the potential units to 181 or 8 units per acre . This portion of the site has the potential for 132 units at 8 units per acre.



Land Sale No. 5



Property Identification

Record ID	9484
Property Type	Residential, Vacant Land
Address	2406 South Congress Avenue, Palm Springs, Palm Beach County, Florida 33406
Location	Northeast corner of South Congress Avenue and Lark Road
Tax ID	70-43-44-17-05-003-0130, 004-0041, 004-0042 & 005-0051
Legal	Lengthy

Sale Data

Grantor	Tonset Company, Inc.
Grantee	Pulte Home Company, LLC
Sale Date	January 26, 2017
Deed Book/Page	28877/1084
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller
Verification	Confirmed by Joe Merritt
Sale Price	\$5,100,000

**Land Data**

Zoning	RM, Residential Multifamily
Topography	All upland and useable
Utilities	All available
Shape	Irregular
Land Use	High Residential

Land Size Information

Gross Land Size	18.920 Acres or 824,155 SF
Planned Units	164
Front Footage	South Congress Avenue;

Indicators

Sale Price/Gross Acre	\$269,556
Sale Price/Gross SF	\$6.19
Sale Price/Planned Unit	\$31,098

Remarks

This property was purchased for development of a multifamily residential project called Preston Square that will include 164 townhomes in 34 2-story buildings.



Property Rights Transferred

All of the comparable sales in this analysis involved ownership transfer on a Fee Simple Estate basis, with the buyers receiving full property rights including residential development rights. We are also unaware of any adverse deed restrictions or any other property rights limitations which would have affected the sales. Therefore, no adjustments were necessary for property rights transferred.

Terms of Financing

The transaction price of one property may differ from that of a similar property due to atypical financing arrangements. In a case where favorable financing is established, a cash equivalency adjustment is often necessary. However, all of the comparable sales analyzed herein involved either market financing terms or cash to the Grantor. Therefore, no terms of financing adjustments were made, nor any cash equivalency performed.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and seller at the time of conveyance. Within the confirmation process, detailed attention was made to ensure the conditions of each sale. All of the comparable sales were arm's length transactions and the majority required no conditions of sale adjustments.

Time or Changes in Market Conditions

Market conditions generally change over time and may be caused by inflation, deflation, fluctuations in supply and demand, or other factors. The comparable sales occurred from January 2017 to October 2017. As discussed at the beginning of this section, our search revealed no 2018 land sales in the relevant market area, due to the lack of available land. All of the comps used in our analysis were considered to be representative of the current market and no adjustments were made for time or changes in market conditions.

Location

The Subject Property is 0.50 miles west of the I-95 ramp to 10th Avenue North, in an area where some new development is occurring. As discussed in the Neighborhood Data, Boutwell Road is currently under construction with a \$1.4 million improvement plan for the area's Park of Commerce. Already, the Silverman Group paid \$30.7 million for two industrial buildings directly across the street of the Subject at the southwest corner of Boutwell Road and 10th Avenue North. Plans are anticipated to be submitted for a Wyndham Hotel at the southwest corner of 10th Avenue North and Boutwell Road. The area is expected to be a future hub of commercial activity, and the improvements being made to Boutwell Road and the area's infrastructure makes the entire area more attractive to businesses.



Based on our inspections, it is our opinion that Sales 2-5 all have inferior locations as compared with the Subject due to lack of proximity to major highways and being in more remote overall locations. Therefore, Sales 2-5 required upward adjustments in our opinion. Sale 1 is located along one of the most highly traveled roadways in Palm Beach County in an area of strong redevelopment and therefore it required a downward adjustment for having a superior overall location compared to the Subject.

Size

The Subject Property contains 5.17 acres. The comps range in size from 1.51 acres to 18.92 acres. It is often found that smaller sites will sell for more on a price per square foot basis than similar but larger sites. This is not exactly the case with these parcels. The size adjustment is offset due to the fact that development flexibility increases in direct relationship to size. The available market data indicated no adjustment for this amount of variance in site size among the sales analyzed herein and therefore, none were made.

Site Quality

The Subject Property is considered to have good overall site quality for development being all upland and useable, and having a slightly irregular but developable shape. Sale 1 was superior to the Subject for already having roads and infrastructure in place at the time of sale, and therefore required a downward adjustment for this feature. Sales 2 and 3 were considered to be generally similar to the Subject as to overall site quality and no adjustments were necessary for this factor. Sales 4 and 5 had highly irregular shapes making development more difficult overall, and required upward adjustments for being inferior to the Subject for this factor.

Density

The Subject Property is proposed to have a density of 29.18 units per gross acre, but no site plan approvals are in place. Sale 1 was developed to a high density of nearly 20 units per acre and was considered similar overall in our opinion. Sale 2 was not assigned a density at the time of sale and therefore no adjustment was applied to that comp for this factor. Sales 3, 4, and 5 have much lower densities than the Subject of 11.57, 8.02, and 8.67 units per acre. It is typical for residential properties with a high density to sell at a higher price per square foot than an otherwise similar property with a low density. The effect is opposite on a price per unit basis. Therefore, all of the sales received upward density adjustments in varying degrees on the price per square foot basis and downward density adjustments on a price per unit basis.

Conclusion – Land Value Analysis – Parent Tract

As can be seen on the chart displayed earlier, after adjustments the comparable sales indicated an adjusted value range from \$7.81 to \$12.49 per square foot, with an



average of \$10.25 per square foot. On a price per unit basis, the sales indicated adjusted values ranging from \$26,515 to \$32,652 per unit with an average of \$28,612 per unit. All of the comparable sales were considered to provide reasonable value indications for the Subject Property.

The results of the price per square foot based analysis showed the best correlation and was given the most weight in reaching our final value conclusion. This is especially true given the uncertainty of what a vacant site will ultimately be developed for and what the density will actually be after going through a site planning process.

Therefore, after considering the indications provided by the available market data, it is our opinion that the Subject Property had a Market Value of approximately \$10.00 to \$10.50 per square foot as of June 26, 2018 or with the value calculated below.

223,898	sq. ft.	X	\$10.00	per sq. ft.	=	\$2,238,984
223,898	sq. ft.	X	\$10.50	per sq. ft.	=	\$2,350,933
				Say,		\$2,300,000

Based on a potential residential density of 29.18 units per acre or 150 units, this value conclusion equates to \$15,333 per unit, which is below the range indicated by the comparable sales for this unit of comparison. This is because all the sales had much lower allowable densities (lower density equals a higher price per unit).

Across the Fence Value – Strip of Land

As it relates to the Across the Fence methodology, we have applied the same value range per square foot to the area of the Subject Property. Therefore, our conclusion of market value for the Subject Property as of June 26, 2018 would also be in the range of \$10.00 to \$10.50 per sq. ft., with the value calculated as follows:

3,216	sq. ft.	X	\$10.00	per sq. ft.	=	\$32,160
3,216	sq. ft.	X	\$10.50	per sq. ft.	=	\$33,768
				Say,		\$33,000

ADDENDA

ENGAGEMENT LETTER

June 6, 2018

SOUTH FLORIDA

1410 Park Lane South, Suite 1
Jupiter, FL 33458
561.686.0333 | 561.686.3705 Fax

Michael R. Slade, MAI, SRA, CRE
Cert Gen RZ116
m.slade@callawayandprice.com

Stephen D. Shaw, MAI, AI-GRS
Cert Gen RZ1192
s.shaw@callawayandprice.com

Robert A. Callaway, MRICS
Cert Gen RZ2461
r.callaway@callawayandprice.com

TREASURE COAST

1803 South 25th Street, Suite 1
Fort Pierce, FL 34947
772.464.8607 | 772.461.0809 Fax
Stuart: 772.287.3330

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

CENTRAL FLORIDA

2816 E. Robinson Street
Orlando, FL 32803
Phone (321)726-0970
Fax (321)726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
c.phillips@callawayandprice.com

SPACE COAST

1120 Palmetto Avenue
Suite 1
Melbourne, FL 32901
Phone (321)726-0970
Fax (321)726-0384

Curtis L. Phillips, MAI
Cert Gen RZ2085
c.phillips@callawayandprice.com

Mr. Ignacio Cattaneo
9559 Collins Avenue, Apt 101
Surfside, Florida 33154

VIA EMAIL: iccattaneo@gmail.com

Dear Mr. Cattaneo:

We would be pleased to prepare an appraisal on the vacant strip of land located on 10th Avenue North just west of Boutwell Road in Lake Worth, Florida. It is our understanding that the purpose of the assignment is to estimate Market Value.

The intended user is Ignacio Cattaneo. The intended use is for internal decision making. The scope of work performed is specific to the needs of the intended user and the intended use. No other use is intended, and the scope of work may not be appropriate for other uses.

The fee to complete the report will be \$2,500-\$3,000. It is our policy to request a retainer and \$1,500 will suffice for this purpose.

We will provide you with the completed appraisal in approximately 2.5-3 weeks provided that we receive your authorization.

If the above is agreeable to you, please sign below as our authorization and return it together with the retainer and we will begin work immediately. This agreement is subject to the Agreements and Conditions listed on the attached pages, a copy of which should also be signed and returned to us. Our work will be done in accordance with the Appraisal Institute Code of Ethics and Standards of Professional Practice. Thank you for the opportunity to be of service.

Respectfully submitted,

CALLAWAY & PRICE, INC.

M.R. Slade

Michael R. Slade, MAI, SRA, CRE
Cert Gen RZ116

MRS;
Attachments

Client:

Ignacio Cattaneo

Accepted By\Date:



Signature

Name and Title (Printed or Typed):

Ignacio Cattaneo *MANAGER*

Client Fed ID# or SS#:

~~XXXXXXXXXX~~

Quotes18/Cattaneo

9. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation *stachybotrys chartarum* (mold), asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. We are unaware of very wet conditions that may have existed for days or weeks which are required to grow mold. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.
10. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser has 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 the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.
 2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.
 3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.
 4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.
 5. This appraisal expresses our opinion, and employment to make this appraisal was in no way contingent upon the reporting of predetermined value or conclusion.
 6. No responsibility is assumed for matters legal in nature, nor is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements; and, in any event, the appraiser's total liability for this report is limited to the actual fee charged.
 7. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.
 8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these factors.
-

CONDITIONS OF AGREEMENT

1. Premise: The completed report shall comply with the professional and ethical standards of the Appraisal Institute. The report will be addressed to the Client, or, as directed by the Client.
2. Compensation: The fee is due and payable as designated in the contract letter; the retainer is to be sent to the Appraiser along with the signed contract letter, which constitutes authorization to commence the assignment. The Appraiser's/Consultant's compensation is in no event contingent upon a predetermined value or conclusion.
3. Completion Date: Every effort will be made to deliver the report as per the specified date in the contract letter. If delays occur for reasons beyond the control of the Appraiser/Consultant, such as not receiving necessary data requested from the Client in a timely manner, changes in the scope of services of the assignment, acts of God, et cetera, the due date shall be extended.
4. Changes: The Appraiser/Consultant shall, to the best of his ability, complete the assignment in compliance with professional and ethical standards of the appraisal industry. Changes which are not in keeping with these standards will necessitate a new contract letter and renegotiation of the original fee; or billed on a time basis plus the original fee.
5. Cancellation: This agreement may be cancelled by the Client by written notice, or telephone followed by written notice. Appraiser/Consultant shall submit a statement based on professional time and expenses accrued, if applicable, for all services expended to the date of cancellation.
6. Additional Report Copies: Additional copies will be furnished upon request, and prepayment of \$1 per page per report.
7. Collection: All fees and expenses are due upon delivery of the final report. A late charge of 1.5% per month shall be imposed on balances unpaid 30 days after the statement date. If collection efforts become necessary, all costs for same, including court costs and attorney's fees will be added to the balance due. We are currently operating under an agreement with a collection agency which charges us 53.8%. IF THEIR COLLECTION SERVICES ARE REQUIRED, CLIENT'S TOTAL BALANCE DUE WILL BE INCREASED BY 53.8%.
8. Limiting Conditions: This agreement and the completed report shall be subject to the attached Limiting Conditions (also included in said report).

9. Confidential Data: Data assembled for the assignment will remain the property of the Appraiser/Consultant. Data provided by the Client will be held in file, unless otherwise instructed by the Client, and considered confidential. Appraiser/Consultant is authorized by the Client to disclose the report to appropriate representative of the Appraisal Institute to comply with the Bylaws and regulations of this professional organization.

I hereby agree to the Conditions of Agreement outlined above.

LAKELAND INVESTMENT GROUP.
Client's Name

6/11/10
Date of Acceptance

LEGAL DESCRIPTION

Exhibit "A"

LEGAL DESCRIPTION

PARCEL NO. 1: (See Warranty Deed recorded in Official Records Book 8448, Page 874):

That part of Tract 26 and Tract 27, lying North of the 10th Avenue Right-of-Way, Model Land Company's Subdivision, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida.

LESS the East 220 feet of said Tract 27.

AND LESS a parcel of land out of said Tract 26, described as follows:

Commence at the Southeast corner of Tract 27 of said Subdivision and go in a Westerly direction along the South line of said Tract 27 and Tract 26, a distance of 450.0 feet to a point; thence turn an angle of 90° from East to North and going a distance of 15.0 feet to a point in the North Right-of-Way of 10th Avenue North, said point being the POINT OF BEGINNING; thence continue along the same line a distance of 300.0 feet to a point; thence turning an angle of 90° South to West and going a distance of 278.0 feet to a point in the Easterly Right-of-Way line of Canal E-4 (Keller Canal); thence turn an angle of 111°11'07" from East to South and proceed along said Canal E-4 Right-of-Way, a distance of 321.74 feet to a point in the North Right-of-Way line of 10th Avenue North, a distance of 394.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT those portions of Tracts 26 and 27 lying within 10th Avenue North described in Official Records Book 367, Page 619 and in Official Records Book 1269, Page 272, both of the Public Records of Palm Beach County, Florida.

PARCEL NO. 2: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

A parcel of land located in Tract 4 of the Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, described as follows:

Begin at the Southeast corner of Tract 4; thence run Westerly along the South line of said Tract, a distance of 470 feet to a point; thence run North parallel with the East line of said Tract 4, a distance of 100 feet to the POINT OF BEGINNING and the Southeast corner of the Tract herein conveyed; thence continue North, a distance of 88.62 feet, more or less, to a point; thence run West on a line parallel with the North line of said Tract 4 to the intersection of the East Right-of-Way line of Lake Worth Drainage District Canal (also known as the Keller Canal) thence run in a Southwesterly direction along the Easterly Right-of-Way of said canal to a point, said point being the Northwest corner of a tract of land heretofore deeded to Max M. Foster and wife, from K.R. Barker and wife, as recorded in Deed Book 1076, Page 171, of the Public Records of Palm Beach County, Florida, dated December 8, 1954; thence run East along the North property line of the above described tract to the POINT OF BEGINNING of the tract herein conveyed.

TOGETHER WITH the West 20 feet of the East 490 feet of the South 100 feet of Tract 4, LESS the South 20 feet thereof.

PARCEL NO. 3: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

Beginning at a point 20 feet North of the South line of Tract 4 and 395 feet West of the East line of Tract 4, Section 20, Township 44 South, Range 43 East, for a POINT OF BEGINNING; thence run North on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point; thence run West on a line parallel to the South line of said Tract 4, a distance of 75 feet to a point; thence run South on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point; thence run East on a line parallel to the South line of said Tract 4, a distance of 75 feet to the POINT OF BEGINNING.

PARCEL NO. 4: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

BEGINNING at a point in the South line of Tract 4, Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, which point is 490 feet Westerly from the Southeast corner of said Tract 4; thence running Northerly parallel to the East line of said Tract 4, a distance of 100 feet to a point; thence Westerly parallel to the South line of Tract 4 to the East Right-of-Way line of Keller's Canal; thence Southwesterly along the said Easterly Right-of-Way line of said canal to an iron pipe in the South line of Tract 4; thence Easterly, a distance of 100.64 feet along said South line of Tract 4, to the POINT OF BEGINNING.

PARCEL NO. 5: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

The South 20 feet of the West 170 feet of the East 490 feet of Tract 4, of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, being a portion of what is commonly known as Keast Lane.

PARCEL NO. 6: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

TOGETHER WITH a Right-of-Way easement over the South 20 feet of the remaining portion of Tract 4 to the County Road, along the East side of said Tract 4, said 20 foot roadway along the South side of Tract 4 being commonly known as Keast Lane.

AND

PARCEL NO. 7: (See Warranty Deed recorded in Official Records Book 9493, Page 24):

A portion of Tract 4 of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at a point 20 feet North of the South line of said Tract 4, and distant 311 feet West of the East line of said Tract 4, running thence North, a distance of 168 feet to a point; running West on a line parallel to the South line of said Tract 4, a distance of 84 feet to a point; thence running South on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point in the North line of a 20 foot roadway; thence East along the North line of said roadway, a distance of 84 feet to the POINT OF BEGINNING.

QUALIFICATIONS



Qualifications – Michael R. Slade, MAI, SRA, CRE

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation # 6864, and SRA Designation
Member, American Society of Real Estate Counselors, CRE Designation Florida
State-certified general real estate appraiser RZ116
Real Estate Broker BK0128222, State of Florida
Appraisal Institute Approved Instructor (1986-1993) for:
 Course 201 - Principles of Income Property Appraisal
 Course 310 - Basic Income Capitalization

Professional Experience

Principal, Callaway & Price, Inc. since 1981
Staff Appraiser, Callaway & Price, Inc., 1975 to 1981
Past Magistrate, Tax Appeal Hearings, Palm Beach County

Qualified As An Expert Witness

Broward County, Florida
Palm Beach County, Florida
Martin County, Florida
Federal District Court of Southern District of Florida
United States Bankruptcy Court Southern Florida
Supreme Court of the State of New York (for Florida properties)

Geographic Experience

Throughout Florida

Education

Masters of Business Administration, Florida Atlantic University
Bachelor of Science, Accounting, Florida Atlantic University
Society of Real Estate Appraisers:
 Course 101 - Introduction to Appraising Real Estate
 Course 201 - Principles of Income Property Appraising
 Course 202 - Advanced Applications
American Institute of Real Estate Appraisers:
 Course II - Urban Properties
 Course IV - Condemnation
 Standards of Professional Practice
Numerous seminars sponsored by the Appraisal Institute and other organizations



Qualifications – Michael R. Slade, MAI, SRA, CRE

Organizations and Affiliations

Appraisal Institute:

- Past National Chairman of Professional Practice and Compliance & Enforcement Committee

- Past Member of Strategic Planning Committee

- Ethics Administration, Past Chairman

- Ethics & Counseling, Past National Vice Chairman

- Review & Counseling Division, Past National Chairman

- South Florida-Caribbean Chapter, Past President

American Society of Real Estate Counselors:

- Southern Florida Chapter, past Treasurer

Palm Beach County Housing Authority:

- Past Chairman/Board Member (Gubernatorial Appointment)

Chamber of Commerce of the Palm Beaches:

- Past Board of Directors, Past Member of the Executive Committee,

- Treasurer Economic Development Committee, Past Chair and Member

Society of Real Estate Appraisers (now Appraisal Institute):

- Young Advisory Council, Past National Chairman and Member

- Past Chairman of the Board of Directors of Boys Town of South Florida

- Past Guardian ad Litem Volunteer, South Florida

Awards and Honors

- Robert L. Foreman Memorial Award from the Appraisal Institute, 1999

- Alumni Talon Award from Florida Atlantic University, 2001

- Volunteer of Distinction Award from the Appraisal Institute, 2012



Qualifications – Michael R. Slade, MAI, SRA, CRE



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

850-487-1395

SLADE, MICHAEL ROBERT
1410 PARK LANE SOUTH #1
JUPITER FL 33458

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

RZ116

ISSUED: 11/07/2016

CERTIFIED GENERAL APPRAISER
SLADE, MICHAEL ROBERT

IS CERTIFIED under the provisions of Ch. 475 F.S.
Expiration date: NOV 30, 2018 L1611070001364

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER

RZ116

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

SLADE, MICHAEL ROBERT
1410 PARK LANE SOUTH #1
JUPITER FL 33458



ISSUED: 11/07/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1611070001364



Qualifications – Niccola L. Ellefson, MAI

Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #11777
State-certified general real estate appraiser RZ2096

Professional Experience

Appraisal Consultant, Callaway & Price, Inc., since January 2003
Senior Appraiser, Palm Beach County Property Appraiser's Office, 2001-2003
President, Cignal Appraisal Consultants & Real Estate Analysts, 1994 to present
Appraiser and Consultant, Roe Westberry & Associates, 1992-1994
Assistant Vice President, Landauer Real Estate Consultants, 1989-1992
Manager, Market Research and Real Estate Analysis, MIG Companies, 1986-1989

Education

Bachelor of Arts Degree, Business Administration, University of Wisconsin
Numerous seminars sponsored by the Appraisal Institute and other organizations, including

- Course 1A2 – Basic Valuation, 1991
- Course 310 – Basic Income Capitalization, 1992
- Course 2-1 – Case Studies in Real Estate Valuation, 1993
- Course 510 – Advance Income Capitalization, 1994
- Course 410/420 – Standards of Professional Practice, 1995
- Course 540 – Report Writing, 1996
- Course 550 – Advanced applications, 1998
- Course 410/420 – Standards of Professional Practice, 2000
- Course 800 – Separating Real Personal Property from Intangible Business Assets, 2002

Attended the 2010, 2012 and 2015 National Mitigation & Ecosystem Banking Conferences.

Geographic Experience

Throughout Florida
California
Nevada
Texas

Arizona
Georgia
North Carolina
Washington

Arkansas
Minnesota
Tennessee

Appraising/Consulting Expertise

Agricultural Land/Groves
Apartment Complexes, 8-400+ units
Automobile Dealerships
Commercial Buildings
Churches
Condominium Projects
Environmentally Sensitive Lands
Golf Courses
Hotels and Motels
Industrial Properties
Vacant Commercial and Residential Land

Large-Scale Planned Developments
Life Care Facilities
Marinas
Mitigation Banks
Mobile Home Parks
Multi-Tenant Shopping Centers
Office Buildings
Property in Litigation
Proposed Subdivision – Residential
Shopping Centers
Special Purpose Properties



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

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2601 BLAIR STONE ROAD
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ELLEFSON, NICCOLA L
5160 FOXHALL DR S
WEST PALM BEACH FL 33417

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

RZ2096

ISSUED: 11/18/2016

CERTIFIED GENERAL APPRAISER
ELLEFSON, NICCOLA L

IS CERTIFIED under the provisions of Ch.475 FS.
Expiration date : NOV 30, 2018 L1611180001796

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER	
RZ2096	

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

ELLEFSON, NICCOLA L
1410 PARK LANE SOUTH SUITE 1
JUPITER FL 33458



ISSUED: 11/18/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1611180001796



ENGINEER'S DRAINAGE STATEMENT

Golden Road Apartments WGI No. 2165.03

December 2, 2020

The proposed project is located northwest of the 10th Avenue and Boutwell Road intersection in the City of Lake Worth Beach and is undeveloped in the existing condition. The proposed project is a multifamily residential development with five residential buildings and one clubhouse on approximately 6.44 acres. The proposed project is within the South Florida Water Management District (SFWMD) C-51 Drainage Basin, Lake Worth Drainage District (LWDD) and City of Lake Worth Beach.

The proposed project's stormwater system will collect and convey runoff with inlets, pipes, exfiltration trench and an underground detention system prior to discharge to the existing LWDD E-4 Canal along the western property line – the point of legal positive outfall.

The finished floor elevations will be above the calculated 100 year – 3 day, zero discharge storm event or 18 inches above the crown of the adjacent road whichever is greater. The site will be designed to retain the 10-year 3-day storm event per SFWMD C-51 basin criteria, limiting discharge to 35 CSM. Water quality treatment shall be provided in the amount of 2.5 inches times the percentage of imperviousness or one inch for the entire property, whichever is greater. The City of Lake Worth beach drainage criteria requires retention for a 3-year 1-hour storm event. This volume will be held in the on-site exfiltration trench and underground storage prior to discharge.

WGI, Inc.

Respectfully submitted,

Brian Arnold, P.E.
Florida License # 81294
WGI, Inc. Cert. No. 6091



GOLDEN ROAD
CITY OF LAKE WORTH BEACH, FLORIDA

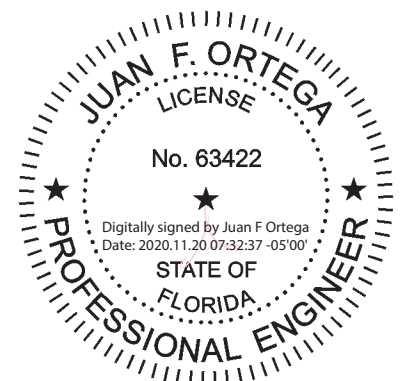
TRAFFIC CONCURRENCY ANALYSIS

**PREPARED FOR:
WGI, INC.**

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

November 20, 2020



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1. PROJECT DESCRIPTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Palm Beach County (PBC) – Traffic Performance Standards (TPS)* associated with a site plan application to the City of Lake Worth Beach, Florida. The *Golden Road Property* project is located just west of Boutwell Road, north of 10th Avenue in the City of Lake Worth Beach, Florida. Parcel Control Numbers associated with this project are 38-43-44-20-01-026-0010/38-43-44-20-01-004-0030/-0060/-0080/-0120/-0010. Figure 1 shows an aerial location of the site in relation to the transportation network.

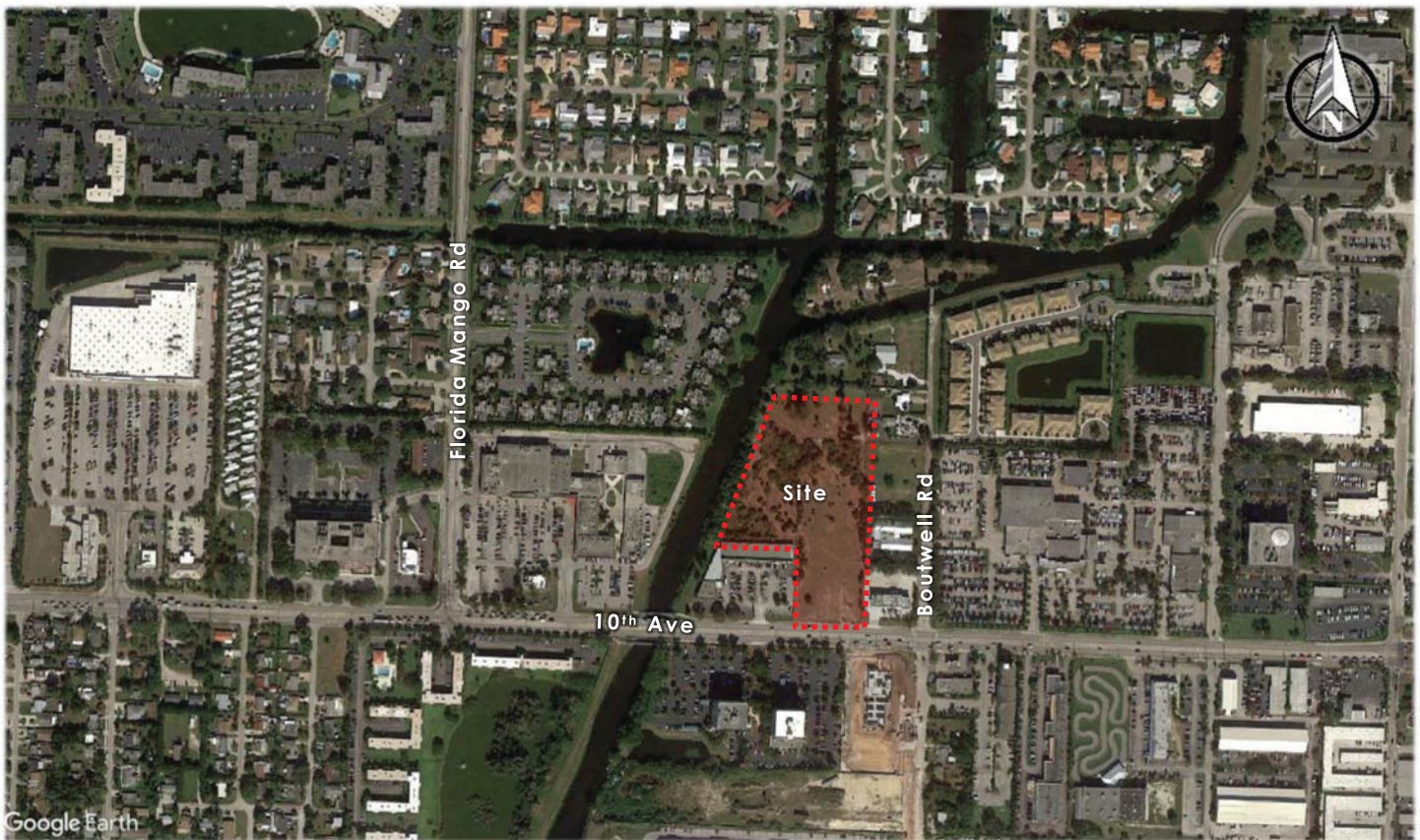


Figure 1: Project Location

Exhibit 1 includes information from the PBC Property Appraiser's office for the parcels included in the proposed project. The *Golden Road* project is proposing a 235-apartment complex on the subject site. Exhibit 2 includes a preliminary site plan. Project build-out is expected in the year 2025.

2. TRIP GENERATION

Project trip generation rates were based on the *PBC Trip Generation Rates*, dated March 2, 2020. Table 1 includes trip generation rates for Daily, AM and PM peak hour while Table 2 includes the trip generation for the proposed project for Daily, AM and PM peak hour conditions. As part of a conservative analysis, no credits were taken for existing uses on the subject site.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Mid-Rise	221	5.44	26%	74%	0.36	61%	39%	0.44

According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 1,278, 85 and 103 trips respectively. According to *Table 12.b.2.D-7 3A* from the *PBC – TPS* and given the trip generation characteristics from Table 2, a 2-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis.

Table 2: Trip Generation

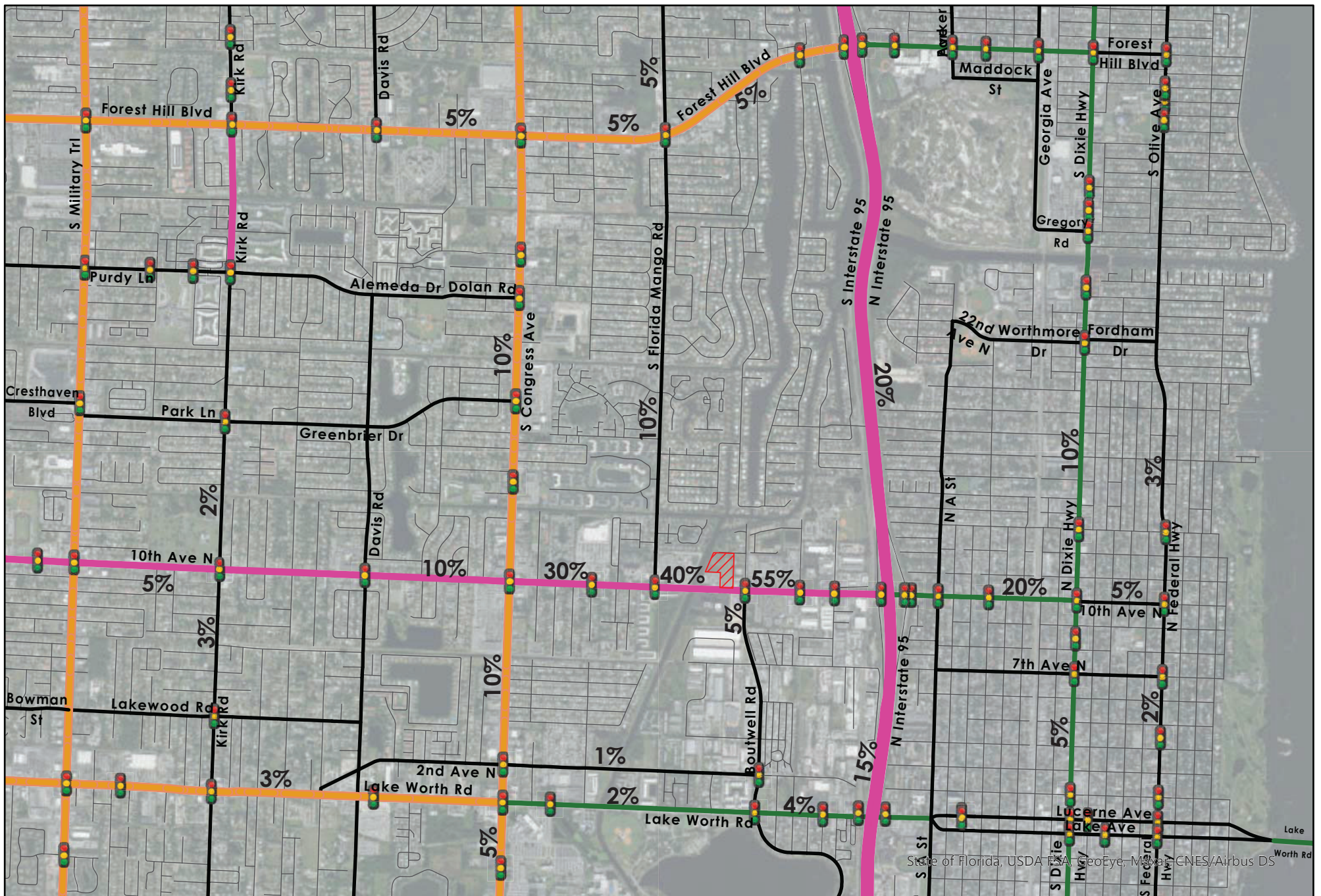
Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Mid-Rise	235 DU	1,278	22	63	85	63	40	103
Net Proposed Traffic		1,278	22	63	85	63	40	103

3. EXISTING CONDITIONS

10th Avenue is the major roadway serving as primary access road to the project. It has a five-lane cross-section within the RDI. Figure 2 shows the lane characteristics of the roadway network considered within the RDI.

4. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Exhibit 3 includes a copy of the previously approved traffic assignment for the site. Figure 2 includes project trip distribution on all roadway links included within a 2-mile RDI. Table 3 and Table 4 present a summary of the project impact on all roadway links included within the RDI during the peak-hour peak-direction conditions.



