VILLAGE OF NORTH PALM BEACH
REGULAR SESSION AGENDA

VILLAGE HALL COUNCIL CHAMBERS
501 U.S. HIGHWAY 1

THURSDAY, AUGUST 08, 2024
6:00 PM

Susan Bickel	Deborah Searcy	Lisa Interlandi	Kristin Garrison	Orlando Puyol
Mayor	Vice Mayor	President Pro Tem	Councilmember	Councilmember

Chuck Huff	Leonard G. Rubin	Jessica Green
Village Manager	Village Attorney	Village Clerk

INSTRUCTIONS FOR "WATCH LIVE" MEETING

To watch the meeting live please go to our website page (link provided below) and click the "Watch Live" link provided on the webpage:

https://www.village-npb.org/CivicAlerts.aspx?AID=496

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS, AND MODIFICATIONS TO THE AGENDA

AWARDS AND RECOGNITION

1. Proclamation - Florida Water Professionals Month

APPROVAL OF MINUTES

2. Minutes of the Regular Session held June 27, 2024

COUNCIL BUSINESS MATTERS

STATEMENTS FROM THE PUBLIC, PETITIONS AND COMMUNICATIONS

Members of the public may address the Council concerning items on the Consent Agenda or any non agenda item under Statements from the Public. **Time Limit: 3 minutes**

Members of the public who wish to speak on any item listed on the Regular Session or Workshop Session Agenda will be called on when the issue comes up for discussion. **Time Limit: 3 minutes**

Anyone wishing to speak should complete a Public Comment Card (on the table at back of Council Chambers) and submit it to the Village Clerk prior to the beginning of the meeting.

3. **APPLICANT INTRODUCTIONS FOR BUSINESS ADVISORY BOARD**

4. **RESOLUTION** Appointing Members to the Business Advisory Board

CONSENT AGENDA

The Consent Agenda is for the purpose of expediting issues of a routine or pro-forma nature. Councilmembers may remove any item from the Consent Agenda, which would automatically convey that item to the Regular Agenda for separate discussion and vote.

5. Receive for file Minutes of the Waterways Board Meetings held 4/23/24, 5/28/24 and 6/18/24.

6. Receive for file Minutes of the Environmental Committee Meeting held 5/28/24.

7. Receive for file Minutes of the Development Review Committee meeting held 6/12/24.

8. Receive for file Minutes of the Library Advisory Board Meeting held 6/25/24.

DECLARATION OF EX PARTE COMMUNICATIONS

PUBLIC HEARINGS AND QUASI-JUDICIAL MATTERS

9. **PUBLIC HEARING AND 2ND READING OF ORDINANCE 2024-10 – CODE AMENDMENT – COUNCIL MEETINGS CANCELLATION PROCEDURE AND ADJOURNMENT** Consider a motion to adopt and enact on second reading Ordinance 2024-10 amending Division 1, "Generally," of Article II, "Council," of Chapter 2, "Administration," of the Village Code of Ordinances by amending Section 2-17, "Regular Meetings - When Held," to provide a procedure to cancel Regular Village Council Meetings and amending Section 2-19, "Adjournment of All Meetings," to move up the mandatory adjournment time by one hour.

10. **PUBLIC HEARING AND 2ND READING OF ORDINANCE 2024-11 – CODE AMENDMENT – LIVE ABOARD VESSELS** Consider a motion to adopt and enact on second reading Ordinance 2024-12 amending Article I, "In General, of Chapter 5, "Boats, Docks and Waterways," of the Village Code of Ordinances by amending Section 5-1 to adopt the statutory definition for Live Aboard Vessels.

11. **1ST READING OF ORDINANCE 2024-12 – VILLAGE PLACE PLANNED UNIT DEVELOPMENT** Consider a motion to adopt on first reading Ordinance 2024-12 creating the Village Place Planned Unit Development with the C-3 Regional Business Zoning District and approving a Master Site Development Plan and Master Phasing Plan on 13.155 acres of real property located at the northwest corner of Palmetto Drive and U.S. Highway One, as more particularly described herein; providing for the development of the property in accordance with the plans and conditions referenced in this ordinance.

12. **1ST READING OF ORDINANCE 2024-13 – CODE AMENDMENT – IMPACT FEES** Consider a motion to adopt on 1st reading Ordinance 2024-13 amending Chapter 6, "Buildings and Building Regulations," of the Village Code of Ordinances by adopting a new Article IV, "Impact Fees."

OTHER VILLAGE BUSINESS MATTERS

13. **MOTION –** Accepting the ranking by the Selection Committee for the Food and Beverage Operator at the North Palm Beach Country Club and authorizing the Village Manager and Village Attorney to commence negotiations of an Agreement.

COUNCIL AND ADMINISTRATION MATTERS

MAYOR AND COUNCIL MATTERS/REPORTS

VILLAGE MANAGER MATTERS/REPORTS

REPORTS (SPECIAL COMMITTEES AND ADVISORY BOARDS)

STATEMENTS FROM THE PUBLIC

ADJOURNMENT

If a person decides to appeal any decision by the Village Council with respect to any matter considered at the Village Council meeting, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act, any person who may require special accommodation to participate in this meeting should contact the Village Clerk's office at 841-3355 at least 72 hours prior to the meeting date.

This agenda represents the tentative agenda for the scheduled meeting of the Village Council. Due to the nature of governmental duties and responsibilities, the Village Council reserves the right to make additions to, or deletions from, the items contained in this agenda.

DRAFT MINUTES OF THE REGULAR SESSION
VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA
JUNE 27, 2024

Present:	Susan Bickel, Mayor Lisa Interlandi, President Pro Tem Kristin Garrison, Councilmember Orlando Puyol, Councilmember Samia Janjua, Deputy Village Manager Len Rubin, Village Attorney Jessica Green, Village Clerk
Absent:	Deborah Searcy, Vice Mayor

ROLL CALL

Mayor Bickel called the meeting to order at 6:00 p.m. All members of Council were present except for Vice Mayor Searcy who was out of town. All members of staff were present.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Bickel gave the invocation and President Pro Tem Interlandi led the public in the Pledge.

AWARDS AND RECOGNITION

Mayor Bickel presented a Proclamation for National Parks and Recreation Month.

Staff from the Parks and Recreation Departments accepted the proclamation and Director of Leisure Services, Zak Sherman thanked Council.

APPROVAL OF MINUTES

The Minutes of the Regular Session held on June 13, 2024 were approved as written.

STATEMENTS FROM THE PUBLIC

Karen Marcus, 920 Evergreen Drive, introduced Michelle Fleming as Palm Beach Gardens High School's new principal.

Michelle Fleming, 1770 Mission Court, West Palm Beach, introduced herself as Palm Beach Gardens High School's new principal.

CONSENT AGENDA APPROVED

Councilmember Puyol moved to approve the Consent Agenda and Councilmember Garrison seconded the motion, which passed with all present voting aye. The following items were approved:

Motion accepting the ranking by the Selection Committee for the Bridge Design Consultant for the Lighthouse Drive Bridge Replacement Project and authorizing Village Staff to commence negotiation of an Agreement.

Receive for file Minutes of the Environmental Committee meeting held 5/6/24.

Receive for file Minutes of the Golf Advisory Board meeting held 5/13/24.

Receive for file Minutes of the Recreation Advisory Board meeting held 5/14/24.

PUBLIC HEARING AND QUASI-JUDICAL MATTERS

ORDINANCE 2024-08 – CODE AMENDMENT – SMOKING PROHIBITED

A motion was made by President Pro Tem Interlandi and seconded by Councilmember Puyol to adopt and enact on second reading Ordinance 2024-08 entitled:

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING ARTICLE I, "IN GENERAL," OF CHAPTER 20, "PARKS, PLAYGROUNDS AND RECREATION," OF THE VILLAGE CODE OF ORDINANCES TO ADOPT A NEW SECTION 20-12, "SMOKING PROHIBITED;" PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rubin stated that the proposed ordinance passed on first reading at the last Council meeting. Mr. Rubin explained that prior to 2022 the regulation of smoking was preempted to the State. During the 2022 legislative session, the Florida Legislature amended Section 386.209, Florida Statutes, to allow counties and municipalities to restrict smoking within the boundaries of any public beaches and public parks they own, except they may not further restrict the smoking of unfiltered cigars. Mr. Rubin explained that the Country Club was excluded from the smoking ban and that the ban could not be placed on unfiltered cigars.

Mayor Bickel opened the public hearing on Ordinance 2024-08.

There being no comments from the public, Mayor Bickel closed the public hearing.

Thereafter, the motion to adopt and enact on second reading Ordinance 2024-08 passed with all present voting aye.

ORDINANCE 2024-09 – CODE AMENDMENT – COUNCIL COMPENSATION

A motion was made by Councilmember Puyol and seconded by President Pro Tem Interlandi to adopt on first reading Ordinance 2024-09 entitled:

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING DIVISION 1, "GENERALLY," OF ARTICLE II,

ORDINANCE 2024-09 – CODE AMENDMENT – COUNCIL COMPENSATION *continued*

"COUNCIL," OF CHAPTER 2, "ADMINISTRATION," OF THE VILLAGE CODE OF ORDINANCES BY AMENDING SECTION 2-16, "COMPENSATION," TO INCREASE THE COMPENSATION FOR THE MAYOR AND MEMBERS OF THE VILLAGE COUNCIL; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rubin explained that during the Fiscal Year 2024 budget process, the Village Council approved an increase in the compensation for the Mayor and members of the Village Council. The increase was incorporated into the current year General Fund budget. However, the Village Charter provides that while the Village Council may determine the annual salary of the Councilmembers by ordinance, "no ordinance increasing such salary shall become effective until the date of commencement of the terms of the council members elected at the next regular election, provided that such election follows the adoption of such ordinance by at least six months." The Ordinance adopting the Fiscal Year 2024 budget was not adopted at least six months prior to the March 2024 general election and consequently, the increase in compensation was never implemented. The proposed ordinance would amend Section 2-16 of the Village Code to increase the monthly salary for the Mayor from $900 ($10,800 annually) to $1,350 ($16,200 annually) and to increase the monthly salary for the remaining members of the Village Council from $750 ($9,000 annually) to $1,125 ($13,500 annually). The increase in compensation shall become effective upon the commencement of the terms of the Councilmembers elected at the March 2025 general election.

Mayor Bickel expressed that she supported the increase in Council compensation as it may encourage more residents to run for Council who may not otherwise run due to needing supplemental income to pay for babysitting or childcare expenses on the days or nights that a Councilmember attends meetings or other Council related engagements.

Thereafter, the motion to adopt on first reading Ordinance 2024-09 passed with all present voting aye.

RESOLUTION 2024-49 – REGULAR COUNCIL MEETINGS STARTING TIME

A motion was made by President Pro Tem Interlandi and seconded by Councilmember Puyol to adopt Resolution 2024-49 entitled:

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, CHANGING THE STARTING TIME FOR REGULAR VILLAGE COUNCIL MEETINGS TO 6:00 P.M.; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Rubin explained that there was a motion passed in 1976 to start Council meetings at 7:30 p.m. In 2021 a resolution was passed to move the starting time up to 7:00 p.m. At the last Council meeting, Councilmembers expressed that they would like to change the meeting time to 6 p.m. The proposed resolution would establish the starting time of all Council meeting to 6 p.m.

Deborah Cross, 2560 Pepperwood Circle S., expressed her concerns with changing the starting time of Council meetings to 6 p.m.

RESOLUTION 2024-49 – REGULAR COUNCIL MEETINGS STARTING TIME *continued*

Councilmembers discussed their reasoning for moving the start time of Council meetings to 6 p.m.

Mayor Bickel asked if the proposed resolution would also move the curfew or adjournment time of the meetings from 11 p.m. to 10 p.m.

Mr. Rubin explained that the curfew or adjournment time of the Council meetings would have to be changed by an Ordinance that could be brought back to the next meeting for consideration.

Council came to consensus to bring back an Ordinance for consideration changing the adjournment of Council meetings to 10 p.m.

Thereafter the motion to adopt Resolution 2024-49 passed with all present voting aye.

RESOLUTION 2024-50 – ATHLETIC FIELD TURF MAINTENANCE SERVICE CONTRACT

A motion was made by Councilmember Puyol and seconded by Councilmember Garrison to adopt Resolution 2024-50 entitled:

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, ACCEPTING THE PROPOSAL SUBMITTED BY FLORIDA ULS OPERATING LLC D/B/A HAVERLAND AG INNOVATIONS FOR ATHLETIC FIELD TURF MAINTENANCE SERVICES AND AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A CONTRACT RELATING TO SUCH SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

Director of Leisure Services Zak Sherman explained that the Village issued an RFP in which two (2) proposals were received and opened on May 29, 2024. The proposals received were from Haverland Ag Innovations and Brightview Landscaping Services. A Selection Committee met on June 11, 2024 to score and rank the two (2) proposals. Based on the rankings, the Selection Committee recommended awarding the contract to Haverland Ag Innovations.

Thereafter the motion to adopt Resolution 2024-50 passed with all present voting aye.

RESOLUTION 2024-51 – ANCHORAGE PARK RESTROOMS RENOVATION CONTRACT

A motion was made by Councilmember Garrison and seconded by Councilmember Puyol to adopt Resolution 2024-51 entitled:

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA ACCEPTING A PROPOSAL FROM MUELLER CONSTRUCTION AND MANAGEMENT COMPANY D/B/A MUELLER CONSTRUCTION COMPANY FOR THE RENOVATION OF THE ANCHORAGE PARK RESTROOMS PURSUANT TO PRICING ESTABLISHED IN AN EXISTING SCHOOL DISTRICT OF PALM BEACH COUNTY TERM CONTRACT FOR GENERAL CONTRACTING SERVICES FOR FACILITIES AND MINOR REPAIRS; AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A CONTRACT FOR SUCH SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

RESOLUTION 2024-51 – ANCHORAGE PARK RESTROOMS RENOVATION CONTRACT
continued

Director of Leisure Services Zak Sherman explained that the renovation project would be to the outdoor restrooms at Anchorage Park and would encompass updated lighting and plumbing systems, installation of new toilets, urinals, and sinks, new restroom partitions, installation of new exhaust vents, new flooring and paint, addition of two new exterior doors, and exterior siding repairs.

Councilmember Puyol asked if the operators of the sinks and toilets automatic or manual.

Mr. Sherman stated that the sinks and toilets would be manual. Mr. Sherman stated that the entire electrical system in the restrooms would be updated.

Thereafter the motion to adopt Resolution 2024-51 passed with all present voting aye.

RESOLUTION 2024-52 – BUILDING DEPARMENT SERVICES CONTRACT

A motion was made by Councilmember Garrison and seconded by President Pro Tem Interlandi to adopt Resolution 2024-52 entitled:

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, ACCEPTING PROPOSALS FROM SELECTED FIRMS TO PROVIDE BUILDING DEPARTMENT SERVICES TO THE VILLAGE ON AN AS NEEDED BASIS AND AUTHORIZING THE VILLAGE MANAGER TO EXECUTE CONTRACTS WITH THE SELECTED FIRMS; AND PROVIDING FOR AN EFFECTIVE DATE.

Building Official Scott Wood explained that the Building Department had issued a Request for Proposals for Building Department Services and that two (2) proposals were received. A Selection Committee was formed and met to review the proposals. Due to the low number of responses and the consistency between the two (2) proposals, the Selection Committee agreed that the Building Official would negotiate with both vendors in an attempt to obtain more favorable pricing and to offer a contract to both vendors.

Councilmember Puyol and Mr. Wood discussed obtaining property owner names and contact information on building permit application submissions from contractors.

Thereafter the motion to adopt Resolution 2024-52 passed with all present voting aye.

COUNCIL AND ADMINISTRATION MATTERS

MOTION – Designating a voting delegate for the Florida League of Cities Conference

A motion was made by Mayor Bickel and seconded by Councilmember Garrison to designate Councilmember Puyol as the voting delegate for the Florida League of Cities Conference.

Thereafter the motion passed with all present voting aye.

MAYOR AND COUNCIL MATTERS/REPORTS

Councilmember Garrison stated that she had attended a recent Waterways Board meeting and noted that there were a number of things that the board wanted Council to be aware of. Councilmember Garrison recommended that members of Village Advisory Boards and Committees should attend Council meetings periodically to give a report.

Mayor Bickel stated that there was a place on the Council agendas for committee and advisory board reports and that Council has encouraged the boards and committees to come and report to them. They could make their report under the Public Comment portion of the meeting if they wish.

President Pro Tem Interlandi thanked the Village Fire Department for hosting a cookout on the last day of school and thanked the Palm Beach Symphony for playing at the cookout.

President Pro Tem Interlandi welcomed a new firefighter recruit to the Village.

Councilmember Puyol stated that the Waterways Board has been addressing the issues with trespassers at the community of Twelve Oaks and the FDOT have recently installed a fence and would be posting no trespassing signs. Councilmember Puyol commended the Waterways Board and member Diane Wimbrow for their efforts.

Councilmember Puyol discussed a Florida League of Cities luncheon he attended the previous month and stated that it was very informative as it related to Emergency Preparedness Plans.

Councilmember Puyol discussed landscape site triangles in residential driveways.

Councilmember Puyol discussed the need for more public transportation and bus stop enclosures within the Village.

Mayor Bickel asked Public Works Director Chad Girard to provide information on the number of bus stops within the Village.

Councilmember Puyol stated that he enjoyed attending the Library Board meetings and that Library Director Julie Morrell had announced that there were approximately 350 attendees of Library programs in the prior month and that the Library has ten (10) books per resident checked out in comparison to other comparable municipalities within the County.

Mrs. Janjua stated that Mr. Huff had just informed her by text message that there were twenty-nine (29) bus stops within the Village.

VILLAGE MANAGER MATTERS/REPORTS

DISCUSSION - Business Advisory Board

Mrs. Janjua gave a brief history of the Business Advisory Board.

Councilmembers began discussing their thoughts regarding the Business Advisory Board.

DISCUSSION - Business Advisory Board *continued*

Mayor Bickel recommended that the discussion regarding the Business Advisory Board be brought back to the next Council meeting so that Vice Mayor Searcy could provide input.

Mayor Bickel asked Mrs. Green how many vacancies were on the Business Advisory Board and how many applications had been received.

Mrs. Green stated that there were four (4) vacancies on the Business Advisory Board and that the Clerk's office had received three (3) applications.

Councilmembers discussed the Business Advisory Board and whether or not to continue the board.

Council came to consensus to table the discussion on the Business Advisory Board to the first meeting in July so that Vice Mayor Searcy can provide input.

Discussion ensued regarding when to bring forward new applicants to Advisory Boards and Committees to a Council meeting for consideration.

Council came to consensus to bring forward new applicants to Advisory Boards and Committees for consideration at the first Council meeting in August.

Mayor Bickel asked Mrs. Janjua to ask Mrs. Gardner-Young to provide a list of business owners with Business Tax Receipts within the Village in order to send them a notification that the Village was seeking applicants to the Business Advisory Board.

Mrs. Janjua reminded Council that their next Strategic Planning Workshop would be taking place on Monday, July 1 at 4 p.m.

Country Club General Manager Beth Davis gave an update on the upcoming 4th of July event at the Country Club.

Mary Phillips, 525 Ebbtide Drive, thanked Council for recognizing the Parks and Recreation Department by presenting the National Parks and Recreation Month Proclamation and stated that the Village has very good recreational programs, facilities and staff.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 7:07 p.m.

