

# CONCEPTUAL STAGE RELOCATION PLAN

May 2020

ITEM/SEGMENT NO.:	413258-1
STATE ROAD NUMBER:	9 (I-95)
COUNTY:	Palm Beach
DESCRIPTION:	SR 9 (I-95) at SR 812 (Lantana Road) Interchange

Prepared by The Florida Department of Transportation (Sandrell Apatira, Christina Brown, Kelly Budhu, and Marcia Miles)

The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation advisory services and resources are available to all residential and business relocatees without discrimination.

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EXHIBITS

- A. Spreadsheets
- B. Census Information
- C. Social Services & Transportation
- D. Commercial Listings
- E. Property Cards

## INTRODUCTION

The Florida Department of Transportation is seeking infrastructure solutions for operational and safety improvements at the interchange of I-95 and Lantana Road. Lantana Road provides access to the Palm Beach County Park/Lantana Airport, Hypoluxo Island, Lantana Scrub Natural Area and the Lantana Lake Worth Health Center. This subject site is a typical diamond interchange that is elevated over I-95.

The project is located within the limits of the Town of Lantana. The project limits extend along Lantana Road from High Ridge Road to Andrew Redding Road and along I-95 from north of Hypoluxo Road to south of 6th Avenue South. The South Florida Rail Corridor (SFRC) runs parallel along the west side of I-95 in this area and crosses below an elevated section of Lantana Road. Within the project limits, I-95 is a ten-lane divided urban interstate with four general purpose lanes and one high occupancy vehicle (HOV) lane in each direction.

The primary project purpose is to enhance overall traffic operations and safety at the existing interchange of I-95 and Lantana Road by providing improvements that will address existing congestion and accommodate the future travel demand. The proposed improvements will address automobile, transit, bicycle, and pedestrian modes to ensure that the area continues to meet mobility and safety goals as travel demand continues to grow.

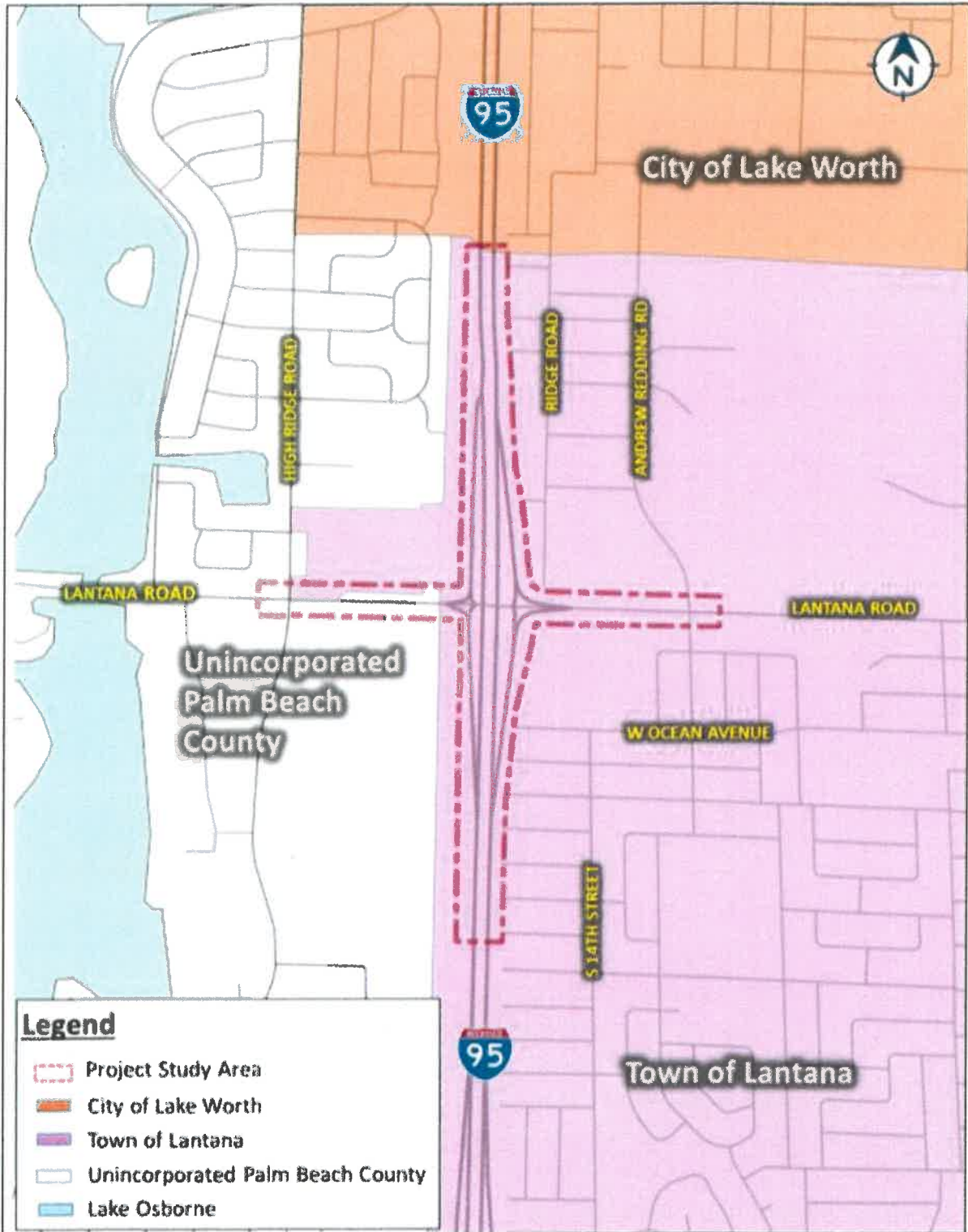
The following analysis is a result of field observations, required for the Conceptual Stage Relocation Plan by the FDOT's Right of Way (R/W) Procedures Manual. The proposed relocation impacts are as follows:

*Preferred Alternative:*

Affected Properties: 6  
Residential Relocations: 0  
Business Relocations: 0

Potential Business Relocations: 1  
Personal Property Relocations: 0

**PROJECT MAP**





**1. HOUSEHOLDS TO BE DISPLACED**

There are no residential household displaces on this project.

**2. SPECIAL ADVISORY SERVICES**

Relocation advisory services are extremely important in order to effectively accomplish business and residential relocation goals. A copy of the various community resources and services for Palm Beach County is provided in Exhibit C of this report. Based on individual needs, appropriate advisory services will be provided.

**3. DISCUSSION RESULTS WITH LOCAL OFFICIALS/ SOCIAL AGENCIES/ LOCAL GOVERNMENTS**

FDOT started a public involvement program in January 2019 as a part of the PD&E Study. The program will continue throughout the project. This process is designed to ensure public input in the development of alternatives by actively encouraging and facilitating the participation of the public, citizen groups, interest groups, elected and appointed officials, environmental resource agencies, and other stakeholders. Opportunities to comment include communicating with project staff and attending public meetings. Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability or family status.

The Department presented the project at the Public Kick-off Meeting on May 14, 2019 and held the I-95 Alternatives Presentation on September 10, 2019. The Public Hearing will be held in Summer 2020.

Various meetings have been held with local municipalities. The meetings held are listed below:

<b>Date</b>	<b>Meeting</b>
5/10/2019	Coordination meeting with Town of Lantana
9/10/2019	Meeting with Greater Lantana Chamber of Commerce
10/24/2019	Coordination meeting with Town of Lantana
11/4/2019	Meeting with Mayor Mack Bernard, Palm Beach County
12/16/2019	Meeting with Publix Supermarket
12/16/2019	Meeting with Shell Gas Station
4/7/2020	Meeting with Solid Waste Authority

**4. BUSINESSES TO BE DISPLACED**

One (1) business has a structure that may be within the area of acquisition with the preferred alternative. The business is potentially eligible for relocation in the event the final design impacts this structure. NOTE: The project will affect parking for other businesses although the businesses are not in the area of acquisition.

Folio: 40434433150000010 (1400 W. Lantana Road) – Potential Business Relocation

*Owned by – BT Lantana, LLC (Business: Dunkin Donuts)*

Dunkin Donuts is currently conducting business at this location. Dunkin Donuts is a multinational coffee company and quick service restaurant. The acquisition at this location may impact the structure of Dunkin Donuts, which in turn may require the business to relocate. The potential to reconfigure structure space will depend on local government regulations. The store is approximately 1,200 square feet.

<b>Businesses to be Displaced</b>			
<b>Alternative</b>	<b>Business</b>	<b>Folio Number</b>	<b>Number of Employees</b>
Preferred	Dunkin Donuts	40434433150000010	6

**a) Availability of Business Sites**

As indicated above, one (1) business relocation may be required. A recent search of LoopNet.com revealed a sufficient number of available commercial properties for sale and rent. Although it is very unlikely that the currently available replacement sites will be available when the acquisition and relocation phases of the project are initiated, we can anticipate that other sites in the search area will become available. Please refer to Exhibit D of this report for further information.