State of Florida, USDA FSA, GeoEye, Mapbox, CNES/Airbus DS

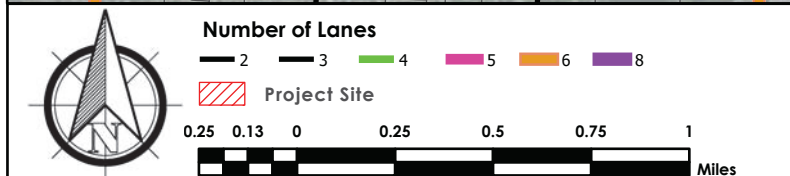


Figure 2:
Golden Road Apartments
Trip Distribution



Table 3: Project Impact - AM Peak Hour

Roadway	From	To	Ln	Direction	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Traffic Direction	Project Traffic	Traffic Impact
Federal Hwy	10 th Ave N	17 th Ave N	2	N	1	0.59	1.7	Class I	880	3%	OUT	2	0.23%
				S						3%	IN	1	0.11%
Federal Hwy	Lake/Lucerne	10 th Ave N	2	N	4	0.76	5.3	Class II	810	2%	IN	0	0.00%
				S						2%	OUT	1	0.12%
Dixie Hwy	6 th Ave S	Lake/Lucerne	4	N	2	0.55	3.6	Class II	1,680	5%	IN	1	0.06%
				S						5%	OUT	3	0.18%
Dixie Hwy	Lake/Lucerne	10 th Ave N	4	N	4	0.76	5.3	Class II	1,680	5%	IN	1	0.06%
				S						5%	OUT	3	0.18%
Dixie Hwy	10 th Ave N	17 th Ave N	4	N	1	0.57	1.8	Class I	1,860	10%	OUT	6	0.32%
				S						10%	IN	2	0.11%
Dixie Hwy	17 th Ave N	Alhambra Pl	4	N	4	0.85	4.7	Class II	1,680	10%	OUT	6	0.36%
				S						10%	IN	2	0.12%
Boutwell Rd	Lake Worth Rd	2 nd Ave N	2	N	1	0	8	Class II	810	5%	IN	1	0.12%
				S						5%	OUT	3	0.37%
Boutwell Rd	2 nd Ave N	10 th Ave N	2	N	1	1	2	Class I	880	5%	IN	1	0.11%
				S						5%	OUT	3	0.34%
Florida Mango Rd	10 th Ave N	Forest Hill Blvd	2	N	1	2	1	Class I	880	10%	OUT	6	0.68%
				S						10%	IN	2	0.23%
Florida Mango Rd	Forest Hill Blvd	Summit Blvd	2	N	1	1	1	Class I	880	5%	OUT	3	0.34%
				S						5%	IN	1	0.11%
Congress Ave	6 th Ave S	Lake Worth Rd	6D	N	2	1	4	Class II	2,680	5%	IN	1	0.04%
				S						5%	OUT	3	0.11%
Congress Ave	Lake Worth Rd	French Ave	6D	N	1	0	2	Class II	2,680	10%	IN	2	0.07%
				S						10%	OUT	6	0.22%
Congress Ave	French Ave	10 th Ave N	6D	N	1	0	3	Class II	2,680	10%	IN	2	0.07%
				S						10%	OUT	6	0.22%
Congress Ave	10 th Ave N	Forest Hill Blvd	6D	N	5	2	3	Class II	2,680	10%	OUT	6	0.22%
				S						10%	IN	2	0.07%
Kirk Rd	Lake Worth Rd	10 th Ave N	2	N	2	1	3	Class II	810	3%	IN	1	0.12%
				S						3%	OUT	2	0.25%
Kirk Rd	10 th Ave N	Purdy Ln	2	N	2	1	2	Class II	810	2%	OUT	1	0.12%
				S						2%	IN	0	0.00%
Forest Hill Blvd	Kirk Rd	Congress Ave	6D	E	2	1	2	Class II	2,680	5%	IN	1	0.04%
				W						5%	OUT	3	0.11%
Forest Hill Blvd	Congress Ave	I-95	6D	E	3	1	2	Class II	2,680	5%	OUT	3	0.11%
				W						5%	IN	1	0.04%
10 th Ave N	Military Tr	Kirk Rd	5	E	1	1	2	Class II	1,770	5%	IN	1	0.06%
				W						5%	OUT	3	0.17%
10 th Ave N	Kirk Rd	Congress Ave	5	E	2	1	2	Class II	1,770	10%	IN	2	0.11%
				W						10%	OUT	6	0.34%
10 th Ave N	Congress Ave	Florida Mango Rd	5	E	6	1.29	4.7	Class II	1770	30%	IN	7	0.40%
				W						30%	OUT	19	1.07%
10 th Ave N	Florida Mango Rd	Site	5	E						40%	IN	9	0.51%
				W						40%	OUT	25	1.41%
10 th Ave N	Site	Boutwell Rd	5	E						60%	OUT	38	2.15%
				W						60%	IN	13	0.73%
10 th Ave N	Boutwell Rd	I-95	5	E						55%	OUT	35	1.98%
				W						55%	IN	12	0.68%
10 th Ave N	I-95	N A St	5	E	3	0	18	Class II	1,770	20%	OUT	13	0.73%
				W						20%	IN	4	0.23%
10 th Ave N	N A St	Dixie Hwy (US-1)	5	E	3	0	6	Class II	1,770	20%	OUT	13	0.73%
				W						20%	IN	4	0.23%
10 th Ave N	Dixie Hwy (US-1)	Federal Hwy	5	E	3	0	6	Class II	1,770	5%	OUT	3	0.17%
				W						5%	IN	1	0.06%
2 nd Ave N	Lake Worth Rd	Congress Ave	2	E	0	1	0	Class I	880	1%	IN	0	0.00%
				W						1%	OUT	1	0.11%
2 nd Ave N	Congress Ave	Boutwell Rd	2	E	1	1	1	Class I	880	1%	IN	0	0.00%
				W						1%	OUT	1	0.11%
Lake Worth Rd	Kirk Rd	Congress Ave	6D	E	2	1	2	Class II	2,680	3%	IN	1	0.04%
				W						3%	OUT	2	0.07%
Lake Worth Rd	Congress Ave	Boutwell Rd	4D	E	2	1	2	Class II	1,770	2%	IN	0	0.00%
				W						2%	OUT	1	0.06%
Lake Worth Rd	Boutwell Rd	Lake/Lucerne Split	4	E	3	1	5	Class II	1,680	4%	IN	1	0.06%
				W						4%	OUT	3	0.18%

AM	
IN	OUT
22	63

Table 4: Project Impact - PM Peak Hour

Roadway	From	To	Ln	Direction	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Traffic Direction	Project Traffic	Traffic Impact
Federal Hwy	10 th Ave N	17 th Ave N	2	N	1	0.59	1.7	Class I	880	3%	OUT	1	0.11%
				S						3%	IN	2	0.23%
Federal Hwy	Lake/Lucerne	10 th Ave N	2	N	4	0.76	5.3	Class II	810	2%	IN	1	0.12%
				S						2%	OUT	1	0.12%
Dixie Hwy	6 th Ave S	Lake/Lucerne	4	N	2	0.55	3.6	Class II	1,680	5%	IN	3	0.18%
				S						5%	OUT	2	0.12%
Dixie Hwy	Lake/Lucerne	10 th Ave N	4	N	4	0.76	5.3	Class II	1,680	5%	IN	3	0.18%
				S						5%	OUT	2	0.12%
Dixie Hwy	10 th Ave N	17 th Ave N	4	N	1	0.57	1.8	Class I	1,860	10%	OUT	4	0.22%
				S						10%	IN	6	0.32%
Dixie Hwy	17 th Ave N	Alhambra Pl	4	N	4	0.85	4.7	Class II	1,680	10%	OUT	4	0.24%
				S						10%	IN	6	0.36%
Boutwell Rd	Lake Worth Rd	2 nd Ave N	2	N	1	0	8	Class II	810	5%	IN	3	0.37%
				S						5%	OUT	2	0.25%
Boutwell Rd	2 nd Ave N	10 th Ave N	2	N	1	1	2	Class I	880	5%	IN	3	0.34%
				S						5%	OUT	2	0.23%
Florida Mango Rd	10 th Ave N	Forest Hill Blvd	2	N	1	2	1	Class I	880	10%	OUT	4	0.45%
				S						10%	IN	6	0.68%
Florida Mango Rd	Forest Hill Blvd	Summit Blvd	2	N	1	1	1	Class I	880	5%	OUT	2	0.23%
				S						5%	IN	3	0.34%
Congress Ave	6 th Ave S	Lake Worth Rd	6D	N	2	1	4	Class II	2,680	5%	IN	3	0.11%
				S						5%	OUT	2	0.07%
Congress Ave	Lake Worth Rd	French Ave	6D	N	1	0	2	Class II	2,680	10%	IN	6	0.22%
				S						10%	OUT	4	0.15%
Congress Ave	French Ave	10 th Ave N	6D	N	1	0	3	Class II	2,680	10%	IN	6	0.22%
				S						10%	OUT	4	0.15%
Congress Ave	10 th Ave N	Forest Hill Blvd	6D	N	5	2	3	Class II	2,680	10%	OUT	4	0.15%
				S						10%	IN	6	0.22%
Kirk Rd	Lake Worth Rd	10 th Ave N	2	N	2	1	3	Class II	810	3%	IN	2	0.25%
				S						3%	OUT	1	0.12%
Kirk Rd	10 th Ave N	Purdy Ln	2	N	2	1	2	Class II	810	2%	OUT	1	0.12%
				S						2%	IN	1	0.12%
Forest Hill Blvd	Kirk Rd	Congress Ave	6D	E	2	1	2	Class II	2,680	5%	IN	3	0.11%
				W						5%	OUT	2	0.07%
Forest Hill Blvd	Congress Ave	I-95	6D	E	3	1	2	Class II	2,680	5%	OUT	2	0.07%
				W						5%	IN	3	0.11%
10 th Ave N	Military Tr	Kirk Rd	5	E	1	1	2	Class II	1,770	5%	IN	3	0.17%
				W						5%	OUT	2	0.11%
10 th Ave N	Kirk Rd	Congress Ave	5	E	2	1	2	Class II	1,770	10%	IN	6	0.34%
				W						10%	OUT	4	0.23%
10 th Ave N	Congress Ave	Florida Mango Rd	5	E	6	1.29	4.7	Class II	1770	30%	IN	19	1.07%
				W						30%	OUT	12	0.68%
10 th Ave N	Florida Mango Rd	Site	5	E						40%	IN	25	1.41%
				W						40%	OUT	16	0.90%
10 th Ave N	Site	Boutwell Rd	5	E						60%	OUT	24	1.36%
				W						60%	IN	38	2.15%
10 th Ave N	Boutwell Rd	I-95	5	E	3	0	18	Class II	1,770	55%	OUT	22	1.24%
				W						55%	IN	35	1.98%
10 th Ave N	I-95	N A St	5	E	3	0	6	Class II	1,770	20%	OUT	8	0.45%
				W						20%	IN	13	0.73%
10 th Ave N	N A St	Dixie Hwy (US-1)	5	E	3	0	6	Class II	1,770	20%	OUT	8	0.45%
				W						20%	IN	13	0.73%
10 th Ave N	Dixie Hwy (US-1)	Federal Hwy	5	E	3	0	6	Class II	1,770	5%	OUT	2	0.11%
				W						5%	IN	3	0.17%
2 nd Ave N	Lake Worth Rd	Congress Ave	2	E	0	1	0	Class I	880	1%	IN	1	0.11%
				W						1%	OUT	0	0.00%
2 nd Ave N	Congress Ave	Boutwell Rd	2	E	1	1	1	Class I	880	1%	IN	1	0.11%
				W						1%	OUT	0	0.00%
Lake Worth Rd	Kirk Rd	Congress Ave	6D	E	2	1	2	Class II	2,680	3%	IN	2	0.07%
				W						3%	OUT	1	0.04%
Lake Worth Rd	Congress Ave	Boutwell Rd	4D	E	2	1	2	Class II	1,770	2%	IN	1	0.06%
				W						2%	OUT	1	0.06%
Lake Worth Rd	Boutwell Rd	Lake/Lucerne Split	4	E	3	1	5	Class II	1,680	4%	IN	3	0.18%
				W						4%	OUT	2	0.12%

PM	
IN	OUT
63	40

5. SIGNIFICANT IMPACT ANALYSIS

Major Intersections¹ in each direction nearest to the point at which the Project's Traffic enters each Project Accessed Link, and where the Project Traffic entering and exiting the intersection is significant shall be included in Test 1-Part One analysis of the *PBC – TPS*. Likewise, Roadway Links projected to carry project traffic higher than one percent (1%) of the adopted Level of Service (LOS) shall be included in Test 1-Part Two analysis.

5.1 Test 1 – Part One - Intersections

Test 1-Part One requires analyses of Major Intersections in each direction nearest to the point at which the Project's Traffic enters each Project Accessed Link, and where the Project Traffic entering and exiting the intersection is significant. Also, analysis is required at all Major Intersections where the Project Traffic comprises 10 percent or more of the Total Traffic on at least one approach. Intersection analyses were performed at the intersections of 10th Avenue and Florida Mango Road, and, 10th Avenue and Boutwell Road. Exhibit 4 includes Critical Movement Analyses (CMA) for the analyzed intersections while Table 5 summarizes the results of the CMA and HCS analyses.

Table 5: Test 1 - Part One - Intersections – CMA/LOS Summary

Intersection	Year	CMA/LOS AM Peak	CMA/LOS PM Peak
10 th Avenue and Florida Mango Road	2025	859	1,207
10 th Avenue and Boutwell Road	2025	1,436 HCS LOS 'C'	1,418 HCS LOS 'B'

Table 5 summarizes the AM and PM CMA/LOS results for the intersections on the nearest project accessed link. Test 1 – Part One has been met.

¹ For purposes of this Part One, Major Intersections also includes intersections of a Major Thoroughfare and a non-thoroughfare road or other point of access where: 1) the intersection is signalized or where projected traffic volumes warrant a signal; and 2) the non-thoroughfare approach is projected to carry at least 200 two-way, peak hour trips and, 3) the non-thoroughfare approach represents 20 percent or more of the intersection critical sum volume.

5.2 Test 1 – Part Two - Links

Test 1 - Part Two requires analyses of links within the RDI where total traffic shall not exceed the adopted LOS during the build-out period of the project. Exhibit 6 includes 2020 peak hour directional counts published by PBC - Traffic Division, Exhibit 5 includes a 3-year growth rate calculation within the RDI, and, Exhibit 7 includes link volumes of projects approved in PBC up to November 2020.

As can be seen in Table 6 and Table 7, no additional improvements beyond those required to correct the existing failure due to the background traffic are needed. According to Florida Statute Section §163.3180 (2016), project cannot be denied concurrency for failure to demonstrate adequate public roadway facilities.

The statutory scheme states that any road already failing must be "considered to be in place" for concurrency purposes. In addition, the statute specifies that "The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for that facility." Florida Statute Section §163.3180 (2016). Only those roads that exceed the adopted LOS when the new project traffic is added must be mitigated through the proportionate share program.

Test 1 – Part Two has been met.

Table 6: Test 1 - Part Two - Links – AM Peak Hour

Road	From	To	Ln	AM 2020 Traffic		2025 Background Traffic ¹		Approved Projects		2025 Background Traffic (1%) + Approved		Total Traffic Without Project		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	Meets peak direction LOS? ²
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		
10 th Ave N	Congress Ave	Florida Mango Rd	5	1,762	1,393	1,918	1,516	128	130	1,980	1,594	1,980	1,594	30%	7	19	1,987	1,613	1,770	-
10 th Ave N	Florida Mango Rd	Site						129	152	1,981	1,616	1,981	1,616	40%	9	25	1,990	1,641	1,770	-
10 th Ave N	Site	Boutwell Rd						129	152	1,981	1,616	1,981	1,616	60%	38	13	2,019	1,629	1,770	-
10 th Ave N	Boutwell Rd	I-95						134	142	1,986	1,606	1,986	1,606	55%	35	12	2,021	1,618	1,770	-

Golden Road	AM	
	IN	OUT
235 Apartments	22	63

Table 7: Test 1 - Part Two - Links – PM Peak Hour

Road	From	To	Ln	PM 2020 Traffic		2025 Background Traffic ¹		Approved Projectst		2025 Background Traffic (1%) + Approved		Total Traffic Without Project		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	Meets peak direction LOS? ²
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB		
10 th Ave N	Congress Ave	Florida Mango Rd	5	1,625	1,577	1,769	1,717	254	247	1,962	1,904	1,962	1,904	30%	19	12	1,981	1,916	1,770	-
10 th Ave N	Florida Mango Rd	Site						285	263	1,993	1,920	1,993	1,920	40%	25	16	2,018	1,936	1,770	-
10 th Ave N	Site	Boutwell Rd						285	263	1,993	1,920	1,993	1,920	60%	24	38	2,017	1,958	1,770	-
10 th Ave N	Boutwell Rd	I-95						167	171	1,875	1,828	1,875	1,828	55%	22	35	1,897	1,863	1,770	-

Golden Road	PM	
	IN	OUT
235 Apartments	63	40

¹Exhibit 6 includes a Growth Rate calculation across the RDI. GR=1.71%.

² No additional improvements beyond those required to correct the existing failure due to the background traffic are needed. 6LD Class II LOS = 2,680.

5.3 Test 2 – Five Year Analysis

Links and Major Intersections where Project's traffic is significant on a Link within the RDI shall be included in Test 2 analysis of the *PBC – TPS*. Under this Test, the road network assumed in this analysis shall be the existing road network and the State and County Five-Year Road Program improvements with construction scheduled to commence before the end of the Five-Year analysis period. At the time of this submittal, *PBC Five Year Work Program*, dated July 14, 2020, shows intersection improvements at the intersection of 10th Avenue and Boutwell Road for FY2021. Exhibit 8 includes an excerpt from the PBC Five Year work program showing the Boutwell Road improvements.

According to *Table 12.b.2.D-7 3A* from the *PBC Traffic Performance Standards - Article 12* of the *PBC Unified Land Development Code* and given the trip generation characteristics from *Table 2*, a 2-mile Radius of Development Influence needs to be considered for *Test 2* traffic impact analysis of the Proposed Development.

Projects with more than three percent (3%) of the adopted LOS thresholds within the RDI as set forth in *Table 12.B.C-4 2A: LOS E Link Service Volumes*, shall be included in Test 2. In addition, links outside the RDI on which net trips are greater than five percent (5%) of the LOS 'E' of the Link affected shall be included in Test 2.

Table 8 and *Table 9* present a summary of the project impact on all roadway links included within the RDI during the AM and PM peak-hour peak-direction conditions, respectively. As shown in *Table 8* and *Table 9*, all links impacted by the project will be impacted with less than three percent (3%) of LOS 'E'. Test 2 has been met.

Table 8: Test 2 - Project Impact – AM Peak Hour

Roadway	From	To	Ln	Direction	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Traffic Direction	Project Traffic	Traffic Impact
Federal Hwy	10 th Ave N	17 th Ave N	2	N	1	0.59	1.7	Class I	880	3%	OUT	2	0.23%
				S						3%	IN	1	0.11%
Federal Hwy	Lake/Lucerne	10 th Ave N	2	N	4	0.76	5.3	Class II	860	2%	IN	0	0.00%
				S						2%	OUT	1	0.12%
Dixie Hwy	6 th Ave S	Lake/Lucerne	4	N	2	0.55	3.6	Class II	1,780	5%	IN	1	0.06%
				S						5%	OUT	3	0.17%
Dixie Hwy	Lake/Lucerne	10 th Ave N	4	N	4	0.76	5.3	Class II	1,780	5%	IN	1	0.06%
				S						5%	OUT	3	0.17%
Dixie Hwy	10 th Ave N	17 th Ave N	4	N	1	0.57	1.8	Class I	1,860	10%	OUT	6	0.32%
				S						10%	IN	2	0.11%
Dixie Hwy	17 th Ave N	Alhambra Pl	4	N	4	0.85	4.7	Class II	1,780	10%	OUT	6	0.34%
				S						10%	IN	2	0.11%
Boutwell Rd	Lake Worth Rd	2 nd Ave N	2	N	1	0	8	Class II	860	5%	IN	1	0.12%
				S						5%	OUT	3	0.35%
Boutwell Rd	2 nd Ave N	10 th Ave N	2	N	1	1	2	Class I	880	5%	IN	1	0.11%
				S						5%	OUT	3	0.34%
Florida Mango Rd	10 th Ave N	Forest Hill Blvd	2	N	1	2	1	Class I	880	10%	OUT	6	0.68%
				S						10%	IN	2	0.23%
Florida Mango Rd	Forest Hill Blvd	Summit Blvd	2	N	1	1	1	Class I	880	5%	OUT	3	0.34%
				S						5%	IN	1	0.11%
Congress Ave	6 th Ave S	Lake Worth Rd	6D	N	2	1	4	Class II	2,830	5%	IN	1	0.04%
				S						5%	OUT	3	0.11%
Congress Ave	Lake Worth Rd	French Ave	6D	N	1	0	2	Class II	2,830	10%	IN	2	0.07%
				S						10%	OUT	6	0.21%
Congress Ave	French Ave	10 th Ave N	6D	N	1	0	3	Class II	2,830	10%	IN	2	0.07%
				S						10%	OUT	6	0.21%
Congress Ave	10 th Ave N	Forest Hill Blvd	6D	N	5	2	3	Class II	2,830	10%	OUT	6	0.21%
				S						10%	IN	2	0.07%
Kirk Rd	Lake Worth Rd	10 th Ave N	2	N	2	1	3	Class II	860	3%	IN	1	0.12%
				S						3%	OUT	2	0.23%
Kirk Rd	10 th Ave N	Purdy Ln	2	N	2	1	2	Class II	860	2%	OUT	1	0.12%
				S						2%	IN	0	0.00%
Forest Hill Blvd	Kirk Rd	Congress Ave	6D	E	2	1	2	Class II	2,830	5%	IN	1	0.04%
				W						5%	OUT	3	0.11%
Forest Hill Blvd	Congress Ave	I-95	6D	E	3	1	2	Class II	2,830	5%	OUT	3	0.11%
				W						5%	IN	1	0.04%
10 th Ave N	Military Tr	Kirk Rd	5	E	1	1	2	Class II	1,870	5%	IN	1	0.05%
				W						5%	OUT	3	0.16%
10 th Ave N	Kirk Rd	Congress Ave	5	E	2	1	2	Class II	1,870	10%	IN	2	0.11%
				W						10%	OUT	6	0.32%
10 th Ave N	Congress Ave	Florida Mango Rd	5	E	6	1.29	4.7	Class II	1870	30%	IN	7	0.37%
				W						30%	OUT	19	1.02%
10 th Ave N	Florida Mango Rd	Site	5	E						40%	IN	9	0.48%
				W						40%	OUT	25	1.34%
10 th Ave N	Site	Boutwell Rd	5	E						60%	OUT	38	2.03%
				W						60%	IN	13	0.70%
10 th Ave N	Boutwell Rd	I-95	5	E						55%	OUT	35	1.87%
				W						55%	IN	12	0.64%
10 th Ave N	I-95	N A St	5	E	3	0	18	Class II	1,870	20%	OUT	13	0.70%
				W						20%	IN	4	0.21%
10 th Ave N	N A St	Dixie Hwy (US-1)	5	E	3	0	6	Class II	1,870	20%	OUT	13	0.70%
				W						20%	IN	4	0.21%
10 th Ave N	Dixie Hwy (US-1)	Federal Hwy	5	E	3	0	6	Class II	1,870	5%	OUT	3	0.16%
				W						5%	IN	1	0.05%
2 nd Ave N	Lake Worth Rd	Congress Ave	2	E	0	1	0	Class I	880	1%	IN	0	0.00%
				W						1%	OUT	1	0.11%
2 nd Ave N	Congress Ave	Boutwell Rd	2	E	1	1	1	Class I	880	1%	IN	0	0.00%
				W						1%	OUT	1	0.11%
Lake Worth Rd	Kirk Rd	Congress Ave	6D	E	2	1	2	Class II	2,830	3%	IN	1	0.04%
				W						3%	OUT	2	0.07%
Lake Worth Rd	Congress Ave	Boutwell Rd	4D	E	2	1	2	Class II	1,870	2%	IN	0	0.00%
				W						2%	OUT	1	0.05%
Lake Worth Rd	Boutwell Rd	Lake/Lucerne Split	4	E	3	1	5	Class II	1,780	4%	IN	1	0.06%
				W						4%	OUT	3	0.17%

AM	
IN	OUT
22	63

Table 9: Test 2 - Project Impact – PM Peak Hour

Roadway	From	To	Ln	Direction	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Traffic Direction	Project Traffic	Traffic Impact
Federal Hwy	10 th Ave N	17 th Ave N	2	N	1	0.59	1.7	Class I	880	3%	OUT	1	0.11%
				S						3%	IN	2	0.23%
Federal Hwy	Lake/Lucerne	10 th Ave N	2	N	4	0.76	5.3	Class II	860	2%	IN	1	0.12%
				S						2%	OUT	1	0.12%
Dixie Hwy	6 th Ave S	Lake/Lucerne	4	N	2	0.55	3.6	Class II	1,780	5%	IN	3	0.17%
				S						5%	OUT	2	0.11%
Dixie Hwy	Lake/Lucerne	10 th Ave N	4	N	4	0.76	5.3	Class II	1,780	5%	IN	3	0.17%
				S						5%	OUT	2	0.11%
Dixie Hwy	10 th Ave N	17 th Ave N	4	N	1	0.57	1.8	Class I	1,860	10%	OUT	4	0.22%
				S						10%	IN	6	0.32%
Dixie Hwy	17 th Ave N	Alhambra Pl	4	N	4	0.85	4.7	Class II	1,780	10%	OUT	4	0.22%
				S						10%	IN	6	0.34%
Boutwell Rd	Lake Worth Rd	2 nd Ave N	2	N	1	0	8	Class II	860	5%	IN	3	0.35%
				S						5%	OUT	2	0.23%
Boutwell Rd	2 nd Ave N	10 th Ave N	2	N	1	1	2	Class I	880	5%	IN	3	0.34%
				S						5%	OUT	2	0.23%
Florida Mango Rd	10 th Ave N	Forest Hill Blvd	2	N	1	2	1	Class I	880	10%	OUT	4	0.45%
				S						10%	IN	6	0.68%
Florida Mango Rd	Forest Hill Blvd	Summit Blvd	2	N	1	1	1	Class I	880	5%	OUT	2	0.23%
				S						5%	IN	3	0.34%
Congress Ave	6 th Ave S	Lake Worth Rd	6D	N	2	1	4	Class II	2,830	5%	IN	3	0.11%
				S						5%	OUT	2	0.07%
Congress Ave	Lake Worth Rd	French Ave	6D	N	1	0	2	Class II	2,830	10%	IN	6	0.21%
				S						10%	OUT	4	0.14%
Congress Ave	French Ave	10 th Ave N	6D	N	1	0	3	Class II	2,830	10%	IN	6	0.21%
				S						10%	OUT	4	0.14%
Congress Ave	10 th Ave N	Forest Hill Blvd	6D	N	5	2	3	Class II	2,830	10%	OUT	4	0.14%
				S						10%	IN	6	0.21%
Kirk Rd	Lake Worth Rd	10 th Ave N	2	N	2	1	3	Class II	860	3%	IN	2	0.23%
				S						3%	OUT	1	0.12%
Kirk Rd	10 th Ave N	Purdy Ln	2	N	2	1	2	Class II	860	2%	OUT	1	0.12%
				S						2%	IN	1	0.12%
Forest Hill Blvd	Kirk Rd	Congress Ave	6D	E	2	1	2	Class II	2,830	5%	IN	3	0.11%
				W						5%	OUT	2	0.07%
Forest Hill Blvd	Congress Ave	I-95	6D	E	3	1	2	Class II	2,830	5%	OUT	2	0.07%
				W						5%	IN	3	0.11%
10 th Ave N	Military Tr	Kirk Rd	5	E	1	1	2	Class II	1,870	5%	IN	3	0.16%
				W						5%	OUT	2	0.11%
10 th Ave N	Kirk Rd	Congress Ave	5	E	2	1	2	Class II	1,870	10%	IN	6	0.32%
				W						10%	OUT	4	0.21%
10 th Ave N	Congress Ave	Florida Mango Rd	5	E	6	1.29	4.7	Class II	1870	30%	IN	19	1.02%
				W						30%	OUT	12	0.64%
10 th Ave N	Florida Mango Rd	Site	5	E						40%	IN	25	1.34%
				W						40%	OUT	16	0.86%
10 th Ave N	Site	Boutwell Rd	5	E						60%	OUT	24	1.28%
				W						60%	IN	38	2.03%
10 th Ave N	Boutwell Rd	I-95	5	E						55%	OUT	22	1.18%
				W						55%	IN	35	1.87%
10 th Ave N	I-95	N A St	5	E	3	0	18	Class II	1,870	20%	OUT	8	0.43%
				W						20%	IN	13	0.70%
10 th Ave N	N A St	Dixie Hwy (US-1)	5	E	3	0	6	Class II	1,870	20%	OUT	8	0.43%
				W						20%	IN	13	0.70%
10 th Ave N	Dixie Hwy (US-1)	Federal Hwy	5	E	3	0	6	Class II	1,870	5%	OUT	2	0.11%
				W						5%	IN	3	0.16%
2 nd Ave N	Lake Worth Rd	Congress Ave	2	E	0	1	0	Class I	880	1%	IN	1	0.11%
				W						1%	OUT	0	0.00%
2 nd Ave N	Congress Ave	Boutwell Rd	2	E	1	1	1	Class I	880	1%	IN	1	0.11%
				W						1%	OUT	0	0.00%
Lake Worth Rd	Kirk Rd	Congress Ave	6D	E	2	1	2	Class II	2,830	3%	IN	2	0.07%
				W						3%	OUT	1	0.04%
Lake Worth Rd	Congress Ave	Boutwell Rd	4D	E	2	1	2	Class II	1,870	2%	IN	1	0.05%
				W						2%	OUT	1	0.05%
Lake Worth Rd	Boutwell Rd	Lake/Lucerne Split	4	E	3	1	5	Class II	1,780	4%	IN	3	0.17%
				W						4%	OUT	2	0.11%

PM	
IN	OUT
63	40

6. DRIVEWAY ANALYSIS

Based on *PBC Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles.

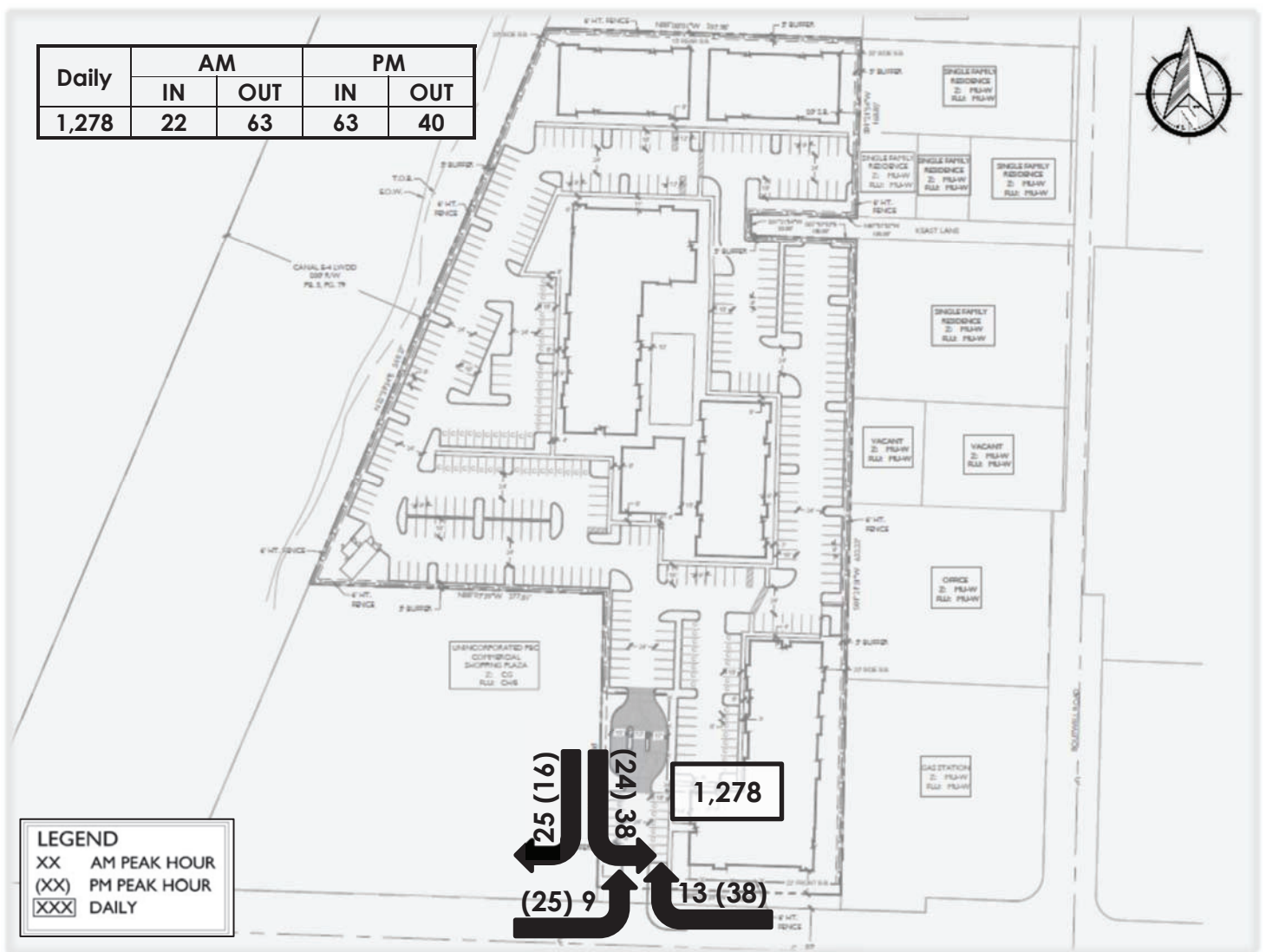


Figure 3: Project Driveway Volumes

Figure 3 provides Daily, AM and PM peak hour driveway volumes for the *Golden Road* project. Turn lanes are not warranted at the project driveway.

7. ADDITIONAL ANALYSIS

Given the site location and parcel configuration, access options are limited where the most viable option for the project would be connecting to 10th Avenue. A full access on 10th Avenue will be requested when applying for a driveway permit where the project is proposing restriping the exiting left turn lane in front of the site to allow for a continuous center two-way left-turn lane to facilitate a full access to the site.

The adequacy of the proposed eastbound left turn storage length at the intersection of 10th Avenue and Boutwell Road was evaluated using HCS analysis. Similarly, using HCS analysis the 95th percentile queues were calculated at the project driveway. Table 10 summarizes the results of the analysis.

Table 10: Access Management HCS Summary

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
AM																
10th Avenue & Boutwell Road																
Volume (veh/h)	-	9	1,303	193	-	290	1,042	23	-	174	14	240	-	33	10	15
95% Queue Length	-	0.3	18.1	22.1	-	21.7	2.2	2.6	-	11.3	16.2	-	-	2.6	1.6	-
10th Avenue & Golden Road Driveway																
Volume (veh/h)	-	9	1,981	-	-	-	1,616	13	-	-	-	-	-	38	-	25
95% Queue Length	-	0.1	-	-	-	-	-	-	-	-	-	-	-	1.9	-	0.3
PM																
10th Avenue & Boutwell Road																
Volume (veh/h)	-	9	1,210	217	-	236	1,569	15	-	215	13	208	-	32	33	23
95% Queue Length	-	0.3	10.8	16.0	-	17.5	4.1	4.3	-	14.5	13.7	-	-	2.4	3.5	-
10th Avenue & Golden Road Driveway																
Volume (veh/h)	-	25	1,993	-	-	-	1,920	38	-	-	-	-	-	24	-	16
95% Queue Length	-	0.3	-	-	-	-	-	-	-	-	-	-	-	1.6	-	0.2

As shown in Table 10, future operations at the 10th Avenue and Boutwell Road intersection will not be impacted by having a continuous center two-way left-turn lane in front of the project access which will allow for full movements in and out of the project site.

8. CONCLUSIONS AND RECOMMENDATIONS

The *Golden Road* project is located just west of Boutwell Road, north of 10th Avenue in the City of Lake Worth Beach, Florida. The applicant is proposing a site plan to accommodate 235 Apartments. This development will most likely generate 1,278 Daily trips where 85 two-way trips will occur during the AM peak hour and 103 during the PM peak hour. Project build-out is expected in the year 2025.

Test 1 – Part One - Intersections

The analyzed intersections within the RDI meet the adopted Level of Service as defined in *Table 12.B.2.C-2 1B – LOS D Intersection Thresholds*. Test 1 – Part One has been met.

Test 1 – Part Two - Links

10th Avenue between Congress Avenue and I-95 will be backlogged without project traffic at the estimated buildout year for the project, as defined in *Table 12.B.2.C-1, 1A: LOS 'D' Link Service Volumes*, where the minimum improvement necessary to correct the existing deficiency would allow the project to meet the adopted LOS. Therefore, according to Florida Statutes, for Concurrency purposes, any necessary improvements are considered to be in place. Test 1 – Part Two has been met.

Test 2 – Five Year Analysis

All links impacted by the project will be impacted with less than three percent (3%) of the adopted LOS, as defined in *Table 12.B.2.C-1, 1A: LOS 'E' Link Service Volumes*. Test 2 has been met.

The proposed *Golden Road* project has been evaluated following *Article 12 - TPS* of the *PBC Unified Land Development Code*. This analysis shows the proposed development will be in compliance with PBC – TPS and with City of Lake Worth Beach standards.

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Exhibit 1: Property Appraiser Information

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Property Detail				
Parcel Control Number:	38-43-44-20-01-026-0010		Location Address: 10TH AVE N	
Owners:	LAKE WORTH INVESTMENT GROUP LLC			
Mailing Address:	4005 NW 114TH AVE STE 5,MIAMI FL 33178 4372			
Last Sale:	SEP-2013	Book/Page#:	26358 / 1677	Price: \$925,000
Property Use Code:	1000 - VACANT COMMERCIAL	Zoning:	MU-W - Mixed Use West (38-LAKE WORTH BEACH)	
Legal Description:	MODEL LAND CO, TR 26 (LESS S 315 FT OF WLY 400.83 FT & S 25 FT 10TH AVE NORTH R/W) & TR 27 (LESS E 220 FT & S 25 FT 10TH AVE NORTH R/W)		Total SF:	0 Acres 5.1353
2020 Values (Preliminary)		2020 Taxes (Preliminary)		
Improvement Value	\$0	Ad Valorem	\$21,877	
Land Value	\$1,118,460	Non Ad Valorem	\$248	
Total Market Value	\$1,118,460	Total Tax	\$22,125	
Assessed Value	\$848,100	2020 Qualified Exemptions		
Exemption Amount	\$0	No Details Found		
Taxable Value	\$848,100	Applicants		
All values are as of January 1st each year.		No Details Found		
Building Footprint (Building 0)		Subarea and Square Footage (Building 0)		
		DescriptionAreaSq. Footage		
		No Data Found.		
		Extra Features		
		DescriptionYear BuiltUnit		
		No Extra Feature Available		
Structural Details (Building 0)		MAP		
Description				

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

9/3/2020

Owner: LAKE WORTH INVESTMENT GROUP LLC PCN: 38434420010260010 1 of 1

Property Detail

Location Address	10TH AVE N	
Municipality	LAKE WORTH BEACH	
Parcel Control Number	38-43-44-20-01-026-0010	
Subdivision	MODEL LAND CO IN	
Official Records Book	26358	Page 1677
Sale Date	SEP-2013	
Legal Description	MODEL LAND CO, TR 26 (LESS S 315 FT OF WLY 400.83 FT & S 25 FT 10TH AVE NORTH R/W) & TR 27 (LESS E 220 FT & S 25 FT 10TH AVE NORTH R/W)	

Owner Information

Owners	Mailing address
LAKE WORTH INVESTMENT GROUP LLC	4005 NW 114TH AVE STE 5 MIAMI FL 33178 4372

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2013	\$925,000	26358 / 01677	WARRANTY DEED	LAKE WORTH INVESTMENT GROUP LLC
NOV-2005	\$1,700,000	19534 / 01026	WARRANTY DEED	LW10TH INC
SEP-1994	\$300,000	08448 / 00874	WARRANTY DEED	FOGEL MICHAEL N &
OCT-1991	\$300,000	07009 / 00020	WARRANTY DEED	
APR-1988	\$100	05668 / 00085	QUIT CLAIM	
APR-1988	\$100	05668 / 00087	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 0
*Total Square Feet 0
Acres 5.1353
Use Code 1000 - VACANT COMMERCIAL
Zoning MU-W - Mixed Use West (38-LAKE WORTH BEACH)

Appraisals

Tax Year	2020 P	2019	2018
Improvement Value	\$0	\$0	\$0
Land Value	\$1,118,460	\$771,000	\$771,000
Total Market Value	\$1,118,460	\$771,000	\$771,000

P = Preliminary

All values are as of January 1st each year


Assessed and Taxable Values

Tax Year	2020 P	2019	2018
Assessed Value	\$848,100	\$771,000	\$771,000
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$848,100	\$771,000	\$771,000

Taxes

Tax Year	2020 P	2019	2018
Ad Valorem	\$21,877	\$18,328	\$17,929
Non Ad Valorem	\$248	\$248	\$248
Total tax	\$22,125	\$18,576	\$18,177

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail			
Parcel Control Number:	38-43-44-20-01-004-0030	Location Address: 2289 KEAST LN	
Owners:	LAKE WORTH INVESTMENT GROUP LLC		
Mailing Address:	4005 NW 114TH AVE STE 5,MIAMI FL 33178 4372		
Last Sale:	SEP-2013	Book/Page#:	26358 / 1677
Property Use Code:	1000 - VACANT COMMERCIAL	Zoning:	MU-W - Mixed Use West (38-LAKE WORTH BEACH)
Legal Description:	MODEL LAND CO SUB TR IN SW COR OF TR 4 IN DB1076 P171	Total SF:	0
		Acres	0.1925
2020 Values (Preliminary)		2020 Taxes (Preliminary)	
Improvement Value	\$0	Ad Valorem	\$813
Land Value	\$41,930	Non Ad Valorem	\$50
Total Market Value	\$41,930	Total Tax	\$863
Assessed Value	\$31,350	2020 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$31,350	Applicants	
All values are as of January 1st each year.		No Details Found	
Building Footprint (Building 0)		Subarea and Square Footage (Building 0)	
		DescriptionAreaSq. Footage	
		No Data Found.	
		Extra Features	
		DescriptionYear BuiltUnit	
		No Extra Feature Available	
Structural Details (Building 0)		MAP	
Description			
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA			
9/3/2020			

Owner: LAKE WORTH INVESTMENT GROUP LLC PCN: 38434420010040030 1 of 1

Property Detail

Location Address	2289 KEAST LN	
Municipality	LAKE WORTH BEACH	
Parcel Control Number	38-43-44-20-01-004-0030	
Subdivision	MODEL LAND CO IN	
Official Records Book	26358	Page 1677
Sale Date	SEP-2013	
Legal Description	MODEL LAND CO SUB TR IN SW COR OF TR 4 IN DB1076 P171	

Owner Information

Owners	Mailing address
LAKE WORTH INVESTMENT GROUP LLC	4005 NW 114TH AVE STE 5 MIAMI FL 33178 4372

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2013	\$925,000	26358 / 01677	WARRANTY DEED	LAKE WORTH INVESTMENT GROUP LLC
NOV-2005	\$1,700,000	19534 / 01026	WARRANTY DEED	LW10TH INC
MAY-1995	\$165,000	08750 / 01450	WARRANTY DEED	TUBBS RALPH O &
APR-1981	\$100	03506 / 01634	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units 0
*Total Square Feet 0
Acres 0.1925
Use Code 1000 - VACANT COMMERCIAL
Zoning MU-W - Mixed Use West (38-LAKE WORTH BEACH)

Appraisals

Tax Year	2020 P	2019	2018
Improvement Value	\$0	\$0	\$0
Land Value	\$41,930	\$28,500	\$28,500
Total Market Value	\$41,930	\$28,500	\$28,500

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2020 P	2019	2018
Assessed Value	\$31,350	\$28,500	\$28,500
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$31,350	\$28,500	\$28,500

Taxes

Tax Year	2020 P	2019	2018
Ad Valorem	\$813	\$678	\$663
Non Ad Valorem	\$50	\$50	\$50
Total tax	\$863	\$728	\$713

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail

Parcel Control Number: 38-43-44-20-01-004-0060

Location Address: 2283 KEAST LN

Owners: LAKE WORTH INVESTMENT GROUP LLC

Mailing Address: 4005 NW 114TH AVE STE 5,MIAMI FL 33178 4372

Last Sale: SEP-2013

Book/Page#: 26358 / 1677

Price: \$925,000

Property Use Code: 1000 - VACANT COMMERCIAL

Zoning: MU-W - Mixed Use West (38-LAKE WORTH BEACH)

Legal Description: MODEL LAND CO SUB NLY 88.62 FT OF SLY 188.62 FT OF TR 4 LYG ADJ TO E4 CNL & W 20 FT OF E 490 FT OF S 100 FT OF TR 4 IN OR710P50

Total SF: 0

Acres 0.1717

2020 Values (Preliminary)

Improvement Value \$900

Land Value \$37,390

Total Market Value \$38,290

Assessed Value \$29,040

Exemption Amount \$0

Taxable Value \$29,040

All values are as of January 1st each year.