Jessica Green, MMC, Village Clerk

AUGUST 8, 2024 APPLICANT INTRODUCTIONS FOR BUSINESS ADVISORY BOARD

NAME	BOARD(S)
Norma L. Mirsky	Business Advisory Board
James Sebree	Business Advisory Board
Brenda Robinson	Business Advisory Board
Mimi McAndrews	Business Advisory Board
Donna Carbone	Business Advisory Board
Patrick Tighe	Business Advisory Board
Chad Chitwood	Business Advisory Board

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Office of the Village Clerk
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npbclerk@village-npb.org • www.village-npb.org

APPLICATION FOR APPOINTMENT TO BUSINESS ADVISORY BOARD

Applicant: Norma L. Mirsky
Business Name: Compass, Fl

Home Address: 11370 Twelve Oaks Way, #114, North Palm Beach, Fl 33408
Business Address: 150 Worth Avenue, Ste 232, Palm Beach, Fl 33480

NPB Resident: 8 years ☑ full-time ☐ seasonal ☐ n/a
Occupation: Real Estate Broker

Home Phone: 561-775-8010
Email Address: norma@mirskyrealty.com

Business Phone: 561-820-1535
Website: www.mirskyrealtygroup.com

Cell Phone: 561-313-6504
I am the business ☐ Owner ☐ Operator ☑ Manager (check all that apply)

Business Type ☐ Retail ☑ Professional Services ☐ Personal Services ☑ Commercial Realtor and/or Business Broker ☐ Other

Commercial Property Owner (list addresses): I have sold commercial properties and businesses over the years, but do not own any
My Father did own a strip center in North Palm Beach years ago on Northlake and Pro

Educational Background: B.A. from USF in Education, Real Estate Broker for over 30 years, Condo Ass, Manage
Advisory Board of Palm Beach National Bank for 7 years, Florida Supreme Court Certi

Occupational Experience: Owned a Real Estate Company for over 30 years. Recently sold to Compass, Florida.
Company from 1985 to 1990.

Professional Memberships: Past President of the Palm Beach Board of Realtors

Civic Affiliations: I have volunteered over the years to tutor underprivileged children from my backgrounc
Education

Business Development Experience: I started my real estate company in 1990 with 1 office and 3 agents. I grew the busines
10 year period with over 60 agents. One of my offices was located at 700 U.S. One, Nc
(had the office for 14 years).

Signature: Norma L Mirsky
Date: May 3, 2024

Additional information (resume, etc.) may be attached at applicant's option. Thank you for your interest in serving our community.

Please Note: by Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address, home phone, and cell phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

ALL MEMBERS OF VILLAGE ADVISORY BOARDS ARE REQUIRED TO COMPLETE ETHICS TRAINING BY READING THE PALM BEACH COUNTY CODE OF ETHICS AND VIEWING THE ETHICS TRAINING VIDEO.

Green Jessica

From: noreply@civicplus.com
Sent: Thursday, May 2, 2024 12:03 PM
To: Green Jessica
Subject: Online Form Submittal: Board Application Form

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Board Application Form

Step 1

Personal Information

Please Note	Application for Appointment (PDF)
Date	5/2/2024
First Name	James
Last Name	Sebree
Home Address	20 Yacht Club Drive
Address2	#106
City	North Palm Beach
State	Florida
Zip	33408
Primary Phone Number	9546468885
Email Address	Chipsebree@gmail.com
Village of NPB Resident	Yes
Residency	Year-Round Resident
Length of residency in NPB	9
Registered Voter	Yes

Personal Information

Board and Committee Information	Summary of Board and Committee requirements and duties
Board or Committee	Business Advisory Board
Alternate Board or Committee	*Field not completed.*
Why are you interested in serving on this Board?	Community involvement & the betterment of our community
Volunteer experience	Ft.Lauderdale Board of Realtors (educational committee). Cono Association Boards as President
Do you currently serve on a Village Board?	No
Financial Disclosure	Form 1
Ethics Training	PBC Commission on Ethics

Board/Committee Information

Education and Professional Experience	
Occupation	Real Estate Investor
Resume Attached?	No
Business Address	*Field not completed.*
Business Phone Number	*Field not completed.*
Business Email	*Field not completed.*
Education and/or Experience	Bachelors Degree in Business Administration
Areas of Special Interest or Additional Information	Avid boater, 30 years in Title Insurance as President of Sales & Marketing

Education and Professional Experience

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APPLICATION FOR APPOINTMENT TO BUSINESS ADVISORY BOARD

Applicant: Brenda Robinson

Business Name: Platinum Properties

Home Address: 120 Lakeshore Dr. PH-36, North Palm Beach, Fl 33408

Business Address: 4050 S US Hwy 1, Suite 320, Jupiter, Fl 33477

NPB Resident: 7 years [✓] full-time [ ] seasonal [ ] n/a

Occupation: Commercial/residential real estate broker

Home Phone: 561-951-9694

Email Address: robinson1216@comcast.net

Business Phone: 561-951-9694

Website:

Cell Phone: 561-951-9694

I am the business [ ] Owner [ ] Operator [ ] Manager (check all that apply)

Business Type [ ] Retail [ ] Professional Services [ ] Personal Services [✓] Commercial Realtor and/or Business Broker [ ] Other

Commercial Property Owner (list addresses):

Educational Background: BS - Applied Economics; MA - Economics

Occupational Experience:

Professional Memberships: Beaches Board of Realtors & MLS, National Board of Realtors

Civic Affiliations:

Business Development Experience: 12 Years as Deputy Chief Administrative Officer for City of Orlando, overseeing all major departments, including planning and development.

Signature: Brenda Robinson

Date: 5/11/2024

Additional information (resume, etc.) may be attached at applicant's option. Thank you for your interest in serving our community.

Please Note: by Florida law, this document is a public record. If you do not want your email address released in response to a public-records request, do not include your email address. If your home address, home phone, and cell phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

ALL MEMBERS OF VILLAGE ADVISORY BOARDS ARE REQUIRED TO COMPLETE ETHICS TRAINING BY READING THE PALM BEACH COUNTY CODE OF ETHICS AND VIEWING THE ETHICS TRAINING VIDEO.

Green Jessica

From: noreply@civicplus.com
Sent: Wednesday, July 3, 2024 3:53 PM
To: Green Jessica
Subject: Online Form Submittal: Board Application Form

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Board Application Form

Step 1

Personal Information	
Please Note	Application for Appointment (PDF)
Date	7/3/2024
First Name	Mimi
Last Name	Mcandrews
Home Address	15617 80th Drive N
Address2	*Field not completed.*
City	Palm beach Gardens
State	Florida
Zip	33418
Primary Phone Number	5617146430
Email Address	mimilaw@bellsouth.net
Village of NPB Resident	No
Residency	*Field not completed.*
Registered Voter	Yes

Personal Information

Board and Committee Information	Summary of Board and Committee requirements and duties

Board or Committee	Business Advisory Board
Alternate Board or Committee	*Field not completed.*
Why are you interested in serving on this Board?	My husband and I own a business in NPB
Volunteer experience	Several years ago,
Do you currently serve on a Village Board?	No
Financial Disclosure	Form 1
Ethics Training	PBC Commission on Ethics

Board/Committee Information

Education and Professional Experience	
Occupation	attorney
Resume Attached?	No
Business Address	*Field not completed.*
Business Phone Number	*Field not completed.*
Business Email	*Field not completed.*
Education and/or Experience	FAU, Georgetown Univ Law Center, Florida Legislature
Areas of Special Interest or Additional Information	business

Education and Professional Experience

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Green Jessica

From: noreply@civicplus.com
Sent: Saturday, July 6, 2024 7:15 AM
To: Green Jessica
Subject: Online Form Submittal: Board Application Form

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Board Application Form

Step 1

Personal Information

Please Note	Application for Appointment (PDF)
Date	7/6/2024
First Name	Donna
Last Name	Carbone
Home Address	427 Capistrano Drive
Address2	*Field not completed.*
City	Palm Beach Gardens
State	Florida
Zip	33410
Primary Phone Number	5613851584
Email Address	pbinstituteentertainmentarts@gmail.com
Village of NPB Resident	No
Residency	Year-Round Resident
Registered Voter	Yes

Personal Information

Board and Committee Information	Summary of Board and Committee requirements and duties

Board or Committee	Business Advisory Board
Alternate Board or Committee	*Field not completed.*
Why are you interested in serving on this Board?	Being one of only two cultural venues in the Village, I have found it difficult to market my theater/school to residents. Community involvement is essential for all businesses to thrive. More must be done to inform residents of what is offered in NPB.
Volunteer experience	Served on board of numerous non-profits and worthy organizations. Mentored children through both Listen to Children (MHA PBC) and CCCC (Caring Children/Clothing Children) reading/writing program.
Do you currently serve on a Village Board?	No
Financial Disclosure	Form 1
Ethics Training	PBC Commission on Ethics

Board/Committee Information

Education and Professional Experience

Occupation	Exec. Director/Owner Palm Beach Institute for the Entertainment Arts
Resume Attached?	Yes
Upload your resume here	*Field not completed.*
Business Address	115 U.S. Highway 1
Business Phone Number	5617439955
Business Email	pbinstituteentertainmentarts@gmail.com
Education and/or Experience	Experience in manufacturing and construction, law, medicine and, most recently, the entertainment industry
Areas of Special Interest or Additional Information	Education: Literacy

Education and Professional Experience

Email not displaying correctly? View it in your browser.

Green Jessica

From: noreply@civicplus.com
Sent: Monday, July 8, 2024 2:39 PM
To: Green Jessica
Subject: Online Form Submittal: Board Application Form

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Board Application Form

Step 1

Personal Information	
Please Note	Application for Appointment (PDF)
Date	7/8/2024
First Name	Patrick
Last Name	Tighe
Home Address	2070 Dickens Terrace
Address2	*Field not completed.*
City	Palm Beach Gardens
State	Florida
Zip	33418
Primary Phone Number	5617588470
Email Address	Pat@x1law.com
Village of NPB Resident	No
Residency	Year-Round Resident
Registered Voter	Yes

Personal Information

Board and Committee Information	Summary of Board and Committee requirements and duties

Board or Committee	Business Advisory Board
Alternate Board or Committee	Recreation Advisory Board
Why are you interested in serving on this Board?	I care about the VNPB and have lived in the village and own a business and a condo in VNPB.
Volunteer experience	Served five years on the advisory board of the first Southern Bank. I am on the board/executive committee of carp Inc.
Do you currently serve on a Village Board?	No
Financial Disclosure	Form 1
Ethics Training	PBC Commission on Ethics

Board/Committee Information

Education and Professional Experience	
Occupation	Attorney
Resume Attached?	No
Business Address	721 US HWY 1 #101 NPB FL 33408
Business Phone Number	5615373319
Business Email	Pat@x1law.com
Education and/or Experience	I have been a solo practicing attorney in Northern Palm Beach County for 22 years. I have been a practicing attorney in the village North Palm Beach for the past 10 years.
Areas of Special Interest or Additional Information	*Field not completed.*

Education and Professional Experience

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THE VILLAGE OF
North Palm Beach
Office of the Village Clerk
501 U.S. HIGHWAY ONE • NORTH PALM BEACH, FLORIDA 33408-4906 • 561-841-3355 • FAX 561-881-7469
www.village-npb.org • npbclerk@village-npb.org

APPLICATION FOR APPOINTMENT TO VILLAGE BOARD OR COMMITTEE

NAME Chad Chitwood HOME PHONE 561-283-9681

ADDRESS 225 Ocean Dunes Circle Jupiter Fl. 33477

OCCUPATION electrical engineer(retired) Home health Care owner BUSINESS PHONE 561-359-2053

BUSINESS ADDRESS 721 Us Highway 1 Ste 201 NPB Fl. 33408

E-MAIL ADDRESS (optional) elderberryhomehealth@gmail.com

Resume attached? (optional) Yes ☐ No ☑ Brief Description of Education/Experience

electrical engineer(retired) Home health Care owner

How long have you lived in North Palm Beach? 2 yrs business Are you seasonal? Yes ☐ No ☑

Please list any current or prior experience as a volunteer on a board, committee, association, etc.

Do you currently serve on a Village Board? Yes ☐ No ☑ If yes, which one?

Please indicate the board or committee on which you wish to serve. If more than one, number for preference, with first choice being #1.

- ☐ Audit Committee
- ☑ Business Advisory Board
- ☐ Environmental Committee
- ☐ Golf Advisory Board
- ☐ Infrastructure Surtax Oversight Committee
- ☐ Library Advisory Board
- ☐ General Employees Pension Board *
- ☐ Police and Fire Pension Board *
- ☐ Planning Zoning and Adjustment Board*
- ☐ Recreation Advisory Board
- ☐ Waterways Board

** Pension Board members and Planning, Zoning, and Adjustment Board members must file a limited Financial Disclosure Statement within 30 days of appointment and annually thereafter. Contact the Clerk's Office for more information.*

Applicants for Golf Advisory Board, please check if you are a: Golf Member ☐ WGA Member ☐

Type of Golf Membership?

Why are you interested in serving on this board? In a nut shell, meeting new people and being part of a team to utilize my skills and knowledge, while also learning from others' persepectives and expertise.

Signature Chad Chitwood Date 7/20/24

ALL MEMBERS OF VILLAGE ADVISORY BOARDS OR COMMITTEES ARE REQUIRED TO COMPLETE ETHICS TRAINING AND SUNSHINE LAW TRAINING WITHIN 60 DAYS OF APPOINTMENT.

***Please Note*: Per Section 2-1(m)(2) of the Village Code of Ordinances if any member of a board or committee is absent from three (3) regular meetings within a twelve month period (from May 1 to April 30), the village clerk shall notify the member in writing that he or she shall be removed from the board or committee.**

Please Note: by Florida law, this document is a public record. If you do not want your email address released in response to a public- records request, do not include your email address. If your home address and phone number are exempt under Florida Statutes, please advise the Clerk's office when submitting this form.

VILLAGE OF NORTH PALM BEACH
OFFICE OF THE VILLAGE CLERK

TO: Honorable Mayor and Council

THRU: Chuck Huff, Village Manager

FROM: Jessica Green, Village Clerk

DATE: August 8, 2024

SUBJECT: **RESOLUTION –** Business Advisory Board Appointments

---

In accordance with Chapter 2, Article 1 of the Village's Code of Ordinances, the Village Council may appoint citizens as members of its Boards to serve at the pleasure of the Council.

There are 4 vacant positions on the Business Advisory Board to be filled; appointees will serve one, two, or three-year terms, depending on the membership vacated. Requests for applicants were advertised in the Newsletter, on the Village website and in social media. The Village Clerk received 7 applications for the 4 vacant positions on the Business Advisory Board.

The *2024 Advisory Board Applicants Report* is attached for Council consideration. The report details the positions to be filled and applicants requesting appointment. The term of appointment varies, depending on the membership vacated.

Applicants will have the opportunity to introduce themselves to Council and Council will have the opportunity to ask the applicants questions during Item 6A, *Statements from the Public*. The introductions will be followed by the selection of members and approval of the Resolution.

The attached resolution has been prepared/reviewed by the Village Attorney for legal sufficiency.

There is no fiscal impact.

Recommendation:

Village Administration recommends Council consideration of the applicants, selection of board members by ballot, and adoption of the proposed Resolution.

RESOLUTION 2024-___

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, APPOINTING MEMBERS TO THE BUSINESS ADVISORY BOARD; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Chapter 2, Article I of the Village Code of Ordinances, the Village Council may appoint residents of the Village as members of Village advisory boards to serve at the pleasure of the Village Council, subject to the terms and conditions set forth therein; and

WHEREAS, the Village Council wishes to appoint Village residents to serve on the Village Business Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, as follows:

Section 1. The following persons are hereby appointed to the Village Business Advisory Board for the terms expiring as indicated below:

BUSINESS ADVISORY BOARD

_____ April 30, 2026

_____ April 30, 2027

_____ April 30, 2027

_____ April 30, 2027

Section 2. The Village Clerk is hereby directed to send a conformed copy of this resolution to the members appointed above.

Section 3. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to extent of such conflict.

Section 4. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2024

(Village Seal)

_____
MAYOR

ATTEST:

_____
VILLAGE CLERK

VILLAGE OF NORTH PALM BEACH
2024 BUSINESS ADVISORY BOARD APPLICANTS

Applicants for vacant positions on the Business Advisory Board are listed below. The Village Council may appoint members at its discretion. The term of appointment varies, depending on the membership vacated.

Business Advisory Board

4 Vacant Seats 1 seat will finish remainder of former member's term ending on April 30, 2026

3 seats will have 3 year terms beginning retroactive May 1, 2024 and ending on April 30, 2027

Requirements Members shall be comprised primarily of owners or operators of store-front businesses along the village's main commercial corridors, namely, Northlake Boulevard, U.S. Highway One and Alternate A1A. Members shall not be required to be residents of the village and shall, to the extent practicable, consist of: a representative of a retail business, a professional services business and a personal services business; a commercial realtor or business broker; and a commercial property owner.

7 Applicants Norma L. Mirsky – Commercial Realtor

James Sebree – Real Estate Investor

Brenda Robinson – Commercial Realtor

Mimi McAndrews – Business Owner

Donna Carbone – Business Owner

Patrick Tighe – Business Owner

Chad Chitwood – Business Owner

AGENDA

Village of North Palm Beach
Waterways Advisory Board Meeting
April 23, 2024, at 5:30 pm
Village Hall - Council Chambers

1) **Call to Order: 17:30 Jerry Sullivan**

2) **Roll Call:**

Jerry Sullivan
George Alger III
Diane Wimbrow
Bruce Crawford
Paul Bartlett

Marc Holloway Village, Staff Representative
Orlando Puyol, Lisa Interlandi Village, Council Representative

1) **Approval of Minutes: from March, 26 2024 approved 5-0 without edit.**

2) **Public Comments:**

Christopher Marchesani 736 Jacana Way – discusses that derelict boats is not only a NPB problem, but a county wide issues that needs to be addressed.

Old Port Cove Representative – discusses the derelict boats and air bnb boats that are anchored in the cove. The cove has been advertised as an anchoring destination, attracting all sorts of unknown boats. Additionally, it was explained how this has been an ongoing nuisance for years

Ed Crawford 506 Kingfish Road- asked if the minutes would still be available knowing that Dr, Michaels who usually does them is not present.

3) **New Business:**

- MacArthur Park / Lake Worth Lagoon Management – Nothing was discussed at this time.
- Seagrass Study- Nothing was discussed at this time.
- Monet Road- ideas were discussed about the use of the uplands such as; park use, working with neighboring HMY, to EMS/marine patrol services, or to leave the land alone.

- A motion was made by Bruce Crawford seconded by George Alger III that **"<u>The Monet Rd. property should be identified as Village property and developed for marine patrol, police/ems and other Village services including possible public use</u>" Approved 4-1 for recommendation to Village Council**

4) **Old Business:**
   - Comprehensive Plan – Alex Ahrenholz, Morton Planning| Landscape
     - Anchorage Park – plans are in evolution for
   - Twelve Oaks Waterfront concerns post-election strategy- Extensive conversation from WAB member Wimbrow about derelict boats and steps that she has been taking to address these issues. Councilman Puyol addressed the meeting that he has been in talks with County Commissioner Marino. Councilwomen Interlandi addressed the meeting with her ongoing research about derelict boats.
   - New boat for Public Works – Mr. Hollway informed the WAB that a boat has been donated to N.P.B. for Code Enforcement work. Paul Bartlett noted that the vessel should be of a design to clear under the Erman River (US1) bridge.