**b) Business Relocation Likelihood**

***Preferred Alternative***

There is only one business being potentially displaced. There appears to be adequate space on the remainder property for continued operation of Dunkin Donuts. Although the acquisition may impact the building, relocation is highly unlikely.

**c) Impacts on those Businesses Remaining and the Community**

The greatest effect to the community from the project will likely be the acquisition on the BT Lantana, LLC property. Due to the severity of the acquisition, the Dunkin Donuts may need to be relocated. The nearest Dunkin Donuts is 1.5 miles southeast on South Dixie Highway. There are at least three other coffee shops in the general area, the community will not be greatly affected.

**d) Estimated Income – Business**

The definite average of business income for the Dunkin Donuts affected by the preferred alternative are unknown; however, their potential income was analyzed using the following three categories:

<u>Category</u>	<u>Annual Income</u>
A	\$0 - \$200,000
B	\$200,000 to \$500,000
C	Greater than \$500,000

Based on experiences with similar businesses, the income potential category for the business affected is estimated as follows:

<b>Business</b>	<b>Folio Number</b>	<b>Category</b>
Dunkin Donuts	40434433150000010	C

**e) Estimated Income – Employee**

According to United States Census Bureau data for the Town of Lantana, the estimated median household income is \$49,857 per year. Income census statistics can be found in Exhibit B of this report.

**5. DISCUSSION RESULTS WITH LOCAL GOVERNMENTS REGARDING POTENTIAL BUSINESS DISPLACEMENTS**

The Town of Lantana and Palm Beach County are local governments involved in the project. Although there were four (4) formal discussion regarding the impact of business displacements, various meetings have been held with governing bodies. The meetings held are listed on the following page:

<b>Date</b>	<b>Meeting</b>
5/10/2019	Coordination meeting with Town of Lantana
9/10/2019	Meeting with Greater Lantana Chamber of Commerce
10/24/2019	Coordination meeting with Town of Lantana
11/4/2019	Meeting with Mayor Mack Bernard, Palm Beach County
<b>Date</b>	<b>Meeting</b>
12/16/2019	Meeting with Publix Supermarket
12/16/2019	Meeting with Shell Gas Station
4/7/2020	Meeting with Solid Waste Authority

There are several organizations within Palm Beach County that offer resources and assistance to businesses within the area. Information pertaining to these can be found in Exhibit C.

It is worth noting that the FDOT presented the project at the Public Kick-off meeting in May 14, 2019 and held the I-95 Alternatives Workshop on September 10, 2019. The Public Hearing will be held in Summer 2020.

**6. NON-DISCRIMINATION STATEMENT**

The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended; Title VI of the 1964 Civil Rights Act; and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act). Relocation advisory services and resources are available to all residential and business displacees without discrimination.

**7. POTENTIAL HAZARDOUS WASTE CONCERNS**

None of the properties within the project limits appear to contain hazardous waste.

**8. PUBLICLY OWNED LANDS**

When lands, buildings or other improvements are needed for transportation purposes, but are held by a governmental entity and utilized for public purposes other than transportation, FDOT may compensate the entity for such properties by providing functionally equivalent replacement facilities. The State of Florida owns one (1) parcel, managed by the Florida Department of Health, along the Lantana Road corridor that would be affected in the preferred alternative.

Although publicly held land may be acquired for Lantana Road, the acquisition would be a partial taking and no replacement facilities would be necessary.

## **9. CONCLUSION**

The primary purpose of the project is to provide infrastructure solutions for operational and safety improvements at the interchange of I-95 and Lantana Road. The proposed improvements will address automobile, transit, bicycle, and pedestrian modes to ensure mobility and safety goals are met as travel demand grows. Relocation impacts are listed in the chart below. There are no residential relocations on this project, but there is one potential business relocation of Dunkin Donuts.

Currently, there is a sufficient number of available commercial replacement properties in case Dunkin Donuts needs to be relocated. Relocation advisory services and assistance will be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act).

### **Impacts for Preferred Alternative**

<b>Potential Business Relocation</b>	<b>Business Relocations</b>	<b>Personal Property Relocations</b>	<b>Residential Relocations</b>
1	0	0	0

**10. PHOTOGRAPH**

**Potential Business and Personal  
Property Relocations**



Folio: 4043443315000010  
Description: Dunkin Donuts



4132581-1 Conceptual Stage Relocation Plan  
I-95 @ Lantana Road PD&E Study  
Palm Beach County

# EXHIBIT A SPREADSHEETS

Date: 5/26/2020  
 State Road No.: Lantana Road  
 State Project No.: 4132581  
 Project Manager: Vandana Nagole

413258-1 Lantana Road

Folio Number	Address	Property Owner	Direction	Minority Use <small>Y=Yes/N=No U=Undetermined</small>	Number of Employees <small>U=Undetermined</small>	Property Type	Annual Business Income <small>U=Undetermined</small>	Annual Employee Income <small>U=Undetermined</small>	Type of Operational Usage	Owner or Tenant Occupant	Number of Residential Relocations	Number of Potential Personal Property Relocations	Number of Potential Business Relocations	Number of Business Relocations	Comments
4043443300007020	1873 W Lantana Road	Costco Wholesale Corp	N	U	U	UIBP	C	U	4	N/A	0	0	0	0	Fire hydrant, 2 ballards, backflow preventer, lightpole, 3 parking spots
40434433150000010	1400 W Lantana Road	BT Lantana LLC	N	U	U	UIBP	C	U	4	N/A	0	0	1	0	Dunkin Donuts, Lantana Shopping Center sign, irrigation, 36 parking spots
40434433000005030	1299 W Lantana Road	THTF Department of Health	N	U	U	UIBP	A	U	5	N/A	0	0	0	0	Backflow preventer, brown pipe
00434504220000000	1930 Lantana Road	Keepers Self Storage Lantana, LLC	S	U	U	UIBP	C	U	4	N/A	0	0	0	0	Landscape
40434504050020010	1500 W Lantana Road	Limestone Wells, LLC	S	U	U	UIBP	C	U	4	N/A	0	0	0	0	Landscape
40434504050090020	1280 W Lantana Road	Lantana Road Investments, LLC	S	U	U	UIBP	C	U	5	N/A	0	0	0	0	Landscape
										6	0	0	1	0	
										Affected Properties	Residential Relocations	Personal Property Relocations	Potential Business Relocations	Business Relocations	

TYPE OF OPERATIONAL USAGE		ANNUAL BUSINESS INCOME		PROPERTY TYPE			RELOCATION TYPE	
Type	Code	Range	Category	Type	Code	Type	Code	
Hotel	1	\$0 - \$200,000	A	Urban Improved Business - Partial	UIBP	Residential Not Impacted - Partial	RVP	Potential Business Relocations
Gasoline Station/Convenience Store	2	\$200,000 - \$500,000	B	Urban Vacant Business - Partial	UVBP	Residential	R	Business Relocations
Restaurant	3	Greater than \$500,000	C	Rural Improved - Business Partial	RIBP	Vacant	V	Potential Personal Property Relocations
Miscellaneous Businesses	4							Displaced Households
Professional Offices	5							

4132581-1 Conceptual Stage Relocation Plan  
SR 9/ I-95 @ SR-812 Lantana Road PD&E Study  
Palm Beach County