2020 Taxes (Preliminary)

Ad Valorem \$749

Non Ad Valorem \$50

Total Tax \$799

2020 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)

No Image Found

Subarea and Square Footage (Building 0)

DescriptionAreaSq. Footage

No Data Found.

Extra Features

DescriptionYear BuiltUnit

Utility Building1952150

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 0)

Description

MAP



Property Detail	
Location Address	2283 KEAST LN
Municipality	LAKE WORTH BEACH
Parcel Control Number	38-43-44-20-01-004-0060
Subdivision	MODEL LAND CO IN
Official Records Book	26358
Page	1677
Sale Date	SEP-2013
Legal Description	MODEL LAND CO SUB NLY 88.62 FT OF SLY 188.62 FT OF TR 4 LYG ADJ TO E4 CNL & W 20 FT OF E 490 FT OF S 100 FT OF TR 4 IN OR710P50

Owner Information	
Owners	Mailing address
LAKE WORTH INVESTMENT GROUP LLC	4005 NW 114TH AVE STE 5 MIAMI FL 33178 4372

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2013	\$925,000	26358 / 01677	WARRANTY DEED	LAKE WORTH INVESTMENT GROUP LLC
NOV-2005	\$1,700,000	19534 / 01026	WARRANTY DEED	LW10TH INC
MAY-1995	\$165,000	08750 / 01450	WARRANTY DEED	TUBBS RALPH O &
NOV-1991	\$24,000	07029 / 01545	WARRANTY DEED	


Exemption Information
No Exemption information available

Property Information
Number of Units 0
*Total Square Feet 0
Acres 0.1717
Use Code 1000 - VACANT COMMERCIAL
Zoning MU-W - Mixed Use West (38-LAKE WORTH BEACH)

Appraisals			
Tax Year	2020 P	2019	2018
Improvement Value	\$900	\$900	\$900
Land Value	\$37,390	\$25,500	\$25,500
Total Market Value	\$38,290	\$26,400	\$26,400
P = Preliminary All values are as of January 1st each year			

Assessed and Taxable Values			
Tax Year	2020 P	2019	2018
Assessed Value	\$29,040	\$26,400	\$26,400
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$29,040	\$26,400	\$26,400

Taxes			
Tax Year	2020 P	2019	2018
Ad Valorem	\$749	\$628	\$614
Non Ad Valorem	\$50	\$50	\$50
Total tax	\$799	\$678	\$664

Property Detail				
Parcel Control Number:	38-43-44-20-01-004-0120		Location Address: 2253 KEAST LN	
Owners:	LAKE WORTH INVESTMENT GROUP LLC			
Mailing Address:	4005 NW 114TH AVE STE 5,MIAMI FL 33178 4372			
Last Sale:	SEP-2013	Book/Page#:	26358 / 1677	Price: \$925,000
Property Use Code:	1000 - VACANT COMMERCIAL	Zoning:	MU-W - Mixed Use West (38-LAKE WORTH BEACH)	
Legal Description:	MODEL LAND CO SUB W 84 FT OF E 395 FT OF N 168 FT OF S 188 FT OF TR 4	Total SF:	0	Acres 0.3240
2020 Values (Preliminary)		2020 Taxes (Preliminary)		
Improvement Value	\$0	Ad Valorem		\$1,369
Land Value	\$70,565	Non Ad Valorem		\$50
Total Market Value	\$70,565	Total Tax		\$1,419
Assessed Value	\$52,800	2020 Qualified Exemptions		
Exemption Amount	\$0	No Details Found		
Taxable Value	\$52,800	Applicants		
All values are as of January 1st each year.		No Details Found		
Building Footprint (Building 0)		Subarea and Square Footage (Building 0)		
		Description	Area	Sq. Footage
		No Data Found.		
		Extra Features		
		Description	Year Built	Unit
		No Extra Feature Available		
Structural Details (Building 0)		MAP		
Description				

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

9/3/2020

Property Detail	
Location Address	2253 KEAST LN
Municipality	LAKE WORTH BEACH
Parcel Control Number	38-43-44-20-01-004-0120
Subdivision	MODEL LAND CO IN
Official Records Book	26358
Page	1677
Sale Date	SEP-2013
Legal Description	MODEL LAND CO SUB W 84 FT OF E 395 FT OF N 168 FT OF S 188 FT OF TR 4

Owner Information	
Owners	Mailing address
LAKE WORTH INVESTMENT GROUP LLC	4005 NW 114TH AVE STE 5 MIAMI FL 33178 4372

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
SEP-2013	\$925,000	26358 / 01677	WARRANTY DEED	LAKE WORTH INVESTMENT GROUP LLC
NOV-2005	\$1,700,000	19534 / 01026	WARRANTY DEED	LW10TH INC
OCT-1996	\$36,000	09493 / 00024	WARRANTY DEED	TUBBS RALPH &
JAN-1978	\$100	02963 / 01644		

Exemption Information	
No Exemption information available	

Property Information	
Number of Units	0
*Total Square Feet	0
Acres	0.3240
Use Code	1000 - VACANT COMMERCIAL
Zoning	MU-W - Mixed Use West (38-LAKE WORTH BEACH)

Appraisals			
	Tax Year	2020 P	2019
	Improvement Value	\$0	\$0
	Land Value	\$70,565	\$48,000
	Total Market Value	\$70,565	\$48,000
P = Preliminary		All values are as of January 1st each year	

Assessed and Taxable Values			
	Tax Year	2020 P	2019
	Assessed Value	\$52,800	\$48,000
	Exemption Amount	\$0	\$0
	Taxable Value	\$52,800	\$48,000

Taxes			
	Tax Year	2020 P	2019
	Ad Valorem	\$1,369	\$1,141
	Non Ad Valorem	\$50	\$50
	Total tax	\$1,419	\$1,191

Property Detail

Parcel Control Number: 38-43-44-20-01-004-0010

Location Address: 2310 KEAST LN

Owners: LAKE WORTH INVESTMENT GROUP LLC

Mailing Address: 4005 NW 114TH AVE UNIT 5,MIAMI FL 33178 4372

Last Sale: NOV-2014

Book/Page#: 27154 / 1661

Price: \$10

Property Use Code: 1000 - VACANT COMMERCIAL

Zoning: MU-W - Mixed Use West (38-LAKE WORTH BEACH)

Legal Description: MODEL LAND CO SUB N 168 FT OF S 188 FT OF W 100 FT OF E 320 FT OF TR 4 AS IN OR5285P249 (LESS W 9 FT AS IN OR2963P1644)

Total SF: 0

Acres 0.3510

2020 Values (Preliminary)

Improvement Value\$0

Land Value\$76,440

Total Market Value\$76,440

Assessed Value\$57,750

Exemption Amount\$0

Taxable Value\$57,750

All values are as of January 1st each year.

2020 Taxes (Preliminary)

Ad Valorem\$1,492

Non Ad Valorem\$50

Total Tax\$1,542

2020 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 0)

No Image Found

Subarea and Square Footage (Building 0)

DescriptionAreaSq. Footage

No Data Found.

Extra Features

DescriptionYear BuiltUnit

No Extra Feature Available

Structural Details (Building 0)

Description

MAP

Property Detail	
Location Address	2310 KEAST LN
Municipality	LAKE WORTH BEACH
Parcel Control Number	38-43-44-20-01-004-0010
Subdivision	MODEL LAND CO IN
Official Records Book	27154
Page	1661
Sale Date	NOV-2014
Legal Description	MODEL LAND CO SUB N 168 FT OF S 188 FT OF W 100 FT OF E 320 FT OF TR 4 AS IN OR5285P249 (LESS W 9 FT AS IN OR2963P1644)

Owner Information	
Owners	Mailing address
LAKE WORTH INVESTMENT GROUP LLC	4005 NW 114TH AVE UNIT 5 MIAMI FL 33178 4372

Sales Information				
Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2014	\$10	27154 / 01661	WARRANTY DEED	LAKE WORTH INVESTMENT GROUP LLC
DEC-2005	\$10	19691 / 00336	WARRANTY DEED	LW10TH INC
NOV-2005	\$324,000	19626 / 01869	WARRANTY DEED	EVANS LESLIE R &
MAR-2001	\$78,000	12352 / 01229	WARRANTY DEED	NORDINGER GEORGE
JUN-2000	\$56,000	11884 / 01699	WARRANTY DEED	TORRES RAYMOND
APR-1996	\$47,000	09224 / 01950	WARRANTY DEED	
MAY-1987	\$100	05285 / 00249	LIFE ESTATE	

Exemption Information
No Exemption information available

Property Information
Number of Units 0
*Total Square Feet 0
Acres 0.3510
Use Code 1000 - VACANT COMMERCIAL
Zoning MU-W - Mixed Use West (38-LAKE WORTH BEACH)

Appraisals				
	Tax Year	2020 P	2019	2018
	Improvement Value	\$0	\$0	\$0
	Land Value	\$76,440	\$52,500	\$52,500
	Total Market Value	\$76,440	\$52,500	\$52,500
P = Preliminary		All values are as of January 1st each year		

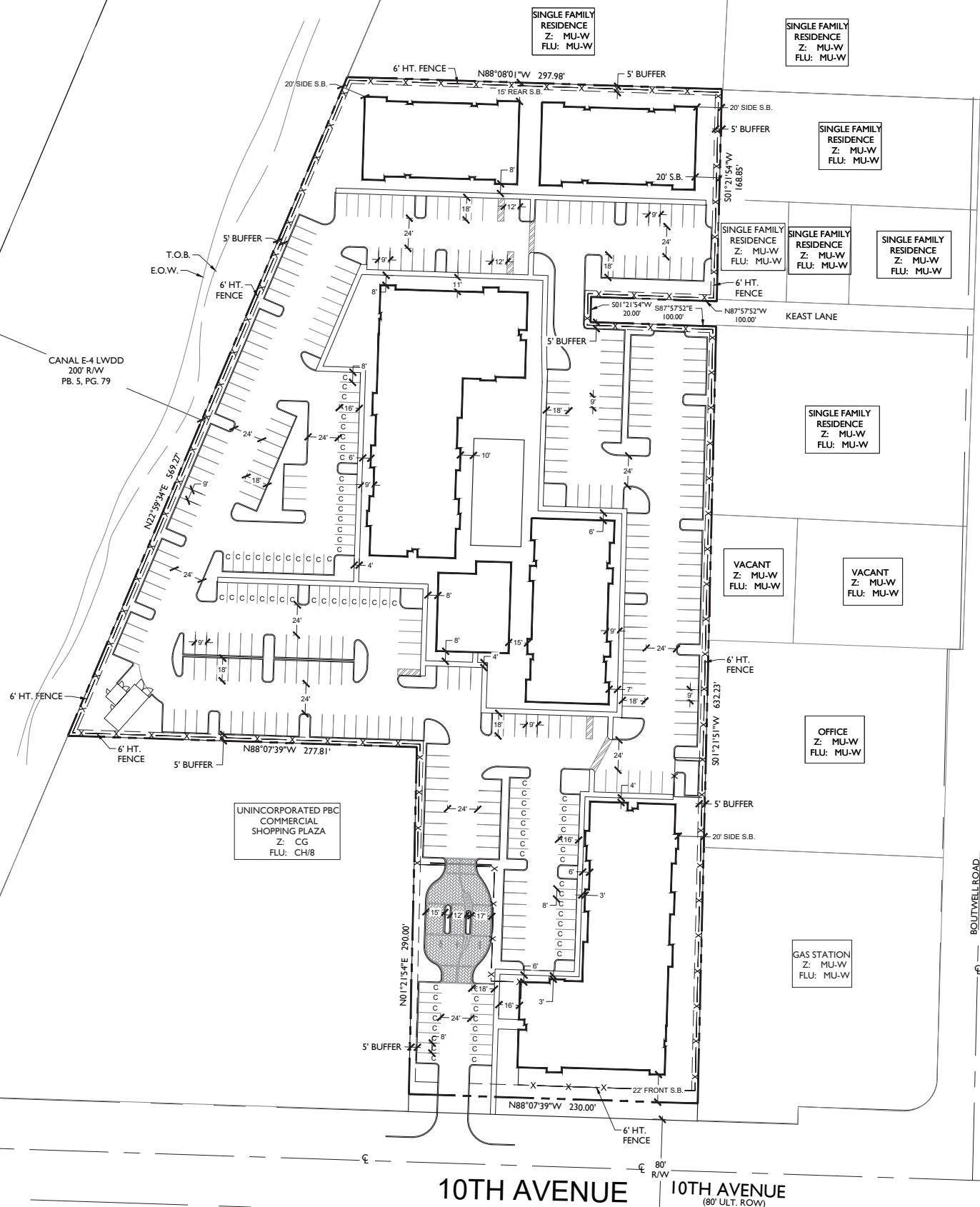
Assessed and Taxable Values				
Tax Year	2020 P	2019	2018	
Assessed Value	\$57,750	\$52,500	\$52,500	
Exemption Amount	\$0	\$0	\$0	
Taxable Value	\$57,750	\$52,500	\$52,500	

Taxes				
	Tax Year	2020 P	2019	2018
	Ad Valorem	\$1,492	\$1,248	\$1,221
	Non Ad Valorem	\$50	\$50	\$50
	Total tax	\$1,542	\$1,298	\$1,271

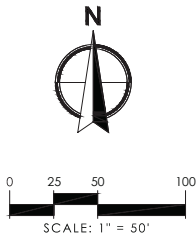
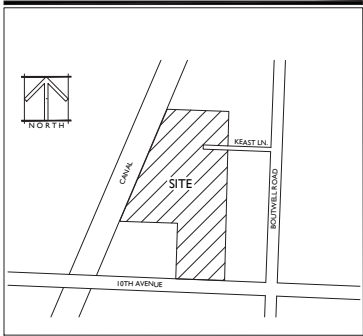
Exhibit 2: Preliminary Site Plan

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C:\Users\Bryant.P\Documents\Golden Road Apartments\Site Plan\Golden Road Apartments.dwg --- Plotted: 11/17/2020 4:22:27 AM, Sheet: 11/17/2020 4:22:44 AM



LOCATION MAP



SITE DATA

APPLICATION NAME	GOLDEN ROAD APARTMENTS
PROJECT NO.	17-01400001
EXISTING LAND USE DESIGNATION	MU-W
PROPOSED LAND USE DESIGNATION	X
EXISTING ZONING DESIGNATION	MU-W
PROPOSED ZONING DISTRICT	X
SECTION / TOWNSHIP / RANGE	20/44/43
PROPERTY CONTROL NUMBER(S)	00-43-44-20-01-026-0010, 00-43-44-20-01-004-0080 00-43-44-20-01-004-0030, 00-43-44-20-01-004-0120 00-4344-20-01-004-0060, 00-43-44-20-01-004-0010
EXISTING USE	VACANT
PROPOSED USE	APARTMENT HOMES
GROSS SITE AREA	278,340 SQ. FT. / 6.39 AC.
NET SITE AREA	275,058 SQ. FT. / 6.31 AC.
PROPOSED GROSS FLOOR AREA	X SF
TOTAL UNITS	235 UNITS
FAR	X
BUILDING LOT COVERAGE	X S.F. / X AC. (X%)
BUILDING HEIGHT*	MAX 30' (2 STORIES)
IMPERVIOUS	X S.F. / X AC. (X%)
PERVIOUS	X S.F. / X AC. (X%)
PARKING - TOTAL PROVIDED	376 SP.
CPMT SPACES	84 SP. (23%)

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT	LOT DIMENSIONS				MAX. FAR	MAX. BLDG COVER	MIN. SETBACKS			
	DENSITY	WIDTH/ FRONTAGE	DEPTH				FRONT	SIDE	SIDE STREET	REAR
REQUIRED	MAX 30 DU/AC.	MIN. 75'	N/A		1.2*	35%	20'	20'	20'	15'
PROPOSED	36.78 DU/AC.	230'	807'	x	x%	x%	20'	20'	N/A	15'

* - FAR LIMITATION OF 0.70 FOR LOTS 7,500 SQUARE FEET AND GREATER IS INCREASED AN ADDITIONAL 0.50 UNDER THE SUSTAINABLE BONUS INCENTIVE PROGRAM.

AMENDMENTS

--

ZONING STAMP

--

NO.		DATE	DESCRIPTION	REVISIONS	BY
CAD 216501-PLAN-STDWG					
JOB NO.	216501				
DRAWN BY	CB				
CHECK BY	YM				
DATE	2020-9-15				

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Exhibit 3: Approved Trip Distribution

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December 6, 2017

William Waters, AIA, LEED AP, NCARB
Community Development Director
City of Lake Worth
1900 2nd Avenue North
Lake Worth, FL 33461

RE: Golden Roads Apartments
Project #: 170713
Traffic Analysis

Dear Mr. Waters:

Palm Beach County Traffic Division has reviewed the **Golden Roads Apartments** Traffic Analysis prepared by JFO Group, Inc., revised December 5, 2017, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	City of Lake Worth
Location:	Northwest corner of 10 th Avenue and Boutwell Road
PCN #:	38-43-44-20-01-026-0010
Access:	1 Full Access driveway on 10 th Avenue (<u>Developer proposed – does not imply approval by the County through this TPS letter</u>)
Existing Uses:	Vacant
Proposed Uses:	189 DU of Apartments
Net New Daily Trips:	1,257
Net New Peak Hour Trips:	96 (19/77) AM and 117 (76/41) PM
Build-out:	December 31, 2019

Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County, subject to the following conditions:

1. No Building Permits for the site may be issued after December 31, 2019.

Please note that a full access driveway on 10th Ave N, as proposed, may not be approved by the County due to safety and County Access Management Standards violations. Additional access (beyond a right-in/right-out only access on 10th Ave N) through Keast Ln or directly to Boutwell Rd must be explored. In any case, as noted above, this concurrency traffic study review is not a review or approval of the access point. A separate application process with the County will consider any potential access points that are located on County maintained roadways. A preliminary meeting involving the Developer/Agent, Traffic Division, Land Development Division, and Roadway Production Division to discuss access issues is highly recommended before a formal site plan application is submitted to the City. During that discussion process, more information/analysis may be requested.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Melissa McKinlay, Mayor
Mack Bernard, Vice Mayor
Hal R. Valeche
Paulette Burdick
Dave Kerner
Steven L. Abrams
Mary Lou Berger

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



William Waters, AIA, LEED AP, NCARB
December 6, 2017
Page 2

The TPS build out approval condition, as stated above, shall be incorporated into the municipal Development Order exactly as set forth above. No later than ten calendar days after approval of the Development Order, the municipality shall transmit an official, recorded copy of same to the County Engineer. In the event: 1) the municipal Development Order is not received by the County Engineer within fifteen calendar days after approval of same; or 2) the official, recorded Development Order does not contain the above condition exactly as set forth above, then the Traffic Division's conditional finding that this proposed development meets the Traffic Performance Standards of Palm Beach County shall be deemed rescinded and rendered void.

The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at (561) 684-4030, Qbari@pbcgov.org.

Sincerely,

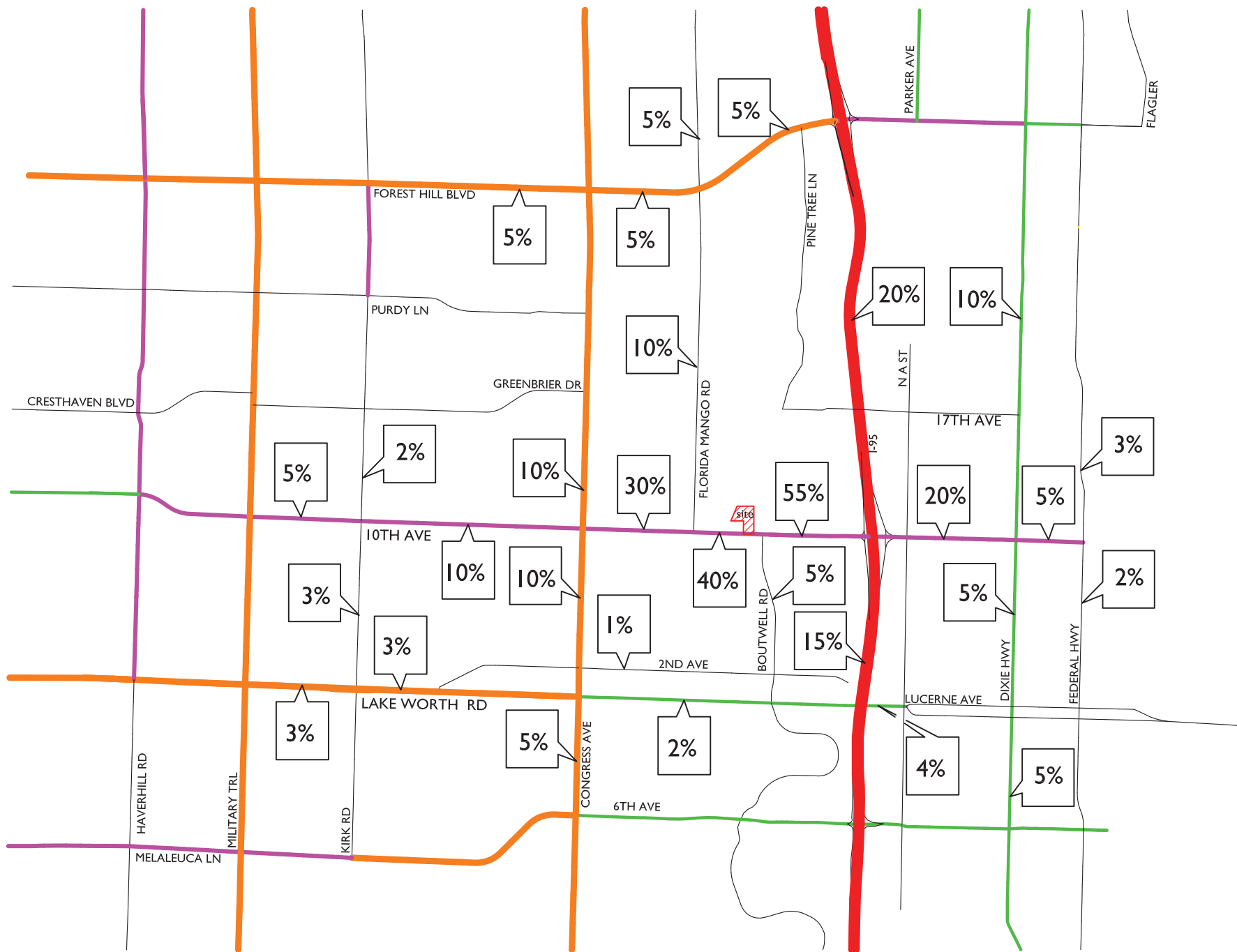
A handwritten signature in black ink that reads "Quazi Bari".

Quazi Bari, P.E.
Senior Professional Engineer
Traffic Division

QB: bc

ec: Addressee
Juan F. Ortega, P.E. - JFO Group, Inc.
Steve Bohovsky - Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MMTMUNICIPALITIES\APPROVALS\2017\170713 - GOLDEN ROADS APARTMENTS.DOCX



N.T.S.

LEGEND			
2L	—	6L	—
3L	—	8L	—
4L	—	10L	—
5L	—		

GOLDEN ROAD APARTMENTS

FIGURE 3: PROJECT TRAFFIC ASSIGNMENT

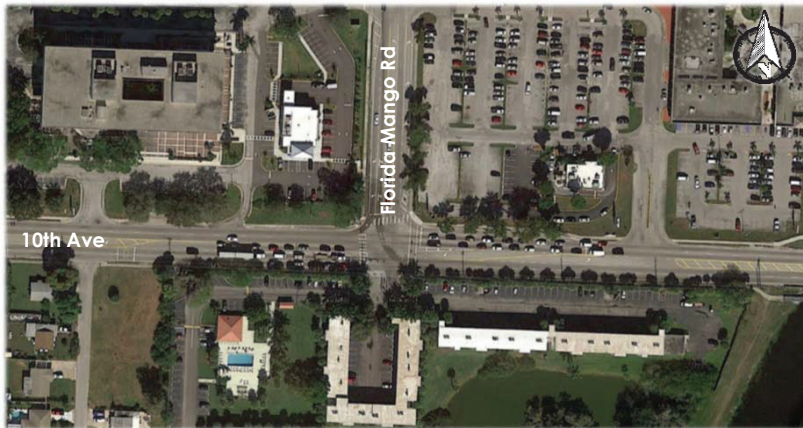


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Exhibit 4: Intersection Analyses

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Critical Movement Analysis



10th Avenue & Florida Mango Road Golden Road Apartments

Input Data

GR	=	1.71%
Peak Season	=	1.00
Traffic Count Year	=	2018
Buildout Year	=	2025
Years	=	7

AM Peak Hour		PM Peak Hour		235 Apartments
In	Out	In	Out	
22	63	63	40	

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume November 26, 2018	183	1,065	15	16	757	156	24	11	21	203	7	250
Peak Season Volume	183	1,065	15	16	757	156	24	11	21	203	7	250
2025 Historic Growth	206	1,199	17	18	852	176	27	12	24	229	8	282
Major Project Traffic ¹	0	126	0	0	152	0	0	0	0	22	0	22
Major Project Traffic + 1% growth	196	1,268	16	17	964	167	26	12	23	240	8	290
% Project Traffic	-	30%	-	-	30%	10%	-	-	-	10%	-	-
Project Traffic Direction	-	IN	-	-	OUT	OUT	-	-	-	IN	-	-
Project Traffic	-	7	-	-	19	6	-	-	-	2	-	-
2025 Total Traffic ²	206	1,275	17	18	983	182	27	12	24	242	8	290

Critical Volume

No. of Lanes	1	2	-	1	2	1	1	1	-	2	-	1
Approach Volume	1,498			1,183			63			540		
Per Lane Volume ³	206	646	-	18	492	0	27	36	-	125	-	24
North-South Critical	EB LT +			WB TH = 698			WB LT +			EB TH = 664		
East-West Critical	NB LT +			SB RT = 51			SB LT +			NB TH = 161		
Maximum Critical Sum	698			+ 161			= 859					

Status?

OK

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume November 26, 2018	320	866	21	31	1,267	276	33	5	11	179	7	301
Peak Season Volume	320	866	21	31	1,267	276	33	5	11	179	7	301
2025 Historic Growth	360	975	24	35	1,427	311	37	6	12	202	8	339
Major Project Traffic ¹	0	254	0	0	263	0	0	0	0	41	0	41
Major Project Traffic + 1% growth	343	1,182	23	33	1,621	296	35	5	12	233	8	364
% Project Traffic	-	30%	-	-	30%	10%	-	-	-	10%	-	-
Project Traffic Direction	-	IN	-	-	OUT	OUT	-	-	-	IN	-	-
Project Traffic	-	19	-	-	12	4	-	-	-	6	-	-
2025 Total Traffic ²	360	1,201	24	35	1,633	315	37	6	12	239	8	364

Critical Volume

No. of Lanes	1	2	-	1	2	1	1	1	-	2	-	1
Approach Volume	1,379			1,789			55			556		
Per Lane Volume ³	360	510	0	35	817	146	37	18	-	109	-	0
North-South Critical	EB LT +			WB TH = 1,080			WB LT +			EB TH = 545		
East-West Critical	NB LT +			SB RT = 37			SB LT +			NB TH = 127		
Maximum Critical Sum	1,080			+ 127			= 1,207					

Status?

OK

¹ Intersection Volume Development sheets from TPS seem not to be working at the time this analysis was prepared. In order to provide a conservative analysis, Link Sheets were used instead.

² Build out year traffic was estimated using the greater of the historical growth rate and committed development traffic+1% historical growth rate. Then, existing traffic and development traffic were added to the growth in the build-out year.

³ Right-turn volume was adjusted based on the right turns on red and the overlapping left turns.

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
35835	10th Ave N	Detroit St	8/28/2017	3:45 PM	0	34	5	52	0	54	2	78	0	67	1180	12	0	49	1441	25	2999
35870	10th Ave N	Dixie Hwy	12/3/2018	7:30 AM	0	165	430	18	0	69	591	125	0	162	153	93	0	0	370	19	2195
35870	10th Ave N	Dixie Hwy	12/3/2018	12:30 PM	0	170	317	17	0	38	352	102	0	167	192	122	0	0	181	12	1670
35870	10th Ave N	Dixie Hwy	12/3/2018	4:45 PM	0	217	510	32	0	65	556	121	0	206	285	102	0	0	242	15	2351
35870	10th Ave N	Dixie Hwy	5/17/2016	7:30 AM	0	291	485	16	0	63	413	145	0	141	182	227	0	1	357	22	2343
35870	10th Ave N	Dixie Hwy	5/17/2016	12:30 PM	0	278	476	20	0	39	430	196	0	203	168	226	0	3	182	20	2241
35870	10th Ave N	Dixie Hwy	5/17/2016	4:45 PM	0	314	516	26	0	64	613	167	0	222	244	267	0	3	251	20	2707
35820	10th Ave N	Fl Mango Rd	11/26/2018	7:45 AM	0	24	11	21	0	203	7	250	0	183	1065	15	0	16	757	156	2708
35820	10th Ave N	Fl Mango Rd	11/26/2018	11:00 AM	0	22	10	7	1	161	3	192	0	195	870	7	1	10	1032	120	2631
35820	10th Ave N	Fl Mango Rd	11/26/2018	4:45 PM	0	33	5	11	0	179	7	301	0	320	866	21	0	31	1267	276	3317
35820	10th Ave N	Fl Mango Rd	3/24/2015	7:30 AM	0	19	10	57	0	336	4	170	0	126	1220	12	0	22	911	151	3038
35820	10th Ave N	Fl Mango Rd	12/17/2015	7:30 AM	0	28	9	41	0	306	1	230	0	167	1458	33	0	16	848	144	3281
35820	10th Ave N	Fl Mango Rd	12/17/2015	12:30 PM	0	5	8	18	0	210	3	224	0	273	884	12	0	13	1029	165	2844
35820	10th Ave N	Fl Mango Rd	3/24/2015	4:45 PM	0	16	16	28	0	184	9	149	0	240	901	32	0	14	1314	192	3095
35820	10th Ave N	Fl Mango Rd	12/17/2015	4:45 PM	0	21	8	23	0	228	10	258	0	232	1164	25	2	36	1255	267	3529
35720	10th Ave N	Haverhill Rd	12/4/2017	7:00 AM	0	96	806	80	0	199	519	220	1	420	816	103	0	120	417	206	4003
35720	10th Ave N	Haverhill Rd	12/4/2017	2:15 PM	0	80	571	76	0	171	391	186	0	172	517	36	8	109	466	221	3004
35720	10th Ave N	Haverhill Rd	12/4/2017	4:45 PM	0	136	698	26	0	181	515	260	0	223	661	57	0	98	732	225	3812
35850	10th Ave N	I 95 East	7/24/2018	7:15 AM	0	461	0	207	0	0	0	0	0	733	829	0	0	0	529	492	3251
35850	10th Ave N	I 95 East	7/24/2018	12:00 PM	0	452	0	235	0	0	0	0	0	601	753	0	0	0	535	285	2861
35850	10th Ave N	I 95 East	7/24/2018	4:30 PM	0	549	0	403	0	0	0	0	0	694	1237	0	0	0	666	433	3982
35850	10th Ave N	I 95 East	11/29/2017	7:15 AM	0	514	0	242	0	0	0	0	0	921	1069	0	0	0	760	693	4199
35850	10th Ave N	I 95 East	11/29/2017	12:00 PM	0	522	0	255	0	0	0	0	0	850	1006	0	0	0	570	334	3537
35850	10th Ave N	I 95 East	11/29/2017	4:30 PM	0	614	0	615	0	0	0	0	0	826	1392	0	0	0	626	532	4605
35850	10th Ave N	I 95 East	3/25/2015	7:30 AM	0	602	0	239	0	0	0	0	0	602	810	0	0	0	773	628	3654
35850	10th Ave N	I 95 East	12/14/2015	7:30 AM	0	585	0	260	0	0	0	0	0	604	809	0	0	0	769	600	3627
35850	10th Ave N	I 95 East	12/14/2015	12:30 PM	0	568	0	237	0	0	0	0	0	467	814	0	0	0	605	337	3028
35850	10th Ave N	I 95 East	3/25/2015	4:45 PM	0	598	0	401	0	0	0	0	0	590	979	0	0	0	972	397	3937
35850	10th Ave N	I 95 East	12/14/2015	4:45 PM	0	631	0	452	0	0	0	0	0	596	1005	0	0	0	909	435	4028
35850	10th Ave N	I 95 West	7/24/2018	7:15 AM	0	0	0	0	0	403	0	557	0	0	805	546	0	461	582	0	3354
35850	10th Ave N	I 95 West	7/24/2018	12:00 PM	0	0	0	0	0	295	0	493	0	0	579	299	0	224	778	0	2668
35850	10th Ave N	I 95 West	7/24/2018	4:30 PM	0	0	0	0	0	514	0	506	0	0	972	389	0	289	1023	0	3693
35850	10th Ave N	I 95 West	11/29/2017	7:15 AM	0	0	0	0	0	446	0	760	0	0	921	495	0	348	966	0	3936
35850	10th Ave N	I 95 West	11/29/2017	12:00 PM	0	0	0	0	0	345	0	432	0	0	852	415	0	254	1238	0	3536
35850	10th Ave N	I 95 West	11/29/2017	4:30 PM	0	0	0	0	0	649	0	620	0	0	978	523	0	324	1686	0	4780
35850	10th Ave N	I 95 West	3/25/2015	7:30 AM	0	0	0	0	0	432	0	562	0	0	1022	689	0	365	1042	0	4112

Input Data

ROAD NAME: Florida Mango Rd STATION: 4212
 CURRENT YEAR: 2019 FROM: 10th Ave
 ANALYSIS YEAR: 2025 TO: Midpoint
 GROWTH RATE: 1.84% COUNT DATE: 3/26/2019
 PSF: 1

Report Created
 11/14/2020

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1005	645	369	1020	434	595
Peak Volume	1005	645	369	1020	434	595
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1005	645	369	1020	434	595

Committed Developments							Type	% Complete
Circus Trix	0	0	0	2	1	1	NR	25%
Lake Worth Corners	3	1	2	6	4	3	Res	0%
Lake Worth Middle School	4	2	2	1	1	1	NR	77.20%
Walmart-Palm Springs	1	1	1	6	3	3	NR	75%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
APEC Petroleum	2	1	1	2	1	1	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
Waterville	0	0	0	0	0	0	Res	100%
WAWA - Forest Hill & Congress	0	0	0	0	0	0	NR	100%
2773 Public Charter School	11	6	5	2	1	1	NR	75%
Akal Property	13	9	5	16	6	9	Res	0%
Golden Roads Apartments	0	0	0	0	0	0	Res	0%
Waterside Plaza	9	4	5	30	15	15	NR	75%
RaceTrac Market	48	23	25	105	54	51	NR	25%
Total Committed Developments	91	47	46	170	86	85		
Total Committed Residential	16	10	7	22	10	12		
Total Committed Non-Residential	75	37	39	148	76	73		
Double Count Reduction	4	3	2	6	3	3		
Total Discounted Committed Developments	87	44	44	164	83	82		
Historical Growth	116	75	43	118	50	69		
Comm Dev+1% Growth	149	84	67	227	110	119		
Growth Volume Used	149	84	67	227	110	119		
Total Volume	1154	729	436	1247	544	714		