5) **Member Comments:**
   - A motion was made by Bruce Crawford seconded by George Alger III that **"<u>We, the Waterway Advisory Board propose to council that a three phone-in allowance per year not count towards absences</u>." Approved 4-1 for recommendation to Village Council**
   -

6) **Staff Comments:** None at this time

7) **ADJOURNMENT: Meeting was adjourned at 18:38**

Waterway Advisory Board Meeting Minutes 5/28/2024

1. Call to Order: Jerry Sullivan

2. Roll Call (x next to name denotes present)

   a. Board:

   Jerry Sullivan (x)
   George Alger
   Bruce Crawford (x)
   Paul Bartlett (x)
   Mark Michels (x)
   Diane Wimbrow (x)
   Marty Domenech (x)

   b. Village Staff and Council:

   Marc Holloway (x)
   (Marc, please add name of who sat next to you)

3. Prior meeting minutes were approved.

4. Public Comments: None.

5. Directors Report. Not discussed

6. New Business:
   a. Nomination / Election of new officers. New officers to the board were elected as follow:
      i. Chair: Mark Michels
      ii. Vice Chair: Diane Winbrow
      iii. Secretary: Marty Domenech
      iv. The board recognized and appreciates Mr Sullivan's contributions as Chair for the better part of 5+ years

7. Old Business:
   a. 700 Sanctuary Drive seawall and adjacent property
      i. Discussions with boat owner and village are continuing regarding dockage, and rights to seawall and adjacent property.
      ii. Motions/Votes: None
      iii. Actions: None

   b. Update on Lake Worth Lagoon / Old Port Cove area concerns
      i. Discussion on how to address specific areas of concern such as removal of derelict boats, programs to facilitate sewage pumping, and raising awareness with FDOT of potential issues near little Lake Worth Lagoon. Recommended more structured approach to tacking the issues individually with specific actions. The village has no jurisdiction in the waterway areas that have been raised as concerning. Board initiatives to focus on influencing and raising awareness with the appropriate parties.
      ii. Motions/Votes: None

iii. Actions

1. Discuss with FDOT documented conditions of concern near Little Lake Worth bridge (Diane Wimbrow)

2. Derelict vessel removal. Riviera Beach was given a grant from FL Fish and Wildlife commission in collaboration with Seatow. Research if this can be an avenue for NPB (Paul Bartlett)
3. Clean Vessel Act. There may be opportunities to get grant money to initiate a program. Martin County has had program for over 20 yrs. Research options available for NPB or Palm Beach County for similar program (Mark Michels)

8. Member Comments:
    a. Emphasis for subsequent meetings to pull forward business items discussed in previous months for more thorough consideration and recommendation to Council (e.g., kids program/partnership with Lagoon Keepers) (Michels)
    b. Will add Kids program to next meeting agenda (Domenech)
    c. Vessel size commensurate with village character. Topic to be taken up at next meeting. The board has previously issued recommendations in this regard, need to review the disposition of the recommendation. (Michels, Crawford)
    d. Encouraged more strict adherence to parliamentary rules, to ensure issues are fully addressed, and topics are covered one at a time. (Domenech)
    e. Encourage all board members to tee up topics of interest for future agenda (Michels)

9. Staff Comments: None

10. Adjournment at 6:16 PM

Meeting Minutes
Village of North Palm Beach Waterway Advisory Board
Village Council Hall Chambers
June 18, 2024

I. Call to Order: Mark Michels, MD 5:30 PM

II. Roll Call (x next to name denotes present)

☒ Mark Michels, MD, Chair
☐ Diane Wimbrow, Vice Chair
☒ Marty Domenech, Secretary
☒ George Alger, Board Member
☐ Paul Bartlett, Board Member
☐ Bruce Crawford, Board Member
☒ Jerry Sullivan, Board Member
☒ Marc Holloway, Village Staff
☒ Kris Garrison, Village Council Member

III. Meeting minutes from May 28, 2024 were approved.

IV. Public Comments: Greg Reynolds, Executive Director Lagoon Keepers and Jesse Bush, Marine Officer Lost Tree commented on derelict vessel planning and mitigation – refer to item VI.i below.

V. New Business

a. Discussion to pull forward previous items discussed by the board and evaluate status and disposition of each – to be covered in section VI.

VI. Old Business:

a. 2023-04-1: Ramp permits for commercial vehicles

Discussion: None

Motions/Votes/Council Recommendation: None

Actions: None

b. 2023-05-1: Lakeside Park Seawall

Discussion: May 2023: Plan to replace to be half funded by state. Awaiting other grant proposal request decisions.

June 2024: Project currently on hold awaiting funding.

Motions/Votes/Council Recommendation: None

Actions: None

c. 2023-05-2: Anchorage Park south side improvements

Discussion: May 2023: WAB suggested that the South docks be bid out to specifications similar to the repairs and renovations already completed on the North Side and that the bidding for that project should not be limited to the contractor who completed the North side renovation.

Mar 2024: Plans in evolution but unlikely to be implemented until 2025-2026.

Jun 2024: Current priority work is boat ramp first, then docks, followed by dry docks, and finally the roadway.

Motions/Votes/Council Recommendation: None

Actions: None

d. 2023-07-1 Vessel size issue

Discussion: Jul 2023: It was determined that current regulations on size of vessels is largely governed by current code including limits on property line and extension into waterways/canals and that further limitation could be considered if Council requested input beyond previous guidelines suggested by WAB.

Motions/Votes/Council Recommendation: None

Actions: None

e. 2023-11-1 Dredging plan

Discussion: Nov 2023: Staff to investigate and discuss with WAB potential grant support plan to cover likely further waterway maintenance and enhancement issues like Anchorage Park South docks and dredging of needed waterways through entities including FL Inland Nav. District. Jun 2024: Still unclear on what are guidelines or standards for maintenance and waterway dredging.

Motions/Votes/Council Recommendation: None

Actions:

1) Board members Michels and Alger to research and bring back information for discussion at next board meeting.

f. 2024-02-1: Public awareness educational program with MacArthur State Park

Discussion: Feb 2024: Idea presented to research and recommend educational programs to advance awareness of waterway and environmental stewardship.

Motions/Votes/Council Recommendation: None

Actions:

1) Feb 2024: Board members Alger and Crawford to research opportunities.

g. 2024-03: Village of NPB Comprehensive Plan Suggestions (per Alex Ahrenholz presentation).

Discussion: Draft comments submitted by Chair Michels for consideration were discussed.

Motions/Votes/Council Recommendation: None

Actions:

1) Secretary Domenech to issue draft comments collected during the meeting to the comprehensive plan collected during the meeting.

2) All Board members to review and add individual comments for discussion at next board meeting.

h. 2023-05-3 Seawall and adjacent property to 700 Sanctuary Drive

Discussion: Discussions with boat owner and village are continuing regarding dockage, and rights to seawall and adjacent property.

Motions/Votes/Council Recommendation: None

Actions: None

i. 2024-01-2 Derelict Vessels

Discussion: Jan 2024: WAB advises first step to contact PB County, PBSO, USCG and FWC to assess currently available remedies including fencing off beach and checks for derelict vessels and monitoring of illegal discharge of human waste.

Jun 2024: Member Bartlett invited Greg Reynolds, executive director of Lagoon Keepers, to provide perspective and suggestions to the board.

- Organization created 21 years ago, to address concerns related to Lake Worth lagoon. Currently among other projects Lagoon Keepers is focused on pursuing registration laws with more teeth. Failure to register vessels could be helpful as an actionable tool to remove derelict vessels.
- State funding of $10 MM for vessel removal
- Statutory a vessel must be operational to be in the water.
- Any law enforcement officer tied to the FWC system is able to tag vessels, subject to registration and training.

The FWC registration package which allows tagging of potentially derelict vessels was sent to NPB police ~18 months ago.

Jesse Bush, marine officer at Lost Tree spoke and was very supportive of the initiative and willing to help.

Motions/Votes/Council Recommendation: Motion to submit recommendation to Village Council to submit necessary application and training for the NPB police department to participate in FWC vessel tagging program. Information was provided to NPB police 18 months ago. Vote count: 4-0 in favor.

Actions: None

j. 2024-01-3 Clean Vessel Act / Pump out services

Discussion: Mar 2024: County application for Pump-out program. Discussed with Melissa Santoro at Vice Mayor (PBC) Marino's office.

May 2024: There are opportunities to get grant money to initiate a program. Martin County has had program for over 20 yrs. Research options available for NPB or Palm Beach County for similar program

Motions/Votes/Council Recommendation: None

Actions: None

k. 2024-01-1 Little Lake Worth Lagoon / Old Port Cove bridge area concerns

Discussion: May 2024: The village has no jurisdiction in the waterway areas that have been raised as concerning. Board initiatives to focus on influencing and raising awareness with the appropriate parties.

Motions/Votes/Council Recommendation: None

Actions

1) May 2024: Discuss with FDOT documented conditions of concern near Little Lake Worth bridge (Diane Wimbrow)

VII. Member Comments:

a. **New Lighthouse Drive bridge.** Question on status of bridge redesign. Staff provided update that initial plans are underway. Early stages. Discussion whether board should provide input to the structure. Tunnel concept was suggested. No consideration for tunnel, per Staff member Holloway. Agreed board should remain engaged and provide input to the process.

VIII. Staff Comments:

Staff Comments: Staff is working on many priority projects and is requesting consideration if responses are slowing down.. Hiring of code enforcement will be a help.

IX. Adjournment

Adjournment at 6:16 PM

THE VILLAGE OF
NORTH PALM BEACH
Village Manager's Office

"THE BEST PLACE TO LIVE UNDER THE SUN"

Environmental Committee Meeting

MINUTES

Anchorage Park

Monday, May 28, 2024
6:00pm

1. Call to Order: Karen Marcus called the meeting to order at 6:06 pm.

2. Roll Call:
   Present: Karen Marcus, Kendra Zellner, Brian Bartels, Shawn Woods, Mary Phillips, Juliette Desfeux
   Absent: Ellen Allen
   Also Present: Marc Holloway, Field Operations Manager, Councilmember Orland Puyol

3. The Minutes of the May 6, 2024, regular meeting was approved.

4. Public Comments –

   a. Wendy Crawford advised that it is very hot along the path walking to the dog park in Anchorage Park and is seeking a solution.
   b. Councilmember Orlando Puyol- Brought to the committee's attention his concerns with single-use plastics and suggested that we discuss the options to drive an initiative for plastic bottles with attached caps. Mary and Kendra will speak with the principal of the Conservatory School to inquire about what initiatives they have regarding recycling and plastic free programs.

5. Community Garden Update – Mary advised that there was a compost bin was installed and a retaining wall will be built around the garden.

6. Comprehensive Plan- Alex provided a draft of the Comprehensive Master Plan for the committee to review. This plan addresses invasive trees, automotive emissions, protections for fish and wildlife, seawalls, sea level rise, flood management, and many other objectives. The committee provided recommended updates to the plan. Karen requested that the plan comes back to our committee after planning department reviews it in July.

7. Plan for Leftover Shade Trees- Mary advised that Rick still has the leftover trees. The committees focus will be the Community Center and Osborne Park near the playground.

8. Resiliency Plan- Hazen and Sawyer consultant put together a resiliency plan. Marc will reach out to them so we can get an update at our next meeting.

9. Tree Removal Permit- Kendra will provide the permit paperwork that Palm Beach Garden uses. The committee will review it and potentially use provide it to Caryn for review.

10. Lakeside Park Erosion- Zak is working with Katherine on a proposal and it will be available July 1st.

11. HB 105- Tobacco Free Florida- The Council is looking into this proposal.

12. Precision Landscape Pesticides- No update from Precision yet.

13. Florida Green Building Coalition- Juliette reviewed our current code and provided recommendations. Juliette will email Marc with her certification recommendations. Marc will then provide it to the council.

14. Speaker Series- There may be a new vendor at the Country Club so we need to hold off on a speaker series until November.

15. Previous newsletter roofing color and how it impacts the heat island effect. The next newsletter about breaking down boxes and leave by your house. If the box is not broken down, then it may not get picked up and include the pick-up schedule. If the containers are in a yard that contains a dog, then install a sign to notify Public Works.

16. Member Comment-

    a. Mary advised that there are some inconsistencies in what the Public Works recycles and throws away.

17. Staff Comment-
    a. Marc advised that an individual was injured by a dog while collecting trash and provided recommendations for signage.

18. Next meeting- The next meeting will be on July 1, 2024 at 6:00 pm at Council Chambers.

19. Adjournment- the meeting adjourned at 7:17pm

THE VILLAGE OF NORTH PALM BEACH
DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING MINUTES
WEDNESDAY, JUNE 12, 2024

Present: Jamie Mount, Public Works Assistant Director
Kimberly Cawley, Senior Fire Inspector
Zak Sherman, Leisure Services Director
Caryn Gardner-Young, Community Development Director

Not Present: George Lopez, Police Department
Scott Woods, Building Official

I. CALL TO ORDER

Caryn Gardner-Young called the meeting to order at 2:03 p.m.

II. DELETIONS, ADDITIONS, OR MODIFICATIONS TO THE AGENDA

None.

III. NEW BUSINESS

1. MINOR PUD AMENDMENT

a) 1201 US Highway 1 (Crystal Cove – Matteo's)

On behalf of the Leasee (Matteo's), Core Level Architectural is requesting a Minor Planned Unit Development Amendment for exterior elevation approval.

The applicant's representative, explained his request and presented a video displaying the proposed elevations and changes to the site. They are proposing to provide seating for 220 people inside and 80 people outside, and offering a family-style dining experience.

DRC MEMBERS DISCUSSED THE FOLLOWING:

The Community Development Department Director (CDD Director) clarified that any exterior change to a commercial building requires approval from the Planning, Zoning and Adjustment Board (PZAB). A permit is only issued once the application is approved. Alternatively, the applicant can ask the Building Official to allow them to submit the plans for review before presenting approval from the PZAB; however, that decision would be up to him.

The Fire Inspector inquired about confirming the number of seats and whether the PZAB had previously approved it. Also, she stated the fire sprinkler alarm system needs to be reviewed.

The next step is for the Village of North Palm Beach (Village) to forward all Staff comments and requests to the applicant before the PZAB public hearing.

There were no further questions from the applicant's representative or Village Staff.

2. SPECIAL EVENTS

a) July 4th Celebration

A request by the Village of North Palm Beach Leisure Services Department to hold the Village's annual fireworks show at the Village Country Club on July 4th from 9:00 am to 9:30 pm.

Zack Zekerman presented the event's highlights, including food and beverages, banners, portable bathrooms, fireworks, tents, and food trucks. And indicated that the Fire Department will be at the site.

DRC MEMBERS DISCUSSED THE FOLLOWING:

The Village Staff inquired about the event's start and end times. The applicant confirmed that the pool party would start from 11:00 a.m. to 4:00 p.m., and the fireworks event would start from 5:30 p.m. to 9:00 p.m. The number of people expected is 2,000, and an ice cream truck will be on site.

The CDD Director wanted to confirm the banners requested are 3x10, which the applicant confirmed.

The CDD Director inquired about parking. The applicant ensured that the Police Department would assist in directing traffic at the light. Overflow parking is not provided but people will be available to drop off/pick up attendees at the front of the Country Club.

The applicant advised the music band will be set up under a 10x10 tent on the outdoor patio from 7:00 p.m. to 10:00 p.m. The CDD Director confirmed they are not required to apply for a tent permit.

The Fire Inspector advised that the fireworks vendor must provide the pyrotechnics certification/license and insurance at the site and a fire extinguisher available.

The Fire Inspector revisited the parking matter due to overflow issues and to place barricades. When inquired about valet, the applicant responded that valet is upon reservations; however, based on last year's event, they are not expecting major reservations.

The Fire Inspector requested the applicant to update the application once all vendors are final.

IV. DISCUSSION ITEMS

None.

V. CONCLUDING REMARKS

The next DRC meeting is scheduled for July 10, 2024, at 2:00 p.m.

VI. ADJOURNMENT

Caryn Gardner-Young adjourned the meeting at 2:48 p.m.

VILLAGE OF NORTH PALM BEACH
LIBRARY ADVISORY BOARD MEETING MINUTES
DATE: June 25th, 2024

CALL TO ORDER

Chair Bonnie Jenkins called the meeting to order at 7:00 pm.

ROLL CALL

Bonnie Jenkins, Chair
Carolyn Kost, Member
Tina Chippas, Member
Christine DelGuzzi, Vice-Chair
Stephanie DiGangi, Member
Orlando Puyol, Council Member
Julie Morrell, Library Manager
Brad Avakian, Secretary (arrived at 7:01 pm)

APPROVAL OF MINUTES

Member Kost moved to approve the Minutes for May 28th, 2024 meeting, motion seconded by Member Chippas. Motion passed unanimously.

MANAGER'S REPORT

Library Manager Julie Morrell reported the following:

Facilities

- The air conditioning pan overflowed, causing a leak in the bathrooms upstairs, which were closed for one day. The AC was serviced, and ceiling tiles were replaced.
- A window on the second story of the library cracked, and repairs are scheduled.

Staffing

Carly Campos will start as the new children's librarian on July 1st.

Children's Programming

- Weekly Storytimes – two sessions per week with an average of 24 attendees.
- Junior League Collaboration – story times on the first Saturday of each month.
- Children's Arts and Crafts – weekly sessions on Thursdays, averaging seven participants.
- Stay n' Play Program – Tuesday mornings for children ages one to four, with an average of 18 children attending.

- Summer Reading Program – began June 10th with themed bags and reading logs. Over 60 children have signed up; names of all children who sign up are added to the map displayed in the Library
- Family Movie Screenings – every Monday at 3:30 pm with themed snacks, averaging nine attendees.
- Craft Sessions – every Friday at 2:00 pm, with an average of 19 participants making bracelets, sun catchers, and paintings.
- Mother Goose Visit – Suzy Hammer performed as Mother Goose on June 11th for 63 attendees.
- Everglades Sue Visit – Suzy Hammer returned as Everglades Sue on June 18th and performed for 73 attendees.
- Jurassic Parts – scheduled to visit on June 26th.
- Pirate Puppet Show - scheduled for June 27th.

Teen Programming

- Teen volunteers are helping with the summer reading program, shelving and assisting with set up for programs.

Adult Programming

- Knit and Crochet – meets every Monday with an average of 15 attendees.
- Great Courses Series – paused for the summer and will resume in October.
- Silent Film Appreciation - featured "The Flapper" on June 8th with six attendees.
- Book Club – discussed "Killers of the Flower Moon" on May 2nd with 14 members attending.
- Book-to-Movie Club (new concept) – 14 attendees watched "Killers of the Flower Moon" on June 20th and enjoyed popcorn, cookies, and lemonade as refreshments.
- Guest Speaker – Meteorologist Paul Kalamaras spoke to 18 attendees on June 5th about what to expect this hurricane season.
- Dementia and Alzheimer's Seminar – Shawn Woods presented with representative from Memory Care and other experts on June 13th with 18 attendees.

NEW BUSINESS

- None.

OLD BUSINESS

- None.

MEMBER COMMENTS

Member DiGangi asked about new children's librarian, Carly Campos. Library Manager Morrell responded that the staff is excited to welcome her and were all impressed by her level of knowledge and experience, and have planned a warm welcome.

PUBLIC COMMENTS
None.

STAFF COMMENTS
None.

ADJOURNMENT
With nothing further to discuss, Member Kost moved to adjourn the meeting, motion seconded by Member DelGuzzi, unanimously approved.

Meeting adjourned at 7:13 pm.

Respectfully submitted by Brad Avakian.

VILLAGE OF NORTH PALM BEACH
VILLAGE ATTORNEY'S OFFICE

TO: Honorable Mayor and Council

THRU: Chuck Huff, Village Manager

FROM: Leonard G. Rubin, Village Attorney

DATE: August 8, 2024

SUBJECT: **ORDINANCE 2nd Reading** – Amending Section 2-17 of the Village Code to provide a procedure for cancelling regular Village Council meetings and amending Section 2-19 of the Village Code to move up the mandatory adjournment time by one hour to 10:00 p.m.

At its June 27, 2024 meeting, the Village Council adopted a Resolution modifying the start time for regular Village Council meetings from 7:00 p.m. to 6:00 p.m. As a result of this change, the Council directed this office to move up the mandatory adjournment time for all Village Council meetings from 11:00 p.m. to 10:00 p.m. Additionally, Section 2-17 of the Village Code currently provides that the regular meetings of the Village Council **shall** be held on the second and fourth Thursdays of each month. Because the Village Council routinely holds only one meeting in November and December and occasionally cancels other regular meetings, at the suggestion of Councilmember Garrison, this office is proposing an amendment to Section 2-17 to establish a procedure for cancelling regular Village Council meetings. Article III, Section 9(a) of the Village Charter only requires the Council to meet "at least once in every month at such times and places as the council may prescribe by rule."

To that end, the attached Ordinance provides for the following revisions to Division 1, Article II, Chapter 2 of the Village Code of Ordinances:

Sec. 2-17. Regular meetings when held.

The regular meetings of the village council shall be held on the second and fourth Thursdays of each month unless canceled by the mayor after consultation with the village manager.