# EXHIBIT B


## CENSUS INFORMATION

# The 2020 Census is Happening Now. Respond Today.

## QuickFacts Florida

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

### Table

ALL TOPICS	Florida
Population estimates, July 1, 2019, (V2019)	21,477,737
 PEOPLE	
<b>Population</b>	
Population estimates, July 1, 2019, (V2019)	21,477,737
Population estimates, July 1, 2018, (V2018)	21,299,325
Population estimates base, April 1, 2010, (V2019)	18,804,564
Population estimates base, April 1, 2010, (V2018)	18,804,580
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	14.2%
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)	13.3%
Population, Census, April 1, 2010	18,801,310
<b>Age and Sex</b>	
Persons under 5 years, percent	▲ 5.4%
Persons under 18 years, percent	▲ 19.9%
Persons 65 years and over, percent	▲ 20.5%
Female persons, percent	▲ 51.1%
<b>Race and Hispanic Origin</b>	
White alone, percent	▲ 77.3%
Black or African American alone, percent (a)	▲ 16.9%
American Indian and Alaska Native alone, percent (a)	▲ 0.5%
Asian alone, percent (a)	▲ 3.0%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.1%
Two or More Races, percent	▲ 2.2%
Hispanic or Latino, percent (b)	▲ 26.1%
White alone, not Hispanic or Latino, percent	▲ 53.5%
<b>Population Characteristics</b>	
Veterans, 2014-2018	1,452,967
Foreign born persons, percent, 2014-2018	20.5%
<b>Housing</b>	
Housing units, July 1, 2018, (V2018)	9,547,305
Owner-occupied housing unit rate, 2014-2018	65.0%
Median value of owner-occupied housing units, 2014-2018	\$196,800
Median selected monthly owner costs -with a mortgage, 2014-2018	\$1,466
Median selected monthly owner costs -without a mortgage, 2014-2018	\$492
Median gross rent, 2014-2018	\$1,128
Building permits, 2018	144,427
<b>Families &amp; Living Arrangements</b>	
Households, 2014-2018	7,621,760
Persons per household, 2014-2018	2.65
Living in same house 1 year ago, percent of persons age 1 year+, 2014-2018	84.3%
Language other than English spoken at home, percent of persons age 5 years+, 2014-2018	29.1%
<b>Computer and Internet Use</b>	
Households with a computer, percent, 2014-2018	89.8%
Households with a broadband Internet subscription, percent, 2014-2018	80.8%
<b>Education</b>	
High school graduate or higher, percent of persons age 25 years+, 2014-2018	88.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2014-2018	29.2%

**Health**

With a disability, under age 65 years, percent, 2014-2018	8.6%
Persons without health insurance, under age 65 years, percent	▲ 16.0%

**Economy**

In civilian labor force, total, percent of population age 16 years+, 2014-2018	58.3%
In civilian labor force, female, percent of population age 16 years+, 2014-2018	54.1%
Total accommodation and food services sales, 2012 (\$1,000) (c)	49,817,925
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	124,061,425
Total manufacturers shipments, 2012 (\$1,000) (c)	96,924,106
Total merchant wholesaler sales, 2012 (\$1,000) (c)	252,626,608
Total retail sales, 2012 (\$1,000) (c)	273,867,145
Total retail sales per capita, 2012 (c)	\$14,177

**Transportation**

Mean travel time to work (minutes), workers age 16 years+, 2014-2018	27.4
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**Income & Poverty**

Median household income (in 2018 dollars), 2014-2018	\$53,267
Per capita income in past 12 months (in 2018 dollars), 2014-2018	\$30,197
Persons in poverty, percent	▲ 13.6%

 **BUSINESSES****Businesses**

Total employer establishments, 2017	557,308 <sup>1</sup>
Total employment, 2017	8,385,577 <sup>1</sup>
Total annual payroll, 2017 (\$1,000)	378,219,262 <sup>1</sup>
Total employment, percent change, 2016-2017	2.6% <sup>1</sup>
Total nonemployer establishments, 2017	2,245,127
All firms, 2012	2,100,187
Men-owned firms, 2012	1,084,885
Women-owned firms, 2012	807,817
Minority-owned firms, 2012	926,112
Nonminority-owned firms, 2012	1,121,749
Veteran-owned firms, 2012	185,756
Nonveteran-owned firms, 2012	1,846,686

 **GEOGRAPHY****Geography**

Population per square mile, 2010	350.6
Land area in square miles, 2010	53,624.76
FIPS Code	12

About datasets used in this table

**Value Notes**

- 1. Includes data not distributed by county.

▲ Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info ⓘ in row in TABLE view to learn about sampling error.

The vintage year (e.g., V2019) refers to the final year of the series (2010 thru 2019). *Different vintage years of estimates are not comparable.*

**Fact Notes**

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

**Value Flags**

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or open ended distribution.
- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Incor Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

<b>ABOUT US</b>	<b>FIND DATA</b>	<b>BUSINESS &amp; ECONOMY</b>	<b>PEOPLE &amp; HOUSEHOLDS</b>	<b>SPECIAL TOPICS</b>	<b>NEWSROOM</b>
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<a href="#">FAQs</a>	<a href="#">Explore Census Data</a>	<a href="#">Economic Indicators</a>	<a href="#">2010 Census</a>	<a href="#">Research Programs</a>	<a href="#">Release Schedule</a>
<a href="#">Director's Corner</a>	<a href="#">2020 Census</a>	<a href="#">Economic Census</a>	<a href="#">American Community Survey</a>	<a href="#">Statistics in Schools</a>	<a href="#">Facts for Features</a>
<a href="#">Regional Offices</a>	<a href="#">2010 Census</a>	<a href="#">E-Stats</a>	<a href="#">Income</a>	<a href="#">Tribal Resources (AIAN)</a>	<a href="#">Stats for Stories</a>
<a href="#">History</a>	<a href="#">Economic Census</a>	<a href="#">International Trade</a>	<a href="#">Poverty</a>	<a href="#">Emergency Preparedness</a>	<a href="#">Blogs</a>
<a href="#">Research</a>	<a href="#">Interactive Maps</a>	<a href="#">Export Codes</a>	<a href="#">Population Estimates</a>	<a href="#">Special Census Program</a>	
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<a href="#">Business Opportunities</a>	<a href="#">Developers</a>	<a href="#">Longitudinal Employer-Household Dynamics (LEHD)</a>	<a href="#">Housing</a>	<a href="#">USA.gov</a>	
<a href="#">Congressional and Intergovernmental</a>	<a href="#">Publications</a>	<a href="#">Survey of Business Owners</a>	<a href="#">International</a>		
<a href="#">Contact Us</a>			<a href="#">Genealogy</a>		

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# The 2020 Census is Happening Now. Respond Today.

## QuickFacts

### Palm Beach County, Florida

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

#### Table

ALL TOPICS	Palm Beach County, Florida
Population estimates, July 1, 2019, (V2019)	1,496,770
 PEOPLE	
<b>Population</b>	
Population estimates, July 1, 2019, (V2019)	1,496,770
Population estimates, July 1, 2018, (V2018)	1,485,941
Population estimates base, April 1, 2010, (V2019)	1,320,135
Population estimates base, April 1, 2010, (V2018)	1,320,135
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	13.4%
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)	12.6%
Population, Census, April 1, 2010	1,320,134
<b>Age and Sex</b>	
Persons under 5 years, percent	▲ 5.1%
Persons under 18 years, percent	▲ 19.1%
Persons 65 years and over, percent	▲ 23.9%
Female persons, percent	▲ 51.5%
<b>Race and Hispanic Origin</b>	
White alone, percent	▲ 74.8%
Black or African American alone, percent (a)	▲ 19.7%
American Indian and Alaska Native alone, percent (a)	▲ 0.6%
Asian alone, percent (a)	▲ 2.9%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.1%
Two or More Races, percent	▲ 1.8%
Hispanic or Latino, percent (b)	▲ 22.9%
White alone, not Hispanic or Latino, percent	▲ 54.1%
<b>Population Characteristics</b>	
Veterans, 2014-2018	83,423
Foreign born persons, percent, 2014-2018	25.0%
<b>Housing</b>	
Housing units, July 1, 2018, (V2018)	689,908
Owner-occupied housing unit rate, 2014-2018	68.6%
Median value of owner-occupied housing units, 2014-2018	\$264,400
Median selected monthly owner costs -with a mortgage, 2014-2018	\$1,765
Median selected monthly owner costs -without a mortgage, 2014-2018	\$667
Median gross rent, 2014-2018	\$1,320
Building permits, 2018	4,518
<b>Families &amp; Living Arrangements</b>	
Households, 2014-2018	548,216
Persons per household, 2014-2018	2.60
Living in same house 1 year ago, percent of persons age 1 year+, 2014-2018	84.6%
Language other than English spoken at home, percent of persons age 5 years+, 2014-2018	31.6%
<b>Computer and Internet Use</b>	
Households with a computer, percent, 2014-2018	90.9%
Households with a broadband Internet subscription, percent, 2014-2018	83.1%
<b>Education</b>	
High school graduate or higher, percent of persons age 25 years+, 2014-2018	88.2%
Bachelor's degree or higher, percent of persons age 25 years+, 2014-2018	35.7%

**Health**

With a disability, under age 65 years, percent, 2014-2018	6.7%
Persons without health insurance, under age 65 years, percent	▲ 17.9%

**Economy**

In civilian labor force, total, percent of population age 16 years+, 2014-2018	59.7%
In civilian labor force, female, percent of population age 16 years+, 2014-2018	54.2%
Total accommodation and food services sales, 2012 (\$1,000) (c)	3,467,277
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	9,756,686
Total manufacturers shipments, 2012 (\$1,000) (c)	3,550,407
Total merchant wholesaler sales, 2012 (\$1,000) (c)	12,157,346
Total retail sales, 2012 (\$1,000) (c)	19,700,117
Total retail sales per capita, 2012 (c)	\$14,522