Lanes	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I
	Input Data							
	ROAD NAME: 10th Ave N			STATION: 4203		Report Created		
	CURRENT YEAR: 2019			FROM: Midpoint		11/14/2020		
	ANALYSIS YEAR: 2025			TO: Florida Mango Rd				
	GROWTH RATE: -0.60%			COUNT DATE: 3/13/2019				
				PSF: 1				

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3005	1661	1404	3171	1593	1578
Peak Volume	3005	1661	1404	3171	1593	1578
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3005	1661	1404	3171	1593	1578

Committed Developments Type % Complete

Lake Worth Corners	7	1	5	15	8	6	Res	0%
Forest Hill / Congress Pharmacy	1	0	0	5	2	2	NR	50%
Buena Vista Commerce Park	2	0	2	2	2	0	NR	0%
Palm Springs Park of Commerce	0	0	0	1	1	0	NR	75%
Lake Worth Middle School	25	14	11	7	4	4	NR	77.20%
Tonset Property	8	7	1	10	3	7	Res	30%
Mavericks High School	0	0	0	0	0	0	NR	100%
Mid-County Center	5	2	3	6	4	2	NR	49%
Walmart-Palm Springs	22	10	12	105	54	51	NR	75%
2720 10th Avenue Medical Office	0	0	0	0	0	0	NR	100%
Race-Trac	0	0	0	0	0	0	NR	100%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
McDonalds Congress Ave	3	1	2	2	1	1	NR	81%
APEC Petroleum	23	12	12	22	11	11	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
Village of Valor East	3	3	1	4	1	2	Res	0%
Waterville	0	0	0	0	0	0	Res	100%
Villages of Valor West	2	1	0	2	1	1	Res	0%
AutoZone #6361	2	1	1	11	6	5	NR	0%
Kingswood Academy of Palm Springs	0	0	0	0	0	0	NR	100%
WAWA-Lakeworth & Congress	0	0	0	0	0	0	NR	100%
Chilis @ Palm Springs Plaza	2	1	1	7	4	3	NR	98%
WAWA - SEC 10th and Military Trail	24	11	13	20	10	10	NR	0%
Akal Property	40	14	26	47	28	19	Res	0%
Golden Roads Apartments	0	0	0	0	0	0	Res	0%
Soma Medical Center	6	5	1	6	2	5	NR	37%
Waterside Plaza	12	6	5	37	18	19	NR	75%
RaceTrac Market	73	38	35	157	77	80	NR	25%
East Parcel Annex	12	6	7	52	27	25	NR	0%
Total Committed Developments	272	133	138	518	264	253		
Total Committed Residential	60	26	33	78	41	35		
Total Committed Non-Residential	212	107	105	440	223	218		
Double Count Reduction	15	7	8	20	10	9		

Total Discounted Committed Developments 257 126 130 498 254 244

Historical Growth	-107	-59	-50	-113	-57	-56
Comm Dev+1% Growth	442	228	216	693	352	341
Growth Volume Used	442	228	216	693	352	341
Total Volume	3447	1889	1620	3864	1945	1919

Lanes	5L					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	NO	NO	YES	NO	NO	NO
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	NO	NO	YES	NO	NO	NO

Input Data

ROAD NAME: 10th Ave N STATION: 4203
 CURRENT YEAR: 2019 FROM: Florida Mango Rd
 ANALYSIS YEAR: 2025 TO: Midpoint
 GROWTH RATE: -0.60% COUNT DATE: 3/13/2019
 PSF: 1

Report Created
 11/14/2020

Link Analysis

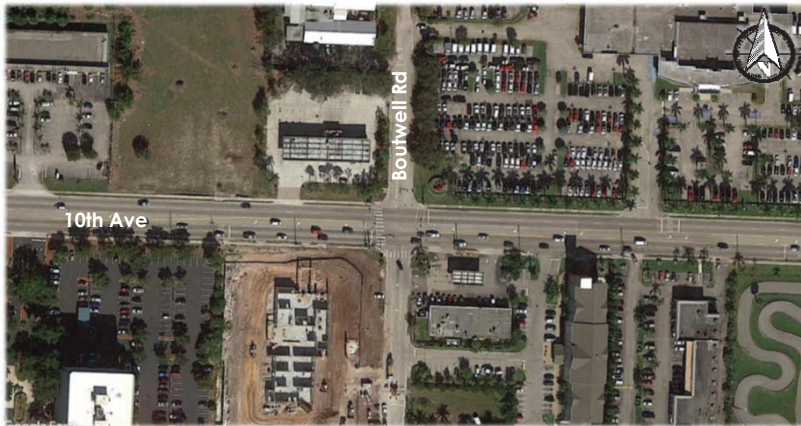
Time Period	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3005	1661	1404	3171	1593	1578
Peak Volume	3005	1661	1404	3171	1593	1578
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3005	1661	1404	3171	1593	1578

Committed Developments Type % Complete

ADOPT A FAMILY	0	0	0	0	0	0	NR	100%
Dollar General Lake Worth	1	0	0	21	10	11	NR	0%
Lake Worth Corners	10	2	8	21	12	9	Res	0%
Lake Worth Middle School	27	15	12	8	4	4	NR	77.20%
Mavericks High School	0	0	0	0	0	0	NR	100%
Mid-County Center	4	2	3	5	3	2	NR	49%
Walmart-Palm Springs	20	10	11	99	51	48	NR	75%
2720 10th Avenue Medical Office	0	0	0	0	0	0	NR	100%
Race-Trac	0	0	0	0	0	0	NR	100%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
APEC Petroleum	22	11	11	20	10	10	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
Village of Valor East	3	1	3	4	2	1	Res	0%
Waterville	0	0	0	0	0	0	Res	100%
Villages of Valor West	2	1	0	2	1	1	Res	0%
WAWA-Lakeworth & Congress	0	0	0	0	0	0	NR	100%
WAWA - SEC 10th and Military Trail	17	8	9	14	7	7	NR	0%
Akal Property	53	18	35	63	38	25	Res	0%
Golden Roads Apartments	0	0	0	0	0	0	Res	0%
Waterside Plaza	16	8	9	52	26	26	NR	75%
RaceTrac Market	121	59	63	262	134	128	NR	25%
Total Committed Developments	296	135	164	571	298	272		
Total Committed Residential	68	22	46	90	53	36		
Total Committed Non-Residential	228	113	118	481	245	236		
Double Count Reduction	17	6	12	23	13	9		
Total Discounted Committed Developments	279	129	152	548	285	263		
Historical Growth	-107	-59	-50	-113	-57	-56		
Comm Dev+1% Growth	464	231	238	743	383	360		
Growth Volume Used	464	231	238	743	383	360		
Total Volume	3469	1892	1642	3914	1976	1938		

Lanes	5L					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	NO	NO	YES	NO	NO	NO
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	NO	NO	YES	NO	NO	NO

Critical Movement Analysis



10th Avenue & Boutwell Road Golden Road Apartments

Input Data

GR	=	1.71%
Peak Season	=	1.00
Traffic Count Year	=	2017
Buildout Year	=	2025
Years	=	8

AM Peak Hour		PM Peak Hour		235 Apartments
In	Out	In	Out	
22	63	63	40	

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume November 16, 2017	8	1,052	166	253	873	20	135	12	197	29	9	13
Peak Season Volume	8	1,052	166	253	873	20	135	12	197	29	9	13
2025 Historic Growth	9	1,205	190	290	1,000	23	155	14	226	33	10	15
Major Project Traffic ¹	0	129	0	0	85	0	27	0	27	0	0	0
Major Project Traffic + 1% growth	9	1,268	180	274	1,030	22	173	13	240	31	10	14
% Project Traffic	-	55%	5%	-	55%	-	5%	-	-	-	-	-
Project Traffic Direction	-	OUT	OUT	-	IN	-	IN	-	-	-	-	-
Project Traffic	-	35	3	-	12	-	1	-	-	-	-	-
2025 Total Traffic ²	9	1,303	193	290	1,042	23	174	14	240	33	10	15

Critical Volume

No. of Lanes	1	2	-	1	2	-	1	1	-	1	1	-
Approach Volume	1,442			1,325			396			58		
Per Lane Volume ³	9	717	-	290	518	-	-	396	-	33	25	-
North-South Critical	EB LT +			WB TH = 527			WB LT +			EB TH = 1,007		
East-West Critical	NB LT +			SB RT = 25			SB LT +			NB TH = 429		
Maximum Critical Sum	1,007			+ 429			= 1,436					

Status?

HCS LOS = C

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume November 16, 2017	8	834	188	206	1,272	13	166	11	163	28	29	20
Peak Season Volume	8	834	188	206	1,272	13	166	11	163	28	29	20
2025 Historic Growth	9	955	215	236	1,457	15	190	13	187	32	33	23
Major Project Traffic ¹	0	285	0	0	157	0	32	0	31	0	0	0
Major Project Traffic + 1% growth	9	1,188	204	223	1,534	14	212	12	208	30	31	22
% Project Traffic	-	55%	5%	-	55%	-	5%	-	-	-	-	-
Project Traffic Direction	-	OUT	OUT	-	IN	-	IN	-	-	-	-	-
Project Traffic	-	22	2	-	35	-	3	-	-	-	-	-
2025 Total Traffic ²	9	1,210	217	236	1,569	15	215	13	208	32	33	23

Critical Volume

No. of Lanes	1	2	-	1	2	1	-	1	-	1	-	0
Approach Volume	1,436			1,820			436			88		
Per Lane Volume ³	9	714	-	236	792	-	-	436	-	32	56	-
North-South Critical	EB LT +			WB TH = 801			WB LT +			EB TH = 950		
East-West Critical	NB LT +			SB TH = 56			SB LT +			NB TH = 468		
Maximum Critical Sum	950			+ 468			= 1,418					

Status?

HCS LOS = B

¹ Intersection Volume Development sheets from TPS seem not to be working at the time this analysis was prepared. In order to provide a conservative analysis, Link Sheets were used instead.

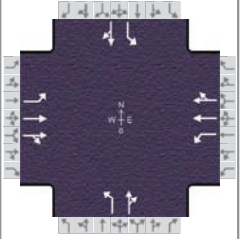
² Build out year traffic was estimated using the greater of the historical growth rate and committed development traffic+1% historical growth rate. Then, existing traffic and development traffic were added to the growth in the build-out year.

³ Right-turn volume was adjusted based on the right turns on red and the overlapping left turns

HCS7 Signalized Intersection Input Data

General Information


Agency	PBC			Duration, h	0.250
Analyst	JFO	Analysis Date	Nov 17, 2020	Area Type	Other
Jurisdiction	PBC	Time Period	AM	PHF	0.95
Urban Street	10th Avenue	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	10th Ave & Boutwell Rd	File Name	AM_2025_10th Ave and Boutwell.xus		
Project Description	Golden Road Apartments				



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	9	1303	193	290	1042	23	174	14	240	33	10	15

Signal Information

Cycle, s	160.0	Reference Phase	2								
Offset, s	0	Reference Point	End		Green	92.4	15.9	32.7	0.0	0.0	0.0
Uncoordinated	No	Simult. Gap E/W	On		Yellow	4.5	4.5	4.0	0.0	0.0	0.0
Force Mode	Fixed	Simult. Gap N/S	On		Red	2.0	2.0	2.0	0.0	0.0	0.0

Traffic Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	9	1303	193	290	1042	23	174	14	240	33	10	15
Initial Queue (Q_0), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_0), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h	None			None			None			None		
Heavy Vehicles (P_{HV}), %	0	0		0	0		0	0		0	0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0		0	0		0	0		0	0	
Grade (P_g), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		85.0	25.0	110.0		50.0		50.0
Yellow Change Interval (Y), s		4.5	4.5	4.5		4.0		4.0
Red Clearance Interval (R_c), s		2.0	2.0	2.0		2.0		2.0
Minimum Green (G_{min}), s		20	4	20		6		6
Start-Up Lost Time (l_t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s		2.0	2.0	2.0		2.0		2.0
Recall Mode		Min	Off	Min		Off		Off
Dual Entry		Yes	No	Yes		Yes		Yes
Walk ($Walk$), s		10.0		7.0		7.0		10.0
Pedestrian Clearance Time (PC), s		14.0		16.0		20.0		22.0

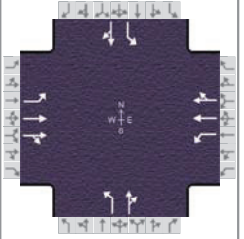
Multimodal Information

	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

HCS7 Signalized Intersection Results Summary

General Information

Agency	PBC	Duration, h	0.250
Analyst	JFO	Analysis Date	Nov 17, 2020
Jurisdiction	PBC	Area Type	Other
Urban Street	10th Avenue	PHF	0.95
Intersection	10th Ave & Boutwell Rd	Analysis Year	2025
Project Description	Golden Road Apartments	Analysis Period	1> 7:00
		File Name	AM_2025_10th Ave and Boutwell.xus



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	9	1303	193	290	1042	23	174	14	240	33	10	15

Signal Information

Cycle, s	160.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	92.4	15.9	32.7	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.5	4.5	4.0	0.0	0.0	0.0		
				Red	2.0	2.0	2.0	0.0	0.0	0.0		

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		8
Case Number		6.4	1.0	4.0		6.0		6.0
Phase Duration, s		98.9	22.4	121.3		38.7		38.7
Change Period, ($Y+R_c$), s		6.5	6.5	6.5		6.0		6.0
Max Allow Headway (MAH), s		0.0	3.1	0.0		3.3		3.3
Queue Clearance Time (g_s), s			15.7			27.1		31.8
Green Extension Time (g_e), s		0.0	0.1	0.0		1.0		0.9
Phase Call Probability			1.00			1.00		1.00
Max Out Probability			1.00			0.00		0.01

Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	9	799	776	305	563	558	183	267		35	26	
Adjusted Saturation Flow Rate (s), veh/h/ln	510	1900	1815	1810	1900	1885	1406	1624		1130	1715	
Queue Service Time (g_s), s	1.4	35.2	41.1	13.7	3.4	4.2	19.3	25.1		4.8	2.0	
Cycle Queue Clearance Time (g_c), s	5.8	35.2	41.1	13.7	3.4	4.2	21.2	25.1		29.8	2.0	
Green Ratio (g/C)	0.58	0.58	0.58	0.66	0.72	0.72	0.20	0.20		0.20	0.20	
Capacity (c), veh/h	325	1097	1047	326	1363	1352	316	332		100	351	
Volume-to-Capacity Ratio (X)	0.029	0.728	0.741	0.937	0.413	0.413	0.579	0.805		0.347	0.075	
Back of Queue (Q), ft/ln (95 th percentile)	8	452.7	553.7	541.4	54.4	63.8	282	405.5		64.1	38.9	
Back of Queue (Q), veh/ln (95 th percentile)	0.3	18.1	22.1	21.7	2.2	2.6	11.3	16.2		2.6	1.6	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	16.6	11.8	15.3	59.7	1.1	1.3	59.9	60.6		74.7	51.4	
Incremental Delay (d_2), s/veh	0.2	4.2	4.7	33.3	0.9	0.9	0.6	5.5		0.8	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	16.7	16.1	20.0	93.1	2.0	2.3	60.6	66.1		75.5	51.4	
Level of Service (LOS)	B	B	B	F	A	A	E	E		E	D	
Approach Delay, s/veh / LOS	18.0		B	21.6		C	63.9		E	65.1		E
Intersection Delay, s/veh / LOS	26.1						C					

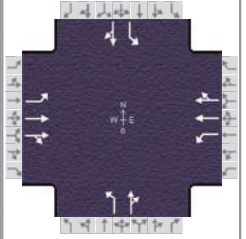
Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	1.96		B	1.87		B	2.31		B	2.31		B
Bicycle LOS Score / LOS	1.79		B	1.66		B	1.23		A	0.59		A

HCS7 Signalized Intersection Intermediate Values

General Information

Agency	PBC	Duration, h	0.250
Analyst	JFO	Analysis Date	Nov 17, 2020
Jurisdiction	PBC	Time Period	AM
Urban Street	10th Avenue	Analysis Year	2025
Intersection	10th Ave & Boutwell Rd	File Name	AM_2025_10th Ave and Boutwell.xus
Project Description	Golden Road Apartments	Analysis Period	1> 7:00



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	9	1303	193	290	1042	23	174	14	240	33	10	15

Signal Information

Cycle, s	160.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	92.4	15.9	32.7	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.5	4.5	4.0	0.0	0.0	0.0		
				Red	2.0	2.0	2.0	0.0	0.0	0.0		

Saturation Flow / Delay

	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVG})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.269	0.000		0.952	0.000		0.740	0.000		0.595	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.955	0.955		0.992	0.992		0.855	0.855		0.903	0.903
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{WZ})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	510	3240	475	1810	3704	82	1406	90	1534	1130	686	1029
Proportion of Vehicles Arriving on Green (P)	0.58	0.77	0.58	0.10	0.96	0.72	0.20	0.20	0.20	0.20	0.20	0.20
Incremental Delay Factor (k)	0.50	0.50	0.50	0.44	0.50	0.50	0.04	0.13		0.04	0.04	

Signal Timing / Movement Groups

	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.5	6.5	6.5		6.0		6.0
Green Ratio (g/C)		0.58	0.66	0.72		0.20		0.20
Permitted Saturation Flow Rate (s_p), veh/h/ln		510	331	0		1406		1130
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s		92.4	90.4	0.0		32.7		32.7
Permitted Service Time (g_u), s		87.9	48.8	0.0		30.9		7.8
Permitted Queue Service Time (g_{ps}), s		1.4	48.8			19.3		4.8
Time to First Blockage (g_t), s		0.0	0.0	0.0		0.0		0.0
Queue Service Time Before Blockage (g_{ts}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal

	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	1.198	0.000	1.557	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.167	0.000	0.074	0.000	0.157	0.000	0.157
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	198.36	64.92	1434.87	6.39	408.88	50.63	408.88	50.63
Bicycle F_w / F_v	-3.64	1.31	-3.64	1.18	-3.64	0.74	-3.64	0.10

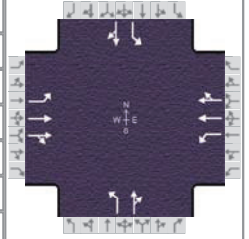
HCS7 Signalized Intersection Results Graphical Summary

General Information

Agency	PBC
Analyst	JFO
Jurisdiction	PBC
Urban Street	10th Avenue
Intersection	10th Ave & Boutwell Rd
Project Description	Golden Road Apartments

Intersection Information

Duration, h	0.250
Area Type	Other
PHF	0.95
Analysis Period	1 > 7:00
File Name	AM_2025_10th Ave and Boutwell.xus



Demand Information

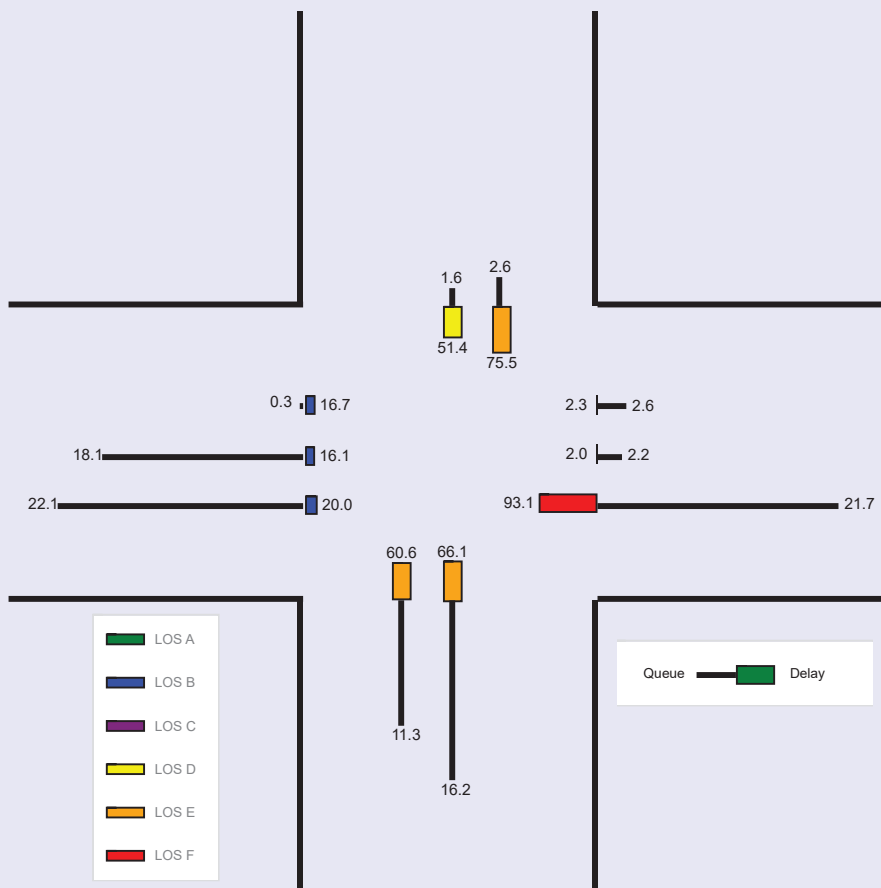
	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	9	1303	193	290	1042	23	174	14	240	33	10	15

Signal Information

Cycle, s	160.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									
Green	92.4	15.9	32.7	0.0	0.0	0.0						
Yellow	4.5	4.5	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Movement Group Results

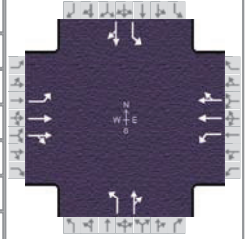
	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)	8	452.7	553.7	541.4	54.4	63.8	282	405.5		64.1	38.9	
Back of Queue (Q), veh/ln (95 th percentile)	0.3	18.1	22.1	21.7	2.2	2.6	11.3	16.2		2.6	1.6	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Control Delay (d), s/veh	16.7	16.1	20.0	93.1	2.0	2.3	60.6	66.1		75.5	51.4	
Level of Service (LOS)	B	B	B	F	A	A	E	E		E	D	
Approach Delay, s/veh / LOS	18.0		B	21.6		C	63.9		E	65.1		E
Intersection Delay, s/veh / LOS	26.1						C					



HCS7 Signalized Intersection Input Data

General Information

Agency	PBC			Duration, h	0.250
Analyst	JFO	Analysis Date	Nov 17, 2020	Area Type	Other
Jurisdiction	PBC	Time Period	PM	PHF	0.95
Urban Street	10th Avenue	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	10th Ave & Boutwell Rd	File Name	PM_2025_10th Ave and Boutwell.xus		
Project Description	Golden Road Apartments				



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	9	1210	217	236	1569	15	215	13	208	32	33	23

Signal Information

Cycle, s	160.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	No	Simult. Gap E/W	On	Green	99.9	7.7	33.3	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.5	4.5	4.0	0.0	0.0	0.0	
				Red	2.0	2.0	2.0	0.0	0.0	0.0	

Traffic Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	9	1210	217	236	1569	15	215	13	208	32	33	23
Initial Queue (Q_0), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_0), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0		0	0		0	0		0	0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0		0	0		0	0		0	0	
Grade (P_g), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		80.0	30.0	110.0		50.0		50.0
Yellow Change Interval (Y), s		4.5	4.5	4.5		4.0		4.0
Red Clearance Interval (R_c), s		2.0	2.0	2.0		2.0		2.0
Minimum Green (G_{min}), s		20	4	20		6		6
Start-Up Lost Time (l_t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s		2.0	2.0	2.0		2.0		2.0
Recall Mode		Min	Off	Min		Off		Off
Dual Entry		Yes	No	Yes		Yes		Yes
Walk ($Walk$), s		10.0		7.0		7.0		10.0
Pedestrian Clearance Time (PC), s		14.0		16.0		20.0		22.0

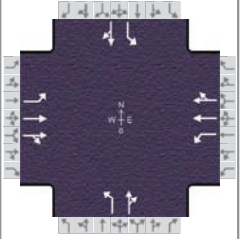
Multimodal Information

	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

HCS7 Signalized Intersection Results Summary

General Information

Agency	PBC	Duration, h	0.250
Analyst	JFO	Analysis Date	Nov 17, 2020
Jurisdiction	PBC	Area Type	Other
Urban Street	10th Avenue	PHF	0.95
Intersection	10th Ave & Boutwell Rd	Analysis Year	2025
Project Description	Golden Road Apartments	Analysis Period	1> 7:00
		File Name	PM_2025_10th Ave and Boutwell.xus



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	9	1210	217	236	1569	15	215	13	208	32	33	23

Signal Information

Cycle, s	160.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	99.9	7.7	33.3	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.5	4.5	4.0	0.0	0.0	0.0		
				Red	2.0	2.0	2.0	0.0	0.0	0.0		

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		8
Case Number		6.4	1.0	4.0		6.0		6.0
Phase Duration, s		106.4	14.2	120.7		39.3		39.3
Change Period, ($Y+R_c$), s		6.5	6.5	6.5		6.0		6.0
Max Allow Headway (MAH), s		0.0	3.1	0.0		3.3		3.3
Queue Clearance Time (g_s), s			6.6			32.3		27.5
Green Extension Time (g_e), s		0.0	0.8	0.0		1.0		1.1
Phase Call Probability			1.00			1.00		1.00
Max Out Probability			1.00			0.01		0.00

Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	9	766	737	248	834	833	226	233		34	59	
Adjusted Saturation Flow Rate (s), veh/h/ln	302	1900	1800	1810	1900	1894	1365	1625		1166	1769	
Queue Service Time (g_s), s	2.3	23.6	30.8	4.6	8.2	9.0	26.0	21.2		4.4	4.4	
Cycle Queue Clearance Time (g_c), s	11.8	23.6	30.8	4.6	8.2	9.0	30.3	21.2		25.5	4.4	
Green Ratio (g/C)	0.62	0.62	0.62	0.66	0.71	0.71	0.21	0.21		0.21	0.21	
Capacity (c), veh/h	215	1184	1121	281	1356	1351	293	338		134	368	
Volume-to-Capacity Ratio (X)	0.044	0.647	0.657	0.884	0.615	0.616	0.773	0.687		0.251	0.160	
Back of Queue (Q), ft/ln (95 th percentile)	8.2	271.2	401.2	438.7	101.7	108.4	361.5	342.9		59.8	88.3	
Back of Queue (Q), veh/ln (95 th percentile)	0.3	10.8	16.0	17.5	4.1	4.3	14.5	13.7		2.4	3.5	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	15.7	7.1	10.6	53.4	1.3	1.5	64.3	58.5		70.3	51.9	
Incremental Delay (d_2), s/veh	0.4	2.7	3.0	25.3	2.1	2.1	4.9	1.4		0.4	0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	16.1	9.8	13.7	78.7	3.4	3.6	69.2	59.9		70.6	51.9	
Level of Service (LOS)	B	A	B	E	A	A	E	E		E	D	
Approach Delay, s/veh / LOS	11.7		B	13.2		B	64.5		E	58.7		E
Intersection Delay, s/veh / LOS	19.6						B					

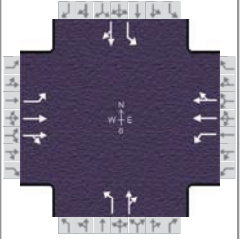
Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	1.97		B	1.87		B	2.31		B	2.31		B
Bicycle LOS Score / LOS	1.73		B	2.07		B	1.24		A	0.64		A

HCS7 Signalized Intersection Intermediate Values

General Information

Agency	PBC	Duration, h	0.250
Analyst	JFO	Analysis Date	Nov 17, 2020
Jurisdiction	PBC	Time Period	PM
Urban Street	10th Avenue	Analysis Year	2025
Intersection	10th Ave & Boutwell Rd	File Name	PM_2025_10th Ave and Boutwell.xus
Project Description	Golden Road Apartments	Analysis Period	1> 7:00



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	9	1210	217	236	1569	15	215	13	208	32	33	23

Signal Information

Cycle, s	160.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	99.9	7.7	33.3	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.5	4.5	4.0	0.0	0.0	0.0		
				Red	2.0	2.0	2.0	0.0	0.0	0.0		

Saturation Flow / Delay

	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVG})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.159	0.000		0.952	0.000		0.719	0.000		0.614	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.947	0.947		0.997	0.997		0.855	0.855		0.931	0.931
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{WZ})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Movement Saturation Flow Rate (s), veh/h	302	3141	558	1810	3758	36	1365	96	1529	1166	1043	727
Proportion of Vehicles Arriving on Green (P)	0.62	0.83	0.62	0.05	0.95	0.71	0.21	0.21	0.21	0.21	0.21	0.21
Incremental Delay Factor (k)	0.50	0.50	0.50	0.38	0.50	0.50	0.12	0.06		0.04	0.04	

Signal Timing / Movement Groups

	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.5	6.5	6.5		6.0		6.0
Green Ratio (g/C)		0.62	0.66	0.71		0.21		0.21
Permitted Saturation Flow Rate (s_p), veh/h/ln		302	355	0		1365		1166
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s		99.7	97.7	0.0		33.3		33.3
Permitted Service Time (g_u), s		90.1	65.7	0.0		29.0		12.2
Permitted Queue Service Time (g_{ps}), s		2.3	65.7			26.0		4.4
Time to First Blockage (g_t), s		0.0	0.0	0.0		0.0		0.0
Queue Service Time Before Blockage (g_{ts}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal

	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	1.198	0.000	1.557	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.172	0.000	0.075	0.000	0.157	0.000	0.157
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	96.67	72.45	1427.29	6.56	416.46	50.15	416.46	50.15
Bicycle F_w / F_v	-3.64	1.25	-3.64	1.58	-3.64	0.76	-3.64	0.15

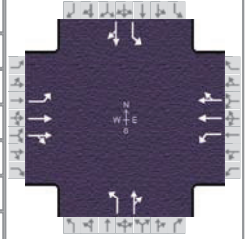
HCS7 Signalized Intersection Results Graphical Summary

General Information

Agency	PBC
Analyst	JFO
Jurisdiction	PBC
Urban Street	10th Avenue
Intersection	10th Ave & Boutwell Rd
Project Description	Golden Road Apartments

Intersection Information

Duration, h	0.250
Area Type	Other
PHF	0.95
Analysis Period	1 > 7:00



Demand Information

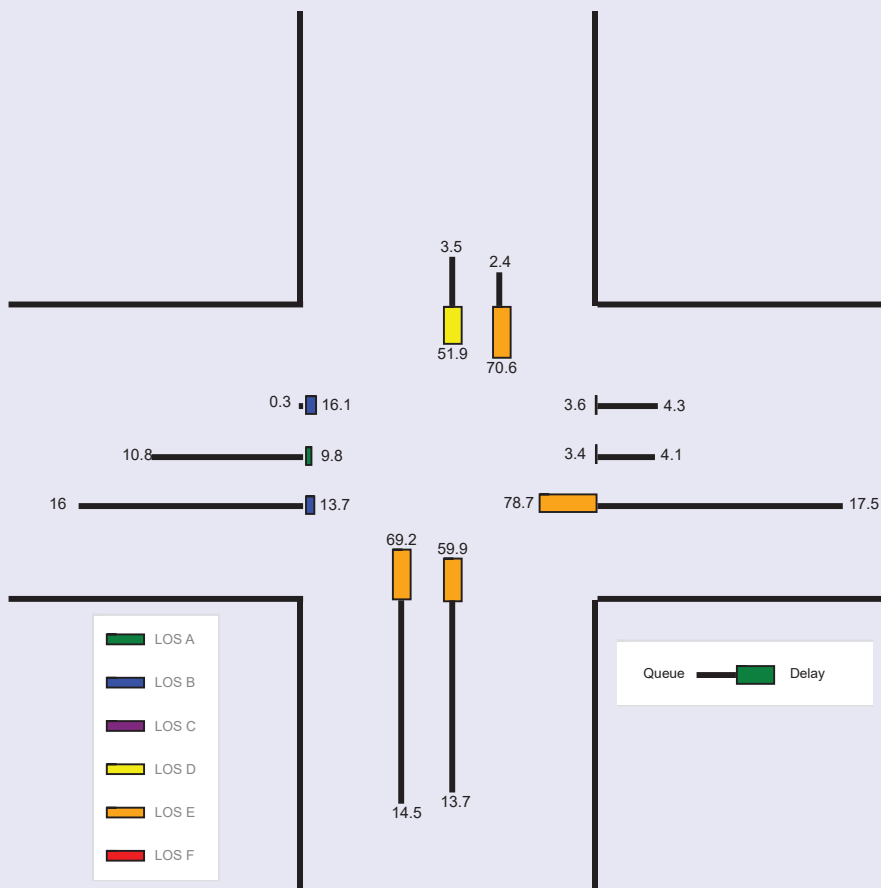
	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	9	1210	217	236	1569	15	215	13	208	32	33	23

Signal Information

Cycle, s	160.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (Q), ft/ln (95 th percentile)	8.2	271.2	401.2	438.7	101.7	108.4	361.5	342.9		59.8	88.3	
Back of Queue (Q), veh/ln (95 th percentile)	0.3	10.8	16.0	17.5	4.1	4.3	14.5	13.7		2.4	3.5	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Control Delay (d), s/veh	16.1	9.8	13.7	78.7	3.4	3.6	69.2	59.9		70.6	51.9	
Level of Service (LOS)	B	A	B	E	A	A	E	E		E	D	
Approach Delay, s/veh / LOS	11.7		B	13.2		B	64.5		E	58.7		E
Intersection Delay, s/veh / LOS	19.6						B					





PBC Traffic Division - Hand Turning Movement Counts

Signalized Intersection Turning Movement Counts: Jan 2015 - Mar 12, 2020

SIGNAL ID	E-W STREET	N-S STREET	DATE	TIME	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	TOTAL
35860	10th Ave N	A St	7/23/2018	7:15 AM	0	117	27	10	0	2	28	224	0	89	679	106	0	10	860	7	2159
35860	10th Ave N	A St	7/23/2018	12:00 PM	0	132	32	13	0	5	23	94	0	74	735	71	0	19	752	7	1957
35860	10th Ave N	A St	7/24/2018	4:30 PM	0	121	106	9	0	13	43	141	0	110	1302	85	0	28	797	19	2774
35860	10th Ave N	A St	12/14/2015	7:30 AM	0	154	29	15	0	5	24	246	0	101	742	146	0	18	999	9	2488
35860	10th Ave N	A St	12/14/2015	12:30 PM	0	81	23	16	0	11	27	107	0	100	737	64	0	12	770	11	1959
35860	10th Ave N	A St	12/14/2015	4:45 PM	0	155	40	25	0	6	36	162	1	181	1068	173	0	23	885	16	2771
35840	10th Ave N	Barnett Dr	7/25/2018	7:15 AM	0	83	12	247	0	40	12	33	0	21	960	92	2	310	1007	117	2936
35840	10th Ave N	Barnett Dr	7/25/2018	12:00 PM	0	122	8	206	0	48	1	29	0	23	944	137	3	198	1082	55	2856
35840	10th Ave N	Barnett Dr	7/25/2018	4:30 PM	0	153	7	327	0	125	19	54	0	24	1004	123	1	242	1347	39	3465
35840	10th Ave N	Barnett Dr	10/1/2015	7:45 AM	0	19	20	142	0	152	5	45	0	37	1140	53	0	158	1248	199	3218
35840	10th Ave N	Barnett Dr	10/1/2015	3:15 PM	0	47	15	109	0	225	13	75	0	43	1070	39	0	125	1401	115	3277
35830	10th Ave N	Boutwell Rd	11/16/2017	7:15 AM	0	135	12	197	0	29	9	13	0	8	1052	166	1	252	873	20	2767
35830	10th Ave N	Boutwell Rd	11/16/2017	12:00 PM	0	161	2	142	0	18	4	9	0	16	860	139	0	142	1022	13	2528
35830	10th Ave N	Boutwell Rd	11/16/2017	4:45 PM	0	166	11	163	0	28	29	20	0	8	834	188	0	206	1272	13	2938
35830	10th Ave N	Boutwell Rd	2/2/2015	7:30 AM	0	91	5	209	0	28	7	10	0	17	1302	133	0	179	979	17	2977
35830	10th Ave N	Boutwell Rd	2/2/2015	4:45 PM	0	153	9	171	0	38	19	21	0	14	1183	181	0	202	1416	22	3429
35810	10th Ave N	Congress Ave	11/29/2017	7:15 AM	3	138	1020	324	4	204	1130	119	14	440	641	294	1	393	390	245	5360
35810	10th Ave N	Congress Ave	11/29/2017	12:00 PM	23	202	852	364	15	248	806	108	5	241	602	209	9	460	595	244	4983
35810	10th Ave N	Congress Ave	11/29/2017	4:30 PM	18	258	1065	354	9	252	1115	251	30	243	620	226	3	446	913	318	6121
35810	10th Ave N	Congress Ave	3/25/2015	7:30 AM	7	107	744	288	1	269	1043	81	7	207	751	273	2	385	514	222	4901
35810	10th Ave N	Congress Ave	12/17/2015	7:30 AM	13	129	865	293	8	294	1124	103	8	249	790	202	8	474	618	258	5436
35810	10th Ave N	Congress Ave	12/17/2015	12:30 PM	26	148	704	220	17	274	834	132	4	181	748	194	10	473	693	210	4868
35810	10th Ave N	Congress Ave	3/25/2015	4:45 PM	13	228	971	422	13	231	1045	201	32	208	558	220	17	373	789	315	5636
35810	10th Ave N	Congress Ave	12/17/2015	4:45 PM	23	272	966	372	7	241	970	207	20	240	683	208	9	473	916	244	5851
35800	10th Ave N	Davis Rd	12/3/2018	7:30 AM	0	73	122	118	0	120	95	68	0	130	1015	62	0	43	602	65	2513
35800	10th Ave N	Davis Rd	12/3/2018	12:00 PM	0	30	26	49	0	67	20	29	0	74	802	19	0	51	885	37	2089
35800	10th Ave N	Davis Rd	12/3/2018	5:00 PM	2	75	78	79	0	69	64	67	0	66	1060	85	0	110	1306	94	3155
35800	10th Ave N	Davis Rd	5/17/2016	7:30 AM	0	67	112	120	0	74	92	110	0	84	1038	52	0	59	658	27	2493
35800	10th Ave N	Davis Rd	5/17/2016	12:00 PM	0	44	21	71	0	42	19	36	0	22	803	51	0	68	806	46	2029
35800	10th Ave N	Davis Rd	5/17/2016	5:00 PM	0	101	52	90	0	47	37	62	0	51	808	101	0	112	1162	66	2689
35835	10th Ave N	Detroit St	8/28/2017	7:30 AM	0	21	2	58	0	20	0	10	0	67	1405	9	0	56	1022	29	2699

Input Data

ROAD NAME: Boutwell Rd STATION: 4676
 CURRENT YEAR: 2019 FROM: Midpoint
 ANALYSIS YEAR: 2025 TO: 10th Ave N
 GROWTH RATE: 0% COUNT DATE: 2/4/2019
 PSF: 1

Report Created
 11/14/2020

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	756	517	323	775	292	502
Peak Volume	756	517	323	775	292	502
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	756	517	323	775	292	502

Committed Developments							Type	% Complete
Lake Worth Corners	29	6	23	63	36	27	Res	0%
Palm Springs Park of Commerce	0	0	0	1	1	0	NR	75%
Lake Worth Middle School	29	16	13	8	4	4	NR	77.20%
Mid-County Center	1	0	1	1	1	0	NR	49%
Race-Trac	0	0	0	0	0	0	NR	100%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
APEC Petroleum	2	1	1	2	1	1	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
The Villages II at Lake Osborne	3	2	1	3	1	2	Res	70%
Village of Valor East	19	15	4	22	8	14	Res	0%
Waterville	0	0	0	0	0	0	Res	100%
Villages of Valor West	9	8	2	10	3	7	Res	0%
WAWA-Lakeworth & Congress	0	0	0	0	0	0	NR	100%
Akal Property	13	9	5	16	6	9	Res	0%
Golden Roads Apartments	0	0	0	0	0	0	Res	0%
Banyan Court	0	0	0	0	0	0	Res	100%
Waterside Plaza	2	1	1	7	4	4	NR	75%
Total Committed Developments	107	58	51	133	65	68		
Total Committed Residential	73	40	35	114	54	59		
Total Committed Non-Residential	34	18	16	19	11	9		
Double Count Reduction	7	4	3	4	2	2		
Total Discounted Committed Developments	100	54	48	129	63	66		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	147	86	68	177	81	97		
Growth Volume Used	147	86	68	177	81	97		
Total Volume	903	603	391	952	373	599		

Lanes	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	1570	880	880	1570	880	880
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A

B

C

D

E

F

G

H

I

Input Data

ROAD NAME: 10th Ave N

STATION: 4203

Report Created

CURRENT YEAR: 2019

FROM: Midpoint

11/14/2020

ANALYSIS YEAR: 2025

TO: Boutwell Rd

GROWTH RATE: -0.60%

COUNT DATE: 3/13/2019

PSF: 1

Link Analysis

Time Period

AM

PM

Direction

2-way

NB/EB

SB/WB

2-way

NB/EB

SB/WB

Existing Volume

3005

1661

1404

3171

1593

1578

Peak Volume

3005

1661

1404

3171

1593

1578

Diversion(%)

0

0

0

0

0

0

Volume after Diversion

3005

1661

1404

3171

1593

1578

Committed Developments

Type % Complete

ADOPT A FAMILY

0

0

0

0

0

0

NR

100%

Dollar General Lake Worth

1

0

0

21

10

11

NR

0%

Lake Worth Corners

10

2

8

21

12

9

Res

0%

Lake Worth Middle School

27

15

12

8

4

4

NR

77.20%

Mavericks High School

0

0

0

0

0

0

NR

100%

Mid-County Center

4

2

3

5

3

2

NR

49%

Walmart-Palm Springs

20

10

11

99

51

48

NR

75%

2720 10th Avenue Medical Office

0

0

0

0

0

0

NR

100%

Race-Trac

0

0

0

0

0

0

NR

100%

The Village at Lake Worth

0

0

0

0

0

0

Res

100%

APEC Petroleum

22

11

11

20

10

10

NR

66%

Value Place Hotel

0

0

0

0

0

0

NR

100%

Village of Valor East

3

1

3

4

2

1

Res

0%

Waterville

0

0

0

0

0

0

Res

100%

Villages of Valor West

2

1

0

2

1

1

Res

0%

WAWA-Lakeworth & Congress

0

0

0

0

0

0

NR

100%

WAWA - SEC 10th and Military Trail

17

8

9

14

7

7

NR

0%

Akai Property

53

18

35

63

38

25

Res

0%

~~Golden Roads Apartments~~~~0~~~~0~~~~0~~~~0~~~~0~~~~0~~~~Res~~~~0%~~

Waterside Plaza

16

8

9

52

26

26

NR

75%

RaceTrac Market

121

59

63

262

134

128

NR

25%

Total Committed Developments

296

135

164

571

298

272

Total Committed Residential

68

22

46

90

53

36

Total Committed Non-Residential

228

113

118

481

245

236

Double Count Reduction

17

6

12

23

13

9

Total Discounted Committed Developments

279

129

152

548

285

263

Historical Growth

-107

-59

-50

-113

-57

-56

Comm Dev+1% Growth

464

231

238

743

383

360

Growth Volume Used

464

231

238

743

383

360

Total Volume

3469

1892

1642

3914

1976

1938

Lanes

5L

LOS D Capacity

3220

1770

1770

3220

1770

1770

Link Meets Test 1?