* * *

Sec. 2-19. Adjournment of all meetings.

All regular meetings, special meetings and workshop meetings for the village council shall be adjourned on or before ~~11:00~~ 10:00 p.m. on the date when the meeting convened. In the event there is pending business on the floor at ~~11:00~~ 10:00 p.m. during one (1) of the meetings, the chair shall at that time entertain a motion that the meeting be reconvened at a time and date certain, but upon failure of the council to agree upon such motion, the meeting shall be adjourned and the business pending at the time of adjournment shall be the first item on the agenda of the next meeting of the village council pertaining thereto.

The attached Ordinance has been prepared by this office and reviewed for legal sufficiency.

There is no fiscal impact.

At its July 18, 2024 meeting, the Village Council adopted the Ordinance on first reading without modification.

Recommendation:

Village Staff requests Council consideration and approval on second and final reading of the attached Ordinance amending Section 2-17 of the Village Code to provide a procedure for cancelling regular Village Council meetings and amending Section 2-19 of the Village Code to move up the mandatory adjournment time for Village Council meetings to 10:00 p.m. in accordance with Village policies and procedures.

ORDINANCE NO. 2024-____

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING DIVISION 1, "GENERALLY," OF ARTICLE II, "COUNCIL," OF CHAPTER 2, "ADMINISTRATION," OF THE VILLAGE CODE OF ORDINANCES BY AMENDING SECTION 2-17, "REGULAR MEETINGS—WHEN HELD," TO PROVIDE A PROCEDURE TO CANCEL REGULAR VILLAGE COUNCIL MEETINGS AND AMENDING SECTION 2-19, "ADJOURNMENT OF ALL MEETINGS," TO MOVE UP THE MANDATORY ADJOURNMENT TIME BY ONE HOUR; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 2-17 of the Village Code provides that the regular meetings of the Village Council shall be held on the second and fourth Thursdays of each month, and the Village Council wishes to amend this section to provide a procedure for the cancellation of such meetings when necessary or desirable; and

WHEREAS, Section 2-19 of the Village Code provides for the adjournment of all regular, special, and workshop meetings of the Village Council at 11:00 p.m., and the Village Council wishes to amend this section to adopt a new adjournment time of 10:00 p.m.; and

WHEREAS, the Village Council determines that the adoption of this Ordinance is in the best interests of the Village and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA as follows:

Section 1. The foregoing recitals are ratified as true and correct and are incorporated herein.

Section 2. The Village Council hereby amends Division 1, "Generally," of Article II, "Council," of Chapter 2, "Administration," of the Village Code of Ordinances as follows (additional language underlined and deleted language is ~~stricken through~~):

Sec. 2-17. Regular meetings when held.

The regular meetings of the village council shall be held on the second and fourth Thursdays of each month unless canceled by mayor after consultation with the village manager.

* * *

Sec. 2-19. Adjournment of all meetings.

All regular meetings, special meetings and workshop meetings for the village council shall be adjourned on or before ~~11:00~~ 10:00 p.m. on the date when the meeting convened. In the event there is pending business on the floor at ~~11:00~~ 10:00 p.m.

during one (1) of the meetings, the chair shall at that time entertain a motion that the meeting be reconvened at a time and date certain, but upon failure of the council to agree upon such motion, the meeting shall be adjourned and the business pending at the time of adjournment shall be the first item on the agenda of the next meeting of the village council pertaining thereto.

Section 3. The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the Village of North Palm Beach, Florida.

Section 4. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of the Ordinance.

Section 5. All ordinances and resolutions or parts of ordinances and resolutions of the Village of North Palm Beach, Florida, which are conflict with this Ordinance, are hereby repealed to extent of such conflict.

Section 6. This Ordinance shall be effective immediately upon adoption.

PLACED ON FIRST READING THIS _____ DAY OF _____, 2024.

PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF _____, 2024.

(Village Seal) _____

MAYOR

ATTEST:

_____

VILLAGE CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____

VILLAGE ATTORNEY

Business Impact Estimate

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING DIVISION 1, "GENERALLY," OF ARTICLE II, "COUNCIL," OF CHAPTER 2, "ADMINISTRATION," OF THE VILLAGE CODE OF ORDINANCES BY AMENDING SECTION 2-17, "REGULAR MEETINGS—WHEN HELD," TO PROVIDE A PROCEDURE TO CANCEL REGULAR VILLAGE COUNCIL MEETINGS AND AMENDING SECTION 2-19, "ADJOURNMENT OF ALL MEETINGS," TO MOVE UP THE MANDATORY ADJOURNMENT TIME BY ONE HOUR; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

1. Summary of the proposed ordinance: The proposed Ordinance moves up the adjournment time for Village Council meetings from 11:00 p.m. to 10:00 p.m. and provides a procedure for cancellation of regular Village Council meetings when necessary or desirable.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Village:

(1) There are no direct compliance costs that business may reasonably incur;
(2) There is no new charge or fee imposed by the proposed Ordinance; and
(3) There are no regulatory costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: None.

VILLAGE OF NORTH PALM BEACH
VILLAGE ATTORNEY'S OFFICE

TO: Honorable Mayor and Council

THRU: Chuck Huff, Village Manager

FROM: Leonard G. Rubin, Village Attorney

DATE: August 8, 2024

SUBJECT: **ORDINANCE 2nd Reading** – Ordinance amending Chapter 5 of the Village Code of Ordinance to revise the definition of liveaboard boats or vessels in conformance with State Statute.

The Village's Police Department is engaged in enforcing the laws and regulations applicable to boats and vessels within bodies of water located within the Village's municipal limits. The provisions of both the Florida Statutes and the Village Code regulate live aboard vessels with slightly different definitions. To that end, the Police Department has requested that the Village Code be amended so that the Code definition of the term "live aboard vessel" matches the definition set forth in Section 327.02, Florida Statutes.

The attached Ordinance amends Section 5-1 of the Village Code to read as follows:

Sec. 5-1. Definitions.

As used in this chapter, unless the context indicates otherwise, the following terms shall have the indicated meanings:

* * *

Live-aboard boat or vessel means:

(a) Any boat or vessel used solely as a residence and not for navigation;

(b) Any boat or vessel represented as a place of business or a professional or other commercial enterprise; or

(b c) Any boat or vessel for which a declaration of domicile has been filed pursuant to F.S. §222.17.; or

(c) Any boat or vessel used as a residence that does not have an effective means of propulsion for safe navigation.

A commercial fishing boat or vessel is expressly excluded from this definition.

There is no fiscal impact.

The attached Ordinance has been prepared by this office and reviewed for legal sufficiency.

At its July 18, 2024 meeting, the Village Council adopted the Ordinance on first reading without modification.

Recommendation:
Village Staff requests Council consideration and approval on second and reading of the attached Ordinance amending Section 5-1 of the Village Code to modify the definition of the term live aboard vessel to conform to the statutory definition in accordance with Village policies and procedures.

ORDINANCE NO. 2024-____

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING ARTICLE I, "IN GENERAL," OF CHAPTER 5, "BOATS, DOCKS AND WATERWAYS," OF THE VILLAGE CODE OF ORDINANCES BY AMENDING SECTION 5-1 TO ADOPT THE STATUTORY DEFINITION FOR LIVE ABOARD VESSELS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 5 of the Village Code of Ordinances regulates mooring of vessels within the Village's Code of Ordinances, including restrictions applicable to live aboard vessels; and

WHEREAS, the Village Council wishes to amend the definition of the term live aboard vessel to comply with the current statutory definition; and

WHEREAS, the Village Council determines that adoption of this Ordinance is in the best interests of the health, safety and welfare of the Village and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA as follows:

Section 1. The foregoing recitals are ratified as true and correct and are incorporated herein.

Section 2. The Village Council hereby amends Article I, "In General," of Chapter 5, "Boats, Docks and Waterways," of the Village Code of Ordinances by amending Section 5-1, "Definitions," as follows (additional language is underlined and deleted language is ~~stricken though~~):

ARTICLE I. IN GENERAL

Sec. 5-1. Definitions.

As used in this chapter, unless the context indicates otherwise, the following terms shall have the indicated meanings:

* * *

Live-aboard boat or vessel means:

(a) Any boat or vessel used solely as a residence and not for navigation;

~~(b) Any boat or vessel represented as a place of business or a professional or other commercial enterprise; or~~

(b c) Any boat or vessel for which a declaration of domicile has been filed pursuant to F.S. §222.17~~.~~; or

(c) Any boat or vessel used as a residence that does not have an effective means of propulsion for safe navigation.

A commercial fishing boat or vessel is expressly excluded from this definition.

* * *

Section 3. The provisions of this Ordinance shall become and be made a part of the Code of the Village of North Palm Beach, Florida.

Section 4. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

Section 5. All ordinances or parts of ordinances and resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall take effect immediately upon adoption.

PLACED ON FIRST READING THIS _____ DAY OF _____, 2024.

PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF _____, 2024.

(Village Seal)

_____
MAYOR

ATTEST:

_____
VILLAGE CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
VILLAGE ATTORNEY

Business Impact Estimate

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING ARTICLE I, "IN GENERAL," OF CHAPTER 5, "BOATS, DOCKS AND WATERWAYS," OF THE VILLAGE CODE OF ORDINANCES BY AMENDING SECTION 5-1 TO ADOPT THE STATUTORY DEFINITION FOR LIVE ABOARD VESSELS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

1. Summary of the proposed ordinance: The proposed Ordinance modifies the definition of "live aboard" vessel set forth in Section 5-1 of the Village Code to comply with the definition established by Florida Statute.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Village:

(1) There are no direct compliance costs that business may reasonably incur;
(2) There is no new charge or fee imposed by the proposed Ordinance; and
(3) There are no regulatory costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: None.

VILLAGE OF NORTH PALM BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Honorable Mayor and Council

THRU: Chuck Huff, Village Manager

FROM: Caryn Gardner-Young, Community Development Director

DATE: August 8, 2024

SUBJECT: **ORDINANCE –** AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, CREATING THE VILLAGE PLACE PLANNED UNIT DEVELOPMENT WITHIN THE C-3 REGIONAL BUSINESS ZONING DISTRICT AND APPROVING A MASTER SITE DEVELOPMENT PLAN AND MASTER PHASING PLAN ON 13.155 ACRES OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF PALMETTO DRIVE AND U.S. HIGHWAY ONE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH THE PLANS AND THE CONDITIONS REFERENCED IN THIS ORDINANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

2GHO, Inc., agent, on behalf of NP Devland Holdings, LLC, NP Devland North, LLC, and NP Devland East, LLC, property owners (collectively "Applicant"), filed an application for approval of a Special C-3 Planned Unit Development pursuant to Section 45-34.1(10) of the Village Code of Ordinances on four parcels of real property totaling 13.155 acres located at the northwest corner of Palmetto Drive and U.S. Highway One. The site is a redevelopment of the project that was once known as the Twin City Mall.

The Twin City Mall opened in 1971 and was an enclosed shopping mall that was located in both the Village of North Palm Beach and the Town of Lake Park. During the 1980s, the mall saw an exodus of several stores and the center started to be met with "mixed" reaction. With the opening of the Gardens Mall in 1988, the last of the notable stores began to vacate, leaving the mall with a high vacancy rate. Initiatives to redevelop this site started as soon as the early 90s, with plans for a temporary campus for FAU, or as a mixed-use site with offices and retail. Plans were also submitted in 1995 to demolish the building, and redevelop as a traditional shopping center. None of these development approaches came to fruition. More recently (within the last 20 years), a portion (primarily on the Lake Park side but also within the Village) of the site was redeveloped into Northlake Promenade Shoppes PUD, and the subject site area (North Palm Beach side) was redeveloped as the Village Shoppes PUD.

The 13.155-acre Master Plan is divided into 4 parcels, and proposes a maximum Floor Area Ration (F.A.R) for the parcels. The total F.A.R for the development will not exceed 2.75, which is the maximum allowed by the Code for Special C-3 PUD's. Because the project is greater than ten (10) acres, the maximum permissible building height is fourteen (14) stories and 175 feet, while buildings fronting U.S. Highway One and Palmetto Drive are limited to a maximum of nine (9) stories or 120 feet within fifty (50) feet of the right-of-way.

Proposed Development Parcels	**Acreage**	**Proposed Development Parameters**
Parcel 1	2.70 ac	Max Height– 14 stories
Parcel 2	4.99 ac	Max Height– 14 stories
Parcel 3	1.34 ac	Max Height – 9 stories
Parcel 4	1.61 ac	Max Height – 9 stories
Civic Open Space	1.36 ac	N/A
Road ROW	1.155 ac	Roadway for project
Total		13.155 ac

Note that the acreage of Parcel 2 decreased from 5.27 acres to 4.99 acres and the acreage of the Civic Open Space increased from 1.08 acres to 1.36 acres.

The proposed development parcel is 13.155 acres so it includes a minimum of at least five (5) contiguous acres of land that will be initially reviewed and approved as one (1) overall development project. The proposed project includes a 1.36-acre civic space, which is more than the minimum of one-half (½), acre required, however, the design of the civic space has not been determined yet. The proposed project is intended to be a mixed-use development with a combination of apartments, an assisted living facility, condominiums, a hotel and 100,000 square feet of commercial space, which exceeds the 50,000 square feet of non-residential uses.

The master plan sets forth the maximum development parameters for the site, and the Village's approval of the Master Plan does not authorize the commencement of any construction activities or guarantee the maximum development parameters, unless otherwise agreed to by the Village Council. Each phase will undergo separate site plan and appearance review by both the Lake Park Planning and Zoning Board and the Village's Planning, Zoning and Adjustment Board and approval by the Village Council. The determination of whether the project provides sufficient public benefit is a determination that will ultimately be made by the Village Council, with input from both planning boards. On May 8, 2024, the Village Planning, Zoning and Adjustment Board conducted a public hearing on the PUD application and recommended approval subject to various conditions.

In Staff's analysis, the proposed application is consistent with the measurable Village Code requirements. However, the Village Council must determine if the Applicant has met the prerequisites for the granting of Master Plan Special Planned Unit Development approval as outlined in the staff report. If the Village Council approves the Master Plan Special Planned Unit Development petition, staff provided suggested conditions of approval, which is contained in the proposed Ordinance and Staff Report.

Recommendation:

Village Staff recommendation is for the Village Council to determine if the Applicant has met the prerequisites for the granting of Master Plan Special Planned Unit Development approval and if approved, to consider imposing the conditions of approval as outlined in the proposed Ordinance.

ORDINANCE NO. 2024-____

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, CREATING THE VILLAGE PLACE PLANNED UNIT DEVELOPMENT WITHIN THE C-3 REGIONAL BUSINESS ZONING DISTRICT AND APPROVING A MASTER SITE DEVELOPMENT PLAN AND MASTER PHASING PLAN ON 13.155 ACRES OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF PALMETTO DRIVE AND U.S. HIGHWAY ONE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH THE PLANS AND THE CONDITIONS REFERENCED IN THIS ORDINANCE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 2GHO, Inc., agent, on behalf of NP Devland Holdings, LLC, NP Devland North, LLC, and NP Devland East, LLC, property owners (collectively "Applicant"), filed an application for approval of a Special C-3 Planned Unit Development pursuant to Section 45-34.1(10) of the Village Code of Ordinances on four parcels of real property totaling 13.155 acres located at the northwest corner of Palmetto Drive and U.S. Highway One, as more particularly described in Exhibit "A" attached hereto and incorporated herein ("Property"); and

WHEREAS, the Property is assigned a zoning designation of C-3 (Regional Business) and a future land designation of Commercial; and

WHEREAS, the Applicant is seeking to obtain approval of a Planned Unit Development ("PUD") for a mixed-use development, consisting of residential dwelling units and 100,000 square feet of commercial space, as well as a Master Site Development Plan and Master Phasing Plan to guide future development within the PUD; and

WHEREAS, on May 8, 2024, the Village Planning, Zoning and Adjustment Board conducted a public hearing on the PUD application and recommended approval subject to various conditions; and

WHEREAS, the Village Council determines that the Special C-3 PUD application is consistent with the Village's Comprehensive Plan and meets each of the applicable requirements set forth Section 45-34.1(10)(a) of the Village Code of Ordinances, subject to additional findings regarding public benefit as may be required during the site plan process; and

WHEREAS, the Village Council wishes to approve the creation of the Village Place PUD and approve the development of the PUD in accordance with the Master Site Development Plan and Master Phasing Plan, subject to terms and conditions of this Ordinance; and

WHEREAS, the Village Council determines that approval of this Ordinance is in the best interests of the Village and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA as follows:

Section 1. The foregoing recitals are ratified as true and correct and are incorporated herein.

Section 2. The Village Council hereby creates the Village Place Planned Unit Development ("PUD") on four parcels of real property totaling 13.155 acres located at the northwest corner of Palmetto Drive and U.S. Highway One, as more particularly described in Exhibit "A" attached hereto and incorporated herein.

Section 3. The Applicant shall develop the PUD in accordance with the most current version of the following plans and specifications on file with the Village's Community Development:

A. Master Phasing Plan prepared by M. Troy Holloway of 2GHO dated July 3, 2024 and stamp-dated July 9, 2024 consisting of one (1) page (P-1).

B. Master Development Plan prepared by M. Troy Holloway of 2GHO dated July 8, 2024 and stamp-dated July 9, 2024 consisting of one (1) page (M-1).

C. Conceptual Landscaping prepared by M. Troy Holloway of 2GHO dated July 3, 2024 and stamp-dated July 9, 2024 consisting of one (1) page (CLP-1).

D. Offsite Improvements and Circulation Plan prepared by Simmons & White dated July 3, 2024 and stamp dated July 9, 2024 consisting of one (1) page.

E. Conceptual Site Development Plans prepared by Simmons & White dated July 3, 2024 and stamp-dated July 9, 2024 consisting of four (4) pages.

F. Preliminary Plat prepared by Keshavarz & Associates and stamp dated July 9, 2024 consisting of three (3) pages.

G. Conceptual Elevations prepared by Gensler dated April 29, 2023 consisting of six (6) pages.

Section 5. The Applicant shall develop, operate, and maintain the PUD in accordance with the development parameters and building site area regulations applicable to Special PUDs within the C-3 Regional Business Zoning District and all other applicable Village Code requirements. The Village Council's approval of the PUD is subject to the following additional conditions:

A. The PUD shall be developed in accordance with the Master Phasing Plan and Master Development Plan. All Site Plans for the various phases shall be reviewed at a joint meeting of the Village's Planning, Zoning and Appeals Board and the Town of Lake Park Planning and Zoning Board and shall be presented to the Village Council for consideration and approval by Resolution.

B. The Applicant shall obtain new service provider concurrency approvals when submitting for each phase of development.

C. The Applicant or its successor property owner's association shall maintain in perpetuity the 1.36 Civic Area designated on the Master Development Plan and shall provide the Village with an easement on such property via plat or by separate instrument.

D. The site plan for the Civic Area shall be part of the first site plan reviewed by the Village Council and shall be substantially completed prior to completion of the second phase of the PUD in accordance with the Master Phasing Plan.

E. Prior to the issuance of the first building permit, the entire PUD Property shall be subject to a Declaration of Restrictions and Covenants in a format acceptable to the Village Attorney, which shall provide for the formation of a single master property owner's association and the assessment of members of the master association for the cost of maintaining all roadways, pedestrian amenities, and common areas, including the Civic Site, with cross-access and cross-parking.

F. Prior to the Village's issuance of any infrastructure permits or building permits, the Applicant shall submit the following plans for review and approval by the Village:

1. A mobilization plan and staging plan to the Fire and Police Departments and the Building Division of the Community Development Department;

2. A Life Safety Plan, which shall comply with all applicable fire safety regulations; and

3. An emergency evacuation plan filed with the Police and Fire Departments.

G. Any road closures or right-of-way improvements must obtain prior approvals and/or permits as required by the Village and/or other applicable authorities.

H. If any significant archeological resources are found on the Property during development and construction, the Applicant shall notify Village Staff.