**Transportation**

Mean travel time to work (minutes), workers age 16 years+, 2014-2018	25.6
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**Income & Poverty**

Median household income (in 2018 dollars), 2014-2018	\$59,943
Per capita income in past 12 months (in 2018 dollars), 2014-2018	\$37,988
Persons in poverty, percent	▲ 12.2%

 **BUSINESSES****Businesses**

Total employer establishments, 2017	48,689
Total employment, 2017	526,681
Total annual payroll, 2017 (\$1,000)	25,402,516
Total employment, percent change, 2016-2017	2.7%
Total nonemployer establishments, 2017	186,154
All firms, 2012	175,919
Men-owned firms, 2012	91,726
Women-owned firms, 2012	66,645
Minority-owned firms, 2012	60,090
Nonminority-owned firms, 2012	110,623
Veteran-owned firms, 2012	14,515
Nonveteran-owned firms, 2012	154,506

 **GEOGRAPHY****Geography**

Population per square mile, 2010	670.2
Land area in square miles, 2010	1,969.76
FIPS Code	12099

About datasets used in this table

#### Value Notes

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- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data

#### Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or open ended distribution.
- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item in place of data
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- NA Not available
- S Suppressed; does not meet publication standards
- X Not applicable
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Incoor Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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**Source:** [www.census.gov](http://www.census.gov)

## **Lantana, FL**

### **ABOUT**

In 2017, Lantana, FL had a population of 11.2k people with a median age of 41.2 and a median household income of \$47,777. Between 2016 and 2017 the population of Lantana, FL grew from 11,016 to 11,240, a 2.03% increase and its median household income grew from \$45,538 to \$47,777, a 4.92% increase. The population of Lantana, FL is 55.8% White Alone, 22.7% Black or African American Alone, and 18% Hispanic or Latino. N/A% of the people in Lantana, FL speak a non-English language, and 81.4% are U.S. citizens. The median property value in Lantana, FL is \$164,600, and the homeownership rate is 55.3%. Most people in Lantana, FL commute by Drove Alone, and the average commute time is 24.5 minutes. The average car ownership in Lantana, FL is 2 cars per household.

### **ECONOMY**

The economy of Lantana, FL employs 5.61k people. The largest industries in Lantana, FL are Construction (767 people), Health Care & Social Assistance (757 people), and Retail Trade (687 people), and the highest paying industries are Finance & Insurance (\$52,969), Professional, Scientific, & Technical Services (\$45,481), and Finance & Insurance, & Real Estate & Rental & Leasing (\$40,377). Median household income in Lantana, FL is \$47,777. Males in Lantana, FL have an average income that is 1.34 times higher than the average income of females, which is \$44,078. The income inequality in Lantana, FL (measured using the Gini index) is 0.473, which is lower than the national average.

### **WAGES**

**Median Household Income**  
**\$47,777 2017 VALUE**  
**4.92% 1 YEAR GROWTH**

Households in Lantana, FL have a median annual income of \$47,777, which is less than the median annual income of \$61,937 across the entire United States. This is in comparison to a median income of \$45,538 in 2016, which represents a 4.92% annual growth

### **HEALTH**

77.2% of the population of Lantana, FL has health coverage, with 26.5% on employee plans, 23.3% on Medicaid, 13.6% on Medicare, 12.4% on non-group plans, and 1.55% on military or VA plans. Per capita personal health care spending in the place of Lantana, FL was \$8,076 in 2014. This is a 5.05% increase from the previous year (\$7,688). Primary care physicians in Lantana, FL see 1261 patients per year on average, which represents a 0.0794% increase from the previous year (1260 patients). Compare this to dentists who see 1383 patients per year, and mental health providers who see 566 patients per year.

## **DIVERSITY**

Lantana, FL is home to a population of 11.2k people, from which 81.4% are citizens. As of 2017, 30.1% of Lantana, FL residents were born outside of the country (3.38k people). The ethnic composition of the population of Lantana, FL is composed of 6.27k White Alone residents (55.8%), 2.56k Black or African American Alone residents (22.7%), 2.02k Hispanic or Latino residents (18%), 276 Two or More Races residents (2.46%), 64 Some Other Race Alone residents (0.569%), 48 Asian Alone residents (0.427%), 0 Native Hawaiian & Other Pacific Islander Alone residents (0%), and 0 American Indian & Alaska Native Alone residents (0%).

## **AGE**

In 2017, the median age of all people in Lantana, FL was 41.2. Native-born citizens, with a median age of 44, were generally older than foreign-born citizens, with a median age of 39. But people in Lantana, FL are getting older. In 2016, the average age of all Lantana, FL residents was 40.

## **HOUSING & LIVING**

The median property value in Lantana, FL was \$164,600 in 2017, which is 0.717 times smaller than the national average of \$229,700. Between 2016 and 2017 the median property value increased from \$150,100 to \$164,600, a 9.66% increase. The homeownership rate in Lantana, FL is 55.3%, which is lower than the national average of 63.9%. People in Lantana, FL have an average commute time of 24.5 minutes, and they commute by Drove Alone. Car ownership in Lantana, FL is approximately the same as the national average, with an average of 2 cars per household.

## **HOUSING**

### **Property Value**

**\$164,600 2017 MEDIAN**

**\$150,100 2016 MEDIAN**

In 2017, the median property value in Lantana, FL grew to \$164,600 from the previous year's value of \$150,100. The property values in Lantana, FL compared to its parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Lantana, FL the largest share of households have a property value in the \$150k - \$175k range.

4132581-1 Conceptual Stage Relocation Plan  
SR 9/ I-95 @ SR-812 Lantana Road PD&E Study  
Palm Beach County

EXHIBIT C  
SOCIAL SERVICES  
& TRANSPORTATION



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 SR 9/ I-95 @ SR-812 Lantana Road PD&E Study  
 Palm Beach County

**Palm Beach Social Services**

<b>AGENCY</b>	<b>PHONE/EXTENSION</b>
Palm Beach County Housing Authority	561-684-2160
Palm Beach County Health Department	561-840-4500
Department of Health or Primary Care	800-227-8922
Florida Department of Children & Families (DCF)	866-762-2237
Southeast Region	850-300-4323
Florida Department of Revenue	800-622-5437
Legal Aid of Palm Beach County	561-655-8944
Florida Behavioral Health Association	850-224-6048
Social Security Administration	800-772-1213
Florida Abuse Hotline	800-962-2873
Department of Vital Statistics -Birth	561-837-5847
-Death	904-359-6900
Human Resource Management	866-663-4735
Palm Beach Medical Examiners	561-840-4500
Humane Society of Palm Beach County	561-233-1281
Peggy Adams Animal Rescue League	561-686-3663
Palm Beach Recovery Center	561-567-8252
Childcare Licensing Enforcement	561-837-5900
Elderly and Veterans	866-684-5885
Center for Family Services	561-616-1222
Rape Crisis Center 24/7 Helpline	866-891-7273
Homeless Services	561-904-7900
Office of Justice Services	561-355-6049
Florida Division of Emergency Management	850-815-4000
Fulton-Holland Educational Services Center	561-434-8000 or 866-930-8402
Palm Beach County Supervisor of Elections	561-656-6200
Palm Beach County Sheriff's Office	561-688-3000
Florida Department of Law Enforcement	
West Palm Beach Field Office	561-740-7010
Police Department Dispatch (On Call 24 Hours)	561-540-5700 or 561-540-5701
Water Emergencies (On Call 24 Hours)	561-540-5700 or 561-540-5701
Wastewater Emergencies (On Call 24 Hours)	561-540-5700 or 561-540-5701

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Palm Beach County

**Transportation**

<b>AGENCY</b>	<b>PHONE/EXTENSION</b>	<b>WEBSITE</b>
PBC Palm Tran	561-841-4BUS (4287)	<a href="http://discover.pbcgov.org/palmtran">http://discover.pbcgov.org/palmtran</a>
Tri-Rail	800-874-7245	<a href="http://www.tri-rail.com">http://www.tri-rail.com</a>
Florida 511	511	<a href="https://fl511.com">https://fl511.com</a>
Brightline	305-521-4800	<a href="https://gobrightline.com">https://gobrightline.com</a>
S. FL Commuter Services	954-731-0062	<a href="https://www.1800234ride.com">https://www.1800234ride.com</a>
PBI Airport	561-471-7420	<a href="http://www.pbia.org">http://www.pbia.org</a>

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SR 9/ I-95 @ SR-812 Lantana Road PD&E Study  
Palm Beach County