NO

NO

YES

NO

NO

NO

LOS E Capacity

3400

1870

1870

3400

1870

1870

Link Meets Test 2?

NO

NO

YES

NO

NO

NO

Input Data

ROAD NAME: 10th Ave N STATION: 4203
 CURRENT YEAR: 2019 FROM: Boutwell Rd
 ANALYSIS YEAR: 2025 TO: Midpoint
 GROWTH RATE: -0.60% COUNT DATE: 3/13/2019
 PSF: 1

Report Created
 11/14/2020

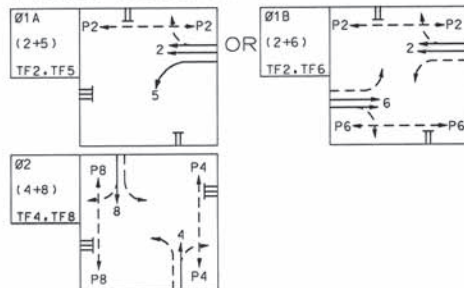
Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3005	1661	1404	3171	1593	1578
Peak Volume	3005	1661	1404	3171	1593	1578
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3005	1661	1404	3171	1593	1578

Committed Developments							Type	% Complete
Dollar General Lake Worth	1	0	0	21	10	11	NR	0%
Lake Worth Corners	20	4	16	42	24	18	Res	0%
Lake Worth Middle School	29	16	13	8	4	4	NR	77.20%
Mid-County Center	4	2	3	5	3	2	NR	49%
Walmart-Palm Springs	20	9	11	97	50	47	NR	75%
2720 10th Avenue Medical Office	0	0	0	0	0	0	NR	100%
Race-Trac	0	0	0	0	0	0	NR	100%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
APEC Petroleum	20	10	10	19	9	10	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
Village of Valor East	16	13	3	19	7	12	Res	0%
Waterville	0	0	0	0	0	0	Res	100%
Villages of Valor West	8	1	7	8	6	3	Res	0%
Akal Property	67	44	23	79	32	47	Res	0%
Golden Roads Apartments	0	0	0	0	0	0	Res	0%
Banyan Court	0	0	0	0	0	0	Res	100%
Waterside Plaza	14	7	8	45	23	22	NR	75%
Total Committed Developments	199	106	94	343	168	176		
Total Committed Residential	111	62	49	148	69	80		
Total Committed Non-Residential	88	44	45	195	99	96		
Double Count Reduction	18	9	9	37	17	19		
Total Discounted Committed Developments	181	97	85	306	151	157		
Historical Growth	-107	-59	-50	-113	-57	-56		
Comm Dev+1% Growth	366	199	171	501	249	254		
Growth Volume Used	366	199	171	501	249	254		
Total Volume	3371	1860	1575	3672	1842	1832		

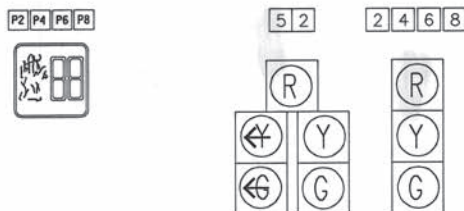
Lanes	5L					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	NO	NO	YES	NO	NO	NO
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	YES	YES	YES	NO	YES	YES

ASSOCIATED PHASE MOVEMENTS

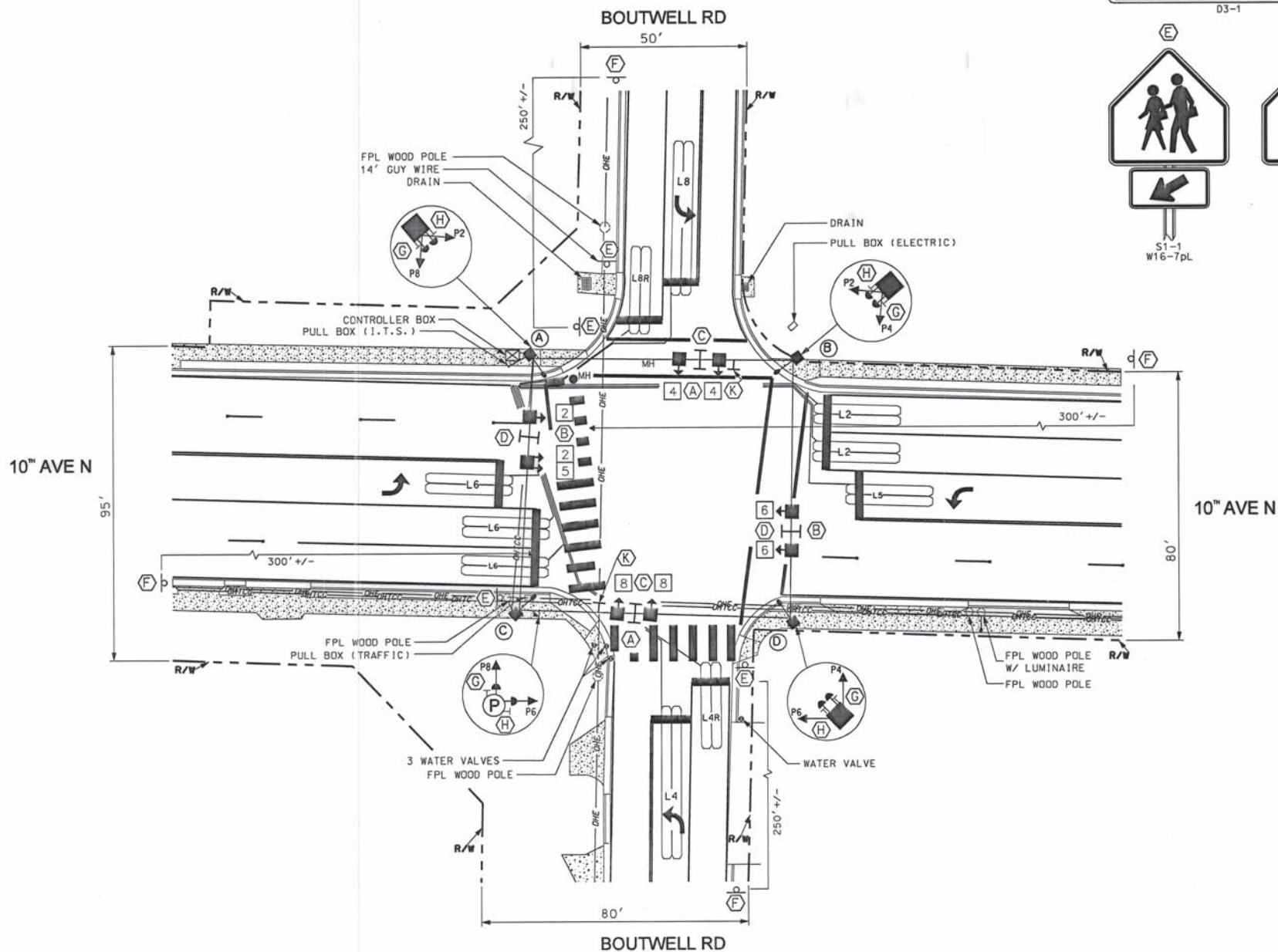
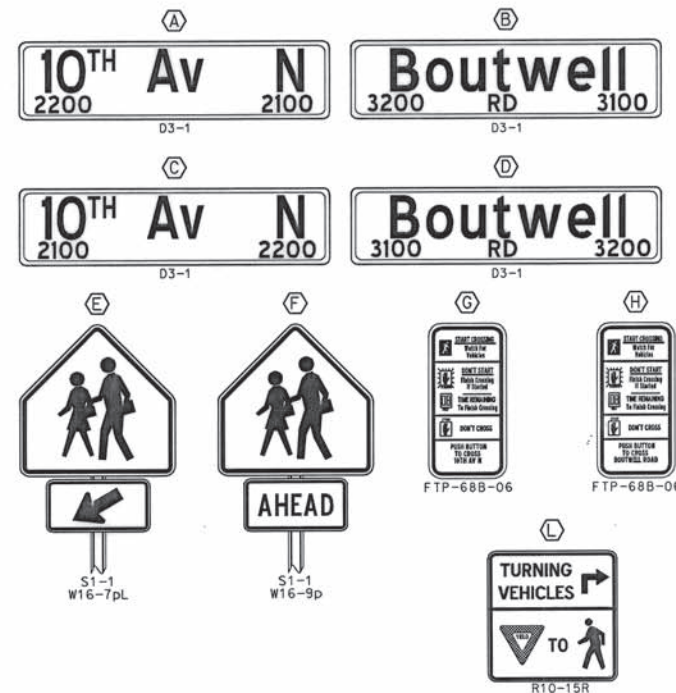


- NOTES: 1. LUMINAIRE LOCATIONS:
NE, NW, SE, SW (PBC)
2. FLASHING OPERATION:
YELLOW --- 2 AND 6
RED ----- 4 AND 8
3. SPEED LIMITS:
10TH AV N - 40 MPH
BOUTWELL RD - 35 MPH

DETAIL OF SIGNAL HEADS



DETAIL OF SIGNS



* SCALE AND ROW NOT SURVEY ACCURATE.
ATTENTION IS DIRECTED TO THE FACT
THAT THESE PLANS MAY HAVE BEEN ALTERED
IN SIZE BY REPRODUCTION. THIS MUST BE
CONSIDERED WHEN OBTAINING SCALED DATA.

** EXISTING PBC POLES

POLE TABULATION												LOOP DETECTOR CONNECTION				TRAFFIC VOLUMES				1. 10/25/17	REDRAWN FROM HAND DRAWN PLAN "AS-BUILT". UPDATED PEDESTRIAN SIGNAL HEADS 2, 4, AND 6 TO COUNTDOWN TYPE. UPDATED ALL PEDESTRIAN SIGNS TO COUNTDOWN TYPE. UPDATED SIGNS "K" TO SIGNS "L". UPDATED TRAFFIC VOLUMES.	JH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Palm Beach County

Signal Timing Sheet

9/4/2020

35830 : 3010 - 10th Av N and Boutwell Rd (Standard File)

Phase [1.1.1]

	1	2 (WT)	3	4 (NT)	5 (WL)	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Walk	0	7	0	7	0	10	0	10	0	0	0	0	0	0	0	0
Ped Clearance	0	16	0	20	0	14	0	22	0	0	0	0	0	0	0	0
Min Green	0	20	0	6	4	20	0	6	0	0	0	0	0	0	0	0
Passage	0	4	0	2	2	4	0	2	0	0	0	0	0	0	0	0
Max1	0	55	0	30	15	55	0	30	0	0	0	0	0	0	0	0
Max2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Yellow	0	4.5	0	4	4.5	4.5	0	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red	0	2	0	2	2	2	0	2	0	0	0	0	0	0	0	0

Phase Option [1.1.2]

	1	2 (WT)	3	4 (NT)	5 (WL)	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Enable		ON		ON	ON	ON		ON								
Auto Entry				ON				ON								
Auto Exit		ON				ON										
Non Act1																
Non Act2																
Lock Call		ON				ON										
Min Recall		ON				ON										
Max Recall																
Ped Recall																
Dual Entry		ON		ON		ON		ON								
Sim Gap Enable																
Rest In Walk																

Detector, Vehicle Parameters 1-16 [5.1]

	1	2 (WT1)	3	4 (NT1)	5 (WL1)	6 (ET1)	7	8 (ST1)	9	10	11	12	13	14	15	16
Call Phase	2	2	4	4	5	6	6	6	8	8	0	0	0	0	0	0
Switch Phase	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 17-32 [5.1]

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 33-48 [5.1]

	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Detector, Vehicle Parameters 49-64 [5.1]

	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64
Call Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Switch Phase	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Approved By: Ron Tibbetts

Date: _____

Palm Beach County

System Timing Sheet

9/4/2020

35830 : 3010 - 10th Av N and Boutwell Rd (Standard File)

TB Coor, Day Plan [4.4]

Day Plan Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour		6	9	15	19	23										
Minute			30													
Action	100	2	1	3	4	100										

Day Plan Table 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour		7	9	21	23											
Minute																
Action	100	4	1	4	100											

Day Plan Table 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour		7	9	21	23											
Minute																
Action	100	4	1	4	100											

Coordination, Pattern 1-16 [2.1]/Coordination, Alt Tables+ [2.6]

Pattern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cycle Time	140	160	160	120	140											
Offset Time	124	48	10	5	122											
Split Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Seq Number	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Ph Opt Alt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ph Time Alt	1	2	3	4	0	0	0	0	0	0	0	0	0	0	0	0

Coordination, Splits [2.7.1]

Split Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		95		45	24	71		45								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		110		50	25	85		50								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 3	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		110		50	30	80		50								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		80		40	22	58		40								
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time		102		38	20	82		38								
Mode	NON	MAX	NON	MAX	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Approved By: Ron Tibbetts

Date: _____

Palm Beach County

Preempt & Overlap Timing Sheet

9/4/2020

35830 : 3010 - 10th Av N and Boutwell Rd (Standard File)

Preemption Times[3.1]/Phases[3.2]/Options[3.3]

Channel	1	2	3	4	5	6
Lock Input			ON	ON	ON	ON
Override Flash						
Override Higher						
Flash Dwell						
Link						
Delay						
Min Duration						
Min Green			5	5	5	5
Min Walk			4	4	4	4
Ped Clear			21	21	21	21
Track Green						
Min Dwell			10	10	10	10
Max Presence			120	120	120	120
Track R1						
Track R2						
Track R3						
Track R4						
Dwell P1			2	2	4	4
Dwell P2			6	6	8	8
Dwell P3						
Dwell P4						
Dwell P5						
Dwell P6						
Dwell P7						
Dwell P8						
Dwell P9						
Dwell P10						
Dwell P11						
Dwell P12						
Dwell Ped1						
Dwell Ped2						
Dwell Ped3						
Dwell Ped4						
Dwell Ped5						
Dwell Ped6						
Dwell Ped7						
Dwell Ped8						
Exit R1			2	2	2	2
Exit R2			6	6	6	6
Exit R3						
Exit R4						

Preemption Times+[3.4]/Overlaps+[3.5]/Options+[3.6]

Preempt	1	2	3	4	5	6
Enable			ON	ON	ON	ON
Type	EMERG	EMERG	EMERG	EMERG	EMERG	EMERG
Skip Track						
Volt Mon Flash						
Coord in Preempt						
Max2						
Return Max/Min	MAX	MAX	MAX	MAX	MAX	MAX
Extend Dwell						
Pattern						
Output Mode	TS2	TS2	TS2	TS2	TS2	TS2
Track Over 1						
Track Over 2						
Track Over 3						
Track Over 4						
Track Over 5						
Track Over 6						
Track Over 7						
Track Over 8						
Track Over 9						
Track Over 10						
Track Over 11						
Track Over 12						
Dwell Over 1						
Dwell Over 2						
Dwell Over 3						
Dwell Over 4						
Dwell Over 5						
Dwell Over 6						
Dwell Over 7						
Dwell Over 8						
Dwell Over 9						
Dwell Over 10						
Dwell Over 11						
Dwell Over 12						
Ped Clear						
Yellow						
Red						
Return Min/Max						
Delay Inh						
Exit Time						
All Red B4						

Overlap Program Parameters [1.5.2.1]

Overlap	Included Phases								Modifier Phases								Type	Green	Yellow	Red
Overlap 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5
Overlap 16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NORMAL	0	3.5	1.5

Approved By: Ron Tibbetts

Date: _____

Palm Beach County

Alternate Timing Sheet

9/4/2020

35830 : 3010 - 10th Av N and Boutwell Rd (Standard File)

Alternate Phase Program 1, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	7	16	20	4	55	55	4.5	2	2	0
3	0	0	0	0	0	0	0	0	0	0
4	7	20	6	3	45	11	4	2	4	0
5	0	0	4	2	25	8	4.5	2	5	0
6	10	14	20	4	55	55	4.5	2	6	0
7	0	0	0	0	0	0	0	0	0	0
8	10	22	6	3	45	11	4	2	8	0

Alternate Phase Program 3, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	7	16	20	4	55	55	4.5	2	2	0
3	0	0	0	0	0	0	0	0	0	0
4	7	20	6	3	45	17	4	2	4	0
5	0	0	4	2	25	10	4.5	2	5	0
6	10	14	20	4	55	55	4.5	2	6	0
7	0	0	0	0	0	0	0	0	0	0
8	10	22	6	3	45	17	4	2	8	0

Alternate Phase Program 5, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0

Alternate Phase Program 2, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	7	16	20	4	55	55	4.5	2	2	0
3	0	0	0	0	0	0	0	0	0	0
4	7	20	6	3	45	15	4	2	4	0
5	0	0	4	2	25	10	4.5	2	5	0
6	10	14	20	4	55	55	4.5	2	6	0
7	0	0	0	0	0	0	0	0	0	0
8	10	22	6	3	45	15	4	2	8	0

Alternate Phase Program 4, Interval Times [1.1.6.1]

Phase	Walk	Ped Clear	Min Green	Passage	Max1	Max2	Yellow	Red Clear	Assign Ph	Bike Clear
1	0	0	0	0	0	0	0	0	0	0
2	7	16	20	4	55	55	4.5	2	2	0
3	0	0	0	0	0	0	0	0	0	0
4	7	20	6	3	45	10	4	2	4	0
5	0	0	4	2	25	8	4.5	2	5	0
6	10	14	20	4	55	55	4.5	2	6	0
7	0	0	0	0	0	0	0	0	0	0
8	10	22	6	3	45	10	4	2	8	0

TB Coor, Day Plan [4.4]

Day Plan Table 4	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table 5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Day Plan Table 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Hour																
Minute																
Action																

Approved By: Ron Tibbetts

Date: _____

Palm Beach CountySpecial System Timing Sheet9/4/2020

35830 : 3010 - 10th Av N and Boutwell Rd (Standard File)

Coordination, Splits [2.7.1]

Split Table 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 8	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																

Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON															

Split Table 9	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 10	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 12	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 13	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time	36	62	30	22	20	78	30	22								
Mode	NON	MAX	NON	NON	MAX	MAX	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 15	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Split Table 16	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Time																
Mode	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON	NON
Coord-Ph		ON														

Approved By: Ron Tibbetts

Date: _____

Intersection Volume Development



Project Driveway & 10th Ave Golden Road Apartments

Input Data

GR	=	1.71%
Peak Season	=	1.00
Traffic Count Year	=	2020
Buildout Year	=	2025
Years	=	5

AM Peak Hour		PM Peak Hour		235 Apartments
In	Out	In	Out	
22	63	63	40	

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume February 24, 2020	-	1,762	-	-	1,393	-	-	-	-	-	-	-
Peak Season Volume	-	1,762	-	-	1,393	-	-	-	-	-	-	-
2025 Historic Growth	-	1,918	-	-	1,516	-	-	-	-	-	-	-
Major Project Traffic	-	129	-	-	152	-	-	-	-	-	-	-
Major Project Traffic + 1% growth	-	1,981	-	-	1,616	-	-	-	-	-	-	-
% Project Traffic	40%	-	-	-	-	60%	-	-	-	60%	-	40%
Project Traffic Direction	IN	-	-	-	-	IN	-	-	-	OUT	-	OUT
Project Traffic	9	-	-	-	-	13	-	-	-	38	-	25
2025 Total Traffic	9	1,981	-	-	1,616	13	-	-	-	38	-	25

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume February 24, 2020	-	1,625	-	-	1,577	-	-	-	-	-	-	-
Peak Season Volume	-	1,625	-	-	1,577	-	-	-	-	-	-	-
2025 Historic Growth	-	1,769	-	-	1,717	-	-	-	-	-	-	-
Major Project Traffic	-	285	-	-	263	-	-	-	-	-	-	-
Major Project Traffic + 1% growth	-	1,993	-	-	1,920	-	-	-	-	-	-	-
% Project Traffic	40%	-	-	-	-	60%	-	-	-	60%	-	40%
Project Traffic Direction	IN	-	-	-	-	IN	-	-	-	OUT	-	OUT
Project Traffic	25	-	-	-	-	38	--	-	-	24	-	16
2025 Total Traffic	25	1,993	-	-	1,920	38	--	-	-	24	-	16

HCS7 Two-Way Stop-Control Report

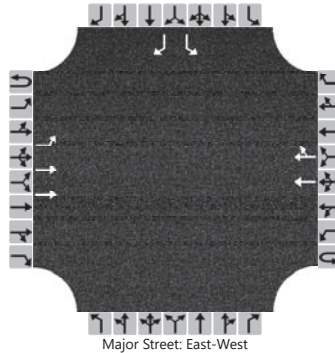
General Information

Analyst	JF
Agency/Co.	JFO
Date Performed	11/17/2020
Analysis Year	2025
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Golden Road Apartments

Site Information

Intersection	10th Ave & Driveway
Jurisdiction	Palm Beach County
East/West Street	10th Avenue
North/South Street	Project Driveway
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	0		0	0	0		1	0	1
Configuration		L	T				T	TR						L		R
Volume (veh/h)	0	9	1981				1616	13						38		25
Percent Heavy Vehicles (%)	0	2												2		2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.5		6.9
Critical Headway (sec)		4.14												6.84		6.94
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		9												40		26
Capacity, c (veh/h)		366												88		300
v/c Ratio		0.03												0.45		0.09
95% Queue Length, Q ₉₅ (veh)		0.1												1.9		0.3
Control Delay (s/veh)		15.1												76.0		18.1
Level of Service (LOS)		C												F		C
Approach Delay (s/veh)	0.1												53.0			
Approach LOS													F			

HCS7 Two-Way Stop-Control Report

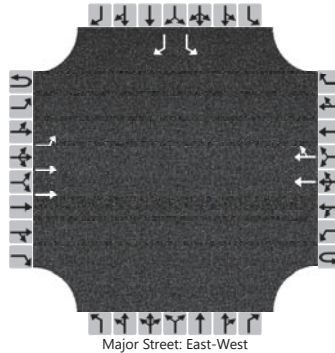
General Information

Analyst	JF
Agency/Co.	JFO
Date Performed	11/17/2020
Analysis Year	2025
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Golden Road Apartments

Site Information

Intersection	10th Ave & Driveway
Jurisdiction	Palm Beach County
East/West Street	10th Avenue
North/South Street	Project Driveway
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	0		0	0	0		1	0	1
Configuration		L	T				T	TR						L		R
Volume (veh/h)	0	25	1993				1920	38						24		16
Percent Heavy Vehicles (%)	0	2												2		2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.5		6.9
Critical Headway (sec)		4.14												6.84		6.94
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		26												25		17
Capacity, c (veh/h)		268												61		230
v/c Ratio		0.10												0.41		0.07
95% Queue Length, Q ₉₅ (veh)		0.3												1.6		0.2
Control Delay (s/veh)		19.9												100.1		21.9
Level of Service (LOS)		C												F		C
Approach Delay (s/veh)	0.2												68.8			
Approach LOS													F			



Palm Beach County

Historic Peak Season Traffic Counts (2015-2020)

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
						2015	2016	2017	2018	2019	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
4677	2ND AVE	Lake Worth Rd	Congress Ave	2	880	6036	6685	5967	5843	6189	6404	2/12/2020	3.36%	2.38%	491	336	165	627	235	421
4679	2ND AVE	Congress Ave	Boutwell Rd	2	880	4805	4977	5266	6190	6655	6900	2/12/2020	3.55%	9.43%	522	326	197	675	320	391
4631	6TH AVE S	Congress Ave	Sunset Ave	4D	1960	28494	30973	30485	31942	32716	34067	2/5/2020	3.97%	3.77%	2535	1550	1099	2532	1211	1366
4307	6TH AVE S	I-95	SR 805 (Dixie Hwy)	4D	1770	29872	30013	31163	31912	34706	33033	3/2/2020	-5.06%	1.96%	2423	967	1505	2725	1604	1143
4643	10TH AVE N	Jog Rd	Haverhill Rd	4D	1960	14577	15233	16418			16844	3/9/2020		0.86%	1160	503	660	1428	739	701
4601	10TH AVE N	Haverhill Rd	Military Tr	5	1770	21786	23192	21662		23463	23186	2/24/2020	-1.19%	2.29%	1872	1073	871	1789	901	903
4603	10TH AVE N	Military Tr	Kirk Rd	5	1960	26370	27508	27357	27526	27686	27868	2/24/2020	0.65%	0.62%	1902	1120	790	2143	1013	1155
4653	10TH AVE N	Kirk Rd	Congress Ave	5	1960	31960	32520	32274	31629	32877	32836	2/24/2020	-0.12%	0.58%	2106	1382	896	2550	1139	1415
4203	10TH AVE N	Congress Ave	I-95	5	1770	45255	46089			45262	44371	2/24/2020	-2.01%		3048	1762	1393	3202	1625	1577
5603	23RD AVE SW	Congress Ave	I-95	2	880	13739	14470	15725	15867	15051	15354	3/2/2020	1.97%	-0.79%	1410	789	621	1323	649	711
5305	23RD AVE SW	I-95	Seacrest Blvd	2	880	12932	13703	14291			14109	3/2/2020		-0.43%	1173	645	531	1244	637	612
5811	23RD AVE SW	Seacrest Blvd	US-1	2	810	8857	9033	9397	9788	9272	9075	1/13/2020	-2.17%	-1.16%	655	336	329	799	409	403
5621	23RD AVE SW (GOLF RD)	Military Tr	E Country Rd	2	1140	12929	12698	13570	13777	13033	13412	3/2/2020	2.83%	-0.39%	1172	682	490	1141	497	645
5617	23RD AVE SW (GOLF RD)	E Country Rd	Congress Ave	2	1140	13457	14308	14534		15290	15522	3/2/2020	1.49%	2.22%	1311	783	545	1301	596	705
1809	A1A	Jupiter Inlet Colony	US 1	2	880	7322	7802		7957	7860										

A

B

C

D

E

F

G

H

I

Input Data

ROAD NAME: 10th Ave N

STATION: 4203

Report Created

CURRENT YEAR: 2019

FROM: Midpoint

11/14/2020

ANALYSIS YEAR: 2025

TO: Boutwell Rd

GROWTH RATE: -0.60%

COUNT DATE: 3/13/2019

PSF: 1

Link Analysis

Time Period

AM

PM

Direction

2-way

NB/EB

SB/WB

2-way

NB/EB

SB/WB

Existing Volume

3005

1661

1404

3171

1593

1578

Peak Volume

3005

1661

1404

3171

1593

1578

Diversion(%)

0

0

0

0

0

0

Volume after Diversion

3005

1661

1404

3171

1593

1578

Committed Developments

Type % Complete

ADOPT A FAMILY

0

0

0

0

0

0

NR

100%

Dollar General Lake Worth

1

0

0

21

10

11

NR

0%

Lake Worth Corners

10

2

8

21

12

9

Res

0%

Lake Worth Middle School

27

15

12

8

4

4

NR

77.20%

Mavericks High School

0

0

0

0

0

0

NR

100%

Mid-County Center

4

2

3

5

3

2

NR

49%

Walmart-Palm Springs

20

10

11

99

51

48

NR

75%

2720 10th Avenue Medical Office

0

0

0

0

0

0

NR

100%

Race-Trac

0

0

0

0

0

0

NR

100%

The Village at Lake Worth

0

0

0

0

0

0

Res

100%

APEC Petroleum

22

11

11

20

10

10

NR

66%

Value Place Hotel

0

0

0

0

0

0

NR

100%

Village of Valor East

3

1

3

4

2

1

Res

0%

Waterville

0

0

0

0

0

0

Res

100%

Villages of Valor West

2

1

0

2

1

1

Res

0%

WAWA-Lakeworth & Congress

0

0

0

0

0

0

NR

100%

WAWA - SEC 10th and Military Trail

17

8

9

14

7

7

NR

0%

Akai Property

53

18

35

63

38

25

Res

0%

~~Golden Roads Apartments~~~~0~~~~0~~~~0~~~~0~~~~0~~~~0~~~~Res~~~~0%~~

Waterside Plaza

16

8

9

52

26

26

NR

75%

RaceTrac Market

121

59

63

262

134

128

NR

25%

Total Committed Developments

296

135

164

571

298

272

Total Committed Residential

68

22

46

90

53

36

Total Committed Non-Residential

228

113

118

481

245

236

Double Count Reduction

17

6

12

23

13

9

Total Discounted Committed Developments

279

129

152

548

285

263

Historical Growth

-107

-59

-50

-113

-57

-56

Comm Dev+1% Growth

464

231

238

743

383

360

Growth Volume Used

464

231

238

743

383

360

Total Volume

3469

1892

1642

3914

1976

1938

Lanes

5L

LOS D Capacity

3220

1770

1770

3220

1770

1770

Link Meets Test 1?

NO

NO

YES

NO

NO

NO

LOS E Capacity

3400

1870

1870

3400

1870

1870

Link Meets Test 2?

NO

NO

YES

NO

NO

NO

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Exhibit 5: PBC Counts

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Palm Beach County

Historic Peak Season Traffic Counts (2015-2020)

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
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1809	A1A	Jupiter Inlet Colony	US 1	2	880	7322	7802		7957	7860										

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Exhibit 6: Growth Rate

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Area Wide Growth Rate

Golden Road Apartments

Roadway	From	To	PBC/F-DOT		PBC	
			2016	2019	2017	2020
Federal Hwy	10 th Ave N	17 th Ave N	6,700	6,600	0	0
Federal Hwy	Lake/Lucerne	10 th Ave N	11,500	10,000	0	0
Dixie Hwy	6 th Ave S	Lake/Lucerne	20,700	18,900	0	0
Dixie Hwy	Lake/Lucerne	10 th Ave N	23,596	23,829	0	0
Dixie Hwy	10 th Ave N	17 th Ave N	0	0	0	0
Dixie Hwy	17 th Ave N	Alhambra Pl	0	0	0	0
Boutwell Rd	Lake Worth Rd	2 nd Ave N	10,600	10,000	0	0
Boutwell Rd	2 nd Ave N	10 th Ave N	0	0	11,327	10,381
Florida Mango Rd	10 th Ave N	Forest Hill Blvd	10,853	11,464	0	0
Florida Mango Rd	Forest Hill Blvd	Summit Blvd	0	0	7,007	6,904
Congress Ave	6 th Ave S	Lake Worth Rd	41,000	43,500	0	0
Congress Ave	Lake Worth Rd	French Ave	35,400	41,140	0	0
Congress Ave	French Ave	10 th Ave N	39,628	46,689	0	0
Congress Ave	10 th Ave N	Forest Hill Blvd	36,796	42,189	0	0
Kirk Rd	Lake Worth Rd	10 th Ave N	0	0	9,470	9,509
Kirk Rd	10 th Ave N	Purdy Ln	12,939	13,625	0	0
Forest Hill Blvd	Kirk Rd	Congress Ave	44,053	47,705	0	0
Forest Hill Blvd	Congress Ave	I-95	27,984	29,919	0	0
10 th Ave N	Military Tr	Kirk Rd	0	0	27,357	27,868
10 th Ave N	Kirk Rd	Congress Ave	0	0	32,274	32,836
10 th Ave N	Congress Ave	Florida Mango Rd	46,089	45,262	0	0
10 th Ave N	Florida Mango Rd	Site				
10 th Ave N	Site	Boutwell Rd				
10 th Ave N	Boutwell Rd	I-95	30,500	32,500	0	0
10 th Ave N	I-95	N A St				
10 th Ave N	N A St	Dixie Hwy (US-1)				
10 th Ave N	Dixie Hwy (US-1)	Federal Hwy	22,000	22,000	0	0
2 nd Ave N	Lake Worth Rd	Congress Ave	0	0	5,967	6,404
2 nd Ave N	Congress Ave	Boutwell Rd	0	0	5,266	6,900
Lake Worth Rd	Kirk Rd	Congress Ave	40,892	40,791	0	0
Lake Worth Rd	Congress Ave	Boutwell Rd	21,000	23,000	0	0
Lake Worth Rd	Boutwell Rd	Lake/Lucerne Split	23,000	25,500	0	0
Σ			505,230	534,613	98,668	100,802

Base Year (Σ 2016 + Σ 2017)	603,898
Future Year (Σ 2019+ Σ 2020)	635,415
Area Wide Growth	1.71%



PALM BEACH COUNTY TRAFFIC DIVISION HISTORIC TRAFFIC GROWTH TABLE

CURRENT YEAR – 2020

2020 counts must be used in traffic studies received by the Traffic Division on or after July 6, 2020

For the year 2020 counts, only the counts believed to be unaffected by COVID-19 pandemic have been published

This document was developed as supporting data for use in traffic impact studies seeking to demonstrate compliance with Article 12 of the Unified Land Development Code, the Traffic Performance Standards. This table shows historical peak season traffic counts, Daily and Peak Hour, from 2015 to 2020 (peak hour only for the latest year) as well as a calculated growth rate for each count station. A 3-year timeframe was used to calculate the historic growth rate shown.

Please note that the counts, in most cases, reflect a snapshot of just one full day mid-week volumes. Though great caution was exercised to avoid impacts of construction/road closures in the immediate vicinity on these traffic counts, there is no guarantee that a faraway event has not influenced the counts indirectly. Engineering judgment should be exercised in the use of counts where growth rates are out of the ordinary, particularly in cases where the growth rates are negative, too high, etc. For a lengthy build out date (generally more than 5 years), use of an area wide growth rate might be more appropriate. Consult Article 12 of the ULDC regarding use of traffic counts and historical growth rates in the traffic impact studies.

If current year count is not listed in this document (or through FDOT's yearly Count Program) but is required for the Traffic Impact Study, a consultation with the County must be done before commencing the study to determine how those counts may be collected.