I. The Property shall be platted with the proposed access easements and utility easements and the dedication of right-of-way to the Village, and the plat shall be approved by the Village Council and recorded in the public records prior to the issuance of a certificate of occupancy.

J. Prior to the issuance of the first infrastructure permit, the Applicant shall provide the Village with a performance bond, letter of credit, escrow agreement or other acceptable surety agreement in a form approved by the Village Attorney and in an amount approved by the Community Development Director to ensure completion of on-site roadway, drainage, and utility improvements. As improvements are completed and accepted by the Village, the amount of the performance bond, letter of credit, escrow agreement or other

acceptable surety may be reduced by a proportionate amount as determined by the Village Manager in consultation with the Community Development Director when requested by the Applicant.

K. A permit shall be obtained from Seacoast Utility Authority prior to the first infrastructure permit.

L. All infrastructure, including but by no means not limited to fire hydrants, street lights, and storm drains, proposed on the approved Site Plan shall be maintained by the Applicant or the master property owner's association. Fire hydrants shall be installed, tested, and in service prior to construction, and a stabilized Fire Department access road shall be installed and maintained prior to and throughout construction.

M. Permits from the South Florida Water Management District and the Village of North Palm Beach, as required, for the storm water management system must be obtained prior to the issuance of building permits.

N. A driveway connection and/or right-of-way construction permit from the Florida Department of Transportation and/or Palm Beach County must be obtained prior to issuance of a building permit, if applicable.

O. Permits from the Health Department for the water and sewer system must be obtained prior to approval of building permits.

P. In accordance with the requirements of the National Pollution Discharge Elimination System (NPDES), a Storm Water Pollution Prevention Plan, Owner/Operator Certification, and Notice of Intent shall be submitted and accepted by the Village prior to the issuance of building permits.

Q. A site clearing and tree removal permit shall be required prior to any clearing activities on the Property. This permit shall demonstrate protection of existing trees to remain.

R. All publicly-accessible rooftop spaces within the PUD shall have a minimum of fifteen percent (15%) landscaped green space.

S. Street trees shall be a minimum of twenty-four (24) feet in size throughout the PUD, with a proposal for urban root space solutions.

T. All new utilities shall be provided underground. Appurtenances to these systems which require above-ground installation must be effectively screened from view. All utilities and services to the Property shall be provided by entities holding valid franchise or service agreements with the Village.

U. In accordance with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued for the PUD after the build-out date of December 31, 2033, unless a revised traffic study with a

later build-out date has been approved by the County and a copy of the approval provided to the Village of North Palm Beach.

V. The road improvements on Palmetto Drive and the turn lane extension on U.S. Highway One shall be completed no later than the last certificate of occupancy or completion of Phase 2 and shall comply with Palm Beach County regulations and approvals.

W. Uses on the Property are restricted to the uses listed in Table 1 of the Section 45-34.1(1) of the Village Code of Ordinances, including those permitted by PUD.

X. Approval for outdoor seating areas must be obtained as part of the Site Plan process or as otherwise approved by the Village Council.

Y. Dedicated fire lanes shall be provided for each parcel as determined by the Fire Rescue Department in accordance with NFPA 1, Chapter 18, 2.3.6.1.

Z. Access to Buildings on subsequent Site Plan reviews shall meet the requirements of NFPA 1, Chapter 18, 2.3.2.

AA. The Applicant agrees that if, after the construction of the roadways and curbing, the responding fire apparatus cannot achieve the required turning radius as shown in the AutoTurn Analysis submitted November 13, 2023, the Applicant will make the necessary corrections to curbing and/or turning radii.

BB. Vertical roadway clearance shall be maintained at thirteen feet, six inches (13’6”) in accordance with NFPA 1, Chapter 18, 2.3.5.1.2 and no vertical canopy shall infringe the designated areas for fire aerial apparatus setup, i.e., curb cuts.

CC. Prior to the issuance of the first vertical building permit, the Applicant shall fully install and complete the roadways and curbing.

DD. The Master Development Plan shall be revised as necessary to reflect all conditions of approval and re-submitted prior to the issuance of building permits.

EE. Any deviations to the approved Master Development Plan shall be governed by Section 6-59(4) of the Village Code of Ordinances.

FF. Non-compliance with any of the conditions of approval will result in the Village withholding the issuance of any building permits or any certificates of occupancy.

GG. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns and a violation of such conditions shall constitute a violation of the Village Code of Ordinances and may be enforced by the Village as set forth in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law.

HH. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "Village of North Palm Beach."

II. The Applicant shall be bound by all oral and written representations both on the record and as part of the application/approval process.

JJ. Approval of the Master Development Plan and Master Phasing Plan does not authorize any construction activities nor shall it operate as an approval of the maximum development parameters for PUDs within the C-3 zoning district permitted by Code. The building site area regulations for each phase/parcel shall be determined through the Site Plan and Appearance Review process, taking into account the public benefit provided.

Section 6. Each of the conditions and requirements of this Ordinance shall be binding upon the Applicant and its successors in interest or assigns and shall be deemed covenants running with the land.

Section 7. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

Section 8. All ordinances or resolutions in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 9. This Ordinance shall take effect immediately upon adoption.

PLACED ON FIRST READING THIS _____ DAY OF _____, 2024.

PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF _____, 2024.

(Village Seal)

_____
MAYOR

ATTEST:

_____
VILLAGE CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
VILLAGE ATTORNEY

Exhibit "A"
Legal Description

PARCEL A:

PARCEL I:
A certain parcel of land in land in Section 21, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the Westerly right-of-way line of State Road No. 5 as described in a deed from Tesdem, Inc. to the State of Florida as same is recorded in Deed Book 838, Page 25, Public Records of Palm Beach County, Florida with the Northerly right-of-way of Palmetto Road as shown on the Plat of Kelsey City (now Lake Park) as same is recorded in Plat Book 8, Page 35, Public Records of Palm Beach County, Florida, and from said point of intersection run (for convenience the said Northerly right-of-way line of Palmetto Road is assumed to bear 89°57'15" West and all other bearings mentioned herein are relative thereto), North 89°57' 15" West running along the said Northerly right-of-way line a distance of 468.28 feet; thence North 7°27'45" West, a distance of 247.44 feet; thence South 88°43'22" West a distance of 249.34 feet to a point in a line parallel with and one foot Westerly from (measured at right angles to) the Westerly wall of the Truck Well so called at the Westerly end of the J.M. Fields Store Building, so called; thence North 01° 19'04" West, along said parallel line, a distance of 152.45 feet, more or less, to a point in the Westerly extension of the North face of the South wall of the Garden Shop so called, said Garden Shop located in the Northwesterly corner of the said J.M. Fields Store Building; thence North 88°40'56" East along the just said Westerly extension and along the just said North face of the South wall a distance of 41 feet, more or less, to a point in the West face of the East wall of said Garden Shop; thence North 01° 19'04" West running along the just said West face of the East wall and the Northerly extension thereof a distance of 120.27 feet, more or less, to a point in the face of the curb, said curb being 20.26 feet Northerly from and parallel with the face of the North wall of said building; thence North 88°40'56" East running along the said face of the curb and its Easterly extension of a distance of 637.31 feet, more or less, to a point in the said Westerly right-of-way line of State Road No.5, said point being also a point on a curve concave to the West, having a radius of 11394.22 feet and whose tangent passing through said point bears South 10°13'29" East; thence Southerly running along the arc of the just described curve and along the said Westerly right-of-way line subtending a central angle of 01°48'07", a distance of 358.34 feet, more or less, to the end of said curve; thence South 81°34'38", West running along a line radial to the just described curve and radial to the next described curve and continuing along said Westerly right-of-way line a distance of 5 feet to a point in a curve concave to the West, being concentric with the last described curve and having a radius of 11389.22 feet; thence Southerly running along the arc of the just described curve and continuing along the said Westerly right-of-way line; subtending a central angle of 00°25'22", a distance of 84.04 feet to the end of said curve; thence South 08°00'00" East along said Westerly right-of-way line distance of 91.77 feet, more or less, to the POINT OF BEGINNING.

PARCEL II:

A parcel of land lying in Section 21, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the intersection of Westerly right-of-way line of State Road No. 5, as described in deed from Tesdem, Incorporated to the State of Florida, recorded in Deed Book 838, Page 25,

Public Records of Palm Beach County, Florida, with the Northerly right-of-way line of Palmetto Road, as shown on the Plat of Kelsey City (now Lake Park), recorded in Plat Book 8, Page 35, Public Records of Palm Beach County, Florida; thence Westerly, along said Northerly right-of-way line, a distance of 468.28 feet to a point on a portion of the Westerly boundary of that certain parcel of land described in Official Record Book 3343, Page 1786, Public Records of Palm Beach County, Florida, and the point of beginning of the hereinafter described parcel; thence Northerly along said Westerly boundary, making an angle with the preceding course, measured from East to North of 97°30'30", a distance of 247.44 feet to a point; thence Westerly, making an angle with the preceding course, measured from South to West of 96° 11'07", a distance of 208.80 feet to the point of the Easterly boundary of that certain parcel of land described in Official Record Book 3259, Page 276, Public Records of Palm Beach County, Florida; thence Southerly, along said Easterly boundary, making an angle With the preceding course, measured from East to South of 89°58'58", a distance of 240.56 feet to a point on said Northerly right-of-way line, making an angle with the preceding course, measured from North to East of 91°21’25”, a distance of 235.45 feet to the POINT OF BEGINNING.

PARCEL B:

A parcel of land being all of Parcel 1B and a portion of Parcel 7 according to the plat of NORTHLAKE PROMENADE SHOPPES, A PUD, as shown in Plat Book 102, Pages 130 and 131, of the Palm Beach County, Florida Public Records. Said plat also being a portion of Section 21, Township 42 South, Range 43 East, Town of Lake Park and Village of North Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Parcel 1B; thence S 89°59'30" W along the South line of said Parcel 1B, with all bearings contained within relative thereto, a distance of 637.68 feet; thence S 00°00'25" E along the East line of said plat, a distance of 119.95 feet to the intersection with the North face of a building wall described in Official Records Book 3343, Page 1787; thence 89°59'35" W, a distance of41.00 feet; thence departing said East line continue S 89°59'35" W, a distance of 30.65 feet; thence N 00°09'32" E, a distance of 429.19 feet to the intersection with the South line of Parcel R-1 of said plat; thence N 90°00'00" E along said South line, a distance of 175.42 feet; thence N 00°00'00" E along the East line of Parcel R- 1, a distance of 155.65 feet to the Northeast corner of said Parcel R-1 ; thence N 90°00'00" E along a line 35.50 feet South of and parallel with the South line of Parcel 5 of said plat, a distance 117.06 feet; to a curve to the right having a radial bearing of S 00°00'00" E, a radius of 80.00 feet, and a central angle of 34°25'35"; thence proceed along the arc of said curve, a distance of 48.07 feet to the end of said curve; thence S 55°34'25" E, a distance of 100.26 feet; to a curve to the right having a radial bearing of S 34°25'35" W, a radius of 80.00 feet, and a central angle of 46°43'50"; thence proceed along the arc of said curve, a distance of 65.25 feet to the end of said curve; thence S 08°50'35" E along a line 35.50 feet West of and parallel with the West line of Parcel 6 of said plat, a distance of 249.82 feet to a point on the prolongation of the North line of aforesaid Parcel 1-B; thence N 84°09'54" E along said prolongation, a distance of 30.18 feet to a Northwest corner of Parcel 1-B; thence continue N 84°09'54" E along the North line of Parcel 1-B, a distance of 167.65 feet to a point of intersection with the East line of said plat, said point also lying on the West right-of-way line of U.S. Highway No. 1; said point also being the Northeast corner of said Parcel I-B, said point also being the beginning of a curve having a radial bearing of S 80°22'21" W, a radius of 11394.22 feet, and a central angle of 00°34'45"; thence proceed Southerly along the arc of said curve, a distance of 115.19 feet to the end of said curve and the POINT OF BEGINNING of the herein described parcel.

PARCEL C:

PARCEL I:

Non-exclusive easements, for the benefit of Parcel A and Parcel B herein described above, as created in Fourth Amendment to Declaration of Restrictions, Covenants and Conditions and Grant of Easement by and between Twin Cities Investors, Inc. and Developers of Northlake, Inc. as recorded in Official Records Book Official Records Book 21438, Page 1886 as corrected in Official Records Book 22831, Page 89 for purposes of Ingress and Egress Easement in Article 6.1; Utility Easement in Article 7.1 and Drainage Easement in Article 8.1 over and across the lands described in said Easement.

PARCEL II:

Non-exclusive easement(s), created by and described in that certain Declaration of Restrictions, Covenants and Conditions and Grant of Easements recorded in Official Records Book 11923, Page 861, as amended in Official Records Book 13154, Page 1892; Official Records Book 17516, Page 1987; Official Records Book 17595, Page 1781; and Official Records Book 21438, Page 1886 as re-recorded in Official Records Book 22831, Page 89; less and except those lands conveyed to the State of Florida Department of Transportation by Quit-Claim Deeds recorded June 9, 2004 in Official Records Book 17093, Page 214 and recorded June 1, 2004 in official records book 17062, Page 1971, of the Public Records of Palm Beach County, Florida.

PARCEL III:

Non-exclusive easement(s), created by and described in Declaration of Reciprocal Easements recorded in Official Records Book 17344, Page 1311, of the Public Records of Palm Beach County, Florida.

PARCEL IV:

Non-exclusive easement(s), created by and described in Access, Parking and Landscape Easement by and between Twin Cities Investors, Inc., a Florida corporation, Developers of Northlake, Inc., a Florida corporation and Village Shoppes At U.S. 1, LLC, a Florida limited liability company, dated February 21, 2007 and recorded February 22, 2007 in Official Records Book 21438, Page 1917, of the Public Records of Palm Beach County, Florida.

PUD 2023-06 Revised:
Exhibit "A"
Date: July 18, 2024

REVISED COMMUNITY DEVELOPMENT DEPARTMENT REPORT AND RECOMMENDATION

Subject/Agenda Item:

PUD 2023-06 - Village Place

Consideration of Approval: A request from George Gentile President of 2GHO, Inc. agent for NP Devland Holdings, LLC, NP Devland North, LLC and NP Devland East, LLC for Master Plan approval of a mixed-use project within a Special C-3 Planned Unit Development located at the northwest intersection of Palmetto Drive and U.S. Highway 1.

[X] Quasi-Judicial
[ ] Legislative
[ ] Public Hearing

Originating Department:	**Reviewed By:**
Planning & Zoning Project Manager _____ Caryn Gardner-Young	Community Development Director _____ Caryn Gardner-Young, AICP

Attachments:

- Justification Statement stamp-dated July 15, 2024
- Master Phasing Plan prepared by M. Troy Holloway and stamp-dated July 9, 2024
- Master Development Plan prepared by Gentile Holloway O'Mahoney & Associates and stamp-dated July 9, 2024
- Conceptual Landscaping prepared by Gentile Holloway O'Mahoney and plan stamp-dated July 9, 2024
- Offsite Improvements and Circulation Plan prepared by Simmons & White and stamp dated July 9, 2024
- Conceptual Site Development Plans prepared by Simmons & White and stamp-dated July 9, 2024
- Preliminary Plat prepared by Keshavarz & Associates and stamp dated July 9, 2024
- Fire Truck Autoturn Analysis prepared by Simmons & White and stamp-dated December 19, 2023
- Conceptual Elevations prepared by Gensler and stamp-dated July 9, 2024
- Drainage Statement prepared by Simmons & White and stamp-dated July 9, 2024
- Survey prepared by Lidberg Land Surveying, Inc. and stamp-dated July 9, 2024
- Traffic Statement prepared by Simmons & White and stamp-dated July 9, 2024
- Fiscal Impact Study by Fishkin stamp-dated September 25, 2023
- Fiscal Impact Study Peer Review by WTL+a stamp-dated January 25, 2024
- Letter from NP DevLand Holdings. LLC stamp-dated February 22, 2024
- Special Warranty Deed (2)
- Concurrency Approvals

Public Notice:
[X] Required
[ ] Not Required
Dates:
Paper:
Mailing
[X] Required
[ ] Not Required
Notice Distance: 500 feet

I. Executive Summary

The site is a redevelopment of the project that was once known as the Twin City Mall. The Twin City Mall opened in 1971 and was an enclosed shopping mall that was located in both the Village of North Palm Beach and the Town of Lake Park. During the 1980s, the mall saw an exodus of several stores and the center started to be met with "mixed" reaction. With the opening of the Gardens Mall in 1988, the last of the notable stores began to vacate, leaving the mall with a high vacancy rate.

Initiatives to redevelop this site started as soon as the early 90s, with plans for a temporary campus for FAU, or as a mixed-use site with offices and retail. Plans were also submitted in 1995 to demolish the building, and redevelop as a traditional shopping center. None of these development approaches came to fruition. More recently (within the last 20 years), a portion (primarily on the Lake Park side but also within the Village) of the site was redeveloped into Northlake Promenade Shoppes PUD, and the subject site area (North Palm Beach side) was redeveloped as the Village Shoppes PUD.

The 13.155-acre Master Plan is divided into 4 parcels, and proposes a maximum Floor Area Ration (F.A.R) for the parcels. The total F.A.R for the development will not exceed 2.75, which is the maximum allowed by the Code for Special C-3 PUD's. Because the project is greater than ten (10) acres, the maximum permissible building height is fourteen (14) stories and 175 feet, while buildings fronting U.S. Highway One and Palmetto Drive are limited to a maximum of nine (9) stories or 120 feet within fifty (50) feet of the right-of-way.

Proposed Development Parcels	**Acreage**	**Proposed Development Parameters**
Parcel 1	2.70 ac	Max Height– 14 stories
Parcel 2	4.99 ac	Max Height– 14 stories
Parcel 3	1.34 ac	Max Height – 9 stories
Parcel 4	1.61 ac	Max Height – 9 stories
Civic Open Space	1.36 ac	N/A
Road ROW	1.155 ac	Roadway for project
Total		13.155 ac

Note that the acreage of Parcel 2 decreased from 5.27 acres to 4.99 acres and the acreage of the Civic Open Space increased from 1.08 acres to 1.36 acres.

II. Site Data

Existing Use:	Five (5) lots which consists of a 127,282 square feet enclosed shopping center and vacant parcels
Proposed Use:	Mixed Use Project
Parcel Control Numbers:	68-43-42-21-29-007-0020, 68-43-42-21-29-001-0030, 68-43-42-21-200-001-0010, 36-43-42-21-29-007-0030, and 36-43-42-21-00-000-3040
Parcel Size:	13.155 acres
Existing Future Land Use Designation:	Commercial (C)
Existing Zoning District:	Regional Business District (C-3)

Table 1: Surrounding Existing Land Use, Future Land Use, Zoning District:			
Direction	**Existing Land Use**	**Future Land Use**	**Zoning District**
North	TD Bank, Walgreens, Wendy's	Commercial	Regional Commercial District (C-3)
South	FPL Substation, Gas Station, Kelsey City	Commercial (Lake Park)	R1B, R1 Single Family Residences, MU-Mixed Use (Lake Park)
East	Various Commercial Stores	Commercial	C-S Shopping Commercial,
West	Northlake Promenade Shoppes	Commercial (Lake Park)	C3-C3 Twin Cities Mixed Use (Lake Park)

III. Annexation/Zoning History

The five parcels that comprise the site currently contain a 127,282 square feet shopping center building while the rest of the site is vacant.