# EXHIBIT D

## COMMERCIAL LISTINGS



Frances Laiacona  
(561) 368-4674

Frances Laiacona  
Realty

**Downtown East Boynton Restaurant Site | 410 E Boynton Beach Blvd**  
1,302 SF of Office/Retail Space Available in Boynton Beach, FL



**ALL AVAILABLE SPACE(1)**

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Fl-Ste C	1,302 SF	Negotiable	\$24.42 /SF/YR	Office/Retail	N/A	Jul 2020

- Listed rate may not include certain utilities, building services and property expenses

**PROPERTY FACTS FOR 410 E BOYNTON BEACH BLVD , BOYNTON BEACH, FL 33435**

<b>Rental Rate</b>	\$24.42/SF/YR	<b>Gross Leasable Area</b>	1,302 SF
<b>Property Type</b>	Retail	<b>Year Built</b>	1947
<b>Property Subtype</b>	Restaurant		

Listing ID: 14536527    Date Created: 8/29/2019    Last Updated: 8/30/2019

**ABOUT THE PROPERTY**

Downtown East Boynton -RESTAURANT 1,302 sf Great plaza location just steps to the new Town Square, city library, East Ocean Avenue and two blocks west of Federal Highway occupy July 1, 2019

- Pylon Sign

WALK SCORE ®  
 Very Walkable (77)

**TRAFFIC**

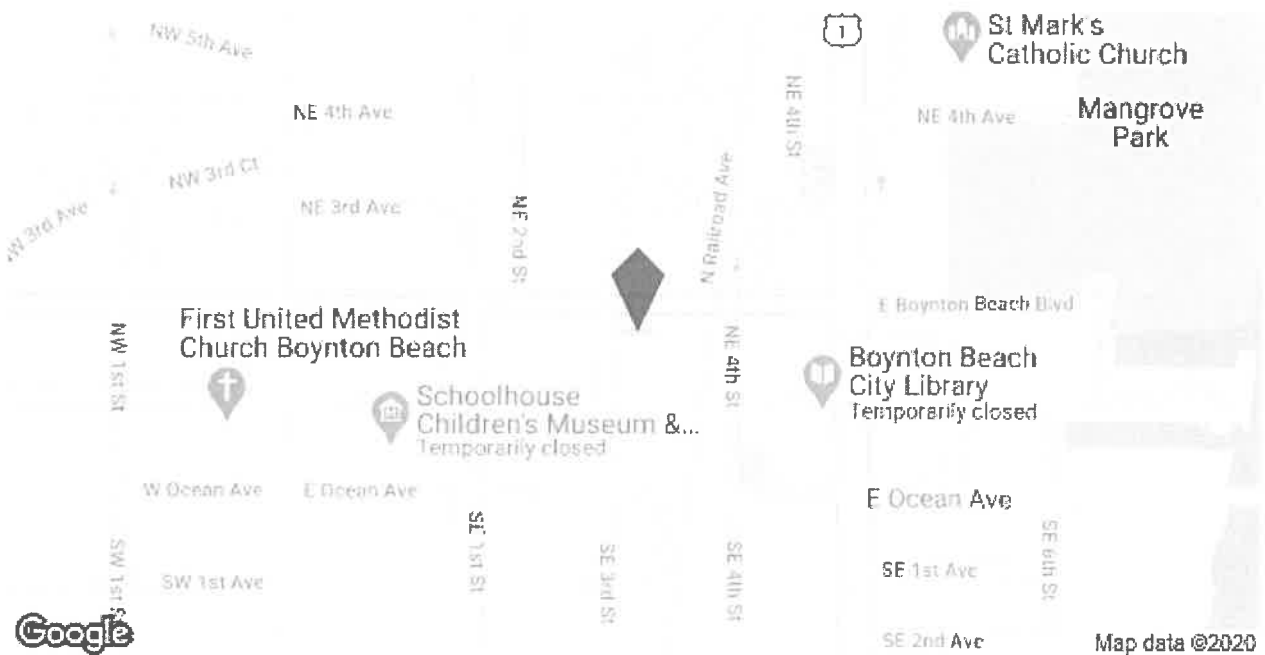
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
E Boynton Beach Blvd	NE 3rd St, W	30,490	2018	0.02 mi
E Boynton Beach Blvd	NE 4th St, E	15,747	2018	0.08 mi
E Ocean Ave	NE 3rd St, W	2,700	2017	0.11 mi
E Ocean Ave	SE 3rd St, W	3,602	2018	0.11 mi
N Federal Hwy	E Boynton Beach Blvd, N	16,836	2018	0.14 mi
N Federal Hwy	E Boynton Beach Blvd, S	19,338	2018	0.15 mi
N Federal Hwy	E Ocean Ave, S	21,551	2018	0.16 mi
E Boynton Beach Blvd	N Federal Hwy, W	1,356	2018	0.17 mi
E Boynton Beach Blvd	N Seacrest Blvd, W	13,490	2017	0.20 mi
E Boynton Beach Blvd	NE 1st St, E	17,862	2018	0.20 mi

**TRANSPORTATION**

 **COMMUTER RAIL**

Boynton Beach Commuter Rail (Tri-County Commuter) 	8 min drive	2.9 mi
Delray Beach Commuter Rail (Tri-County Commuter) 	12 min drive	6.5 mi

**MAP OF 410 E BOYNTON BEACH BLVD BOYNTON BEACH, FL 33435**



ADDITIONAL PHOTOS



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo





Carlos  
Guzman  
(305)

704-3112



Aniley  
Perez  
(305)

704-3193



## Lantana Village Square | 1301-1499 S Dixie Hwy

93,270 SF of Retail Space Available in Lantana, FL



### HIGHLIGHTS

- Under-served trade area.
- High barriers to entry in an improving market.

## ALL AVAILABLE SPACES(6)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION AVAILABLE	
1st Fl- Ste 461	3,000 SF	5 Yrs	Upon Request	Retail	N/A	Now

### 457-477 Greynolds Cir - 1st Floor, Suite 461

1st Floor	84,180 SF	Negotia ble	Upon Request	Retail	N/A	Now
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### 1201 S Dixie Hwy - 1st Floor

Out Parcel to be approved by municipality, 1/2 an acre

- Space is an outparcel at this property

1st Floor	980 SF	1-10 Yrs	Upon Request	Retail	Full Build- Out	Now
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### 1301-1499 S Dixie Hwy - 1st Floor

- Fully Built Out as Standard Retail Space
- Located in-line with other retail

1st Fl- Ste 1321	1,600 SF	Negotia ble	Upon Request	Retail	Partial Build-Out	Now
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### 1301-1499 S Dixie Hwy - 1st Floor, Suite 1321

1st Fl- 1,492 1-10 Yrs Upon Full Build-  
Ste 473 SF Request Retail Out Now

## 1301-1499 S Dixie Hwy - 1st Floor, Suite 473

Retail/Restaurant space available in Lantana, Florida. Located at the intersection of Dixie Highway and Hypoluxo Road. Join Winn Dixie, K-Mart, and coming soon West Marine!

- Fully Built Out as Standard Retail Space
- Located in-line with other retail

1st Fl- 2,018 Negotia Upon Full Build-  
Ste 1385 SF ble Request Retail Out Now

## 1301-1499 S Dixie Hwy - 1st Floor, Suite 1385

Landlord will contribute towards renovation, including potentially increasing storefront window size.

- Fully Built Out as Standard Retail Space
- Located in-line with other retail
- Space In Need of Renovation

### SELECT TENANTS AT THIS PROPERTY

- Kmart
- West Marine
- Winn Dixie

## PROPERTY FACTS FOR 1301-1499 S DIXIE HWY , LANTANA, FL 33462

<b>Center Type</b>	Community Center	<b>Frontage</b>	Central S Dixie Hwy
<b>Parking</b>	1,528 Spaces	<b>Gross Leasable Area</b>	181,780 SF
<b>Zoning</b>	C1, Lantana	<b>Total Land Area</b>	21.20 AC
<b>Stores</b>	23	<b>Year Built</b>	1976
<b>Center Properties</b>	7		

Listing ID: 11968878

Date Created: 11/18/2019

Last Updated: 4/30/2020

### ABOUT THE PROPERTY

Retail space available for lease in Lantana, FL located in Palm Beach County Florida.

Anchored by a strong-performing Winn-Dixie and Kmart. Neighboring out-parcels include Dunkin' Donuts, Bank of America, and Burger King.

-Close proximity to Interstate 95 and A1A.

- There is strong development activity within the area but the trade area is under-served from a retail perspective.

Located at the intersection of Hypoluxo Rd and US Hwy 1 (total traffic count is over 34,500 VPD).

-Close proximity to Interstate 95 and A1A.

-Across from Aura Seaside, a luxury apartment development of 250 units

with 1,2 &3-bedroom apartments.