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
						2015	2016	2017	2018	2019	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
4633	CRESTHAVEN BLVD	Sherwood Forest Blvd	Haverhill Rd	2	880	8527	8095	8575	8364	8538	8986	3/9/2020	4.99%	1.57%	646	374	302	743	400	366
4635	CRESTHAVEN BLVD	Haverhill Rd	Military Tr	2	880	7753	8312	8071	8063	8453										
3440	CRESTWOOD BLVD	Okeechobee Bl	Sparrow Rd	4D	1960	18563	20447	17572	20546	20479	20337	2/10/2020	-0.70%	4.99%	1856	822	1042	1864	927	963
3428	CRESTWOOD BLVD	Folsom Rd	Southern Blvd	6D	2940	28120	28285	28689	28712	27625	27858	2/10/2020	0.84%	-0.98%	2427	958	1469	2493	1393	1110
3306	DIXIE HWY	Alhambra Pl	17th Ave N	4	1680					23958	23050	3/9/2020	-3.94%		1763	992	771	1932	891	1050
4800	DIXIE HWY	10th Ave N	Lake/Lucerne	4	1680	22278	23596	22868	22218	23829										
1105	DONALD ROSS RD	Jog Rd	I-95 Interchange	4D	3320	16037	15547		17986	16389										
1219	DONALD ROSS RD	I-95	Parkside Dr	6D	2680	39132				41340										
1205	DONALD ROSS RD	Parkside Dr	Central Blvd	6D	2940	32270	32582		34264	34170										
1211	DONALD ROSS RD	Central Blvd	SR 811	6D	2940	30092	31295	32554	32453	34155	33386	12/17/2019	-2.30%	0.84%	2787	1848	1067	3021	1201	1820
1805	DONALD ROSS RD	SR 811	Prosperity Farms Rd	6D	2940	28848	30325	28069	31854	32601	31257	12/17/2019	-4.30%	3.65%	2642	1654	1208	2702	1033	1717
1801	DONALD ROSS RD	Prosperity Farms Rd	Ellison-Wilson Rd	4D	1770	27134	28009		30207	29871										
5632	EL CLAIR RANCH RD	Boynton Beach Blvd	Woolbright Rd	2	880	4998	5334	5338	5563	5492	5246	1/21/2020	-4.69%	-0.58%	425	233	227	420	240	184
5636	EL CLAIR RANCH RD	Woolbright Rd	Piper's Glen Blvd	2	880	7080	7240	7509	7093	7705										
5634	EL CLAIR RANCH RD	Lake Ida Rd	W Atlantic Ave	2	880	5585	5818	6206	6141	5988										
2304	ELLISON-WILSON RD	Donald Ross Rd	Universe Blvd	2	880	6291	6600	6822	6845	6305	6978	1/21/2020	9.64%	0.76%	895	271	636	869	536	333
4826	FEDERAL HWY	Miner Rd	Gateway Blvd	4D	1960	17159	17156	17053	17405	17606	17349	2/10/2020	-1.48%	0.58%	1537	496	1069	1541	932	633
5824	FEDERAL HWY	NE 6th Ave	23rd Ave	4D	1960	23805	25392	24939	26919	25099	25281	3/2/2020	0.72%	0.46%	1889	813	1305	2131	1305	826
5838	FEDERAL HWY	Lowson Blvd	Linton Blvd	4D	1770	30226	33828	34218	35268	33073	32404	3/4/2020	-2.06%	-1.80%	2184	1051	1363	2455	1487	1004

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
						2015	2016	2017	2018	2019	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
2607	BLUE HERON BLVD	Congress Ave	Australian Ave	6D	2680	36520	36338		38822	37196										
2823	BLUE HERON BLVD	Australian Ave	Old Dixie Hwy	6D	2680	31650	33610		34467	32046										
2811	BLUE HERON BLVD	Old Dixie Hwy	US 1	5	1770		21227		25058	23005										
6408	BOCA RIO RD	Glades Rd	Palmetto Park Rd	2	810	16394	16918	17642	18280	18020	18870	2/10/2020	4.50%	2.27%	1595	864	731	1762	867	919
6418	BOCA RIO RD	Palmetto Park Rd	SW 18th St	2	880	12717	12969	14185	14800	15079	15434	2/3/2020	2.30%	2.85%	1291	722	586	1624	679	967
4676	BOUTWELL RD	10th Ave N	2nd Ave N	2	880	10337	11327		11365		10381	2/24/2020			869	553	316	925	397	549
5401	BOYNTON BEACH BLVD	SR 7	Lyons Rd	4D	1960	15242	15783		16207	17158	17236	3/11/2020	0.45%		1276	674	641	1377	723	689
5103	BOYNTON BEACH BLVD	Lyons Rd	Turnpike	6D	2680	37476	38386	40054	42725	43664	45751	3/11/2020	4.56%	4.53%	3753	2240	1523	3736	1718	2092
5201	BOYNTON BEACH BLVD	Turnpike	Hagen Ranch Rd	6D	2680	46955	50595		55602	53763	55817	3/11/2020	3.68%		4600	2305	2374	4864	2583	2281
5641	BOYNTON BEACH BLVD	Hagen Ranch Rd	Jog Rd	6D	2940	41813	44327	47912	48018	46218										
5633	BOYNTON BEACH BLVD	Jog Rd	El Clair Ranch Rd	6D	2940	39735	43169	44471	43748	44477	43850	1/21/2020	-1.43%	-0.47%	3202	1616	1604	3348	1839	1532
5611	BOYNTON BEACH BLVD	El Clair Ranch Rd	Military Tr	6D	2680	45350	46207		49428	47376										
5613	BOYNTON BEACH BLVD	Military Tr	Lawrence Rd	6D	2940	37509	38781		41234	39446										
5601	BOYNTON BEACH BLVD	Lawrence Rd	Congress Ave	6D	2680	40732	42201	43704	41620	42796										
5615	BOYNTON BEACH BLVD	Congress Ave	Old Boynton Rd	6D	2940	34792	36376		37388	38341	36552	1/27/2020	-4.89%		2590	1487	1181	2786	1316	1482
6426	CAIN BLVD	Yamato Rd	W Kimberly Blvd	2	880	8960	9299	9089	9770	10367	10468	2/12/2020	0.96%	4.82%	929	508	469	1109	410	699
6422	CAIN BLVD	W Kimberly Blvd	Glades Rd	2	880	14742	15274	15113	15518	15909	16148	2/12/2020	1.48%	2.23%	1280	652	653	1514	766	749
6619	CAMINO REAL	Powerline Rd	Camino del Mar	4D	1960	10748	11908	12935	13036	12699										
6636	CAMINO REAL	Camino del Mar	Military Tr	4D	1960	14221		14571	16203	15082										

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
						2015	2016	2017	2018	2019	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
5840	FEDERAL HWY	Linton Blvd	Lindell Blvd	4D	1960	33670	36465		37864	34359										
5663	FLAVOR PICT RD	Hagen Ranch Rd	Jog Rd	2	880	6827	7339	7818	7559	7643										
5654	FLAVOR PICT RD	Jog Rd	Military Tr	2	880	6768	7991	8272	8472	9967	10379	3/9/2020	3.97%	7.86%	767	509	348	906	374	545
3670	FLORIDA MANGO RD	Belvedere Rd	James L Turnage Blv	2	880	7656	7977	7784	6480		7717	2/18/2020		-0.29%	616	509	138	541	400	150
3646	FLORIDA MANGO RD	Summit Blvd	Forest Hill Blvd	2	880	6289	7015	7007	6876	6874	6904	12/9/2019	0.43%	-0.49%	849	472	377	701	309	398
4212	FLORIDA MANGO RD	Forest Hill Blvd	10th Ave N	2	880	10995	10853	11647	11389	11464										
3407	FOREST HILL BLVD	South Shore Blvd	SR 7	6D	3186	47835	49134	47637	50083	46754	47391	3/3/2020	1.34%	-0.17%	3379	1946	1479	3998	1773	2254
3423	FOREST HILL BLVD	SR-7	Lyons Rd	6D	2940	37209	38149		38991	38657	38306	3/2/2020	-0.92%		2908	1374	1565	3257	1670	1616
3221	FOREST HILL BLVD	Lyons Rd	Pinehurst Dr	6D	2940	36125	37452		39821	37987	38875	1/27/2020	2.28%		3342	1549	1798	3390	1752	1638
3666	FOREST HILL BLVD	Pinehurst Dr	Jog Rd	6D	2680	42563	42712		42333	41394	41227	1/27/2020	-0.41%		3333	1666	1667	3449	1736	1722
3636	FOREST HILL BLVD	Jog Rd	Sherwood Forest Blv	6D	2940	37786	40086		39859	38810										
3667	FOREST HILL BLVD	Sherwood Forest Blvd	Haverhill Rd	6D	2680	41136	42331	40880	40627	41992										
3625	FOREST HILL BLVD	Haverhill Rd	Military Tr	6D	2940	43254	44204	43503	43928	43592										
3627	FOREST HILL BLVD	Military Tr	Kirk Rd	6D	2940	41933	44156		44021	43629	42481	3/3/2020	-2.70%		3029	1761	1353	2935	1470	1498
3629	FOREST HILL BLVD	Kirk Rd	Congress Ave	6D	2680	42266	44053	44262	45722	47705										
3317	FOREST HILL BLVD	I-95	Parker Ave	5	1770	27796	27984		28275	29919	28567	3/4/2020	-4.73%		2432	1268	1164	2157	1082	1134
3831	FOREST HILL BLVD	Parker Ave	Dixie Hwy	5	1770	19467	19313	19700	20262	20735	18876	3/9/2020	-9.85%	-1.41%	1536	830	706	1544	813	738
3841	FOREST HILL BLVD	Dixie Hwy	Olive Ave	2	810	5338	5185		5307	5396	5306	3/9/2020	-1.70%		484	245	244	446	210	257
1217	FREDERICK SMALL RD	Central Blvd	Military Tr	4D	1960	8119	8869	8586	9646	8737	9075	2/4/2020	3.72%	1.86%	876	569	315	828	408	520

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
						2015	2016	2017	2018	2019	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
3606	CONGRESS AVE	Okeechobee Blvd	Belvedere Rd	4D	1770	15323	17802	17052	17541	18013	18428	2/18/2020	2.25%	2.62%	1413	725	689	1786	785	1011
3668	CONGRESS AVE	Belvedere Rd	Turnage Blvd (PBIA)	2	1140	3374	4200	4763	6083	5722										
3618	CONGRESS AVE	Southern Blvd	Gun Club Rd	6D	2940	33642	34390			40630	38696	3/9/2020	-5.00%		3634	2128	1506	3552	1354	2228
3674	CONGRESS AVE	Gun Club Rd	Summit Blvd	6D	2680	33418	35665	37940	36802	39886	37477	3/9/2020	-6.43%	-0.41%	3387	2089	1298	3360	1436	1927
3644	CONGRESS AVE	Summit Blvd	Forest Hill Blvd	6D	2680	26658	28609	31613	33222	34412	32749	3/4/2020	-5.08%	1.18%	2770	1571	1206	2936	1295	1663
4210	CONGRESS AVE	Forest Hill Blvd	10th Ave N	6D	2680	34955	36796		40729	42189										
4604	CONGRESS AVE	10th Ave N	French Ave	6D	2940	38733	39628	43828	43904	46689										
4620	CONGRESS AVE	French Ave	Lake Worth Rd	6D	2680	35400			37189	41140										
4622	CONGRESS AVE	Lake Worth Rd	6th Ave S	6D	2680	35712			39282	43373										
4626	CONGRESS AVE	6th Ave S	JFK Dr	6D	2940	35163	36054	38918	36766	39729										
4624	CONGRESS AVE	JFK Dr	Lantana Rd	6D	2940	35206	34360		37851	36141	37285	1/13/2020	3.07%		2886	1560	1397	3039	1432	1651
4600	CONGRESS AVE	Lantana Rd	Hypoluxo Rd	4D	1960	23246	25097	26324	28120	27513	27070	1/13/2020	-1.64%	0.94%	2182	1053	1129	2320	1246	1074
4610	CONGRESS AVE	Hypoluxo Rd	Gateway Blvd	6D	2940	28960	29413	31031	30883	30882	30934	1/7/2020	0.17%	-0.10%	2196	1151	1075	2612	1421	1205
5206	CONGRESS AVE	Gateway Blvd	Old Boynton Rd	6D	2680	36914	37826	38829	39958	41471										
5610	CONGRESS AVE	Boynton Beach Blvd	Woolbright Rd	6D	2680	33549	32638	30501	33115	33157	33569	1/27/2020	1.23%	3.25%	2441	1063	1649	2640	1637	1137
5624	CONGRESS AVE	Woolbright Rd	Golf Rd	6D	2680	37827	37741	38438	40974	38226										
5626	CONGRESS AVE	Golf Rd	35th Ave SW	6D	2680	36139	36988	37042	38738	36144	37875	3/2/2020	4.57%	0.74%	3181	1108	2199	3127	1913	1244
5602	CONGRESS AVE	35th Ave SW	Lake Ida Rd	6D	2680	30608	30272	31280	31428	29339	31749	3/3/2020	7.59%	0.50%	2508	1015	1548	2687	1488	1199
4641	CRESTHAVEN BLVD	Jog Rd	Sherwood Forest Blv	2	880	8729	8869	9295	9601	9461	9567	3/9/2020	1.11%	0.97%	570	252	371	813	485	328

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
						2015	2016	2017	2018	2019	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
6618	JOG RD	Potomac Rd	Glades Rd	4D	1960	33018		29792	30832	30487										
6420	JUDGE WINIKOFF RD	Sandpoint Ter	SR 7	4D	1960	10464	9375	9590	9756	9693										
1404	JUPITER FARMS RD	Indiantown Rd	South of Indiantown	2	1140	10366	11136	11257		13127										
6417	KIMBERLY BLVD	SR-7	Lyons Rd	4D	1960	6170	6267	6213	6321	6027	6281	2/24/2020	4.04%	0.36%	415	219	225	519	269	260
3614	KIRK RD	Southern Blvd	Gun Club Rd	4D	1770	10020	10468	11067	11400	11515	11748	12/9/2019	1.98%	2.01%	1025	582	453	1116	624	532
3662	KIRK RD	Gun Club Rd	Summit Blvd	2	880	10675	10759	11029	11376	10939										
3656	KIRK RD	Summit Blvd	Forest Hill Blvd	2	880	9611	11093	10698	10833	10667										
4208	KIRK RD	Forest Hill Blvd	Purdy Ln	5	1960	16029	17223	17900	17337	17287	17246	3/4/2020	-0.24%	-1.23%	1370	875	526	1552	594	1035
4664	KIRK RD	Purdy Ln	10th Ave N	2	880	12213	12939	13172	13864	13625										
4630	KIRK RD	10th Ave N	Lake Worth Rd	2	880	9240	9699	9470	9976	9287	9509	2/12/2020	2.33%	0.14%	755	298	494	920	433	500
4652	KIRK RD	Lake Worth Rd	Melaleuca Ln	2	880	6791	7859	7859	8269	7762	8148	2/12/2020	4.74%	1.21%	582	335	250	829	397	432
5649	LAKE IDA RD	Hagen Ranch Rd	Jog Rd	2	880	7536	8245	8622	8812	9182										
5653	LAKE IDA RD	Jog Rd	El Clair Ranch Rd	2	880	10969	11308	12273	11274	12062	11944	1/8/2020	-0.99%	-0.90%	878	397	485	1057	452	611
5651	LAKE IDA RD	El Clair Ranch Rd	Military Tr	2	880	11682	12468	11777	12608	13552	13533	3/9/2020	-0.14%	4.74%	992	500	523	1182	511	671
5623	LAKE IDA RD	Military Tr	Barwick Rd	4D	1960	19827	20376	20485	20420	22277	21604	3/9/2020	-3.12%	1.79%	1630	881	759	1913	935	978
5307	LAKE IDA RD	Congress Ave	Swinton Ave	4D	1960	21542	20747	21363	24685	24907										
4409	LAKE WORTH RD	120th Av	Isles Bl	4D	1960	14871	15923				14454	12/16/2019			1105	560	561	1360	598	762
4407	LAKE WORTH RD	Isles Bl	SR-7	4D	1960	26672	27739	28369	28030	28212	28381	12/16/2019	0.60%	0.01%	2314	1366	971	2452	1238	1346
4401	LAKE WORTH RD	SR 7	Lyons Rd	6D	2680	38065	40990		39252	38109	39453	12/16/2019	3.41%		2863	1510	1423	3202	1632	1648



Palm Beach County

Historic Peak Season Traffic Counts (2015-2020)

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
						2015	2016	2017	2018	2019	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
4677	2ND AVE	Lake Worth Rd	Congress Ave	2	880	6036	6685	5967	5843	6189	6404	2/12/2020	3.36%	2.38%	491	336	165	627	235	421
4679	2ND AVE	Congress Ave	Boutwell Rd	2	880	4805	4977	5266	6190	6655	6900	2/12/2020	3.55%	9.43%	522	326	197	675	320	391
4631	6TH AVE S	Congress Ave	Sunset Ave	4D	1960	28494	30973	30485	31942	32716	34067	2/5/2020	3.97%	3.77%	2535	1550	1099	2532	1211	1366
4307	6TH AVE S	I-95	SR 805 (Dixie Hwy)	4D	1770	29872	30013	31163	31912	34706	33033	3/2/2020	-5.06%	1.96%	2423	967	1505	2725	1604	1143
4643	10TH AVE N	Jog Rd	Haverhill Rd	4D	1960	14577	15233	16418			16844	3/9/2020		0.86%	1160	503	660	1428	739	701
4601	10TH AVE N	Haverhill Rd	Military Tr	5	1770	21786	23192	21662		23463	23186	2/24/2020	-1.19%	2.29%	1872	1073	871	1789	901	903
4603	10TH AVE N	Military Tr	Kirk Rd	5	1960	26370	27508	27357	27526	27686	27868	2/24/2020	0.65%	0.62%	1902	1120	790	2143	1013	1155
4653	10TH AVE N	Kirk Rd	Congress Ave	5	1960	31960	32520	32274	31629	32877	32836	2/24/2020	-0.12%	0.58%	2106	1382	896	2550	1139	1415
4203	10TH AVE N	Congress Ave	I-95	5	1770	45255	46089			45262	44371	2/24/2020	-2.01%		3048	1762	1393	3202	1625	1577
5603	23RD AVE SW	Congress Ave	I-95	2	880	13739	14470	15725	15867	15051	15354	3/2/2020	1.97%	-0.79%	1410	789	621	1323	649	711
5305	23RD AVE SW	I-95	Seacrest Blvd	2	880	12932	13703	14291			14109	3/2/2020		-0.43%	1173	645	531	1244	637	612
5811	23RD AVE SW	Seacrest Blvd	US-1	2	810	8857	9033	9397	9788	9272	9075	1/13/2020	-2.17%	-1.16%	655	336	329	799	409	403
5621	23RD AVE SW (GOLF RD)	Military Tr	E Country Rd	2	1140	12929	12698	13570	13777	13033	13412	3/2/2020	2.83%	-0.39%	1172	682	490	1141	497	645
5617	23RD AVE SW (GOLF RD)	E Country Rd	Congress Ave	2	1140	13457	14308	14534		15290	15522	3/2/2020	1.49%	2.22%	1311	783	545	1301	596	705
1809	A1A	Jupiter Inlet Colony	US 1	2	880	7322	7802		7957	7860										

STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES					*2020 DAILY		19-20 GR	3YR GR	2020 AM PEAK HOUR			2020 PM PEAK HOUR		
						2015	2016	2017	2018	2019	VOL	DATE			2-WAY	NB/EB	SB/WB	2-WAY	NB/EB	SB/WB
4103	LAKE WORTH RD	Lyons Rd	Florida Turnpike	6D	2940	42333	44333		45796	47252	47959	12/16/2019	1.47%		3884	2254	1630	4019	1913	2158
4201	LAKE WORTH RD	Florida Turnpike	Pinehurst Dr	6D	2680	39166	39864		42106	41990										
4645	LAKE WORTH RD	Pinehurst Dr	Jog Rd	6D	2680	46028	47722	49086	51629	50548	50687	12/18/2019	0.27%	1.08%	3147	1637	1706	4122	2224	1950
4609	LAKE WORTH RD	Jog Rd	Sherwood Forest Blv	6D	2940	45661	48538	49213	48041	50478										
4673	LAKE WORTH RD	Sherwood Forest Blvd	Haverhill Rd	6D	2680	41210	44200	44409	44850	44696										
4627	LAKE WORTH RD	Haverhill Rd	Military Tr	6D	2940	44371	45507		44984	44830										
4611	LAKE WORTH RD	Military Tr	Kirk Rd	6D	2680	42951	44545		44802	43679										
4647	LAKE WORTH RD	Kirk Rd	Congress Ave	6D	2940	38415		40892	40684	40791										
4651	LAKE WORTH RD	Congress Ave	Boutwell Rd	4D	1770	23415			26619	27172										
4403	LANTANA RD	SR-7	Lyons Rd	4D	1770	15574	16340	16264	17057	17234	17469	1/13/2020	1.35%	2.41%	1521	622	909	1570	881	695
4207	LANTANA RD	Lyons Rd	Hagen Ranch Rd	4D	1960	25977	26822	26691	28535	28262	29044	1/13/2020	2.69%	2.86%	2499	1178	1396	2635	1459	1189
4669	LANTANA RD	Hagen Ranch Rd	Jog Rd	6D	2940	32219	35348	32971	36116	36095	36548	1/13/2020	1.24%	3.49%	3070	1637	1441	3238	1633	1606
4619	LANTANA RD	Jog Rd	Haverhill Rd	6D	2940	35845	39735	39406	42984	43695	43322	1/13/2020	-0.86%	3.21%	3208	1514	1717	3652	1874	1778
4675	LANTANA RD	Haverhill Rd	Military Tr	6D	2940	42602	45595	47280	47038	46680	47308	1/14/2020	1.33%	0.02%	3701	2185	1565	3859	1750	2149
4605	LANTANA RD	Military Tr	Lawrence Rd	6D	2940	41854	45429	47961	49357	49084	49382	1/13/2020	0.60%	0.98%	4045	2392	1676	3893	1632	2261
4665	LANTANA RD	Lawrence Rd	Congress Ave	6D	2940	47054	48924	49596	50923	50634	51023	1/13/2020	0.76%	0.95%	3971	2374	1597	4052	1726	2411
4623	LANTANA RD	Congress Ave	High Ridge Rd	6D	2940	41390	44905	45198	46300	48503	47213	1/13/2020	-2.73%	1.46%	3600	2179	1452	3677	1650	2043
4807	LANTANA RD	Redding Dr	Federal Hwy	5	1770	19392	18710	18494	18253	17922	17463	2/10/2020	-2.63%	-1.89%	1196	592	729	1292	587	727
4608	LAWRENCE RD	Lantana Rd	Hypoluxo Rd	2	880	11157	11341	10800	11977	11792	11633	1/7/2020	-1.37%	2.51%	1126	629	504	1027	593	459

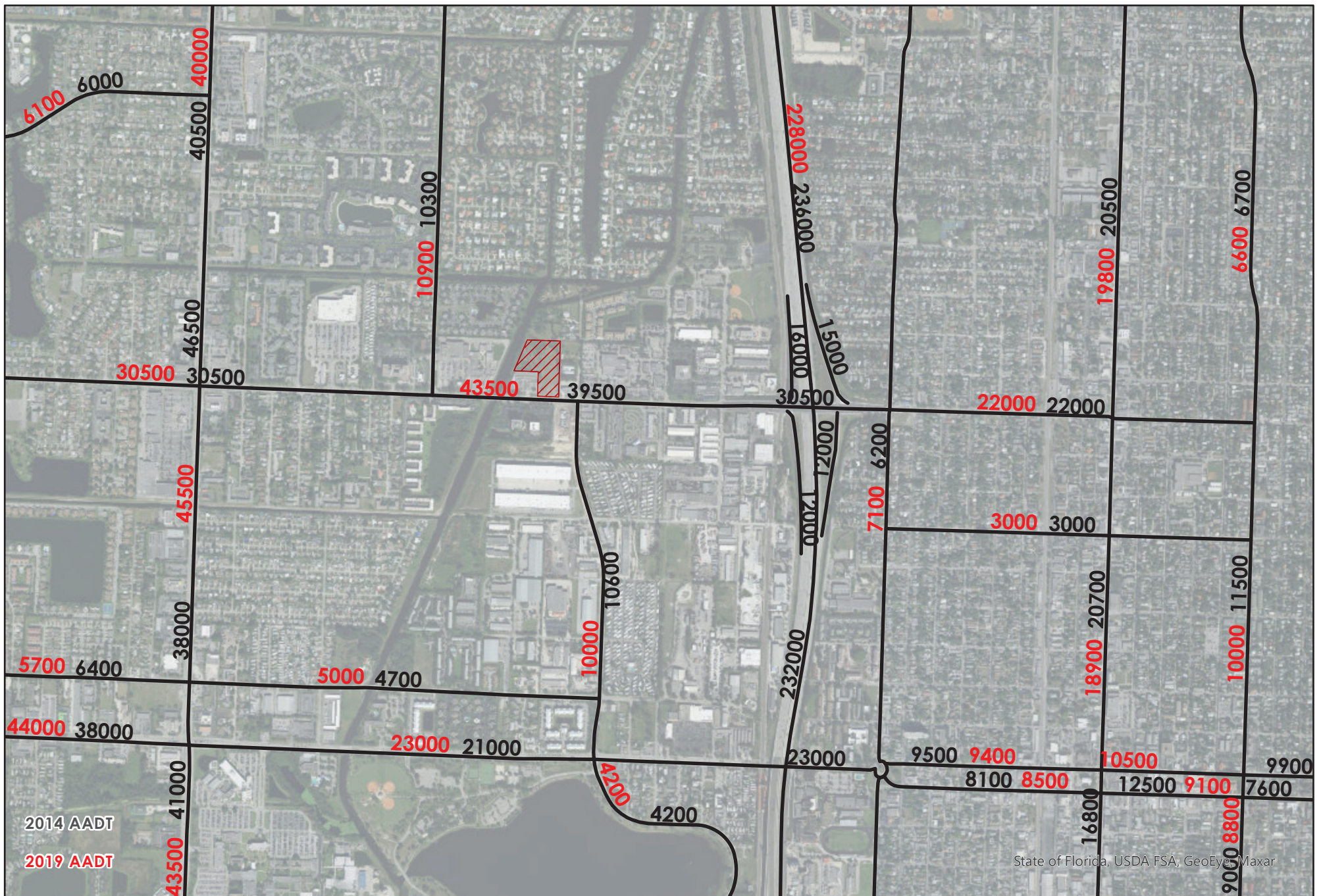


Figure:
F-DOT 2016 Vs 2019 AADT
Golden Road Apartments



Exhibit 7: Committed Traffic

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A	B	C	D	E	F	G	H	I
	Input Data							
	ROAD NAME: 10th Ave N			STATION: 4203		Report Created		
	CURRENT YEAR: 2019			FROM: Midpoint		11/14/2020		
	ANALYSIS YEAR: 2025			TO: Florida Mango Rd				
	GROWTH RATE: -0.60%			COUNT DATE: 3/13/2019				
				PSF: 1				

Time Period Direction	Link Analysis					
	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3005	1661	1404	3171	1593	1578
Peak Volume	3005	1661	1404	3171	1593	1578
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3005	1661	1404	3171	1593	1578

Committed Developments							Type	% Complete
Lake Worth Corners	7	1	5	15	8	6	Res	0%
Forest Hill / Congress Pharmacy	1	0	0	5	2	2	NR	50%
Buena Vista Commerce Park	2	0	2	2	2	0	NR	0%
Palm Springs Park of Commerce	0	0	0	1	1	0	NR	75%
Lake Worth Middle School	25	14	11	7	4	4	NR	77.20%
Tonset Property	8	7	1	10	3	7	Res	30%
Mavericks High School	0	0	0	0	0	0	NR	100%
Mid-County Center	5	2	3	6	4	2	NR	49%
Walmart-Palm Springs	22	10	12	105	54	51	NR	75%
2720 10th Avenue Medical Office	0	0	0	0	0	0	NR	100%
Race-Trac	0	0	0	0	0	0	NR	100%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
McDonalds Congress Ave	3	1	2	2	1	1	NR	81%
APEC Petroleum	23	12	12	22	11	11	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
Village of Valor East	3	3	1	4	1	2	Res	0%
Waterville	0	0	0	0	0	0	Res	100%
Villages of Valor West	2	1	0	2	1	1	Res	0%
AutoZone #6361	2	1	1	11	6	5	NR	0%
Kingswood Academy of Palm Springs	0	0	0	0	0	0	NR	100%
WAWA-Lakeworth & Congress	0	0	0	0	0	0	NR	100%
Chilis @ Palm Springs Plaza	2	1	1	7	4	3	NR	98%
WAWA - SEC 10th and Military Trail	24	11	13	20	10	10	NR	0%
Akal Property	40	14	26	47	28	19	Res	0%
Golden Roads Apartments	0	0	0	0	0	0	Res	0%
Soma Medical Center	6	5	1	6	2	5	NR	37%
Waterside Plaza	12	6	5	37	18	19	NR	75%
RaceTrac Market	73	38	35	157	77	80	NR	25%
East Parcel Annex	12	6	7	52	27	25	NR	0%
Total Committed Developments	272	133	138	518	264	253		
Total Committed Residential	60	26	33	78	41	35		
Total Committed Non-Residential	212	107	105	440	223	218		
Double Count Reduction	15	7	8	20	10	9		
Total Discounted Committed Developments	257	126	130	498	254	244		
Historical Growth	-107	-59	-50	-113	-57	-56		
Comm Dev+1% Growth	442	228	216	693	352	341		
Growth Volume Used	442	228	216	693	352	341		
Total Volume	3447	1889	1620	3864	1945	1919		

Lanes	5L					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	NO	NO	YES	NO	NO	NO
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	NO	NO	YES	NO	NO	NO

Input Data

ROAD NAME: 10th Ave N	STATION: 4203
CURRENT YEAR: 2019	FROM: S Congress Ave
ANALYSIS YEAR: 2025	TO: Midpoint
GROWTH RATE: -0.60%	COUNT DATE: 3/13/2019
	PSF: 1

Report Created
11/14/2020

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3005	1661	1404	3171	1593	1578
Peak Volume	3005	1661	1404	3171	1593	1578
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3005	1661	1404	3171	1593	1578

Committed Developments Type % Complete

Lake Worth Corners	7	1	5	15	8	6	Res	0%
Forest Hill / Congress Pharmacy	1	0	0	5	2	2	NR	50%
Buena Vista Commerce Park	2	0	2	2	2	0	NR	0%
Palm Springs Park of Commerce	0	0	0	1	1	0	NR	75%
Lake Worth Middle School	25	14	11	7	4	4	NR	77.20%
Tonset Property	8	7	1	10	3	7	Res	30%
Mavericks High School	0	0	0	0	0	0	NR	100%
Mid-County Center	5	2	3	6	4	2	NR	49%
Walmart-Palm Springs	22	12	10	105	51	54	NR	75%
2720 10th Avenue Medical Office	0	0	0	0	0	0	NR	100%
Race-Trac	0	0	0	0	0	0	NR	100%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
McDonalds Congress Ave	3	1	2	2	1	1	NR	81%
APEC Petroleum	23	12	12	22	11	11	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
Village of Valor East	3	3	1	4	1	2	Res	0%
Waterville	0	0	0	0	0	0	Res	100%
Villages of Valor West	2	1	0	2	1	1	Res	0%
AutoZone #6361	2	1	1	11	6	5	NR	0%
Kingswood Academy of Palm Springs	0	0	0	0	0	0	NR	100%
WAWA-Lakeworth & Congress	0	0	0	0	0	0	NR	100%
Chilis @ Palm Springs Plaza	2	1	1	7	4	3	NR	98%
WAWA - SEC 10th and Military Trail	24	11	13	20	10	10	NR	0%
Akal Property	40	14	26	47	28	19	Res	0%
Golden Roads Apartments	0	0	0	0	0	0	Res	0%
Soma Medical Center	6	5	1	6	2	5	NR	37%
Waterside Plaza	12	6	5	37	18	19	NR	75%
RaceTrac Market	73	38	35	157	77	80	NR	25%
East Parcel Annex	12	6	7	52	27	25	NR	0%
Total Committed Developments	272	135	136	518	261	256		
Total Committed Residential	60	26	33	78	41	35		
Total Committed Non-Residential	212	109	103	440	220	221		
Double Count Reduction	15	7	8	20	10	9		

Total Discounted Committed Developments 257 128 128 498 251 247

Historical Growth	-107	-59	-50	-113	-57	-56
Comm Dev+1% Growth	442	230	214	693	349	344
Growth Volume Used	442	230	214	693	349	344
Total Volume	3447	1891	1618	3864	1942	1922

Lanes	5L					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	NO	NO	YES	NO	NO	NO
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	NO	NO	YES	NO	NO	NO

A

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Input Data

ROAD NAME: 10th Ave N

STATION: 4203

Report Created

CURRENT YEAR: 2019

FROM: Midpoint

11/14/2020

ANALYSIS YEAR: 2025

TO: Boutwell Rd

GROWTH RATE: -0.60%

COUNT DATE: 3/13/2019

PSF: 1

Link Analysis

Time Period

AM

PM

Direction

2-way

NB/EB

SB/WB

2-way

NB/EB

SB/WB

Existing Volume

3005

1661

1404

3171

1593

1578

Peak Volume

3005

1661

1404

3171

1593

1578

Diversion(%)

0

0

0

0

0

0

Volume after Diversion

3005

1661

1404

3171

1593

1578

Committed Developments

Type % Complete

ADOPT A FAMILY

0

0

0

0

0

0

NR

100%

Dollar General Lake Worth

1

0

0

21

10

11

NR

0%

Lake Worth Corners

10

2

8

21

12

9

Res

0%

Lake Worth Middle School

27

15

12

8

4

4

NR

77.20%

Mavericks High School

0

0

0

0

0

0

NR

100%

Mid-County Center

4

2

3

5

3

2

NR

49%

Walmart-Palm Springs

20

10

11

99

51

48

NR

75%

2720 10th Avenue Medical Office

0

0

0

0

0

0

NR

100%

Race-Trac

0

0

0

0

0

0

NR

100%

The Village at Lake Worth

0

0

0

0

0

0

Res

100%

APEC Petroleum

22

11

11

20

10

10

NR

66%

Value Place Hotel

0

0

0

0

0

0

NR

100%

Village of Valor East

3

1

3

4

2

1

Res

0%

Waterville

0

0

0

0

0

0

Res

100%

Villages of Valor West

2

1

0

2

1

1

Res

0%

WAWA-Lakeworth & Congress

0

0

0

0

0

0

NR

100%

WAWA - SEC 10th and Military Trail

17

8

9

14

7

7

NR

0%

Akai Property

53

18

35

63

38

25

Res

0%

~~Golden Roads Apartments~~~~0~~~~0~~~~0~~~~0~~~~0~~~~0~~~~Res~~~~0%~~

Waterside Plaza

16

8

9

52

26

26

NR

75%

RaceTrac Market

121

59

63

262

134

128

NR

25%

Total Committed Developments

296

135

164

571

298

272

Total Committed Residential

68

22

46

90

53

36

Total Committed Non-Residential

228

113

118

481

245

236

Double Count Reduction

17

6

12

23

13

9

Total Discounted Committed Developments

279

129

152

548

285

263

Historical Growth

-107

-59

-50

-113

-57

-56

Comm Dev+1% Growth

464

231

238

743

383

360

Growth Volume Used

464

231

238

743

383

360

Total Volume

3469

1892

1642

3914

1976

1938

Lanes

5L

LOS D Capacity

3220

1770

1770

3220

1770

1770

Link Meets Test 1?

NO

NO

YES

NO

NO

NO

LOS E Capacity

3400

1870

1870

3400

1870

1870

Link Meets Test 2?