IV. Applicable Code Provisions

Sec. 45.34.1 pertaining to C-3 regional business district
Sec. 45-81 -82 through 45-84-92 pertaining to landscaping
Appendix A – pertaining to the Appearance Plan

V. Summary of Proposed Site and Development Plan Details

The petitioner's planned unit development master plan documents consist of:

1. Justification Statement stamp-dated March 15, 2024
2. Master Phasing Plan prepared by M. Troy Holloway and stamp-dated July 9, 2024
3. Master Development Plan prepared by Gentile Holloway O'Mahoney & Associates and stamp-dated July 9, 2024
4. Conceptual Landscaping prepared by Gentile Holloway O'Mahoney and plan stamp-dated July 9, 2024
5. Offsite Improvements and Circulation Plan prepared by Simmons & White and stamp dated July 9, 2024
6. Conceptual Site Development Plans prepared by Simmons & White and stamp-dated July 9, 2024
7. Preliminary Plat prepared by Keshavarz & Associates and stamp dated July 9, 2024
8. Fire Truck Autoturn Analysis prepared by Simmons & White and stamp-dated December 19, 2023
9. Conceptual Elevations prepared by Gensler and stamp-dated July 9, 2024
10. Drainage Statement prepared by Simmons & White and stamp-dated July 9, 2024
11. Survey prepared by Lidberg Land Surveying, Inc. and stamp-dated July 9, 2024
12. Traffic Statement prepared by Simmons & White and stamp-dated July 9, 2024
13. Fiscal Impact Study by Fishkin stamp-dated September 25, 2024
14. Fiscal Impact Study Peer Review by WTL+a stamp-dated January 25, 2024
15. Letter from NP DevLand Holdings. LLC stamp-dated February 22, 2024

A total land area of 13.155 acres

1. Five (5) proposed parcels
    a. Parcel 1 – 2.7 acres
    b. Parcel 2 – 4.99 acres
    c. Parcel 3 – 1.34 acres
    d. Parcel 4 – 1.61 acres
    e. Civic/ Open Space – 1.36 acres
2. Estimated population of approximately 2,236 residents
3. FAR of 2.75
4. Vehicular access from US Highway 1, Palmetto Drive and through the shopping center to Northlake Blvd.

VI. Analysis

This is a request for Master Plan approval of a Special Planned Unit Development under the C-3 Zoning Regulations. Section 45.34.1(10)d outlines the application procedures for a Special C-3 planned unit development request.

Applicable Code Provisions

Special C-3 planned unit development (PUD) provisions. It is the intention of the village to provide a mechanism and process to promote the redevelopment of the obsolete and underutilized areas of the C-3 zoning district with large-scale, master-planned projects that promote: a mix of uses; connectivity; pedestrian-oriented development; removal of surface parking; creation of public/civic gathering spaces; and shopping, entertainment, and restaurant uses within the form of an urban neighborhood incorporating residential development as an integral use. These projects promote the economic and redevelopment goals of the village, and the village has created these planned unit development (PUD) provisions to facilitate these goals. The development regulations applicable within the PUD are not permitted or allowed by right and shall only apply if the village council determines that each of the threshold criteria is met. Properties located in the C-3 zoning district that do not meet the threshold criteria set forth below may utilize the general PUD provisions of section 45-35.1 of this code as set forth in section 45-35.1(D). Properties located in the C-3 zoning district that do meet each of the threshold criteria below may, at the option of the property owner, utilize the following special PUD regulations:

a. The threshold criteria for use of these special provisions are as follows:

1. The development parcel includes a minimum of at least five (5) contiguous acres of land that will be initially reviewed and approved as one (1) overall development project. Any subsequent amendments to such plan or individual phases of such plan shall also be subject to these special provisions.
2. The project provides a minimum of one-half (½) acre for a civic space within the project site. "Civic space" shall be defined as an open space that is dedicated for public use including all adjacent pedestrian amenities. The civic space may include, parks, plazas, courtyards, playgrounds, or similar uses. The civic space may be owned, maintained and/or operated either publicly or privately. The civic space may be reconfigured or relocated from the orientation shown on the regulating plan. Civic space provided pursuant to this subsection shall be credited towards the public sites and open spaces requirements of section 36-23 of this Code.

3. To achieve a mixed-use project, a minimum of fifty thousand (50,000) square feet of the total project development shall be allocated to non-residential uses.

4. The project provides additional public benefits in the form of enhanced landscaping over and above code requirements; enhanced pedestrian amenities (such as awnings canopies, outdoor art, or seating areas); the creation of functional living, shopping and/or working environments; or innovative architectural design. The village council reserves the right to approve alternate public benefits.

The proposed development parcel is 13.155 acres so it includes a minimum of at least five (5) contiguous acres of land that will be initially reviewed and approved as one (1) overall development project. The proposed project includes a 1.36 acre civic space which is more than the minimum of one-half (½) acre required, however, the design of the civic space has not been determined yet. The proposed project is intended to be a mixed-use development with a combination of apartments, an assisted living facility, condominiums, a hotel and 100,000 square feet of commercial space which exceeds the 50,000 square feet of non-residential uses.

The master plan sets forth the maximum development parameters for the site, and the Village's approval of the Master Plan does not authorize the commencement of any construction activities or guarantee the maximum development parameters, unless otherwise agreed to by the Village Council. Each phase will undergo separate site plan and appearance review by both the Lake Park Planning and Zoning Board and the Village's Planning, Zoning and Adjustment Board and approval by the Village Council. The determination of whether the project provides sufficient public benefit is a determination that will ultimately be made by the Village Council, with input from both planning boards.

Appearance Plan Review

H. FACTORS FOR EVALUATION

The following factors and characteristics relating to a development, and which affect appearance, will govern the Appearance Board's evaluation of a design submission after the Board has been advised by the Office of the Building Official that the plan conforms to Village ordinances:

LOGIC OF DESIGN
EXTERIOR SPACE UTILIZATION
ARCHITECTURAL CHARACTER
ATTRACTIVENESS
MATERIAL SELECTION
HARMONY AND COMPATIBILITY
CIRCULATION—VEHICULAR AND PEDESTRIAN
MAINTENANCE ASPECTS

According to the C-3 Zoning District regulations, no PUD approval can permit any development that is inconsistent with the comprehensive plan. The proposed project is to replace an enclosed shopping center which ran its course. The shopping center building has vacancies and most of the retail business moved to other locations such as the Gardens Mall. The creation of Village Place will promote the redevelopment of this underutilized and underproductive site which is located at the major intersection of Northlake Blvd. and US Highway 1. Therefore, the proposed project appears to be consistent with the Village's Comprehensive Plan.

The request is for approval of a Master Plan only as required by the Special Planned Unit Development provisions of the C-3 Zoning District. A master plan design is a comprehensive vision that outlines the long-term goals, strategies, and guidelines for the development of a larger area such as the proposed project. It usually includes information such as the land use, density, transportation, infrastructure, open space, sustainability, and

character. A Master Plan will outline the maximum potential of a property by showing that there is sufficient school seats, roadway capacity, water volume, sewer space and drainage ability as well as other concurrency items. However, as stated above, the Master Plan will not guarantee that the project can be built to the maximum potential of the property. A Site Plan is necessary to provide a detailed drawing that shows the proposed location, dimensions, and features of a specific project on a particular site, including, but not limited to, building footprint, number of parking spaces, foundation landscaping and setbacks.

On September 21, 2023, the Development Review Committee reviewed this petition and reviewed two resubmittals in October.

Development Review Committee Comments:

Planning and Zoning:	Incorporated into the staff report.
Traffic Engineering	Incorporated into the staff report
Civil Engineering	Incorporated into the staff report
Building Division:	Incorporated into the staff report.
Fire Rescue Department:	Incorporated into the staff report
Public Works Department:	Incorporated into the staff report.
Police Department	No comments.

Other Agencies:

PBC Traffic Division:	Project meets traffic performance standards.
Seacoast Water Utilities:	Service is available but an 8" gravity sewer main will need to be replaced.
MPO / Palm Tran:	An agreement between the Developer and Palm Tran must be worked out to provide a transit stop 60' south of the northeast corner of Parcel 3.
SFWMD:	An existing SFWMD permit was provided.
FPL:	There is sufficient capacity to provide service
PBC School District:	SCAD letter was issued.

VII. Conclusion & Finding of Fact

In Staff's analysis, the proposed application is consistent with the measurable Village Code requirements. However, the Village Council must determine if the Applicant has met the prerequisites for the granting of Master Plan Special Planned Unit Development approval as outlined in the staff report. If the Village Council approves the Master Plan Special Planned Unit Development petition, staff suggests the following conditions:

A. The most stringent requirements of Exhibit "A" Development Review Committee Report and Recommendation dated April 19, 2024, and strict compliance with the Exhibits listed below, which are attached hereto and made part hereof as Exhibit "B":

1. Justification Statement stamp-dated March 15, 2024
2. Master Phasing Plan prepared by M. Troy Holloway and stamp-dated July 9, 2024
3. Master Development Plan prepared by Gentile Holloway O'Mahoney & Associates and stamp-dated July 9, 2024
4. Conceptual Landscaping prepared by Gentile Holloway O'Mahoney and plan stamp-dated July 9, 2024
5. Offsite Improvements and Circulation Plan prepared by Simmons & White and stamp dated

July 9, 2024

6. Conceptual Site Development Plans prepared by Simmons & White and stamp-dated July 9, 2024
7. Preliminary Plat prepared by Keshavarz & Associates and stamp dated July 9, 2024
8. Fire Truck Autoturn Analysis prepared by Simmons & White and stamp-dated December 19, 2023
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13. Fiscal Impact Study by Fishkin stamp-dated September 25, 2024
14. Fiscal Impact Study Peer Review by WTL+a stamp-dated January 25, 2024
15. Letter from NP DevLand Holdings. LLC stamp-dated February 22, 2024

B. The project shall be developed in accordance with the Master Phased Plan for subsequent site plans and the individual parcels/phases shall be reviewed by the Lake Park Planning and Zoning Board and the Village Planning, Zoning and Appeals Board and reviewed and approved by the Village Council by Resolution (Planning and Zoning)

C. The applicant shall obtain new service provider concurrency approvals when submitting for each Phase. (Planning and Zoning)

D. The applicant or its successor property owner's association shall maintain in perpetuity the 1.36 Civic Area designated on the Master Plan and shall provide the Village with an easement on such property. (Planning and Zoning)

E. The Civic Site's site plan shall be the first site plan approved by the Village Council and substantially completed prior to the completion of the second Phase of the project pursuant to the Master Phasing Plan. (Planning and Zoning)

F. Prior to the issuance of the first building permit, all property included in the project shall be subject to a Declaration of Restrictions and Covenants acceptable to the Village Attorney, which shall provide for the formation of a single master property owner's association and the assessment of members of the master association for the cost of maintaining all roadways, pedestrian amenities, and common areas, including the Civic Site, with cross-access and parking. (Planning and Zoning)

G. Prior to the Village's issuance of any infrastructure permits or building permits, applicant shall submit the following plans for review and approval by the Village;

   i. A mobilization plan and staging plan to the Fire and Police Departments and Building Division.
   ii. A Life Safety Plan, which shall comply with all applicable fire safety
   iii. An emergency evacuation plan filed with the Police and Fire Departments. (Planning and Zoning)

H. Any road closures or right-of-way improvements must obtain prior approvals and/or permits as required by the Village and/or other applicable authorities. (Planning and Zoning)

I. If any significant archeological resources are found on site during development and construction, the Applicant shall notify Village Staff. (Planning and Zoning)

J. The Property shall be platted with the proposed access easements, utility easements and the dedication of right-of-way to the Village, and the plat shall be approved by the Village Council and recorded in the public records prior to the issuance of a certificate of occupancy. (Planning and Zoning)

K. Prior to the issuance of the first infrastructure permit, the Applicant shall provide the Village with a performance bond, letter of credit, escrow agreement or other acceptable surety agreement in a form approved by the Village Attorney and in an amount approved by the Community Development Director to ensure completion of on-site roadway, drainage, and utility improvements. As improvements are completed and accepted by the Village, the amount of the performance bond, letter of credit, escrow agreement or other acceptable surety may be reduced by a proportionate amount as determined by the Village Manager in consultation with the Community Development Director when requested by the Applicant. (Planning and Zoning)

L. A permit shall be obtained from Seacoast Utility Authority prior to the first infrastructure permit. (Planning and Zoning)

M. All infrastructure, including but not limited to fire hydrants, street lights, storm drains, etc., proposed on the approved site plan shall be maintained by the applicant or the master property owner's association. Fire hydrants shall be installed, tested and in service prior to construction, and a stabilized fire department access road shall be installed and maintained prior to and throughout construction. (Fire and Planning and Zoning)

N. Permits from the South Florida Water Management District and the Village of North Palm Beach, as required, for the storm water management system must be obtained prior to the issuance of building permits. (Engineering and Planning and Zoning)

O. A driveway connection and/or right-of-way construction permit from the Florida Department of Transportation and/or Palm Beach County must be obtained prior to issuance of a building permit if applicable. (Engineering and Planning and Zoning)

P. Permits from the Health Department for the water and sewer system must be obtained prior to approval of building permits. (Engineering and Planning and Zoning)

Q. In accordance with the requirements of the National Pollution Discharge Elimination System (NPDES), a Storm Water Pollution Prevention Plan, Owner/Operator Certification, and Notice of Intent shall be submitted and accepted by the Village prior to the issuance of building permits. (Building and Public Works)

R. A site clearing and tree removal permit shall be required prior to any clearing activities on site. This permit shall demonstrate protection of existing trees to remain. (Planning and Zoning)

S. <u>There shall be a requirement of fifteen percent (15%) greenspace for all public-accessible rooftop spaces. (Planning and Zoning)</u>

T. <u>There shall be a minimum tree size of 24 feet for street trees in the development, with a proposal for urban root space solutions. (Planning and Zoning)</u>

U. All new utilities shall be provided underground. Appurtenances to these systems which require above-ground installation must be effectively screened from view. All utilities and services to the site shall be provided by entities holding valid franchise or service agreements with the Village. (Engineering and Planning and Zoning)

V. In accordance with the determination of compliance with the Traffic Performance Standards by Palm Beach County Engineering, no building permits shall be issued after the build-out date of December 31, 2033, unless a revised traffic study with a later build-out date has been approved by the County and a copy of the approval provided to the Village of North Palm Beach. (Planning and Zoning)

W. The road improvements on Palmetto Drive and the turn lane extension on US Highway 1 shall be completed no later than the last certificate of occupancy or completion of Phase 2 and shall comply with Palm Beach County regulations and approvals. (Planning and Zoning)

X. Proposed uses are restricted to the uses listed in Section 45-34.1(10)b of the Village's Code of Ordinances.(Planning and Zoning)

Y. Approval for outdoor seating areas must be obtained as part of the Site Plan process or as otherwise approved by the Village Council. (Planning and Zoning)

Z. Dedicated fire lanes shall be provided for each parcel as determined by the AHJ in accordance with NFPA 1, Chapter 18, 2.3.6.1. (Fire)

AA. Access to Buildings on subsequent Site Plan reviews shall meet the requirements of NFPA 1, Chapter 18, 2.3.2. (Fire)

BB. The Developer agrees that if, after the construction of the roadways and curbing, the responding fire apparatus cannot achieve the required turning radius as shown in the AutoTurn Analysis submitted 11/13/2023, the Developer will make the necessary corrections to curbing and/or turning radii.(Fire)

CC. Vertical roadway clearance shall be maintained at 13 ft 6 in in accordance with NFPA 1, Chapter 18, 2.3.5.1.2 and no vertical canopy shall infringe the designated areas for fire aerial apparatus setup. (i.e. curb cuts). (Fire)

DD. Prior to the issuance of the first vertical building permit, the applicant shall fully install and complete the roadways and curbing. (Planning and Zoning)

EE. The master plan shall be revised as necessary to reflect all conditions of approval and re-submitted prior to the issuance of building permits. (Planning and Zoning)

FF. Any deviations to the approved master plan shall be governed by Section 6-59(4) of the Village Code of Ordinances. (Planning and Zoning)

GG. Non-compliance with any of the conditions of approval will result in the Village withholding the issuance of any building permits or any Certificates of Occupancy and shall be considered a violation of the Village Code. (Planning and Building)

HH. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns and a violation of such conditions shall constitute a violation of the Village Code of Ordinances and may be enforced by the Village as set forth in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law. (Planning and Zoning)

II. All advertisements and legal addresses on insurance policies and business correspondence shall clearly state that the project is located within the "Village of North Palm Beach." (Planning and Zoning)

JJ. The Applicant shall be bound by all oral and written representations both on the record and as part of the application/approval process.

KK. Approval of the Master Plan does not authorize any construction activities nor shall it operate as an approval of the maximum development parameters for PUDs within the C-3 zoning district permitted by Code. The building site area regulations for each phase/parcel shall be determined through the Site Plan and Appearance Review process, taking into account the public benefit provided.

PLANNING, ZONING AND ADJUSTMENT BOARD ACTION– May 8, 2024

North Palm Beach Motion

Mr. Haigh motioned to recommend approval of the Master Plan with modification to the staff conditions (as listed below), seconded by Mr. Hicks. The **motion passed** unanimously (7-0).

- Improvement to Palmetto Drive should follow County guidance;
- 15 percent greenspace requirement for all public-accessible rooftop spaces;
- Minimum tree size of 24 feet for street trees in the development, with a proposal for urban root space solutions;
- Clarify this is a Master Plan only without any entitlements being conveyed as represented on the latest exhibits, specifically heights, densities, and areas of development listed.

Lake Park Motion

Mr. Rodriguez motioned to agree with the motion as passed, seconded by Ms. Clark. The **motion passed** (4-1). Vice Chair Buechele voted no.

LOCATION MAP

36434221290070030



December 19, 2023

1:4,514

0 0.0375 0.075 0.15 mi

THE VILLAGE OF
NORTH PALM BEACH
JULY 15 2024
COMMUNITY DEVELOPMENT
RECEIVED

2GHO INC.

LA-0000530

Landscape Architects ■ Planners ■ Environmental Consultants

George G. Gentile FASLA
M. Troy Holloway ASLA
Emily M. O'Mahoney FASLA, PLA, LEED®AP, BD&C

VILLAGE PLACE
AKA: VILLAGE SHOPPES
PLANNED UNIT DEVELOPMENT
NORTH PALM BEACH, FLORIDA
JUSTIFICATION STATEMENT
AUGUST 21, 2023
REV. JUNE 25, 2024

Introduction

2GHO, Inc., on behalf of the Owner(s), NP-Devland Holdings, LLC, NP-Devland North, LLC, and NP-Devland East, LLC; respectfully requests the Village's review and approval of an infill redevelopment mixed-use proposal for the Village Shoppes. Located at the intersection US Highway 1, and Palmetto Drive, the total site area is approximately 13.155 acres, and has a future land use designation of Commercial, and zoning designation of C-3; Regional Business District. Note, over the course of the past year, the Owner has diligently worked with the staff, Village Council, and stakeholders to present a project that will not only be a marquee development within the Village of North Palm Beach, but also adhere to the goals, policies, and objectives of the adopted Comprehensive Plan, Zoning Code, and the newly adopted C-3 Regional Business District Code.

Pursuant to the recently adopted Planned Unit Development provisions for the C-3 Regional Business District, the development team has provided a Master Plan that provides for Retail/Commercial, Civic Open Space, Apartments, Senior Living, Condominiums, and hotel.

The uses indicated above will foster a transformative development for the Village that will be seen as an asset for the residents, and the end users. The old Twin City Mall site has been an eyesore on the prime corner of the Village and this new plan will bring this inactive site into a destination location for the Village.

Site History

The proposed redevelopment will replace what was once known as the Twin City Mall. Twin City Mall, which opened in 1971, was an enclosed shopping mall that was located in North Palm Beach and Lake Park.

Twin City Mall was first proposed in early 1969. The mall, which landed in both North Palm Beach and Lake Park would connect an existing J.M. Fields and Food Fair with a new Sears store. The mall had its grand opening on July 21, 1971, with 35 stores ready for opening day. Other major tenants included a Fountain's department store, a G. C. Murphy, and a theater operated by Budco Theatres noted as the first in the Palm Beach area with an automated projection system.

J.M. Fields would close with the chain in 1978, leaving the Twin City Mall location to be taken over by Jefferson Stores.

During the 1980's, the mall saw the exodus of several stores, and the center started to be met with "mixed" reaction. With the opening of the Gardens Mall in 1988, the last of the notable stores began to vacate, leaving the mall with a high vacancy rate.