-Adjacent to another development site of 15,000 SF of retail space and 50 residential units.

Retail space available for lease in Lantana/Lake Worth Florida

-Located at the northwest corner of Hypoluxo Road and US Hwy 1 in Palm Beach County, in close proximity to I-95.

-Anchored by a high-performing Winn-Dixie and Kmart. Neighboring out parcels include Dunkin Donuts, Bank of America, and Burger King.

-Across from Aura Seaside, a luxury apartment development of 250 units scheduled to open 4th quarter of 2017.

-Coming soon West Marine, join them and Winn -Dixie and KMart.

## TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Hypoluxo Rd	E Coast Ave, E	16,697	2018	0.09 mi
S Dixie Hwy	S Federal Hwy	14,947	2018	0.12 mi
S Federal Hwy	S Dixie Hwy	15,343	2017	0.12 mi
S Broadway St	Lyndon Dr, SW	5,248	2018	0.13 mi
Hypoluxo Rd	Overlook Rd, E	14,828	2017	0.19 mi
Hypoluxo Rd	Sandpiper Ln, W	15,941	2018	0.19 mi
Overlook Rd	James Rd, S	2,540	2018	0.20 mi
E Central Blvd	S Dixie Hwy, W	400	2018	0.26 mi
S Dixie Hwy	Euclid Blvd, S	18,852	2018	0.43 mi
Hypoluxo Rd	S 13th Ct, W	17,820	2018	0.55 mi

## TRANSPORTATION



### COMMUTER RAIL

Boynton Beach Commuter Rail (Tri-County Commuter) 8 min drive 3.0 mi



Lake Worth Commuter Rail (Tri-County Commuter) 10 min drive 4.4 mi



MAP OF 1301-1499 S DIXIE HWY LANTANA, FL 33462



ADDITIONAL PHOTOS



Photo Jun 07, 9 09 51 AM



North Building Pylon - Lantana



Photo Jun 07, 10 35 22 AM



Inline Shops - Lantana



Subway



009



010



North Building - Lantana



Kmart

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Ken  
Mantovani  
(561) 840-

6789

**Mantovani Land  
and Commercial  
Realty, Inc.**

## 888 S East Coast Ave

1,202 SF of Retail Space Available in Lake Worth, FL



**HIGHLIGHTS**

- Free Standing
- Good visibility
- Lighted Marquee Sign

### ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION AVAILABLE
1st Floor	1,202 SF	Negotiable	\$19.97 /SF/YR	Retail	Full Build-Out Now

Great free standing retail property with good visible exposure to US1. Many great uses possible. Open retail floor plan with 2 smaller offices, 1 storage, and a utility room plumbed for kitchenette and wash/dryer. New central AC. Larger back-lit marquee signage.

- Listed rate may not include certain utilities, building services and property expenses
- Space is in Excellent Condition

### SELECT TENANTS AT THIS PROPERTY

TENANT NAME	INDUSTRY
PHD Salon & Spa	Personal Services

### PROPERTY FACTS FOR 888 S EAST COAST AVE , LAKE WORTH, FL 33462

<b>Rental Rate</b>	\$19.97/SF/YR	<b>Gross Leasable Area</b>	1,202 SF
<b>Property Type</b>	Retail	<b>Year Built</b>	1977
<b>Property Subtype</b>	Freestanding		

Listing ID: 17924055

Date Created: 12/10/2019

Last Updated: 4/30/2020

## ABOUT THE PROPERTY

Great free standing retail property with good visible exposure to US1. Many great uses possible. Open retail floor plan with 2 smaller offices, 1

storage, and a utility room plumbed for kitchenette and wash/dryer. New central AC. Larger back-lit marquee signage.

- Signage

## TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
E Central Blvd	S Dixie Hwy, W	400	2018	0.09 mi
S Dixie Hwy	Euclid Blvd, S	18,852	2018	0.12 mi
S Broadway St	Lyndon Dr, SW	5,248	2018	0.29 mi
S Federal Hwy	S Dixie Hwy	15,343	2017	0.32 mi
S Dixie Hwy	S Federal Hwy	14,947	2018	0.32 mi
S Dixie Hwy	E Pine St, N	16,524	2018	0.37 mi
Hypoluxo Rd	E Coast Ave, E	16,697	2018	0.40 mi
S Dixie Hwy	E Pine St, S	15,806	2018	0.42 mi
S Dixie Hwy	E Pine St, S	20,581	2018	0.46 mi
Hypoluxo Rd	Overlook Rd, E	14,828	2017	0.47 mi

## TRANSPORTATION

### COMMUTER RAIL

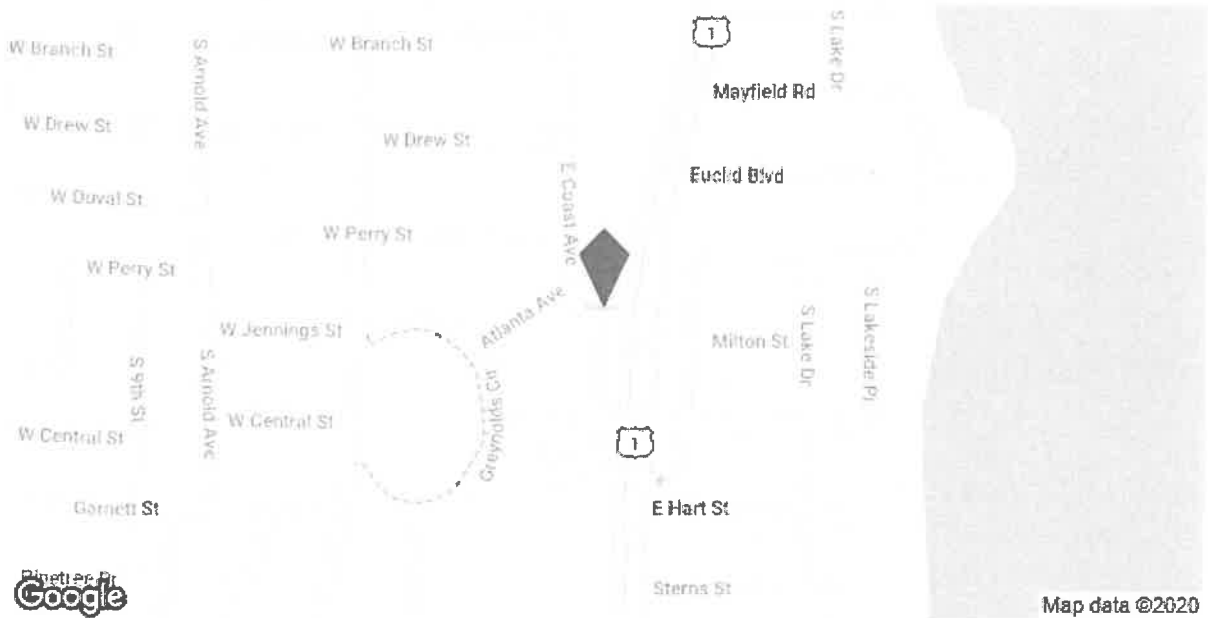
Boynton Beach Commuter Rail (Tri-County Commuter) 9 min drive 3.4 mi



Lake Worth Commuter Rail (Tri-County Commuter) 10 min drive 4.0 mi



# MAP OF 888 S EAST COAST AVE LAKE WORTH, FL 33462



## ADDITIONAL PHOTOS



IMG\_6533



Photo Dec 21, 1 21 22 PM



Photo Dec 21, 1 19 45 PM



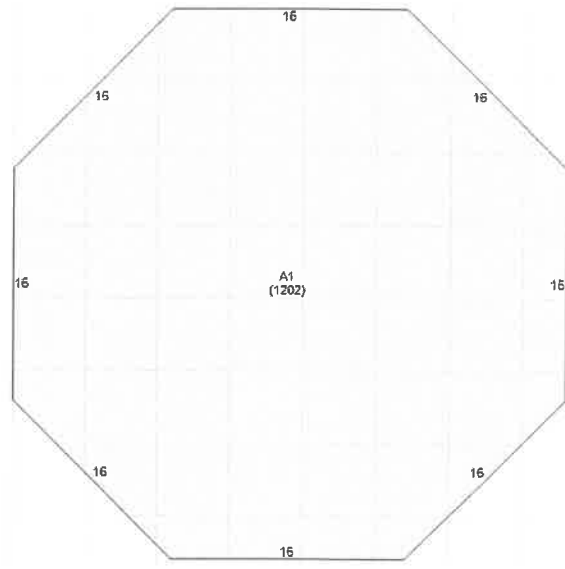
Photo Dec 21, 1 20 27 PM



Photo Dec 21, 1 28 43 PM



Photo Dec 21, 1 29 04 PM



Floor Plan

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4132581-1 Conceptual Stage Relocation Plan  
SR 9/ I-95 @ SR-812 Lantana Road PD&E Study  
Palm Beach County