NO

NO

YES

NO

NO

NO

Input Data

ROAD NAME: 10th Ave N STATION: 4203
 CURRENT YEAR: 2019 FROM: Florida Mango Rd
 ANALYSIS YEAR: 2025 TO: Midpoint
 GROWTH RATE: -0.60% COUNT DATE: 3/13/2019
 PSF: 1

Report Created
 11/14/2020

Link Analysis

Time Period Direction	AM			PM		
	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3005	1661	1404	3171	1593	1578
Peak Volume	3005	1661	1404	3171	1593	1578
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3005	1661	1404	3171	1593	1578

Committed Developments Type % Complete

ADOPT A FAMILY	0	0	0	0	0	0	NR	100%
Dollar General Lake Worth	1	0	0	21	10	11	NR	0%
Lake Worth Corners	10	2	8	21	12	9	Res	0%
Lake Worth Middle School	27	15	12	8	4	4	NR	77.20%
Mavericks High School	0	0	0	0	0	0	NR	100%
Mid-County Center	4	2	3	5	3	2	NR	49%
Walmart-Palm Springs	20	10	11	99	51	48	NR	75%
2720 10th Avenue Medical Office	0	0	0	0	0	0	NR	100%
Race-Trac	0	0	0	0	0	0	NR	100%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
APEC Petroleum	22	11	11	20	10	10	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
Village of Valor East	3	1	3	4	2	1	Res	0%
Waterville	0	0	0	0	0	0	Res	100%
Villages of Valor West	2	1	0	2	1	1	Res	0%
WAWA-Lakeworth & Congress	0	0	0	0	0	0	NR	100%
WAWA - SEC 10th and Military Trail	17	8	9	14	7	7	NR	0%
Akal Property	53	18	35	63	38	25	Res	0%
Golden Roads Apartments	0	0	0	0	0	0	Res	0%
Waterside Plaza	16	8	9	52	26	26	NR	75%
RaceTrac Market	121	59	63	262	134	128	NR	25%
Total Committed Developments	296	135	164	571	298	272		
Total Committed Residential	68	22	46	90	53	36		
Total Committed Non-Residential	228	113	118	481	245	236		
Double Count Reduction	17	6	12	23	13	9		
Total Discounted Committed Developments	279	129	152	548	285	263		
Historical Growth	-107	-59	-50	-113	-57	-56		
Comm Dev+1% Growth	464	231	238	743	383	360		
Growth Volume Used	464	231	238	743	383	360		
Total Volume	3469	1892	1642	3914	1976	1938		

Lanes	5L					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	NO	NO	YES	NO	NO	NO
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	NO	NO	YES	NO	NO	NO

A	B	C	D	E	F	G	H	I
Input Data								
	ROAD NAME: 10th Ave N			STATION: 4203			Report Created	
	CURRENT YEAR: 2019			FROM: Midpoint			11/14/2020	
	ANALYSIS YEAR: 2025			TO: N Interstate 95				
	GROWTH RATE: -0.60%			COUNT DATE: 3/13/2019				
				PSF: 1				

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3005	1661	1404	3171	1593	1578
Peak Volume	3005	1661	1404	3171	1593	1578
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3005	1661	1404	3171	1593	1578

Committed Developments							Type	% Complete
Dollar General Lake Worth	1	0	0	21	10	11	NR	0%
Lake Worth Corners	20	4	16	42	24	18	Res	0%
Lake Worth Middle School	133	60	73	40	20	19	NR	77.20%
Mid-County Center	4	2	3	5	3	2	NR	49%
Walmart-Palm Springs	20	9	11	97	50	47	NR	75%
2720 10th Avenue Medical Office	0	0	0	0	0	0	NR	100%
Race-Trac	0	0	0	0	0	0	NR	100%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
APEC Petroleum	20	10	10	19	9	10	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
Village of Valor East	16	13	3	19	7	12	Res	0%
Waterville	0	0	0	0	0	0	Res	100%
Villages of Valor West	8	1	7	8	6	3	Res	0%
Akal Property	67	44	23	79	32	47	Res	0%
Golden Roads Apartments	0	0	0	0	0	0	Res	0%
Banyan Court	0	0	0	0	0	0	Res	100%
Waterside Plaza	14	7	8	45	23	22	NR	75%
Total Committed Developments	303	150	154	375	184	191		
Total Committed Residential	111	62	49	148	69	80		
Total Committed Non-Residential	192	88	105	227	115	111		
Double Count Reduction	28	16	12	37	17	20		
Total Discounted Committed Developments	275	134	142	338	167	171		
Historical Growth	-107	-59	-50	-113	-57	-56		
Comm Dev+1% Growth	460	236	228	533	265	268		
Growth Volume Used	460	236	228	533	265	268		
Total Volume	3465	1897	1632	3704	1858	1846		

Lanes	5L					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	NO	NO	YES	NO	NO	NO
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	NO	NO	YES	NO	YES	YES

Input Data

ROAD NAME: 10th Ave N STATION: 4203
 CURRENT YEAR: 2019 FROM: Boutwell Rd
 ANALYSIS YEAR: 2025 TO: Midpoint
 GROWTH RATE: -0.60% COUNT DATE: 3/13/2019
 PSF: 1

Report Created
 11/14/2020

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3005	1661	1404	3171	1593	1578
Peak Volume	3005	1661	1404	3171	1593	1578
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3005	1661	1404	3171	1593	1578

Committed Developments							Type	% Complete
Dollar General Lake Worth	1	0	0	21	10	11	NR	0%
Lake Worth Corners	20	4	16	42	24	18	Res	0%
Lake Worth Middle School	29	16	13	8	4	4	NR	77.20%
Mid-County Center	4	2	3	5	3	2	NR	49%
Walmart-Palm Springs	20	9	11	97	50	47	NR	75%
2720 10th Avenue Medical Office	0	0	0	0	0	0	NR	100%
Race-Trac	0	0	0	0	0	0	NR	100%
The Village at Lake Worth	0	0	0	0	0	0	Res	100%
APEC Petroleum	20	10	10	19	9	10	NR	66%
Value Place Hotel	0	0	0	0	0	0	NR	100%
Village of Valor East	16	13	3	19	7	12	Res	0%
Waterville	0	0	0	0	0	0	Res	100%
Villages of Valor West	8	1	7	8	6	3	Res	0%
Akal Property	67	44	23	79	32	47	Res	0%
Golden Roads Apartments	0	0	0	0	0	0	Res	0%
Banyan Court	0	0	0	0	0	0	Res	100%
Waterside Plaza	14	7	8	45	23	22	NR	75%
Total Committed Developments	199	106	94	343	168	176		
Total Committed Residential	111	62	49	148	69	80		
Total Committed Non-Residential	88	44	45	195	99	96		
Double Count Reduction	18	9	9	37	17	19		
Total Discounted Committed Developments	181	97	85	306	151	157		
Historical Growth	-107	-59	-50	-113	-57	-56		
Comm Dev+1% Growth	366	199	171	501	249	254		
Growth Volume Used	366	199	171	501	249	254		
Total Volume	3371	1860	1575	3672	1842	1832		

Lanes	5L					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	NO	NO	YES	NO	NO	NO
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	YES	YES	YES	NO	YES	YES

Exhibit 8: PBC Five Year Work Program

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PALM BEACH COUNTY FIVE YEAR ROAD PROGRAM - EXHIBIT A

Mid-Year Adjustment Adopted - July 14, 2020

	FY 2020 BUDGETED	FY 2020 PROJECTED	FY 2021 PROJECTED	FY 2022 PROJECTED	FY 2023 PROJECTED	FY 2024 PROJECTED	TOTAL PROJECTED
Local Option Gas Taxes Total	49,679,000	51,393,000	52,420,000	52,420,000	52,420,000	52,420,000	261,073,000
LESS Mass Transit (Palm Tran) Share	(33,045,000)	(33,430,000)	(33,702,000)	(33,702,000)	(33,702,000)	(33,702,000)	-168,238,000
LESS Engineering Operating	(6,526,000)	(7,592,000)	(8,140,000)	(8,140,000)	(8,140,000)	(8,140,000)	-40,152,000
REMAINING ROAD PROGRAM ALLOCATION	10,108,000	10,371,000	10,578,000	10,578,000	10,578,000	10,578,000	52,683,000
LESS 5% STATUTORY RESERVES	(505,400)	0	(528,900)	(528,900)	(528,900)	(528,900)	-2,115,600
OCEAN AVENUE LOAN REPAYMENT	(1,050,848)	(1,050,848)	(1,046,190)	(1,041,037)	(1,035,387)	(1,031,692)	-5,205,154
GAS TAX AVAILABLE FOR NEW ALLOCATIONS	8,551,752	9,320,152	9,002,910	9,008,063	9,013,713	9,017,408	45,362,246
INTEREST EARNINGS	335,518	203,202	274,029	335,081	110,137	102,174	1,024,622
MISCELLANEOUS	11,817,200	1,917,200 A	7,705,000 B	7,615,640 C	750,000 D	0 E	17,987,840
IMPACT FEES USED FOR PROJECTS	38,740,000	19,995,000	51,183,000	28,247,000	12,058,000	19,055,000	130,538,000
PROPORTIONATE SHARE USED FOR PROJECTS	5,706,939	5,517,419	2,115,000	143,000	5,152,000	5,400,678	18,328,097
GAS TAX RESERVE USED FOR PROJECTS	25,000,000	11,000,000	18,400,000	24,500,000	2,000,000	1,200,000	57,100,000
TOTAL CURRENT REVENUES	90,151,409	47,952,973	88,679,939	69,848,784	29,083,850	34,775,260	270,340,805
BALANCES FORWARD	98,763	98,763	1,381,736	121,675	620,458	514,308	98,763
TOTAL REVENUES	90,250,172	48,051,736	90,061,675	69,970,458	29,704,308	35,289,568	270,439,568
PROJECT COSTS AS PROPOSED	90,060,000	46,670,000	89,940,000	69,350,000	29,190,000	35,200,000	270,350,000
REVENUES LESS PROJECT COSTS	190,172	1,381,736	121,675	620,458	514,308	89,568	89,568

General note on interest projections:

Interest earnings on gas taxes are shown on this sheet.

Interest earnings on impact fees remain within each impact fee area and are not shown above.

See Footnotes A, B C and D, on page 2 of 6

Footnotes:

- A** Infrastructure Sales Tax includes **\$150,000** in FY 2020 and \$450,000 in FY 2023 for CR 880, Sam Senter Rd. over SFWMD Ocean Canal.
FDOT (anticipates CIGP funds) up to \$2,880,000 for right-of-way acquisition of Congress Ave., N. of Northlake Blvd. to Alt. A-1-A (\$380,000 in FY 2018, \$1,000,000 in FY 2019 and **\$1,500,000** in FY 2020)
Haverhill Commons **\$267,200** contribution for the construction of Haverhill Rd., S. of Ceceile Ave. to N. of Century Blvd.
- B** FDOT (anticipates CIGP funds) up to **\$505,000** for Construction/CEI in FY 2021 for SR 7/Weisman Way Intersection Improvements.
Infrastructure Sales Tax includes **\$500,000** in FY 2021 for Congress Ave. and Palm Beach Lakes Blvd. Intersection Improvements
Infrastructure Sales Tax includes **\$700,000** in FY 2021 for Florida Mango Rd. over LWDD L-8 Canal Bridge Construction
Infrastructure Sales Tax includes **\$6,000,000** in FY 2021 for 6th Ave. South over Lake Osborne Drive Bridge Construction
- C** Lyons Rd./Sansbury's Way, Forest Hill Blvd. to Okeechobee Blvd (Buffered Bike Lanes). This project was approved under TPA 2018 Local Initiative and based on the submitted estimates, Palm Beach County will have to fund design \$1,100,000 in FY 2020 and \$1,354,360 for Construction in FY 2022, FDOT will fund **\$4,215,640** (Total Construction Cost \$5,570,000).

Infrastructure Sales Tax includes **\$2,700,000** in FY 2022 for CR880 over C-51 Bridge construction.
Infrastructure Sales Tax includes **\$700,000** in FY 2022 for Florida Mango Rd. over LWDD L-9 Canal Bridge Construction
- D** Infrastructure Sales Tax includes \$150,000 in FY 2020 and **\$450,000** in FY 2023 for CR 880, Sam Senter Rd. over SFWMD Ocean Canal.

Infrastructure Sales Tax includes **\$300,000** in FY 2023 for Cresthaven Blvd., Jog Rd.to Military Tr. (Buffered Bike Lanes). Funding for this project was approved by the TPA 2020 Local Initiative Program and based on the submitted estimates, Palm Beach County will have to fund design & CEI of \$759,510. FDOT will fund construction of \$4,598,000 in FY 2025, (Total Construction Cost \$5,000,000).

Mid-Year Adjustment Adopted - July 14, 2020

PROJECT	LIMITS	DESCRIPTION	FY 2020		FY 2021		FY 2022		FY 2023		FY 2024	
			Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase	Cost	Phase
6th Ave. S.	over Lake Osborne Dr.	Bridge Replacement			8,500	C						
10th Ave. N.	Boutwell Rd.	Intersection Improvements			750	C						
45th St.	E. of Haverhill Rd. to E. of Military Trail	0.6 mi., 6 L			2,160	C						
60th St. N.	W. of 140th Ave. N. to Avocado Blvd.	0.8 mi., 3L	1,600	S/D/R			100	D/R/M				
60th St. N.	Avocado Blvd. to E. of 120th Ave. N.	1.6 mi. 3L	200	R/M			7,000	C				
Admin. Support/Equipment	Countywide	Staff support and Computer Equip. for Program	370	P	370	P	370	P	370	P	370	P
Annual Contract Advertising	Countywide	Advertising	20	P	20	P	20	P	20	P	20	P
Benoist Farms Rd.	S.R. 80 to Belvedere Rd.	0.9 mi, 3 L			5,200	C						
Blue Heron Blvd.	Australian Ave.	Intersection Improvements			350	C						
Blue Heron Blvd.	Congress Ave.	Intersection Improvements			400	C						
Boca Rio Rd.	Palmetto Park Rd. to Glades Rd.	1.3 mi, 4/5 L	10	D	1,700	D/R						
Camino Real	Military Trail to SW 7th Ave.	Milling, Resurfacing and Safety Improvements			840	C						
Center Street	Loxahatchee River Rd. to Alt. A-1-A	1.7 mi., 3 L							10	D	1,300	D/R
Church St.	Limestone Creek Rd. to W. of Central Blvd.	0.5 mi, 2 L	500	D/R			2,000	R/M/C				
Clint Moore Rd.	Oaks Club Drive to Long Lake Dr.	0.8 mi, 6 L			2,500	C						
Clint Moore Rd.	Jog Rd.	Intersection Improvements			780	C						
Clint Moore Rd.	Military Tr.	Intersection Improvements	1,700	R			1,600	C				
Coconut Blvd.	S. of 78th Place North to S. of Northlake Blvd.	1.3 mi. 5 L			1,500	R					4,300	C
Congress Ave.	Palm Beach Lakes Blvd.	Intersection Improvements			2,000	C						
Congress Ave.	N. of Northlake Blvd. to Alt. A-1-A	0.6 mi, 2 L & 3 L	3,000	R			6,000	R/C				
CR 880	Belle Glade to Twenty Mile Bend	Rehabilitation/Heavy Maintenance	1,000	C	1,000	C	1,000	C	1,000	C	1,000	C
CR 880	Sam Senter Rd. over SFWMD Ocean Canal	Intersection Improvements & Bridge Replacement	1,300	D/R/M					2,500	C		
CR 880	over C-51 Canal	Bridge Replacement					3,500	C				
Cresthaven Blvd.	Jog Rd. to Military Tr.	Buffered Bike Lanes							450	D		
Donald Ross Rd.	Bascule Bridge	Equipment					8,000	C				
Donald Ross Rd.	Prosperity Farms Rd. to E. of Ellison Wilson Rd.	0.7 mi, 6 L	550	D/R							1,900	C
Flavor Pict Rd.	Lyons Rd. to Hagen Ranch Rd.	1.7 mi, 4 L							10	D	4,780	S/D/R

*See Footnotes, Phase(s): S- Study; D=Design; M=Mitigation; R=R/W Acq.; C=Construction; P=Payment

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TRANSMITTAL LETTER

VIA: Hand Delivery

TRANSMITTING: Report Golden Road Apt.

TO: Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, FL 33411

DATE: November 30, 2020
PH: (561)687-2220

(cannot be sent without phone number)

PROJECT NAME: Golden Road Apartments

PROJECT NO:

WGI NO: 2156.03

SUBJECT: Golden Road Apartments - Traffic Study and Fee Invoice

THESE ARE TRANSMITTED: As Requested

COPIES	DATE	DESCRIPTION
1	11/30/2020	Traffic Concurrency Analysis
1	11/30/2020	TPS Review Fee - \$1,022.40 check - Check #6796

COMMENTS:

RECEIVED

NOV 30 2020

TRAFFIC DIVISION

COPIES TO:

WGI, Inc.

2035 Vista Parkway

West Palm Beach, FL 33411

Phone: 561.687.2220 Fax: 561.687.1110

WGInc.com

FILE:

BY:

Connor Bailey
Planner

Juan Ortega

From: Hanane Akif <HAKif@pbcgov.org>
Sent: Tuesday, December 1, 2020 10:33 AM
To: Juan Ortega
Subject: RE: Golden Road - Lake Worth Beach TPS Review
Attachments: SKM_C55820120111190.pdf

From: Hanane Akif
Sent: Tuesday, December 1, 2020 10:32 AM
To: 'Juan Ortega' <jortega@jfo.us>
Subject: RE: Golden Road - Lake Worth Beach TPS Review

Received.

From: Juan Ortega [<mailto:jortega@jfo.us>]
Sent: Monday, November 30, 2020 12:43 PM
To: Hanane Akif <HAKif@pbcgov.org>
Subject: Golden Road - Lake Worth Beach TPS Review

Good afternoon Hanane, a hard copy of the Golden Road TPS Traffic Analysis was delivered to the County earlier today along with the TPS review fee. Attached is an electronic copy for your convenience. Could you please confirm that you received the hard copy?



Dr. Juan F. Ortega, PE
JFO GROUP INC
6671 W. Indiantown Road • Suite 50-324 • Jupiter, FL
T: (561) 462-5364 • C: (561) 512-7556 • F: (561) 465-8044
JOrtega@jfo.us



Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

November 30, 2020

Sent via e-mail: Yoan.Machado@wginc.com



Yoan Machado
Project Manager
WGI, Inc
2035 Vista Parkway
West Palm Beach, FL 33411

Re: Golden Road - Parking Analysis
PCNs 38-43-44-20-01-004-0030/-0060/-0080/-0120/-0010/-026-0010

Dear Yoan,

JFO Group Inc. has been retained to prepare a parking demand statement associated with a reduction in the required number of parking spaces per City of Lake Worth Beach Code of Ordinances Sec. 23.4-10 Off-Street Parking Requirements for the Golden Road project.

The *Golden Road Property* project is located just west of Boutwell Road, north of 10th Avenue in the City of Lake Worth Beach, Florida. Parcel Control Numbers associated with this project are 38-43-44-20-01-004-0030/-0060/-0080/-0120/-0010/-026-0010. Figure 1 shows the project location in relation to the transportation network.

Exhibit 1 includes a copy of the proposed site plan for the Golden Road project. As shown in the proposed site plan, the subject site is proposing 230 Apartment Homes. According to Sec. 23.4-10. of the City's Code of Ordinances, 379¹ parking spaces are required while 360² parking spaces are being provided.



Figure 1 : Project Location

Exhibit 2 shows Parking Demand calculations for multifamily housing (ITE LU 221) using the Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition. Parking demand was calculated based on total number of Bedrooms, Dwelling Units, and, Occupied Dwelling Units. Table 1 summarizes parking demand calculations for the Golden Road project comparing required parking by Code vs parking demand from ITE Parking Manual.

¹ 1 Bedroom (104 Units @ 1.5 Sp/Unit) = 156 Spaces
2 Bedroom (117 Units @ 1.75 Sp/Unit) = 205 Spaces
3 Bedroom (9 Units @ 2 Sp/Unit) = 18 Spaces

² 270 Standard Spaces + 82 Compact Parking Spaces + 32 Bike Racks (8 Spaces)

Table 1: Parking Demand Summary

Independent Variable	Intensity	Fitted Curve Equation	Average	85 th Percentile	Calculated Parking Demand ²	Required Parking	Proposed Parking
Bedrooms	365 ¹	$P=0.82(X)-20.37$	0.75	0.87	274 - 318	379	360
Dwelling Units	230	$P=1.34(X)-8.73$	1.31	1.47	300 - 338		
Occupied Dwelling Units	230	$P=1.34(X)-5.76$	1.32	1.51	302 - 347		

¹ 104 Units × (1 Bedroom) + 117 Units × (2 Bedrooms) + 9 Units × (3 Bedrooms) = 365 Bedrooms

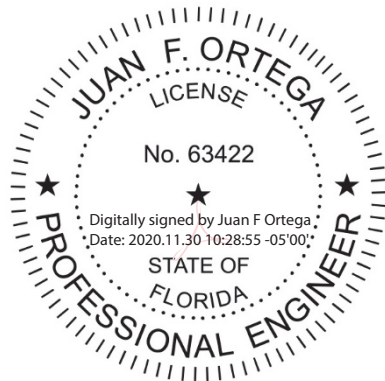
² Bottom range is the highest of the equation vs the average while the top range is the 85th Percentile demand.

Consequently, given the Multifamily Housing (ITE LU 221) parking demand rates included in the 5th Edition of the ITE Parking Generation Manual, we are respectfully requesting that 360 parking spaces are provided at the Golden Road project instead of the 379 parking spaces required by the City of Lake Worth Beach Code of Ordinances. This proposed technical deviation is the minimum deviation necessary to make the best use of the property.

Sincerely,

JFO GROUP INC

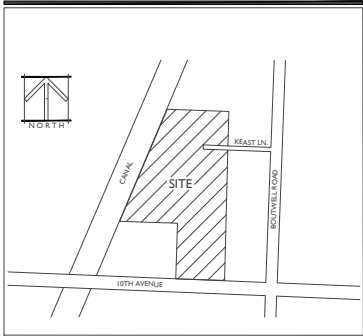
COA Number 32276



Enclosures: Exhibit 1: Proposed Site Plan
Exhibit 2: Parking Generation

DRAFT

LOCATION MAP



SCALE: 1" = 50'



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 888.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

SITE DATA

APPLICATION NAME: GOLDEN ROAD APARTMENTS
PROJECT NO.: 17-01400001
EXISTING LAND USE DESIGNATION: MU-W
PROPOSED LAND USE DESIGNATION: MU-W
EXISTING ZONING DESIGNATION: MU-W
PROPOSED ZONING DISTRICT: MU-W
SECTION / TOWNSHIP / RANGE: 20/44/43
PROPERTY CONTROL NUMBER(S): 00-43-44-20-01-026-0010, 00-43-44-20-01-004-0080, 00-43-44-20-01-004-0030, 00-43-44-20-01-004-0120, 00-4344-20-01-004-0060, 00-43-44-20-01-004-0010

EXISTING USE: VACANT
PROPOSED USE: APARTMENT HOMES

GROSS SITE AREA: 278,340 SQ. FT. / 6.39 AC.
NET SITE AREA: 275,058 SQ. FT. / 6.31 AC.
PROPOSED GROSS FLOOR AREA: 207,614 SF

TOTAL UNITS: 230 UNITS
1 BEDROOM: 104 UNITS
2 BEDROOM: 117 UNITS
3 BEDROOM: 9 UNITS

PARKING REQUIRED: 379 SP.
1 BEDROOM (104 UNITS @ 1.5 SP/UNIT): 156 SP.
2 BEDROOM (117 UNITS @ 1.75 SP/UNIT): 205 SP.
3 BEDROOM (9 UNITS @ 2 SP/UNIT): 18 SP.
HANDICAPPED REQUIRED (INCL. IN TOTAL): 8 SP.

PARKING PROVIDED: 360 SP.
STD SPACES: 270 SP. (75%)
CPMT SPACES: 82 SP. (23%)
BIKE RACKS: 32 RACKS (8 SP.) (2%)
HANDICAPPED PROVIDED (INCL. IN TOTAL): 8 SP.

BUILDING LOT COVERAGE: 58,339 S.F. / 1.34 AC. (21%)
BUILDING HEIGHT*: MAX 30' (2 STORIES)
IMPERVIOUS: 178,788 S.F. / 4.10 AC. (69%)
PERVIOUS: 96,270 S.F. / 2.21 AC. (35%)

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT	LOT DIMENSIONS			MAX. BLDG COVER	MIN. SETBACKS			
	DENSITY	WIDTH/FRONTAGE	DEPTH		FRONT	SIDE	SIDE STREET	REAR
REQUIRED	MAX 30 DU/AC.	MIN. 75'	N/A	35%	22'	20'	20'	15'
PROPOSED	36.78 DU/AC.	230'	807'	21%	20'	20'	N/A	15'

* - FAR LIMITATION OF 0.70 FOR LOTS 7,500 SQUARE FEET AND GREATER IS INCREASED AN ADDITIONAL 0.50 UNDER THE SUSTAINABLE BONUS INCENTIVE PROGRAM.

REVISIONS		NO.	DATE	DESCRIPTION	BY
NO.	DATE				
CAD 216001-PLANSET DWG					
JOB NO.	216001				
DRAWN BY	CB				
CHECK BY	YM				
DATE	2020-9-15				

GOLDEN ROAD

PRELIMINARY SITE PLAN

SHEET:
PSP-1

Exhibit 1

Land Use: 221 Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with between three and 10 levels (floors) of residence. Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one general urban/suburban study site), a Saturday (two general urban/suburban study sites), and a Sunday (one dense multi-use urban study site).

Hour Beginning	Percent of Peak Parking Demand		
	Weekday	Saturday	Sunday
12:00–4:00 a.m.	100	100	100
5:00 a.m.	94	99	—
6:00 a.m.	83	97	—
7:00 a.m.	71	95	—
8:00 a.m.	61	88	—
9:00 a.m.	55	83	—
10:00 a.m.	54	75	—
11:00 a.m.	53	71	—
12:00 p.m.	50	68	—
1:00 p.m.	49	66	33
2:00 p.m.	49	70	40
3:00 p.m.	50	69	27
4:00 p.m.	58	72	13
5:00 p.m.	64	74	33
6:00 p.m.	67	74	60
7:00 p.m.	70	73	67
8:00 p.m.	76	75	47
9:00 p.m.	83	78	53
10:00 p.m.	90	82	73
11:00 p.m.	93	88	93

Additional Data

In prior editions of *Parking Generation*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban/Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, District of Columbia, Maryland, Massachusetts, New Jersey, New York, Oregon, Virginia, Washington, and Wisconsin.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Numbers

21, 209, 247, 255, 277, 401, 402, 419, 505, 512, 522, 533, 535, 536, 537, 538, 545, 546, 547, 575, 576, 577, 579, 580, 581, 583, 584, 585, 587

Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: **Bedrooms**

On a: **Weekday (Monday - Friday)**

Setting/Location: **General Urban/Suburban (no nearby rail transit)**

Peak Period of Parking Demand: **10:00 p.m. - 5:00 a.m.**

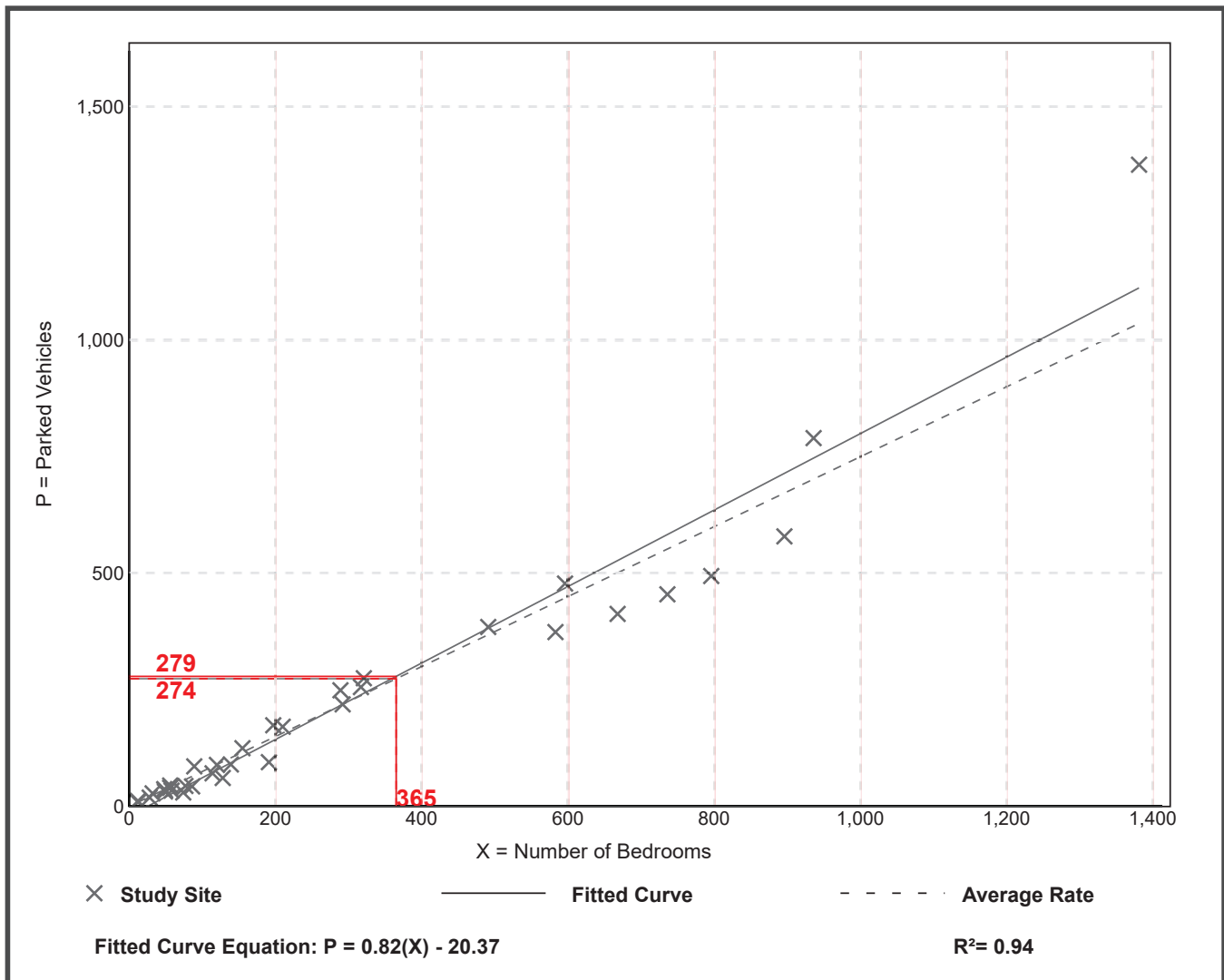
Number of Studies: 35

Avg. Num. of Bedrooms: 294

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.75	0.41 - 1.00	0.65 / 0.87	0.70 - 0.80	0.15 (20%)

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: **Dwelling Units**

On a: **Weekday (Monday - Friday)**

Setting/Location: **General Urban/Suburban (no nearby rail transit)**

Peak Period of Parking Demand: **10:00 p.m. - 5:00 a.m.**

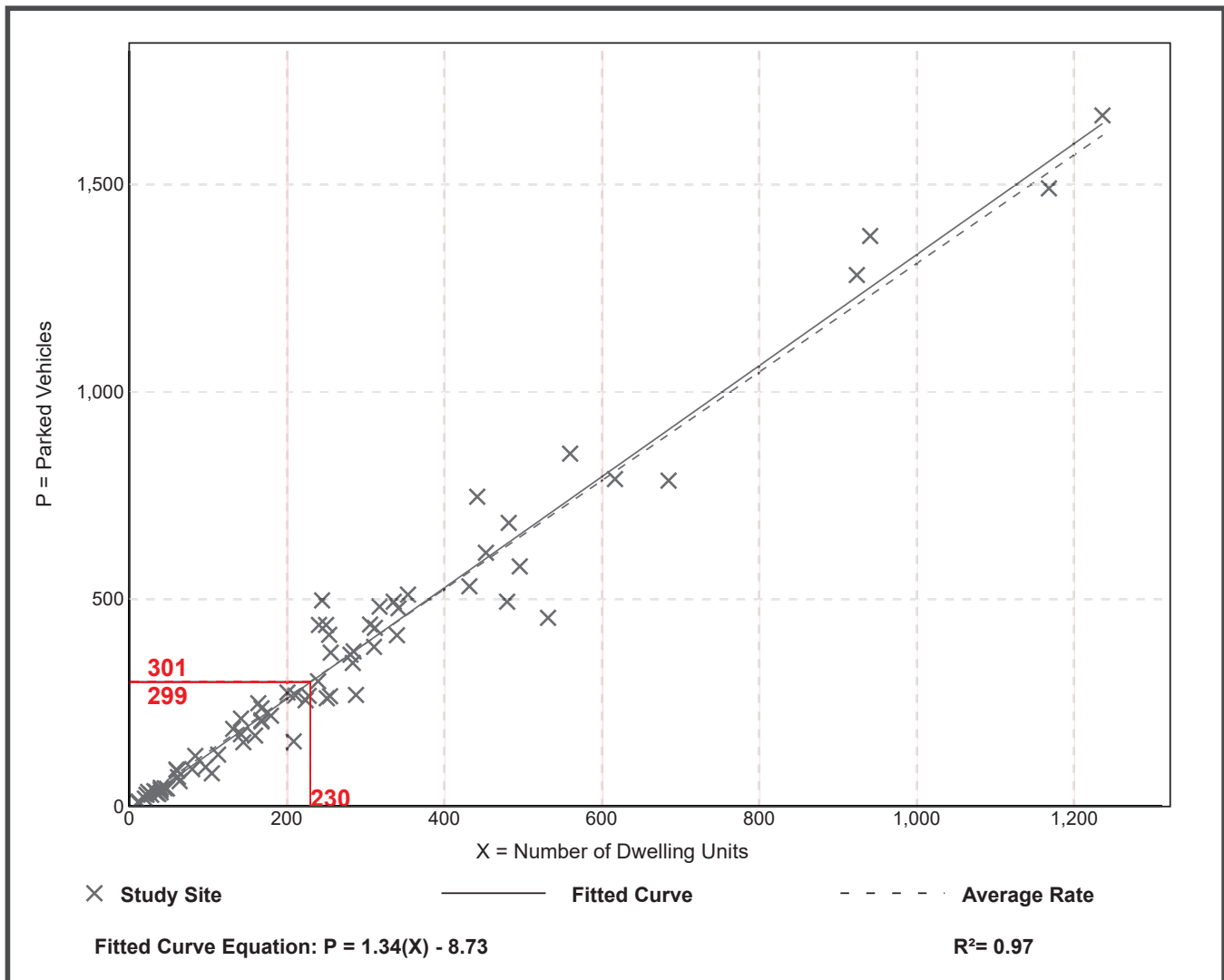
Number of Studies: 73

Avg. Num. of Dwelling Units: 261

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	0.75 - 2.03	1.13 / 1.47	1.26 - 1.36	0.22 (17%)

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: **Occupied Dwelling Units**

On a: **Weekday (Monday - Friday)**

Setting/Location: **General Urban/Suburban (no nearby rail transit)**

Peak Period of Parking Demand: **10:00 p.m. - 5:00 a.m.**

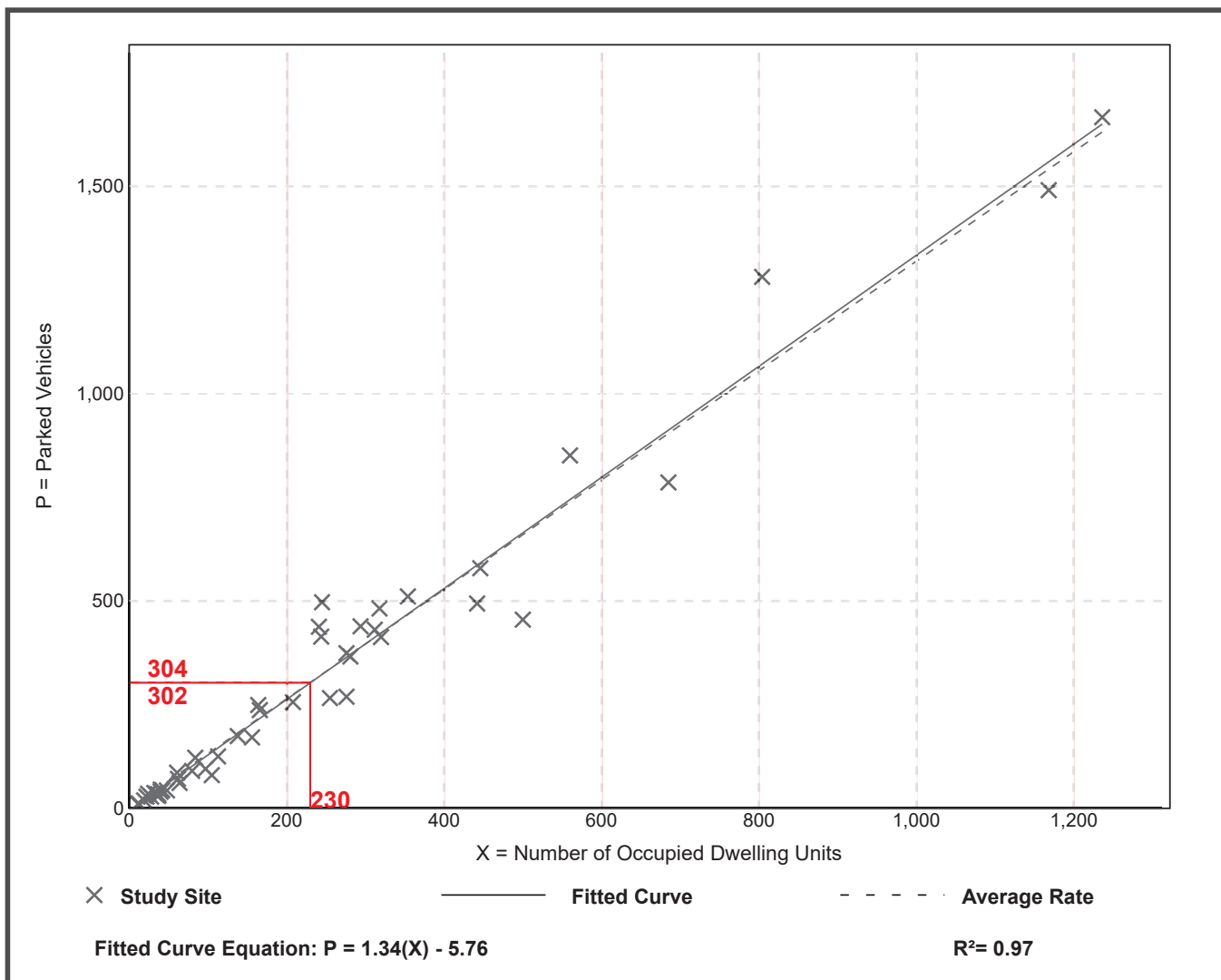
Number of Studies: 48

Avg. Num. of Occupied Dwelling Units: 234

Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.32	0.75 - 2.03	1.04 / 1.51	1.25 - 1.39	0.24 (18%)

Data Plot and Equation





**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

December 18, 2020

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

**RE: Golden Road
Project #: 201201
Traffic Performance Standards Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **Golden Road** Traffic Impact Statement, revised December 7, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lake Worth Beach
Location:	North side of 10 th Avenue, west of Boutwell Road
PCN:	38-43-44-20-01-026-0010 (additional PCNs in file)
Access:	One full access driveway connection onto 10 th Avenue (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Mid-rise Multi-Family Residential = 230 DU
New Daily Trips:	1,251
New Peak Hour Trips:	83 (22/61) AM; 101 (62/39) PM
Build-out:	December 31, 2025

Based on the review, the Traffic Division has determined that the proposed development meets the Traffic Performance Standards of Palm Beach County.

The followings should be addressed for site access:

1. The driveway location is not shown correctly. The minimum separation between the existing driveway to the west and new driveway will be 150' not 125'.
2. The very minimum turnaround for not admitted vehicles should accommodate SU-30 type of vehicles as Amazon Prime, UPS or FedEx. Shown entrance will not provide sufficient turnaround width.
3. Please label R/W dedication width. Note 10th Avenue N is being updated to 110 foot ROW on the TIM, so half of that width must be dedicated from the centerline of the road.
4. The drawing shows bus shelter on the site- will buses be entering the development?
5. Proposed modifications to 10th Avenue must be shown.



Dr. Juan F. Ortega, PE
December 18, 2020
Page 2

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:jc

cc: Addressee

Erin Fitzhugh Sita, AICP, Assistant Director-Planning, Zoning, & Preservation Community
Sustainability Department, City of Lake Worth Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: . General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HAMUNICIPALITIES\APPROVALS\2020\201201 - GOLDEN ROAD.DOCX

Sustainable Bonus Incentive Program



All development proposals seeking increased height above two stories, or additional FAR, as each may be allowed in a zoning district, shall submit this Sustainable Bonus Incentive Program Application. The application shall accompany the standard City of Lake Worth Universal Development Application for the development proposal.