Initiatives to redevelop this site started as soon as the early 90s, with plans for a temporary campus for FAU, or as a mixed-use site with offices and retail. Plans were also submitted in 1995 to demolish the building, and redevelop as a traditional shopping center. None of these development approaches came to fruition.

More recently (within the last 20 years), a portion (Lake Park side) of the site was redeveloped into Northlake Promenade Shoppes, and the subject site area (North Palm Beach side) was redeveloped as Village Shoppes.

Infill Redevelopment
The Owners, and project team have taken the task of carefully designing a logical plan that can utilize existing services, while staying sensitive to the surrounding community, and proposing uses that are in high demand, which accomplishes some of the basic tenants of infill redevelopment.

As South Florida's real estate market has matured, it faces a challenge similar to other mature markets: the increasing scarcity of developable land. Already faced with limited availability of vacant land due to geographic constraints, the rapid and dynamic growth of the South Florida counties (including Palm Beach) over the past several years has left developers with fewer greenfield development options, particularly in suburban areas, such as North Plam Beach.

The proposed mix of uses is logical, due to the fact of when a wide variety of uses are located in close proximity to each other, walking and cycling can now become practical means of travel. For mixed use development to succeed, varied land uses should be within convenient walking distance of each other (one quarter mile, 5-10 minutes) and there must be direct, safe, and convenient connections between the uses, which this proposal intends to provide.

Residents in mixed use developments can take care of many daily needs without having to drive elsewhere, and can contribute vitality and interest for residents, additional customers for neighborhood businesses, and a variety of housing choices.

Last, the Owners appreciate North Palm Beach's commitment to strategize for, and promote redevelopment/revitalization initiatives within the Village. As evidenced with the recent upgrades to the North Palm Beach Country club, the Village has set the stage for more improvements within the area. The Owner's looks forward to approval of their proposal which will provide for reinvestment back into the existing community.

Proposed Master Site Plan

The portion of this justification statement will provide a brief overview of the proposed master plan as well as conceptual information regarding drainage, traffic impacts, architectural style, landscape design, and a phasing schedule.

The 13.155-acre Master Plan is divided into 4 parcels, and proposes maximum F.A.R for the parcels. The total F.A.R for the development will not exceed 2.75, consistent with recently updated Comprehensive Plan and zoning code provisions.

The chart below highlights the Owner's proposal:

Proposed Development Parcels

Parcel	Acreage	Proposed Development Parameters
Parcel 1	2.70 ac	Max Height – 14 stories
Parcel 2	4.99 ac	Max Height – 14 stories
Parcel 3	1.34 ac	Max Height – 9 stories
Parcel 4	1.61 ac	Max Height – 9 stories
Civic Open Space	1.36 ac	N/A
Road ROW	1.155 ac	Roadway for project
Total	13.155 ac	

Proposed F.A.R. for Development

Retail/Commercial/Public Service	.229
Apartments	1.596
Senior Living	.347
Condominiums	.344
Hotel	.234
Total	**2.75 (MAX) = 1,575,851 sf**

The buildings are situated such that the proposed 9-story buildings are along the eastern perimeter of the property, with the taller 14-story buildings interior to the site that will provide views to the water. Further, the development area exceeds the minimum required 5 acres, and will be developed as a cohesive project. The project includes 1.36 acres of Civic /Open Space (which exceeds the code minimum of ½ acre for a development). While the exact form and function of the civic space has yet to be finalized, it has the potential to include a park, plaza area, courtyard, playground, or any combination of the same.

Drainage

The project stormwater management system will be designed to retain onsite the entire runoff volume of any storm event up to and including the 25-year, 3-day storm event in accordance with the Master South Florida Water Management District Permit No. 50-04324-P. The existing South Florida Water Management District Permit will be modified to include Parcels 2, 4 and a portion of Parcel 3. Water quality for each parcel will be provided for via exfiltration trench. Water quantity will be provided in existing lakes and proposed storm chambers. Project grading

will match previously permitted elevations with the South Florida Water Management Permit No. 50-04324-P

Traffic
With this submittal, a traffic statement has been provided that analyzes the proposed development's impact on the surrounding major throughfares within the project's radius of development influence in accordance with the Palm Beach County Unified Land Development Code (ULDC). Based on the existing and project traffic characteristics and distribution, as well as the existing and future roadway network geometry and traffic volumes, the overall project meets the Link/Build-Out Test, and Five-Year analysis test, as required by Plam Beach County Traffic Performance Standards. For more information, please refer to the included traffic statement.

Architecture
Village Place stands as a transformative urban project, skillfully interweaving residential, retail, and hospitality. At its heart, an expansive central park serves as the bustling focal point, its vibrant energy mirrored in activated retail spaces surrounding its periphery.

This development emphasizes a pedestrian-oriented approach, connecting urban activity with natural settings. A lush, immersive landscape flourishes, inviting residents and visitors to explore and interact. On the ground level, the design creates spaces for activation and relaxation, supported by natural finishes that complement the surroundings. Exterior pedestrian paver sidewalks and outdoor furnishings enhance the outdoor experience and connect the user with the natural habitat.

As the structure rises above the retail podium, a shift in architectural style becomes evident. A timeless contemporary design aesthetic takes precedence, featuring clean lines and skillful use of materials. Balconies become private retreats, capturing ample natural light and expansive views. The design palette balances light finishes with natural textures, cultivating a sense of refined luxury.

Architectural diversity is achieved through a thoughtful interplay between solid and void, fostering a dialogue between mass and space. Balconies vary in design, blending recessed and protruding elements, while a sequence of punched openings, ranging from large to small, evokes the spirit of tropical modernism, spanning both past and present inspirations.

Atop the structure, activated rooftop podiums offer residents a dynamic space. The building's massing is responsive and resilient, catering to the demands of the urban environment while maintaining a landscape-forward and human-scaled approach.

In summary, this architectural narrative captures a synthesis of urbanity and nature. The interplay of materials, spatial arrangements, and purpose converge to redefine urban living, resulting in a project that is both timeless and contemporary.

Landscape Design
The goal of the landscape design for this project is to enhance the daily life of its users, as well as the neighboring residents. The proposed conceptual landscape design seeks to establish perimeter landscape buffers for the project by suggesting a variety of buffer trees/palms, complete with recommended buffer understory plantings. This project will propose perimeter trees for all specified buffers that exceed the current minimum landscape code requirement. The end result will spur the ability to create pleasing spaces that will have immediate social and environmental benefits for the surrounding areas. With this submittal, the project team has provided a conceptual landscape plan that detail the proposed buffers for the project.

Phasing Schedule
It is the Owner's intent to place the infrastructure for the entirety of the project, as well as the public/civic open space within the first phase of this project. All future phases for the proposed parcels will occur based on market demand.

Consistency with North Palm Beach Adopted Policies
This subject application is a culmination of numerous months of coordination with staff members, Village Council, and stakeholders to arrive at a Master Plan that recognizes the importance of this property, by capturing the true essence of redevelopment. In this quest, the team has focused its efforts around proposing a design, and programmatic function that aligns with several of the Village's adopted plans. This portion of the narrative will provide analysis on how the proposed master plan meets the established visions, goals, and policies.

Consistency with the Comprehensive Plan

3.2 Village Goal Statement:
It is also the intention of the Village to provide mechanisms and processes to promote the redevelopment of obsolete, underutilized, and underproductive areas of the Village. The Village shall provide flexibility in the land development regulations to promote such redevelopment, including but not limited to encouraging mixed-use development, connectivity, pedestrian-oriented development, reduction of dependence on vehicles, creation of open/public/civic gathering spaces, and otherwise promoting the economic, development, housing, and other public policy goals of the Village.
Response: The Owner's Master Plan proposal is directly consistent with the above goal. It is taking advantage of a newly adopted mechanism that promotes the upgrading of a site that has long been underutilized.

The plan will in fact enhance connectivity, and provide for substantial civic/public spaces which will further add to the economic viability of this area.

Table 3-1 Land Use Classification System:
Commercial: Land uses and activities within land areas which are predominantly related to the sale, rental and distribution of products and the provision or performance of services. Within the Commercial classification, residential and other uses may also be permitted in accordance with the mixed-use policies of the Comprehensive Plan and the Village's land development

regulations.
Response: The Commercial land use designation of this property is consistent with the proposed master plan, as all uses are not in conflict with any of the adopted policies of the Comprehensive Plan.

Citizens' Master Plan

In August of 2015, the Palm Beach MPO, partnered with the Treasure Coast Regional Planning Council (TCRPC) to study ways to improve mobility, quality of life, and economic vitality for the Village. One of the key recommendations of the Master Plan was to prioritize redevelopment areas, and the subject property was one of the main sites that were targeted. The Plan goes on to describe the potential redevelopment that could be supported on the subject site.
"The site is large enough to accommodate a significant project. Buildings tall enough to afford water views could be incorporated without impacting existing residences. Currently, the project turns its back to adjacent houses, negatively impacting physical and economic potential, particularly for the residential uses. Since half of the site is located within the boundary of Lake Park, a clear vision that both municipalities support is a crucial tool to encourage investment."

Response: The proposed uses of the Master Plan are in line with the majority of uses identified in the market analysis done for the Village by TCRPC. The property Owner has used the Citizen's Master Plan and the newly adopted C-3 Regional Business District Code as a guide to program the proposed development, and was successful in achieving the vision for the Twin City mall site, which incorporates residential as an integral use of the project.

Housing – The residential housing market in North Palm Beach has fully recovered from the 2007 recession. While population growth has remained modest within the Village, entitlements granted for the 2014 Water Club project (which quickly sold out) resulted in 172 multi-family starts, indicating a clear market demand. Additionally, it should be noted that with no new inventory being produced in the Village of North Palm Beach in the last several years, there is not a significant opportunity to increase the tax base within the Village. The residential units proposed in this development will provide for the opportunity to; a) provide additional residential units to help meet current market demand, and add to the economic vitality of the Village by increasing the tax base.

Hotel Market – A recent study suggests a demand for additional rooms within the Village. As such, a proposed hotel use will help to fill that demand, as the intent will be to seek a well-qualified hotel developer/operator.

Senior Living – While it was not an area of focus in the market study, additional senior living opportunities are becoming more important in Palm Beach County. With 25% of the population now over the age of 65 (***2022 Census Data estimates***), opportunities for senior living communities should be welcomed.

Consistency with the Village Zoning Code

Sec. 45-34.1 C-3; Regional Business District

The C-3 Regional Business District is designed for the re-use and/or redevelopment of commercial property. It contains special regulations and procedures that are integrated with those of the Town of Lake Park to avoid conflicts that could otherwise be created by the location of the town/village boundary. Below is a table demonstrating that all proposed uses are permitted by code.

Village Place – Proposed Uses

Use	Uses Permitted	By PUD Only
Retail/Commercial	✓	
Apartments/Condos	✓	
Hotel	✓	
Senior Living		✓
Civic / Public Space	✓	

Section 45-34.1 (10) states that the Village's intent us to provide a mechanism and process to promote the redevelopment of the obsolete and underutilized areas of the C-3 Regional Business district with large scale, master-planned projects that promote a mix of uses; connectivity; pedestrian-oriented development; removal of surface parking; creation of public/civic gathering spaces; and shopping, entertainment, and restaurant uses within the form of an urban neighborhood incorporating residential development as an integral use.

Response: The proposed Master Plan accomplished a mix of uses, public/open space, and provides for the ability of an urban type development. By utilizing the allowed PUD process, the Owner will be able to properly facilitate redevelopment and accomplish the goals of the Village, as described throughout this justification statement.

Further, the proposed master plan meets the following thresholds, established by Section 45-34.1 (10)(a)

- Exceeds the minimum required 5 contiguous acres, and will be developed as one overall development project;
- Under unified control of a Master Property Owner's Association, which will consist of two sub-associations (one for the residential component, and one for the non-residential component)
- Exceeds the ½ acre Civic/Open Space requirement, by providing 1.36 Acres;
- Exceeds the minimum of 90,000 sf of non-residential uses;
- Provides for a cohesive mixture of uses featuring retail, hotel, and multiple residential product types that will aid in the creation of a functional living, shopping, and/or working environment;
- The project will provide enhanced pedestrian amenities (such as awnings canopies, outdoor art, or seating areas), as the developer commits to providing paver walkways in all civic spaces, outdoor art or fountain in the pedestrian access way connecting to US1,

and awnings or canopies wherever there are outdoor dining seating areas and a minimum of 8 seating areas in the civic sites.

- Provides enhanced quantity and sizes of landscape materials along public right of ways ***(20% increase for min. tree height, and buffer tree spacing, 17% increase for shade tree height, and 25% increase for palm tree clear trunk)***
- Provides pedestrian connections and amenities as well as increased Civic/Open Space element that will provide an unprecedented public space for the users and residents of the project and the Village of North Palm Beach.

Consistency with PUD policies

Per the Village of North Palm Beach's Planned Unit Development Submittal Checklist, the Owner will demonstrate how the subject proposal conforms to the established standards set forth below:

A. *That the proposed change would not be contrary to the Village's Future Land Use Element and would not have an adverse effect on the Comprehensive Plan.*

   Response: To the contrary, the Owner's proposal is directly consistent with the Village's Goal within the Future Land Use Element, as described in a previous section within this document. All facets of the proposed development will be aligned with the adopted goals, policies, and objectives of the Comprehensive Plan.

B. *That the proposed use or uses shall be of such location, size and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated.*
   Response: As described in a previous section in this justification statement, the master plan is consistent with the PUD requirements stipulated in the C-3 Regional Business Zoning District.

C. *That the proposed use or uses shall not be detrimental to the orderly development of adjacent zoning districts.*

   Response: There will be no adverse impact to adjacent zoning districts, as the proposed uses have been suggested by a previous market analysis for the Village of North Palm Beach. In fact, the proposed project will bring users into the area and provide a stimulus for other business, offices and restaurants throughout the US Highway One and Northlake Boulevard corridors.

D. *That the location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor conflict with the normal traffic of the neighborhood.*

Response: With this application submittal, the Owner has submitted a traffic statement which concludes that the traffic generated for this project will not conflict with the normal established traffic patterns and meets the County Traffic Performance Standards as adopted by the Village of North Palm Beach.

E. *That the location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of landscaping of the site shall be such that they will not hinder or discourage the proper development and use of adjacent land and buildings nor impair the value thereof.*
Response: It is the Owner's intent to ensure that this standard is upheld with the proposed development. Through the site plan review process, these items will be adequately site planned in a way that will not hinder any development possibilities for adjacent parcels.

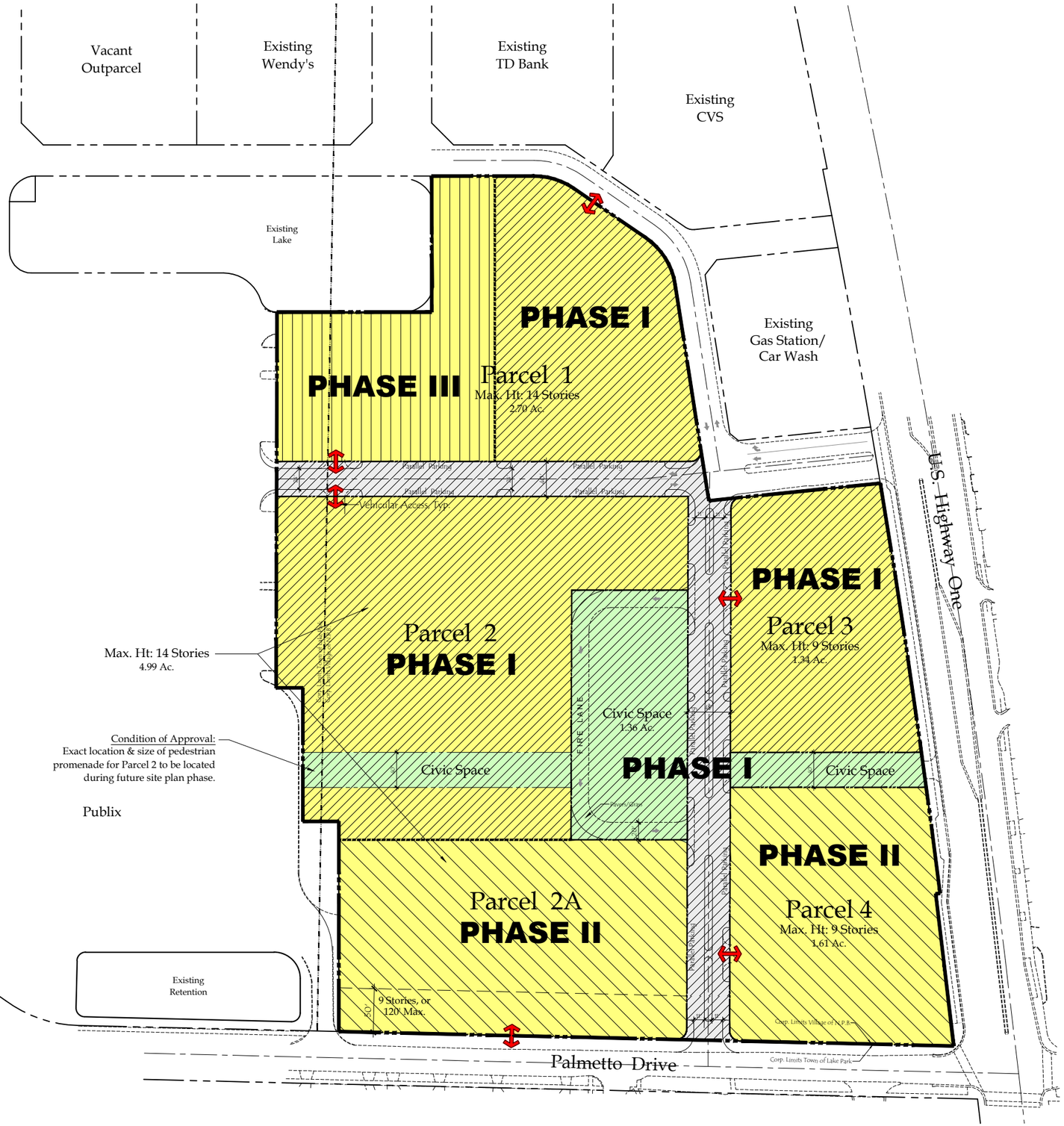
F. *That the standards of density and required open space in the proposed project are at least equal to those required by this ordinance in the zoning district in which the proposed project is to be located, except as may be permitted for key redevelopment sites through subsection 45-35.1. VIII.*

Response: The proposed Master Plan is based on maximum FAR, which is consistent with the requirements listed in the Comprehensive Plan and zoning code. The FAR proposed is also consistent with the requirements of the Town of Lake Park, Florida.

G. *That there shall be no uses within the proposed project which are not permitted uses in the zoning district in which the proposed project is to be located.*
Response: All proposed uses are either permitted by right, or through the PUD process.

Conclusion

In closing, the Owner proposes a Planned Unit Development mixed-use project that will redevelop the North Palm Beach portion of the Twin City mall site; an area that has been long contemplated for redevelopment. The developer has taken extreme care in listening to the concerns and wishes of staff, councilmembers, and stakeholders to propose a mix of uses that are logical, and reinvest into the local economy. This proposal is directly consistent with the Village's Goals stated in the Comprehensive Plan, and will be an asset to not only North Palm Beach, but the greater Palm Beach County area, furthering health, safety, welfare ideals. With this, 2GHO, Inc. respectfully requests review and approval of this submitted PUD Application.



THE VILLAGE OF
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JULY 9 2024
COMMUNITY DEVELOPMENT
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The limits & areas of phasing are Subject to Change based on market demands, economic factors, etc.