# EXHIBIT E

## PROPERTY CARDS

**Property Detail**

Location Address 1280 W LANTANA RD 1  
 Municipality LANTANA  
 Parcel Control Number 40-43-45-04-05-009-0020  
 Subdivision LANTANA HGTS PL 2 IN  
 Official Records Book 29387 Page 603  
 Sale Date OCT-2017  
 Legal Description LANTANA HEIGHTS PL 2 LTS 2 & 3 (LESS I-95 R/W) & LOT 4 BLK 9

**Owner Information**

**Owners**  
 LANTANA ROAD INVESTMENTS LLC

**Mailing address**  
 215 N FEDERAL HWY STE 1  
 BOCA RATON FL 33432 3928

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2017	\$1,275,000	29387 / 00603	WARRANTY DEED	LANTANA ROAD INVESTMENTS LLC
SEP-2017	\$196,000	29361 / 00089	QUIT CLAIM	COSTELLO SANDY L &
NOV-2013	\$10	26558 / 01276	WARRANTY DEED	MCE LLC
NOV-2013	\$10	26692 / 01401	QUIT CLAIM	MCE LLC
JUL-2008	\$10	22758 / 01501	DEED OF TRUST	ERICKSON BARBARA H TRUST &
JUL-2008	\$10	22758 / 01520	WARRANTY DEED	ERICKSON BARBARA H TRUST &
AUG-2007	\$10	22089 / 01107	WARRANTY DEED	ERICKSON BARBARA H TRUST &
JAN-1977	\$100	02741 / 00919		

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 0  
 \*Total Square Feet 9078  
 Acres 0.7738  
 Use Code 1900 - PROF OFFICES  
 Zoning C1 - Commercial ( 40-LANTANA )

**Appraisals**

Tax Year	2019	2018	2017
Improvement Value	\$752,219	\$759,738	\$743,234
Land Value	\$434,120	\$421,313	\$471,870
Total Market Value	\$1,186,339	\$1,181,051	\$1,215,104

All values are as of January 1st each year

**Assessed and Taxable Values**

Tax Year	2019	2018	2017
Assessed Value	\$1,186,339	\$1,181,051	\$1,194,010
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,186,339	\$1,181,051	\$1,194,010

**Taxes**

Tax Year	2019	2018	2017
Ad Valorem	\$24,519	\$23,763	\$24,514
Non Ad Valorem	\$1,788	\$1,788	\$1,834
Total tax	\$26,307	\$25,551	\$26,348



**Property Detail**

Location Address 1500 W LANTANA RD  
 Municipality LANTANA  
 Parcel Control Number 40-43-45-04-05-002-0010  
 Subdivision LANTANA HGTS PL 2 IN  
 Official Records Book 28298 Page 895  
 Sale Date MAY-2016  
 Legal Description LANTANA HEIGHTS PL 2 TR B LYG S & W OF I-95 R/W (LESS SLY 407.75 FT & ELY 347.82 FT) AS IN OR15058P1377

**Owner Information**

**Owners**  
 LIMESTONE WELLS LLC

**Mailing address**

ORION INVESTMENT & MANAGEMENT LTD, C/O 200 S BISCAYNE BLVD FL 6  
 MIAMI FL 33131 5351

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAY-2016	\$1,976,222	28298 / 00895	WARRANTY DEED	LIMESTONE WELLS LLC
MAR-2003	\$273,358	15058 / 01377	WARRANTY DEED	FIRST STATES INVESTORS 4000B LLC
FEB-1996	\$1,444,000	09185 / 01836	WARRANTY DEED	PREFCO V LTD PRT
JAN-1979	\$80,000	03128 / 00460		
JAN-1977	\$3,500	02733 / 01783		

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 0  
 \*Total Square Feet 6310  
 Acres 2.5834  
 Use Code 2300 - FINANCIAL  
 Zoning C1 - Commercial ( 40-LANTANA )

**Appraisals**

Tax Year	2019	2018	2017
Improvement Value	\$531,699	\$519,450	\$542,576
Land Value	\$1,460,652	\$1,417,891	\$1,350,372
Total Market Value	\$1,992,351	\$1,937,341	\$1,892,948

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2019	2018	2017
Assessed Value	\$1,992,351	\$1,937,341	\$1,892,948
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,992,351	\$1,937,341	\$1,892,948

**Taxes**

Tax Year	2019	2018	2017
Ad Valorem	\$41,177	\$38,979	\$38,637
Non Ad Valorem	\$1,243	\$1,243	\$1,275
Total tax	\$42,420	\$40,222	\$39,912

**Property Detail**

Location Address 1299 W LANTANA RD  
 Municipality LANTANA  
 Parcel Control Number 40-43-44-33-00-000-5030  
 Subdivision  
 Official Records Book 1706 Page 583  
 Sale Date FEB-1969  
 Legal Description 33-44-43, NLY 1010.3 FT OF SLY 1060.07 FT OF ELY 453.16 FT OF WLY 503.16 FT TRGLR PAR OF SE 1/4

**Owner Information**

**Owners**  
 TIITF DEPT OF HEALTH

**Mailing address**

DEP DIVISION OF STATE LANDS C/O 3900 COMMONWEALTH BLVD MS 108  
 TALLAHASSEE FL 32399 3000

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-1969	\$0	1706 / 00583	STATE DEED	TIITF DEPT OF HEALTH

**Exemption Information**

Applicant/Owner	Year	Detail
	2020	

**Property Information**

Number of Units  
 \*Total Square Feet 8320  
 Acres 5.2313  
 Use Code 8700 - STATE  
 Zoning -

**Appraisals**

Tax Year	2019	2018	2017
Improvement Value	\$662,930	\$671,413	\$667,304
Land Value	\$1,018,377	\$988,716	\$941,634
Total Market Value	\$1,681,307	\$1,660,129	\$1,608,938

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2019	2018	2017
Assessed Value	\$1,681,307	\$1,660,129	\$1,608,938
Exemption Amount	\$1,681,307	\$1,660,129	\$1,608,938
Taxable Value	\$0	\$0	\$0

**Taxes**

Tax Year	2019	2018	2017
Ad Valorem	\$0	\$0	\$0
Non Ad Valorem	\$0	\$0	\$0
Total tax	\$0	\$0	\$0

**Property Detail**

Location Address 1930 LANTANA RD  
 Municipality UNINCORPORATED  
 Parcel Control Number 00-43-45-04-22-000-0000  
 Subdivision KEEPERS SELF STORAGE LANTANA  
 Official Records Book \_\_\_\_\_ Page \_\_\_\_\_  
 Sale Date \_\_\_\_\_  
 Legal Description KEEPERS SELF STORAGE LANTANA ALL OF PLAT

**Owner Information**

**Owners**  
 KEEPERS SELF STORAGE LANTANA LLC

**Mailing address**  
 1930 LANTANA RD  
 LANTANA FL 33462 2602

**Sales Information**

No Sales Information Available.

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units \_\_\_\_\_  
 \*Total Square Feet 79249  
 Acres 3.6199  
 Use Code 4800 - WAREH/DIST TERM  
 Zoning - \_\_\_\_\_

**Appraisals**

Tax Year	2019	2018	2017
Improvement Value	\$0	\$0	\$6,146,521
Land Value	\$0	\$0	\$1,228,335
Total Market Value	\$6,500,000	\$6,500,000	\$6,880,000

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2019	2018	2017
Assessed Value	\$6,500,000	\$6,500,000	\$6,435,090
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$6,500,000	\$6,500,000	\$6,435,090

**Taxes**

Tax Year	2019	2018	2017
Ad Valorem	\$115,404	\$111,866	\$115,628
Non Ad Valorem	\$6,506	\$6,407	\$6,386
Total tax	\$121,910	\$118,273	\$122,014

**Property Detail**

Location Address 1873 W LANTANA RD  
 Municipality LANTANA  
 Parcel Control Number 40-43-44-33-00-000-7020  
 Subdivision

Official Records Book 06756 Page 1294

Sale Date MAR-1991

Legal Description 33-44-43, SLY 672 FT OF SW 1/4 OF SW 1/4 W OF CSX R/W (LESS N 12 FT OF E 600 FT OF W 800 FT, N 22 FT OF W 200 FT, S 590.49 FT OF W 200 FT, NLY 177.93 FT OF ELY 165 FT OF WLY 815 FT LYG N OF ACCESS RD, HIGH RIDGERD, ACCESS RD, LANTANA RD & I-95 R/W)