Two hard copies and one electronic copy of the following materials are required in order for a Sustainable Bonus Incentive Program Application to be deemed complete and sufficient to present to the decision making board.

The Sustainable Bonus Incentive calculations are based on the gross square footage of the bonus height or intensity requested. The additional gross square footage amount is multiplied by \$5 per square foot ("Value Multiplier") in order to determine the value of the additional improvements to be provided for the project.

1. Please indicate whether the development proposal includes bonus height or bonus intensity:

a. ☒ Bonus Height

i. No. of Additional Stories: Bldg Type I-II (1 story) Bldg Type III-IV (2 stories) ("Bonus Height")

ii. Additional Gross Floor Area: 128,499 ("Bonus Area")

b. ☐ Bonus Intensity

i. Additional Floor Area Ratio: _____ ("Bonus Intensity")

ii. Additional Gross Floor Area: _____ ("Bonus Area")

2. Multiply the Bonus Area by the Value Multiplier to determine the value of required improvements.

a. 128499 square feet x \$5 = \$ 642,495x50% (FL Green Bldg Certification)
Bonus Area Value of Required Improvements

3. Indicate the type and value of the community benefit proposed to qualify for the Bonus Area:

a. ☒ On-Site Features and Improvements; Value: \$ 494,750

b. ☐ Off-Site Features and Improvements; Value: \$ _____

c. ☐ Fee In Lieu; Amount: \$ _____

4. Attach to this application a separate sheet with a detailed description of the proposed improvement and valuation of the same.



Community Benefits Requirement Calculation			
Community Benefit Requirement	128,499 SF x \$5.00/SF	\$642,495	Because project is residential in nature the per unit cost of the community benefit requirement could be broken down by dividing the overall community benefit dollar requirement by the number of units = \$642,495/230 units = \$2,793.45/unit
Additional Units	38 DUs over x 889.3sf avg unit = 33,793.4 x \$10sf	\$337,934	Number of units above the standard density, allowed through the Planned Development and Sustainable Bonus Program
Florida Green Building Certification Reduction (50%)	\$980,429 x 50% = \$490,214.5	\$490,215	The Applicant agrees to condition of approval to obtain Florida Green Building Cetification by the time of CO for the project.
CATEGORY	COMMUNITY BENEFIT PROVIDED	\$ VALUE	NOTES
Public Amenity: 10th Avenue ROW dedication	Additional ROW along 10th Avenue North to address traffic concerns.	\$33,000	Please refer to the submitted appraisal report for details regarding the 14' ROW dedication.
Public Amenity: Sidewalk along 10th Avenue North	Meandering sidewalk along the 10th Avenue North ROW provides connectivtiy and alternative mobility options for pedestrians.	\$8,000	Cost estimate assumes \$35/LF with (5' wide, 4" thick sidewalk at 230LF).
Public Amenity: Pool & Deck Area	Community space provided through access to a community pool that is not required by the municipal code.	\$50,000	Based on a 2,699 square foot pool area.
Public Amenity: Cabana	Community space provided through access to a cabana that is not required by the municipal code.	\$151,250	Assumes a cabana size of 1,375 square feet and a cost per square foot of \$110 (1,375 SF x \$110/SF = \$151,250)
Public Amenity: Fitness Area	Community space provided through access to a fitness area that is not required by the municipal code.	\$202,500	Based on a 1,500 square feet Fitness Area at Clubhouse
School Bus Shelter	Community space provided through access to 10x15 feet shelter that is not required by the municipal code.	\$15,000	Bus shelter station
Dog Park	Community space provided through access to 2,400 SF that is not required by the municipal code.	\$10,000	Area to include seating area, water station, and lighting, landscape and shade trees,
Public Amenity: Tot Lot	Community space provided through access to a tot lot that is not required by the municipal code.	\$25,000	Based on a 964 square foot standard tot lot.
Total Sustainable Bonus Program Provided		\$494,750	
Total Sustainable Bonus Program Required		\$490,215	
Sustainable Bonus Program Surplus		\$4,536	

\$490,215



**GOLDEN ROAD APARTMENTS
Site Photos**



EAST – ADJACENT SURROUNDING SITE



EAST – ADJACENT SURROUNDING SITE



EAST – ADJACENT SURROUNDING SITE



EAST – ADJACENT



EAST – ADJACENT



SUBJECT SITE



SUBJECT SITE



SUBJECT SITE



SOUTH – ADJACENT SURROUNDING SITE



SOUTH – ADJACENT SURROUNDING SITE



SOUTH – ADJACENT



SOUTH – ADJACENT



SOUTH – ADJACENT



SOUTH – ADJACENT



SOUTH – VIEW



SOUTH – VIEW



SOUTH – VIEW



SOUTH – VIEW



SOUTH – VIEW



WEST – ADJACENT



WEST – ADJACENT



WEST – ADJACENT



WEST – ADJACENT



WEST – ADJACENT



WEST – VIEW



WEST – VIEW



WEST – VIEW



WEST – VIEW



WEST – VIEW



WEST – VIEW

THIS INSTRUMENT PREPARED BY AND RETURN TO:
WILL CALL 211

Leslie Robert Evans, Esq.
Leslie Robert Evans & Associates, P.A.
214 Brazilian Avenue, Suite 200
Palm Beach, Florida 33480
Our File No.: 1861-105

Property Appraisers Parcel Identification (Folio) Numbers: 00-43-44-20-01-004-0010

SPACE ABOVE THIS LINE FOR RECORDING DATA

CFN 20140418966
OR BK 27154 PG 1661
RECORDED 11/10/2014 15:57:03
Palm Beach County, Florida
ANT 10.00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1661 - 1662; (2pgs)

WARRANTY DEED

THIS WARRANTY DEED, made the 27th day of September, 2013 by LW10TH INC., A FLORIDA CORPORATION, herein called the grantor, to LAKE WORTH INVESTMENT GROUP LLC. A FLORIDA LIMITED LIABILITY COMPANY whose post office address is 4005 NW 114TH AVENUE, SUITE 5, DORAL, FL 33178, hereinafter called the 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)

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.:

All that part of Tract 4 MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, recorded in Plat Book 5, Page 79, as described as follows:

Beginning at a point 20 feet North of the South line of said Tract 4 and 220 feet West of the East line of said Tract 4, said point being the Southwest corner of the property conveyed to J. Floyd Pollock and wife, and running thence North a distance of 168 feet along the West line of the land so conveyed to Pollock and the West line of the land conveyed to Clinton Noble and wife by Deed recorded in Deed Book 821, Page 1, Palm Beach County, Florida records, to the Northwest corner of the land so conveyed to said Noble; thence running West on a line parallel to the South line of said Tract 4, a distance of 100 feet; thence running South on a line parallel to the East line of said Tract 4, a distance of 168 feet to the North line of roadway; thence East along the North line of said roadway, a distance of 100 feet to the Point of Beginning, less and excepting the West 9 feet thereof, using the East 9 feet of the property conveyed to Joseph Kanfoush and Rita M. Kanfoush, his wife by Deed recorded in Official Record Book 2857, Page 1123, together with an easement over the 20 foot roadway running along the South line of Tract 4 to the county road.

Subject to easements, restrictions and reservations of record and to taxes for the year 2014 and thereafter.

THIS DEED IS BEING EXECUTED AND DELIVERED AS TO A PARCEL THAT WAS TO BE INCLUDED IN THE LEGAL DESCRIPTION OF THAT CERTAIN DEED RECORDED OCTOBER 1, 2013 IN OFFICIAL RECORD BOOK 26358, PAGE 1677, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA - THEREFORE, DOCUMENTARY STAMPS FOR THE CONVEYANCE WERE PAID IN FULL.

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.

WARRANTY DEED

PAGE TWO

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, 2013.

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:

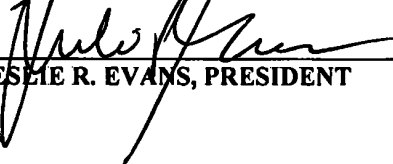

Witness #1 Signature

NAHRA RAMOS
Witness #1 Printed Name


Witness #2 Signature

C.M. Hilgendorf
Witness #2 Printed Name

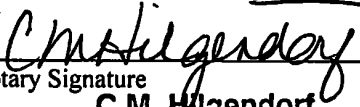
LW10TH INC., A FLORIDA CORPORATION


LESLIE R. EVANS, PRESIDENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

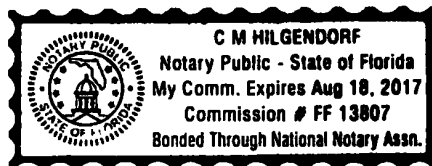
The foregoing instrument was acknowledged before me this 7th day of NOV, 2014 by LESLIE R. EVANS, PRESIDENT of LW10TH INC., A FLORIDA CORPORATION on behalf of the corporation. He is personally known to me or has produced _____ as identification.

SEAL


Notary Signature
C.M. Hilgendorf

My Commission Expires:

Printed Notary Signature





PREPARED BY AND RETURN TO:
WILL CALL BOX NO. 211
 Leslie Robert Evans & Associates, P.A.
 214 Brazilian Avenue, Suite 200
 Palm Beach, Florida 33480
 Our File No.: 1861-105

CFN 20130431085
 OR BK 26358 PG 1677
 RECORDED 10/01/2013 14:15:42
 Palm Beach County, Florida
 AMT 925,000.00
 Doc Stamp 6,475.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 1677 - 1681; (5pgs)

Property Appraisers Parcel Identification (Folio) Number:

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$925,000.00**. Florida Documentary Stamps in the amount of **\$6,475.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 21st day of **September, 2013**, by

LW10TH INC., A FLORIDA CORPORATION, whose post office address is: **214 Brazilian Avenue, Suite 200, Palm Beach, Florida, 33480**, herein called the Grantor, to

LAKE WORTH INVESTMENT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is: **4005 NW 114th Avenue, Suite 5, Doral, Florida, 33178**, hereinafter called the 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)

W I T N E S S E T H: 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 easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

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, 2012.



PREPARED BY AND RETURN TO:
WILL CALL BOX NO. 211
 Leslie Robert Evans & Associates, P.A.
 214 Brazilian Avenue, Suite 200
 Palm Beach, Florida 33480
 Our File No.: **1861-105**

CFN 20130431085
 OR BK 26358 PG 1677
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(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)

W I T N E S S E T H: 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 easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

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, 2012.

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:

Lorraine M. Corcoran
Witness #1 Signature

Lorraine M. Corcoran
Witness #1 Printed Name

Candice L. Gordon
Witness #2 Signature

Candice L. Gordon
Witness #2 Printed Name

LW10TH INC., A Florida Corporation

By: Leslie R. Evans
Leslie R. Evans, President

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was sworn to and acknowledged before me this 26 day of September, 2013, by LESLIE R. EVANS, PRESIDENT OF LW10TH INC., A FLORIDA CORPORATION, who () is personally known to me or who () has produced _____ as identification.

SEAL

My Commission Expires:

Lorraine M. Corcoran
Notary Public



Exhibit "A"

LEGAL DESCRIPTION

PARCEL NO. 1: (See Warranty Deed recorded in Official Records Book 8448, Page 874):

That part of Tract 26 and Tract 27, lying North of the 10th Avenue Right-of-Way, Model Land Company's Subdivision, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida.

LESS the East 220 feet of said Tract 27.

AND LESS a parcel of land out of said Tract 26, described as follows:

Commence at the Southeast corner of Tract 27 of said Subdivision and go in a Westerly direction along the South line of said Tract 27 and Tract 26, a distance of 450.0 feet to a point; thence turn an angle of 90° from East to North and going a distance of 15.0 feet to a point in the North Right-of-Way of 10th Avenue North, said point being the POINT OF BEGINNING; thence continue along the same line a distance of 300.0 feet to a point; thence turning an angle of 90° South to West and going a distance of 278.0 feet to a point in the Easterly Right-of-Way line of Canal E-4 (Keller Canal); thence turn an angle of 111°11'07" from East to South and proceed along said Canal E-4 Right-of-Way, a distance of 321.74 feet to a point in the North Right-of-Way line of 10th Avenue North, a distance of 394.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT those portions of Tracts 26 and 27 lying within 10th Avenue North described in Official Records Book 367, Page 619 and in Official Records Book 1269, Page 272, both of the Public Records of Palm Beach County, Florida.

PARCEL NO. 2: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

A parcel of land located in Tract 4 of the Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, described as follows:

Begin at the Southeast corner of Tract 4; thence run Westerly along the South line of said Tract, a distance of 470 feet to a point; thence run North parallel with the East line of said Tract 4, a distance of 100 feet to the POINT OF BEGINNING and the Southeast corner of the Tract herein conveyed; thence continue North, a distance of 88.62 feet, more or less, to a point; thence run West on a line parallel with the North line of said Tract 4 to the intersection of the East Right-of-Way line of Lake Worth Drainage District Canal (also known as the Keller Canal) thence run in a Southwesterly direction along the Easterly Right-of-Way of said canal to a point, said point being the Northwest corner of a tract of land heretofore deeded to Max M. Foster and wife, from K.R. Barker and wife, as recorded in Deed Book 1076, Page 171, of the Public Records of Palm Beach County, Florida, dated December 8, 1954; thence run East along the North property line of the above described tract to the POINT OF BEGINNING of the tract herein conveyed.

TOGETHER WITH the West 20 feet of the East 490 feet of the South 100 feet of Tract 4, LESS the South 20 feet thereof.

PARCEL NO. 3: (See Statutory Warranty Deed recorded in Official Records Book 8750. Page 1450):

Beginning at a point 20 feet North of the South line of Tract 4 and 395 feet West of the East line of Tract 4, Section 20, Township 44 South, Range 43 East, for a POINT OF BEGINNING; thence run North on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point; thence run West on a line parallel to the South line of said Tract 4, a distance of 75 feet to a point; thence run South on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point; thence run East on a line parallel to the South line of said Tract 4, a distance of 75 feet to the POINT OF BEGINNING.

PARCEL NO. 4: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

BEGINNING at a point in the South line of Tract 4, Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, which point is 490 feet Westerly from the Southeast corner of said Tract 4; thence running Northerly parallel to the East line of said Tract 4, a distance of 100 feet to a point; thence Westerly parallel to the South line of Tract 4 to the East Right-of-Way line of Keller's Canal; thence Southwesterly along the said Easterly Right-of-Way line of said canal to an iron pipe in the South line of Tract 4; thence Easterly, a distance of 100.64 feet along said South line of Tract 4, to the POINT OF BEGINNING.

PARCEL NO. 5: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

The South 20 feet of the West 170 feet of the East 490 feet of Tract 4, of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, being a portion of what is commonly known as Keast Lane.

PARCEL NO. 6: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

TOGETHER WITH a Right-of-Way easement over the South 20 feet of the remaining portion of Tract 4 to the County Road, along the East side of said Tract 4, said 20 foot roadway along the South side of Tract 4 being commonly known as Keast Lane.

AND

PARCEL NO. 7: (See Warranty Deed recorded in Official Records Book 9493, Page 24):

A portion of Tract 4 of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at a point 20 feet North of the South line of said Tract 4, and distant 311 feet West of the East line of said Tract 4, running thence North, a distance of 168 feet to a point; running West on a line parallel to the South line of said Tract 4, a distance of 84 feet to a point; thence running South on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point in the North line of a 20 foot roadway; thence East along the North line of said roadway, a distance of 84 feet to the POINT OF BEGINNING.



PREPARED BY AND RETURN TO:
WILL CALL BOX NO. 211
 Leslie Robert Evans & Associates, P.A.
 214 Brazilian Avenue, Suite 200
 Palm Beach, Florida 33480
 Our File No.: **1861-105**

CFN 20130431085
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 Doc Stamp 6,475.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 1677 - 1681; (5pgs)

Property Appraisers Parcel Identification (Folio) Number:

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$925,000.00**. Florida Documentary Stamps in the amount of **\$6,475.00** have been paid hereon.

 SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 21st day of September, 2013, by

LW10TH INC., A FLORIDA CORPORATION, whose post office address is: **214 Brazilian Avenue, Suite 200, Palm Beach, Florida, 33480**, herein called the Grantor, to

LAKE WORTH INVESTMENT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is: **4005 NW 114th Avenue, Suite 5, Doral, Florida, 33178**, hereinafter called the 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)

W I T N E S S E T H: 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 easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

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, 2012.

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:

Lorraine M. Corcoran
Witness #1 Signature

Lorraine M. Corcoran
Witness #1 Printed Name

Candice L. Gordon
Witness #2 Signature

Candice L. Gordon
Witness #2 Printed Name

LW10TH INC., A Florida Corporation

By: Leslie R. Evans
Leslie R. Evans, President

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was sworn to and acknowledged before me this 26 day of September, 2013, by LESLIE R. EVANS, PRESIDENT OF LW10TH INC., A FLORIDA CORPORATION, who () is personally known to me or who () has produced _____ as identification.

SEAL

My Commission Expires:

Lorraine M. Corcoran
Notary Public

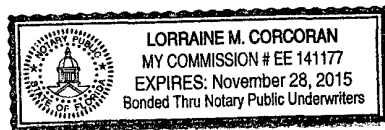


Exhibit "A"

LEGAL DESCRIPTION

PARCEL NO. 1: (See Warranty Deed recorded in Official Records Book 8448, Page 874):

That part of Tract 26 and Tract 27, lying North of the 10th Avenue Right-of-Way, Model Land Company's Subdivision, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida.

LESS the East 220 feet of said Tract 27.

AND LESS a parcel of land out of said Tract 26, described as follows:

Commence at the Southeast corner of Tract 27 of said Subdivision and go in a Westerly direction along the South line of said Tract 27 and Tract 26, a distance of 450.0 feet to a point; thence turn an angle of 90° from East to North and going a distance of 15.0 feet to a point in the North Right-of-Way of 10th Avenue North, said point being the POINT OF BEGINNING; thence continue along the same line a distance of 300.0 feet to a point; thence turning an angle of 90° South to West and going a distance of 278.0 feet to a point in the Easterly Right-of-Way line of Canal E-4 (Keller Canal); thence turn an angle of 111°11'07" from East to South and proceed along said Canal E-4 Right-of-Way, a distance of 321.74 feet to a point in the North Right-of-Way line of 10th Avenue North, a distance of 394.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT those portions of Tracts 26 and 27 lying within 10th Avenue North described in Official Records Book 367, Page 619 and in Official Records Book 1269, Page 272, both of the Public Records of Palm Beach County, Florida.

PARCEL NO. 2: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

A parcel of land located in Tract 4 of the Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, described as follows:

Begin at the Southeast corner of Tract 4; thence run Westerly along the South line of said Tract, a distance of 470 feet to a point; thence run North parallel with the East line of said Tract 4, a distance of 100 feet to the POINT OF BEGINNING and the Southeast corner of the Tract herein conveyed; thence continue North, a distance of 88.62 feet, more or less, to a point; thence run West on a line parallel with the North line of said Tract 4 to the intersection of the East Right-of-Way line of Lake Worth Drainage District Canal (also known as the Keller Canal) thence run in a Southwesterly direction along the Easterly Right-of-Way of said canal to a point, said point being the Northwest corner of a tract of land heretofore deeded to Max M. Foster and wife, from K.R. Barker and wife, as recorded in Deed Book 1076, Page 171, of the Public Records of Palm Beach County, Florida, dated December 8, 1954; thence run East along the North property line of the above described tract to the POINT OF BEGINNING of the tract herein conveyed.

TOGETHER WITH the West 20 feet of the East 490 feet of the South 100 feet of Tract 4, LESS the South 20 feet thereof.

PARCEL NO. 3: (See Statutory Warranty Deed recorded in Official Records Book 8750. Page 1450):

Beginning at a point 20 feet North of the South line of Tract 4 and 395 feet West of the East line of Tract 4, Section 20, Township 44 South, Range 43 East, for a POINT OF BEGINNING; thence run North on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point; thence run West on a line parallel to the South line of said Tract 4, a distance of 75 feet to a point; thence run South on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point; thence run East on a line parallel to the South line of said Tract 4, a distance of 75 feet to the POINT OF BEGINNING.

PARCEL NO. 4: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

BEGINNING at a point in the South line of Tract 4, Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, which point is 490 feet Westerly from the Southeast corner of said Tract 4; thence running Northerly parallel to the East line of said Tract 4, a distance of 100 feet to a point; thence Westerly parallel to the South line of Tract 4 to the East Right-of-Way line of Keller's Canal; thence Southwesterly along the said Easterly Right-of-Way line of said canal to an iron pipe in the South line of Tract 4; thence Easterly, a distance of 100.64 feet along said South line of Tract 4, to the POINT OF BEGINNING.

PARCEL NO. 5: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

The South 20 feet of the West 170 feet of the East 490 feet of Tract 4, of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, being a portion of what is commonly known as Keast Lane.

PARCEL NO. 6: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

TOGETHER WITH a Right-of-Way easement over the South 20 feet of the remaining portion of Tract 4 to the County Road, along the East side of said Tract 4, said 20 foot roadway along the South side of Tract 4 being commonly known as Keast Lane.

AND

PARCEL NO. 7: (See Warranty Deed recorded in Official Records Book 9493, Page 24):

A portion of Tract 4 of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at a point 20 feet North of the South line of said Tract 4, and distant 311 feet West of the East line of said Tract 4, running thence North, a distance of 168 feet to a point; running West on a line parallel to the South line of said Tract 4, a distance of 84 feet to a point; thence running South on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point in the North line of a 20 foot roadway; thence East along the North line of said roadway, a distance of 84 feet to the POINT OF BEGINNING.



PREPARED BY AND RETURN TO:
WILL CALL BOX NO. 211
 Leslie Robert Evans & Associates, P.A.
 214 Brazilian Avenue, Suite 200
 Palm Beach, Florida 33480
 Our File No.: **1861-105**

CFN 20130431085
 OR BK 26358 PG 1677
 RECORDED 10/01/2013 14:15:42
 Palm Beach County, Florida
 AMT 925,000.00
 Doc Stamp 6,475.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 1677 - 1681; (5pgs)

Property Appraisers Parcel Identification (Folio) Number:

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$925,000.00**. Florida Documentary Stamps in the amount of **\$6,475.00** have been paid hereon.

 SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 21st day of September, 2013, by

LW10TH INC., A FLORIDA CORPORATION, whose post office address is: **214 Brazilian Avenue, Suite 200, Palm Beach, Florida, 33480**, herein called the Grantor, to

LAKE WORTH INVESTMENT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is: **4005 NW 114th Avenue, Suite 5, Doral, Florida, 33178**, hereinafter called the 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)

W I T N E S S E T H: 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 easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

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, 2012.

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:

Lorraine M. Corcoran
Witness #1 Signature

Lorraine M. Corcoran
Witness #1 Printed Name

Candice L. Gordon
Witness #2 Signature

Candice L. Gordon
Witness #2 Printed Name

LW10TH INC., A Florida Corporation

By: Leslie R. Evans
Leslie R. Evans, President

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was sworn to and acknowledged before me this 26 day of September, 2013, by LESLIE R. EVANS, PRESIDENT OF LW10TH INC., A FLORIDA CORPORATION, who () is personally known to me or who () has produced _____ as identification.

SEAL

My Commission Expires:

Lorraine M. Corcoran
Notary Public

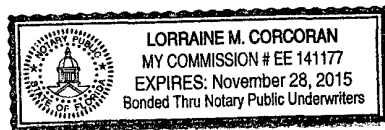


Exhibit "A"

LEGAL DESCRIPTION

PARCEL NO. 1: (See Warranty Deed recorded in Official Records Book 8448, Page 874):

That part of Tract 26 and Tract 27, lying North of the 10th Avenue Right-of-Way, Model Land Company's Subdivision, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida.

LESS the East 220 feet of said Tract 27.

AND LESS a parcel of land out of said Tract 26, described as follows:

Commence at the Southeast corner of Tract 27 of said Subdivision and go in a Westerly direction along the South line of said Tract 27 and Tract 26, a distance of 450.0 feet to a point; thence turn an angle of 90° from East to North and going a distance of 15.0 feet to a point in the North Right-of-Way of 10th Avenue North, said point being the POINT OF BEGINNING; thence continue along the same line a distance of 300.0 feet to a point; thence turning an angle of 90° South to West and going a distance of 278.0 feet to a point in the Easterly Right-of-Way line of Canal E-4 (Keller Canal); thence turn an angle of 111°11'07" from East to South and proceed along said Canal E-4 Right-of-Way, a distance of 321.74 feet to a point in the North Right-of-Way line of 10th Avenue North, a distance of 394.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT those portions of Tracts 26 and 27 lying within 10th Avenue North described in Official Records Book 367, Page 619 and in Official Records Book 1269, Page 272, both of the Public Records of Palm Beach County, Florida.

PARCEL NO. 2: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

A parcel of land located in Tract 4 of the Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, described as follows:

Begin at the Southeast corner of Tract 4; thence run Westerly along the South line of said Tract, a distance of 470 feet to a point; thence run North parallel with the East line of said Tract 4, a distance of 100 feet to the POINT OF BEGINNING and the Southeast corner of the Tract herein conveyed; thence continue North, a distance of 88.62 feet, more or less, to a point; thence run West on a line parallel with the North line of said Tract 4 to the intersection of the East Right-of-Way line of Lake Worth Drainage District Canal (also known as the Keller Canal) thence run in a Southwesterly direction along the Easterly Right-of-Way of said canal to a point, said point being the Northwest corner of a tract of land heretofore deeded to Max M. Foster and wife, from K.R. Barker and wife, as recorded in Deed Book 1076, Page 171, of the Public Records of Palm Beach County, Florida, dated December 8, 1954; thence run East along the North property line of the above described tract to the POINT OF BEGINNING of the tract herein conveyed.

TOGETHER WITH the West 20 feet of the East 490 feet of the South 100 feet of Tract 4, LESS the South 20 feet thereof.

PARCEL NO. 3: (See Statutory Warranty Deed recorded in Official Records Book 8750. Page 1450):

Beginning at a point 20 feet North of the South line of Tract 4 and 395 feet West of the East line of Tract 4, Section 20, Township 44 South, Range 43 East, for a POINT OF BEGINNING; thence run North on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point; thence run West on a line parallel to the South line of said Tract 4, a distance of 75 feet to a point; thence run South on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point; thence run East on a line parallel to the South line of said Tract 4, a distance of 75 feet to the POINT OF BEGINNING.

PARCEL NO. 4: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

BEGINNING at a point in the South line of Tract 4, Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, which point is 490 feet Westerly from the Southeast corner of said Tract 4; thence running Northerly parallel to the East line of said Tract 4, a distance of 100 feet to a point; thence Westerly parallel to the South line of Tract 4 to the East Right-of-Way line of Keller's Canal; thence Southwesterly along the said Easterly Right-of-Way line of said canal to an iron pipe in the South line of Tract 4; thence Easterly, a distance of 100.64 feet along said South line of Tract 4, to the POINT OF BEGINNING.

PARCEL NO. 5: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

The South 20 feet of the West 170 feet of the East 490 feet of Tract 4, of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, being a portion of what is commonly known as Keast Lane.

PARCEL NO. 6: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

TOGETHER WITH a Right-of-Way easement over the South 20 feet of the remaining portion of Tract 4 to the County Road, along the East side of said Tract 4, said 20 foot roadway along the South side of Tract 4 being commonly known as Keast Lane.

AND

PARCEL NO. 7: (See Warranty Deed recorded in Official Records Book 9493, Page 24):

A portion of Tract 4 of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at a point 20 feet North of the South line of said Tract 4, and distant 311 feet West of the East line of said Tract 4, running thence North, a distance of 168 feet to a point; running West on a line parallel to the South line of said Tract 4, a distance of 84 feet to a point; thence running South on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point in the North line of a 20 foot roadway; thence East along the North line of said roadway, a distance of 84 feet to the POINT OF BEGINNING.



PREPARED BY AND RETURN TO:
WILL CALL BOX NO. 211
 Leslie Robert Evans & Associates, P.A.
 214 Brazilian Avenue, Suite 200
 Palm Beach, Florida 33480
 Our File No.: **1861-105**

CFN 20130431085
 OR BK 26358 PG 1677
 RECORDED 10/01/2013 14:15:42
 Palm Beach County, Florida
 AMT 925,000.00
 Doc Stamp 6,475.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 1677 - 1681; (5pgs)

Property Appraisers Parcel Identification (Folio) Number:

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$925,000.00**. Florida Documentary Stamps in the amount of **\$6,475.00** have been paid hereon.

 SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 21st day of September, 2013, by

LW10TH INC., A FLORIDA CORPORATION, whose post office address is: **214 Brazilian Avenue, Suite 200, Palm Beach, Florida, 33480**, herein called the Grantor, to

LAKE WORTH INVESTMENT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is: **4005 NW 114th Avenue, Suite 5, Doral, Florida, 33178**, hereinafter called the 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)

W I T N E S S E T H: 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 easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

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, 2012.

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:

Lorraine M. Corcoran
Witness #1 Signature

Lorraine M. Corcoran
Witness #1 Printed Name

Candice L. Gordon
Witness #2 Signature

Candice L. Gordon
Witness #2 Printed Name

LW10TH INC., A Florida Corporation

By: Leslie R. Evans
Leslie R. Evans, President

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was sworn to and acknowledged before me this 26 day of September, 2013, by LESLIE R. EVANS, PRESIDENT OF LW10TH INC., A FLORIDA CORPORATION, who () is personally known to me or who () has produced _____ as identification.

SEAL

My Commission Expires:

Lorraine M. Corcoran
Notary Public

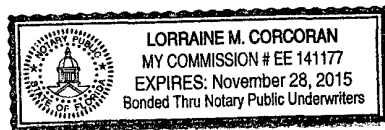


Exhibit "A"

LEGAL DESCRIPTION

PARCEL NO. 1: (See Warranty Deed recorded in Official Records Book 8448, Page 874):

That part of Tract 26 and Tract 27, lying North of the 10th Avenue Right-of-Way, Model Land Company's Subdivision, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida.

LESS the East 220 feet of said Tract 27.

AND LESS a parcel of land out of said Tract 26, described as follows:

Commence at the Southeast corner of Tract 27 of said Subdivision and go in a Westerly direction along the South line of said Tract 27 and Tract 26, a distance of 450.0 feet to a point; thence turn an angle of 90° from East to North and going a distance of 15.0 feet to a point in the North Right-of-Way of 10th Avenue North, said point being the POINT OF BEGINNING; thence continue along the same line a distance of 300.0 feet to a point; thence turning an angle of 90° South to West and going a distance of 278.0 feet to a point in the Easterly Right-of-Way line of Canal E-4 (Keller Canal); thence turn an angle of 111°11'07" from East to South and proceed along said Canal E-4 Right-of-Way, a distance of 321.74 feet to a point in the North Right-of-Way line of 10th Avenue North, a distance of 394.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT those portions of Tracts 26 and 27 lying within 10th Avenue North described in Official Records Book 367, Page 619 and in Official Records Book 1269, Page 272, both of the Public Records of Palm Beach County, Florida.

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A parcel of land located in Tract 4 of the Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, described as follows:

Begin at the Southeast corner of Tract 4; thence run Westerly along the South line of said Tract, a distance of 470 feet to a point; thence run North parallel with the East line of said Tract 4, a distance of 100 feet to the POINT OF BEGINNING and the Southeast corner of the Tract herein conveyed; thence continue North, a distance of 88.62 feet, more or less, to a point; thence run West on a line parallel with the North line of said Tract 4 to the intersection of the East Right-of-Way line of Lake Worth Drainage District Canal (also known as the Keller Canal) thence run in a Southwesterly direction along the Easterly Right-of-Way of said canal to a point, said point being the Northwest corner of a tract of land heretofore deeded to Max M. Foster and wife, from K.R. Barker and wife, as recorded in Deed Book 1076, Page 171, of the Public Records of Palm Beach County, Florida, dated December 8, 1954; thence run East along the North property line of the above described tract to the POINT OF BEGINNING of the tract herein conveyed.

TOGETHER WITH the West 20 feet of the East 490 feet of the South 100 feet of Tract 4, LESS the South 20 feet thereof.

PARCEL NO. 3: (See Statutory Warranty Deed recorded in Official Records Book 8750. Page 1450):

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PARCEL NO. 4: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

BEGINNING at a point in the South line of Tract 4, Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, which point is 490 feet Westerly from the Southeast corner of said Tract 4; thence running Northerly parallel to the East line of said Tract 4, a distance of 100 feet to a point; thence Westerly parallel to the South line of Tract 4 to the East Right-of-Way line of Keller's Canal; thence Southwesterly along the said Easterly Right-of-Way line of said canal to an iron pipe in the South line of Tract 4; thence Easterly, a distance of 100.64 feet along said South line of Tract 4, to the POINT OF BEGINNING.

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PARCEL NO. 6: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

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Property Appraisers Parcel Identification (Folio) Number:

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **\$925,000.00**. Florida Documentary Stamps in the amount of **\$6,475.00** have been paid hereon.

 SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

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LW10TH INC., A FLORIDA CORPORATION, whose post office address is: **214 Brazilian Avenue, Suite 200, Palm Beach, Florida, 33480**, herein called the Grantor, to

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W I T N E S S E T H: 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 easements, restrictions and reservations of record and taxes for the year 2013 and thereafter.

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, 2012.

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:

Lorraine M. Corcoran
Witness #1 Signature

Lorraine M. Corcoran
Witness #1 Printed Name

Candice L. Gordon
Witness #2 Signature

Candice L. Gordon
Witness #2 Printed Name

LW10TH INC., A Florida Corporation

By: Leslie R. Evans
Leslie R. Evans, President

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was sworn to and acknowledged before me this 26 day of September, 2013, by LESLIE R. EVANS, PRESIDENT OF LW10TH INC., A FLORIDA CORPORATION, who () is personally known to me or who () has produced _____ as identification.

SEAL

My Commission Expires:

Lorraine M. Corcoran
Notary Public

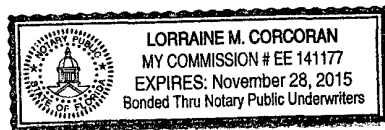


Exhibit "A"

LEGAL DESCRIPTION

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LESS the East 220 feet of said Tract 27.

AND LESS a parcel of land out of said Tract 26, described as follows:

Commence at the Southeast corner of Tract 27 of said Subdivision and go in a Westerly direction along the South line of said Tract 27 and Tract 26, a distance of 450.0 feet to a point; thence turn an angle of 90° from East to North and going a distance of 15.0 feet to a point in the North Right-of-Way of 10th Avenue North, said point being the POINT OF BEGINNING; thence continue along the same line a distance of 300.0 feet to a point; thence turning an angle of 90° South to West and going a distance of 278.0 feet to a point in the Easterly Right-of-Way line of Canal E-4 (Keller Canal); thence turn an angle of 111°11'07" from East to South and proceed along said Canal E-4 Right-of-Way, a distance of 321.74 feet to a point in the North Right-of-Way line of 10th Avenue North, a distance of 394.26 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT those portions of Tracts 26 and 27 lying within 10th Avenue North described in Official Records Book 367, Page 619 and in Official Records Book 1269, Page 272, both of the Public Records of Palm Beach County, Florida.

PARCEL NO. 2: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

A parcel of land located in Tract 4 of the Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, described as follows:

Begin at the Southeast corner of Tract 4; thence run Westerly along the South line of said Tract, a distance of 470 feet to a point; thence run North parallel with the East line of said Tract 4, a distance of 100 feet to the POINT OF BEGINNING and the Southeast corner of the Tract herein conveyed; thence continue North, a distance of 88.62 feet, more or less, to a point; thence run West on a line parallel with the North line of said Tract 4 to the intersection of the East Right-of-Way line of Lake Worth Drainage District Canal (also known as the Keller Canal) thence run in a Southwesterly direction along the Easterly Right-of-Way of said canal to a point, said point being the Northwest corner of a tract of land heretofore deeded to Max M. Foster and wife, from K.R. Barker and wife, as recorded in Deed Book 1076, Page 171, of the Public Records of Palm Beach County, Florida, dated December 8, 1954; thence run East along the North property line of the above described tract to the POINT OF BEGINNING of the tract herein conveyed.

TOGETHER WITH the West 20 feet of the East 490 feet of the South 100 feet of Tract 4, LESS the South 20 feet thereof.

PARCEL NO. 3: (See Statutory Warranty Deed recorded in Official Records Book 8750. Page 1450):

Beginning at a point 20 feet North of the South line of Tract 4 and 395 feet West of the East line of Tract 4, Section 20, Township 44 South, Range 43 East, for a POINT OF BEGINNING; thence run North on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point; thence run West on a line parallel to the South line of said Tract 4, a distance of 75 feet to a point; thence run South on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point; thence run East on a line parallel to the South line of said Tract 4, a distance of 75 feet to the POINT OF BEGINNING.

PARCEL NO. 4: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

BEGINNING at a point in the South line of Tract 4, Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, which point is 490 feet Westerly from the Southeast corner of said Tract 4; thence running Northerly parallel to the East line of said Tract 4, a distance of 100 feet to a point; thence Westerly parallel to the South line of Tract 4 to the East Right-of-Way line of Keller's Canal; thence Southwesterly along the said Easterly Right-of-Way line of said canal to an iron pipe in the South line of Tract 4; thence Easterly, a distance of 100.64 feet along said South line of Tract 4, to the POINT OF BEGINNING.

PARCEL NO. 5: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

The South 20 feet of the West 170 feet of the East 490 feet of Tract 4, of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, being a portion of what is commonly known as Keast Lane.

PARCEL NO. 6: (See Statutory Warranty Deed recorded in Official Records Book 8750, Page 1450):

TOGETHER WITH a Right-of-Way easement over the South 20 feet of the remaining portion of Tract 4 to the County Road, along the East side of said Tract 4, said 20 foot roadway along the South side of Tract 4 being commonly known as Keast Lane.

AND

PARCEL NO. 7: (See Warranty Deed recorded in Official Records Book 9493, Page 24):

A portion of Tract 4 of Model Land Company's Subdivision of Section 20, Township 44 South, Range 43 East, according to the Plat thereof, as recorded in Plat Book 5, Page 79, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGINNING at a point 20 feet North of the South line of said Tract 4, and distant 311 feet West of the East line of said Tract 4, running thence North, a distance of 168 feet to a point; running West on a line parallel to the South line of said Tract 4, a distance of 84 feet to a point; thence running South on a line parallel to the East line of said Tract 4, a distance of 168 feet to a point in the North line of a 20 foot roadway; thence East along the North line of said roadway, a distance of 84 feet to the POINT OF BEGINNING.