**Owner Information**

**Owners**  
 COSTCO WHOLESALE CORP  
 PROPERTY TAX DEPT

**Mailing address**  
 999 LAKE DR # 180  
 ISSAQUAH WA 98027 8990

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-1991	\$3,800,600	06756 / 01294	DEED OF TRUST	COSTCO WHOLESALE CORP
JUL-1987	\$100	05417 / 01246	QUIT CLAIM	
FEB-1986	\$513,700	04785 / 01726	WARRANTY DEED	
NOV-1980	\$14,000	03415 / 00719	WARRANTY DEED	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 0  
 \*Total Square Feet 149675  
 Acres 11.3635  
 Use Code 1300 - DEPARTMENT STORE  
 Zoning C2 - Commercial ( 40-LANTANA )

**Appraisals**

Tax Year	2019	2018	2017
Improvement Value	\$4,425,702	\$4,459,136	\$4,999,940
Land Value	\$5,012,008	\$4,867,533	\$4,635,746
Total Market Value	\$9,437,710	\$9,326,669	\$9,635,686

*All values are as of January 1st each year*

**Assessed and Taxable Values**

Tax Year	2019	2018	2017
Assessed Value	\$9,437,710	\$9,326,669	\$8,831,886
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$9,437,710	\$9,326,669	\$8,831,886

**Taxes**

Tax Year	2019	2018	2017
Ad Valorem	\$195,053	\$187,654	\$185,710
Non Ad Valorem	\$48,191	\$48,191	\$49,412
Total tax	\$243,244	\$235,845	\$235,122

**Property Detail**

Location Address 1400 W LANTANA RD  
Municipality LANTANA  
Parcel Control Number 40-43-44-33-15-000-0010  
Subdivision JENKINS HGTS IN  
Official Records Book 24502 Page 1853  
Sale Date APR-2011  
Legal Description JENKINS HEIGHTS LTS 1 & 2 & 33-44-43, SE 1/4 OF SE 1/4 OF SW 1/4 (LESS W 40 FT RIDGE RD, S 40 FT LANTANA RD & IRREG PAR I-95 R/WS)

**Owner Information**

**Owners**  
BT LANTANA LLC

**Mailing address**  
BET INVESTMENTS INC C/O 200 DRYDEN RD SIDE 2000  
DRESHER PA 19025 1048

**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2011	\$16,942,076	24502 / 01853	WARRANTY DEED	BT LANTANA LLC
JUL-2003	\$10	15698 / 00914	WARRANTY DEED	RAMCO LANTANA LLC
MAY-1996	\$4,850,000	09262 / 01523	WARRANTY DEED	
NOV-1985	\$6,425,000	04707 / 00655	WARRANTY DEED	
MAR-1981	\$3,000,000	03477 / 00012	WARRANTY DEED	

**Exemption Information**

No Exemption information available

**Property Information**

Number of Units 0  
\*Total Square Feet 129787  
Acres 10.3791  
Use Code 1600 - SHOPPING CENTER CMMITY  
Zoning C1 - Commercial ( 40-LANTANA )

**Appraisals**

Tax Year	2019	2018	2017
Improvement Value	\$12,255,247	\$12,232,285	\$12,027,340
Land Value	\$4,159,430	\$4,037,360	\$3,842,952
Total Market Value	\$16,414,677	\$16,269,645	\$15,870,292

*All values are as of January 1st each year*

**Assessed and Taxable Values**

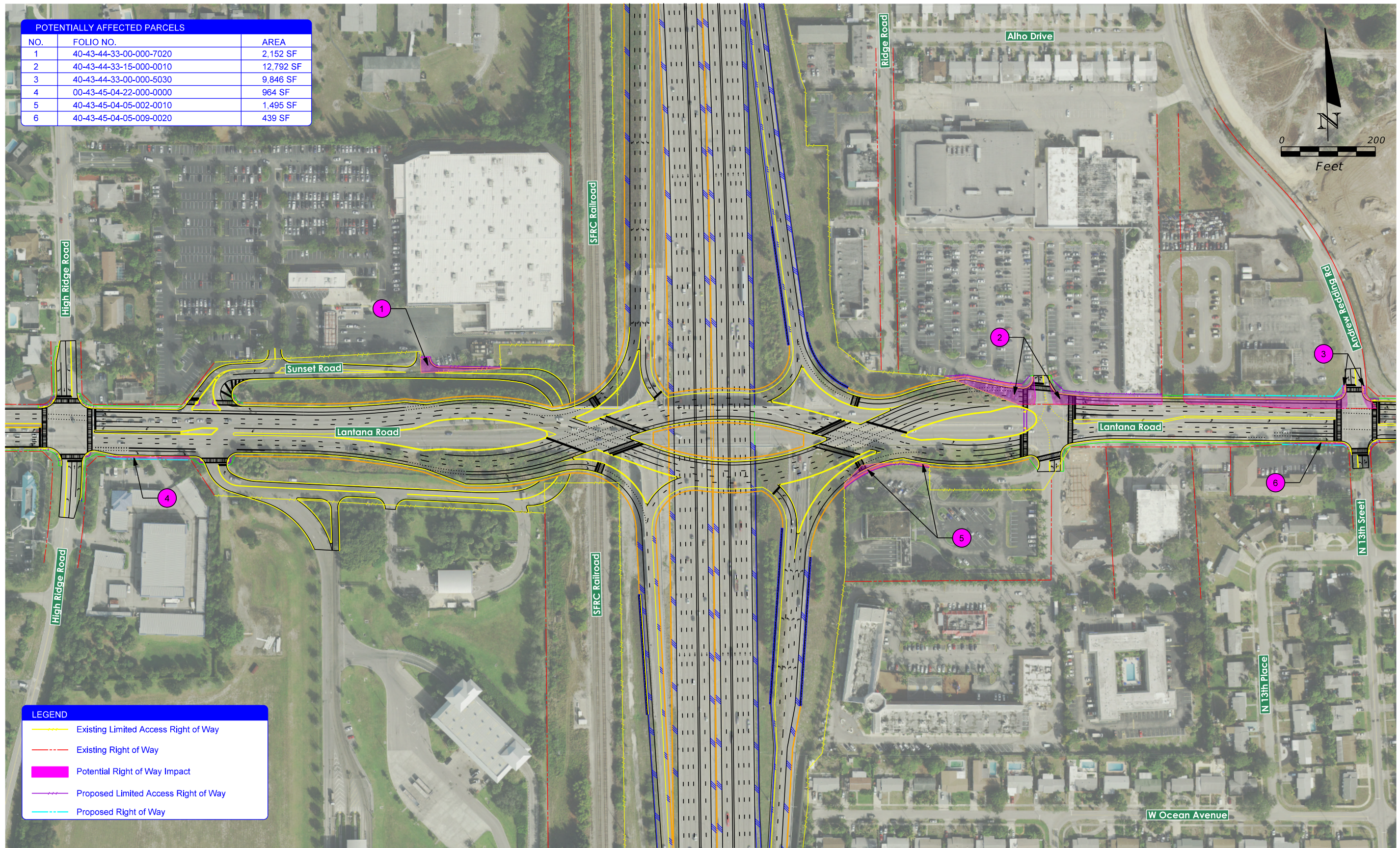
Tax Year	2019	2018	2017
Assessed Value	\$16,414,677	\$16,269,645	\$15,409,450
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$16,414,677	\$16,269,645	\$15,409,450

**Taxes**

Tax Year	2019	2018	2017
Ad Valorem	\$339,249	\$327,347	\$317,645
Non Ad Valorem	\$82,467	\$82,467	\$84,553
Total tax	\$421,716	\$409,814	\$402,198



POTENTIALLY AFFECTED PARCELS		
NO.	FOLIO NO.	AREA
1	40-43-44-33-00-000-7020	2,152 SF
2	40-43-44-33-15-000-0010	12,792 SF
3	40-43-44-33-00-000-5030	9,846 SF
4	00-43-45-04-22-000-0000	964 SF
5	40-43-45-04-05-002-0010	1,495 SF
6	40-43-45-04-05-009-0020	439 SF



LEGEND	
	Existing Limited Access Right of Way
	Existing Right of Way
	Potential Right of Way Impact
	Proposed Limited Access Right of Way
	Proposed Right of Way

REVISIONS		GODFREY A. O. LAMPTEY, P.E., PTOE P.E. LICENSE NUMBER 68261 GOAL ASSOCIATES, INC. 14750 NW 77TH COURT, SUITE 320 MIAMI LAKES, FL 33016	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		SHEET NO.  1
DATE	DESCRIPTION		ROAD NO.	COUNTY	
			PALM BEACH	FINANCIAL PROJECT ID 413258-1-22-02	<b>BUILD</b> <b>ALTERNATIVE 2 (35 MPH)</b>
		SR 9			