NORTH

0 30 60 120 180

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LANDSCAPE ARCHITECTURE & PLANNING
1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
www.2GHO.com

Village Place
Mixed-Use Development

Designed: MTH
Drawn: MTH
Approved: GGG MTH EMO
Date: 8/21/23
Job no.
Revisions: 10/17/23
5/7/24
7/1/24
Cad no. CAD0
Seal

LC C000177
Sheet Title:
Master Phasing Plan
Scale: 1" = 60'
Sheet No.
P-1
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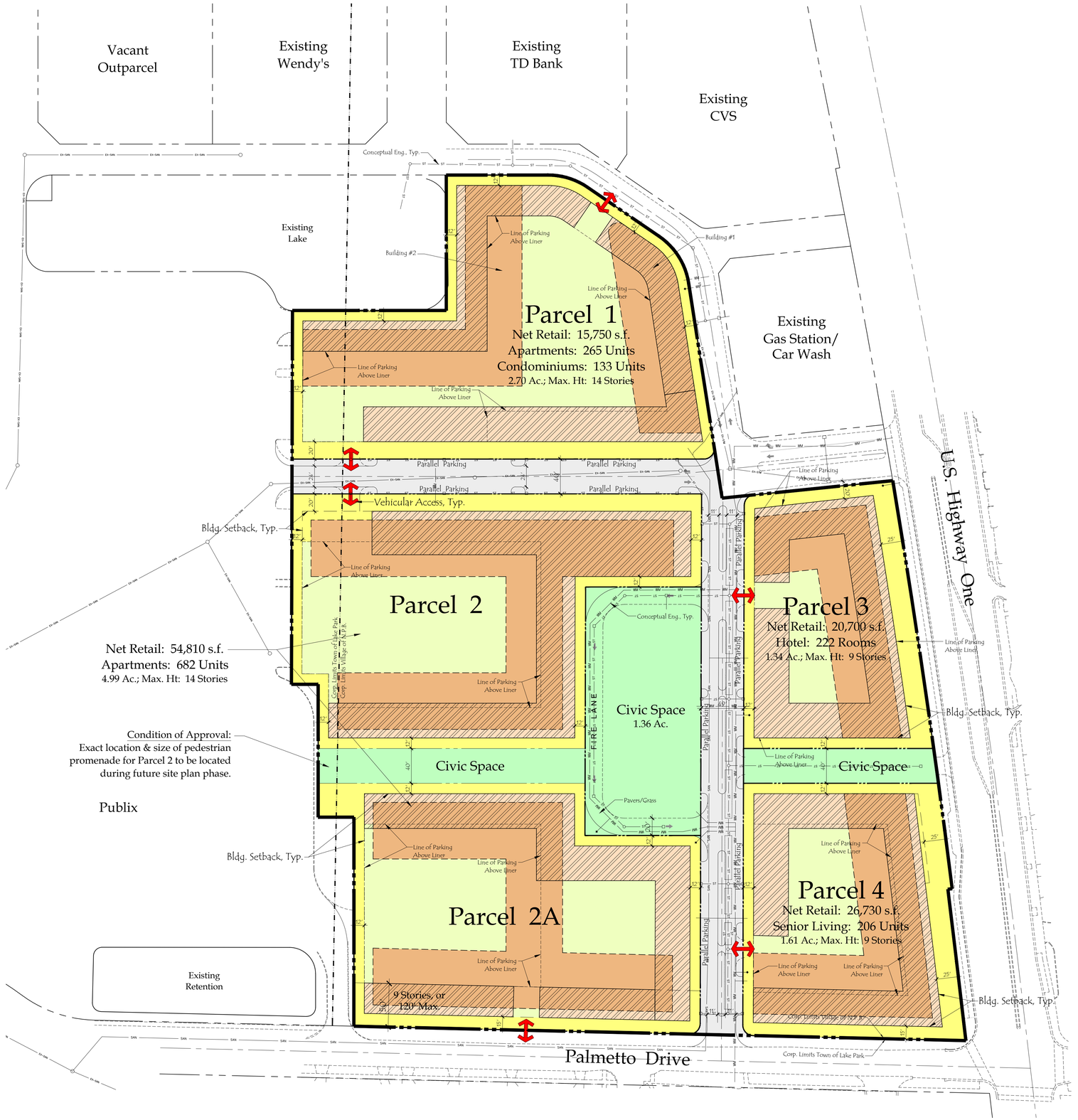
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2GHO
LANDSCAPE ARCHITECTURE & PLANNING

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
www.2GHO.com

Village Place

Mixed-Use Development



Site Data

Total Site Area	13.155 Ac.; 573,037 s.f.
Existing Land Use	Commercial
Existing Zoning	C-3; Regional Business District
*Estimated Population	2,236± people

FAR Data

Retail/Commercial/ Public Service	.229 FAR
Apartments	1.596 FAR
Senior Living	.347 FAR
Condominiums	.344 FAR
Hotel	.234 FAR
Total FAR	2.75 (Max.), 1,575,851 s.f.

* Based on US Census Bureau data from 2017-2021 for the Village of NPB.

Design Team:

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Legend

- Building Footprint
- Building Towers
- Parking

THE VILLAGE OF NORTH PALM BEACH
JULY 9 2024
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Transfer of density, square footage & FAR is permitted from parcel to parcel, as long as the overall Total Maximum Allowable is not exceeded.

NORTH

0 30 60 120 180

Designed:	MTH
Drawn:	MTH
Approved:	GGG MTH EMO
Date:	8/21/23
Job no.	
Revisions:	10/17/23
	11/7/23
	5/2/24
	7/1/24
Cad no.	CAD0

Seal

LC C000177

Sheet Title:
Master Development Plan

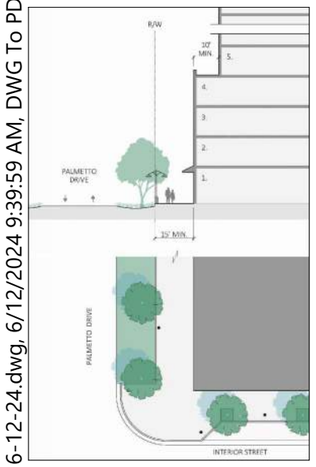
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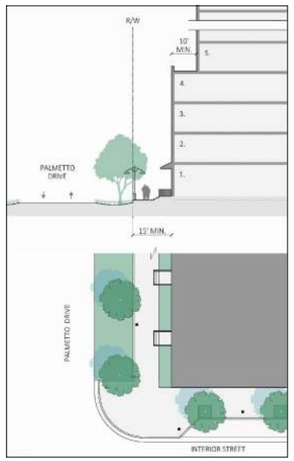
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Perimeter Buffers:



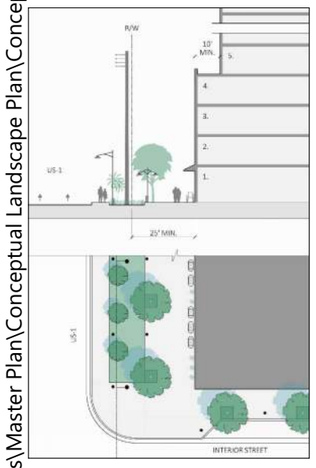
Buffer A1

*Perimeter Trees 25' o.c., Min.



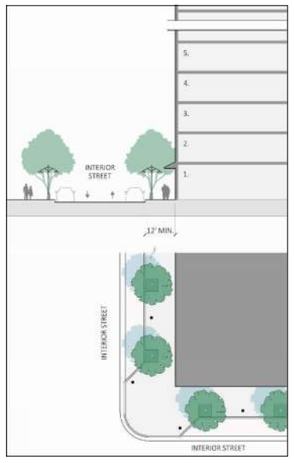
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*Perimeter Trees 25' o.c., Min.



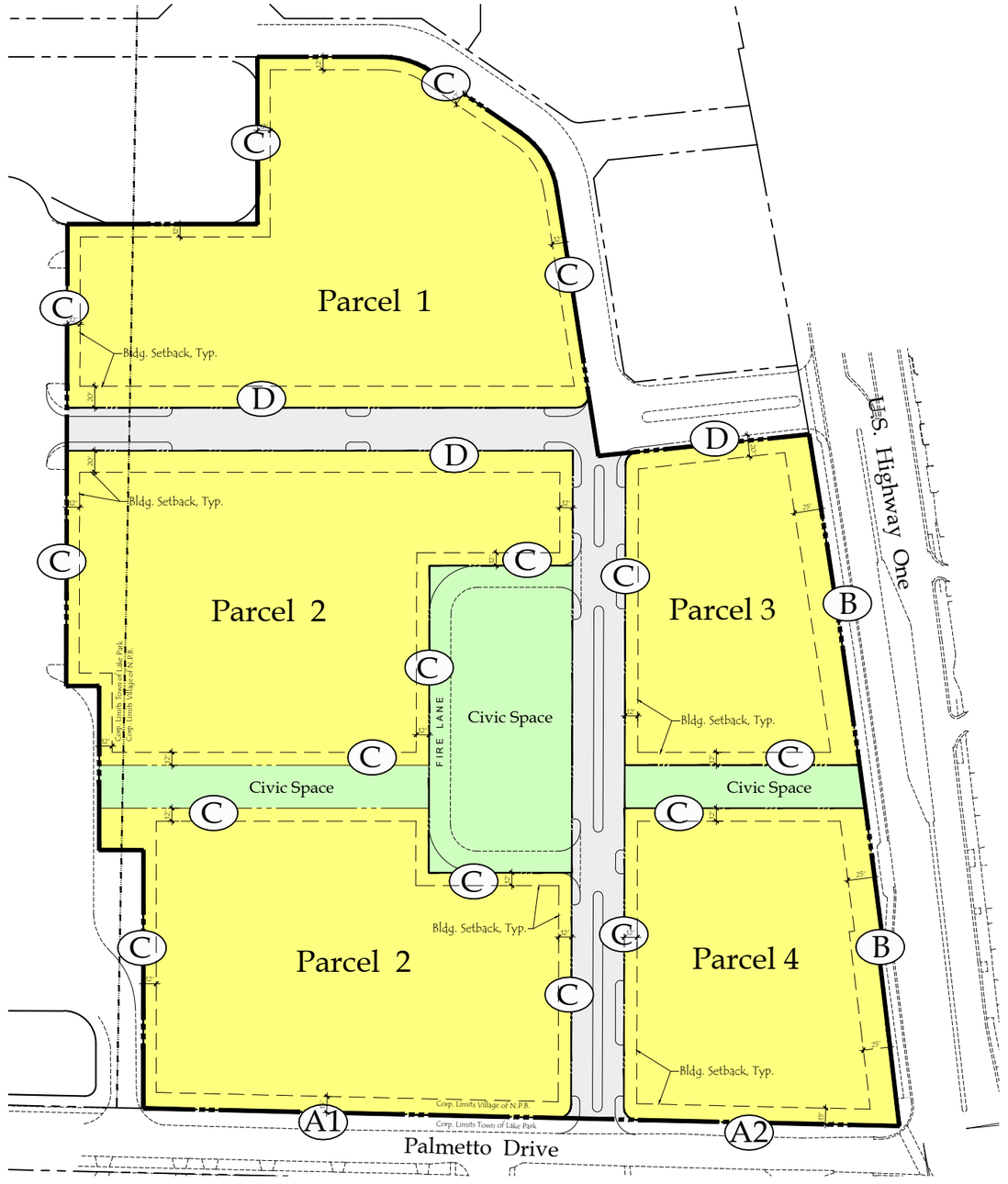
Buffer B

*Perimeter Trees 25' o.c., Min.

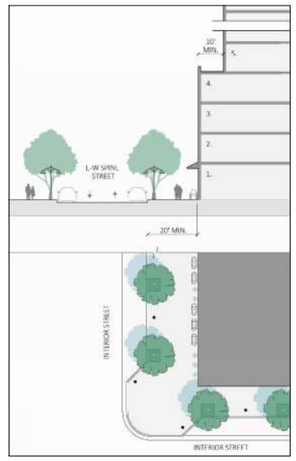


Buffer C

*Perimeter Trees 25' o.c., Min.



THE VILLAGE OF
NORTH PALM BEACH
JULY 9 2024
COMMUNITY DEVELOPMENT
RECEIVED



Buffer D

*Perimeter Trees 25' o.c., Min.

Notes:
*- All trees must be 10' o.a.
*- All Shade Trees must be 14' o.a.
*- All Palms must be 10' clear trunk

*Indicates exceeds min. code requirement

Suggested Buffer Trees/Palms:

Live Oak (sp.)
Gumbo Limbo
Crape Myrtle
Japanese Blueberry
Brazilian Beauty Leaf
Silver Buttonwood
Black Ironwood
Royal Palm
Cabbage Palm
Alexander Palm
Date Palm (sp.)
Mongomery Palm
Christmas Palm

Suggested Buffer Understory:

Cocoplum
Green Island Ficus
Podocarpus
Dwarf Yaupon Holly
Green Liriope
Dwarf Pitch Apple
Schefflera
Muhly Grass
Cord Grass
Dwarf Fakahatchee Grass

NORTH

0 30 60 120 180

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2GHO
LANDSCAPE ARCHITECTURE & PLANNING
1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
www.2GHO.com

Village Place
Mixed-Use Development

Designed: MTH
Drawn: MTH
Approved: GGG MTH EMO
Date: 8/21/23
Job no.
Revisions: 10/17/23
5/7/24
6/12/24
Cad no. CAD0
Seal

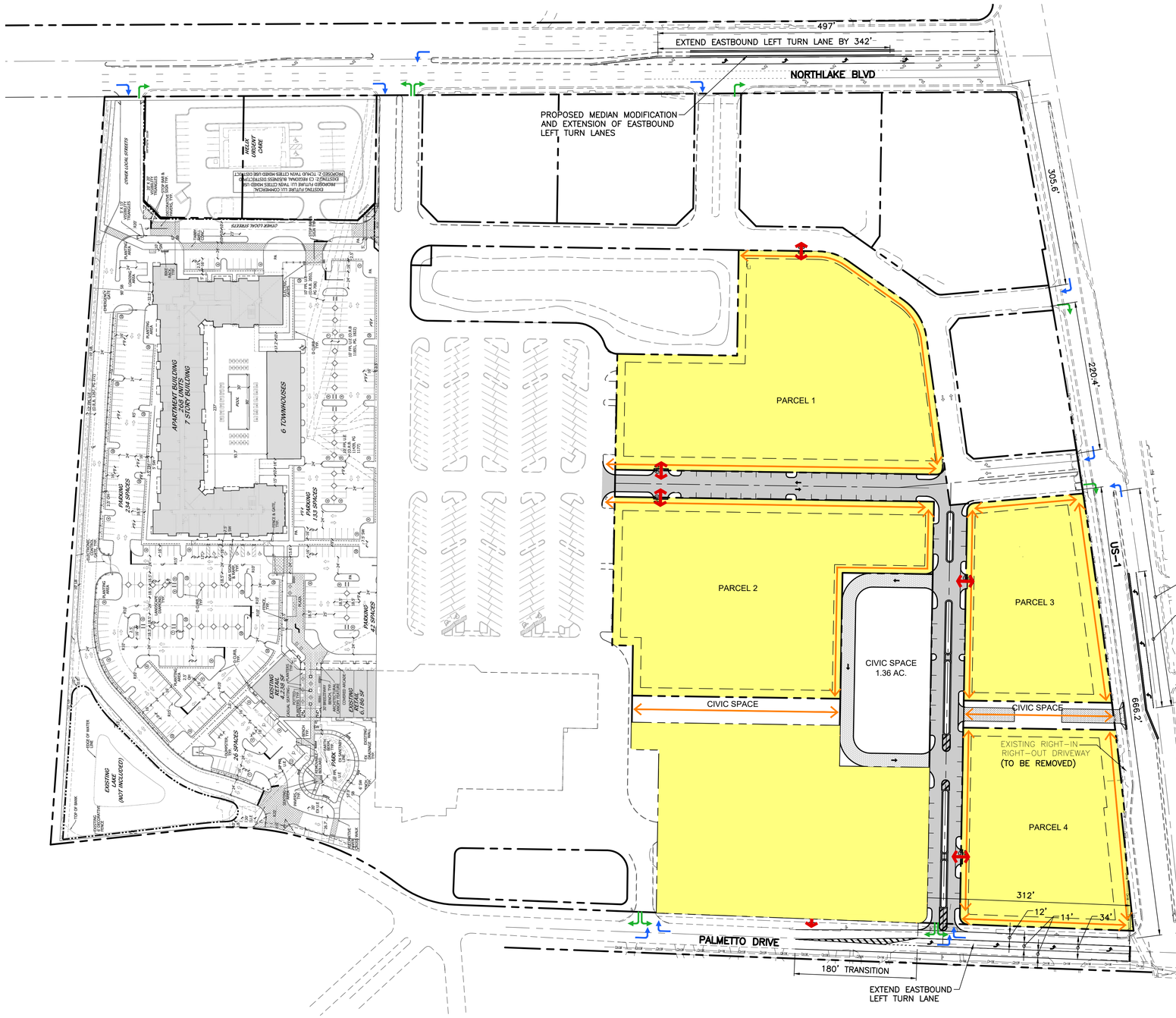
LC C000177

Sheet Title:
Conceptual Landscape Plan

Scale: 1" = 60'

Sheet No.
CLP-1

00-0000

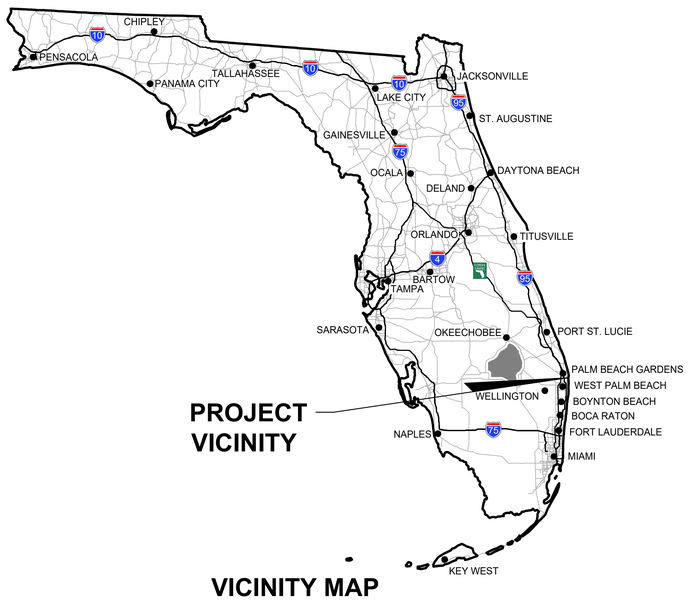

497'
EXTEND EASTBOUND LEFT TURN LANE BY 342'
NORTHLAKE BLVD
PROPOSED MEDIAN MODIFICATION AND EXTENSION OF EASTBOUND LEFT TURN LANES
305.6'
220.4'
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
CIVIC SPACE
1.36 AC.
CIVIC SPACE
CIVIC SPACE
US-1
324'
EXTEND NORTHBOUND LEFT TURN LANE BY 202'
666.2'
EXISTING RIGHT-IN RIGHT-OUT DRIVEWAY (TO BE REMOVED)
312'
12'
14'
34'
PALMETTO DRIVE
180' TRANSITION
EXTEND EASTBOUND LEFT TURN LANE
APARTMENT BUILDING 208 UNITS 7 STORY BUILDING
6 TOWNHOUSES
EXISTING 6,786 SF
EXISTING LAKE (NOT INCLUDED)
OTHER LOCAL STREETS
PARKING 254 SPACES
PARKING 42 SPACES
PARKING 20 SPACES
PARKING 15 SPACES
EXISTING RESTAURANT
EXISTING CHILDCARE
EXISTING 6,786 SF
EXISTING 6,786 SF
EXISTING 6,786 SF

CONCEPTUAL SITE DEVELOPMENT PLANS

VILLAGE PLACE

SECTION 16 & 21, TOWNSHIP 42S., RANGE 43E.
VILLAGE OF NORTH PALM BEACH, FLORIDA

THE VILLAGE OF
NORTH PALM BEACH
JULY 9 2024
COMMUNITY DEVELOPMENT
RECEIVED



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
2	CONCEPTUAL DEMOLITION PLAN
3-4	CONCEPTUAL PAVING, DRAINAGE WATER AND WASTEWATER PLAN

Eric J. Luipersbeck, P.E., State of Florida, Professional Engineer, License No. 98091

This item has been **digitally** signed and sealed by Eric J. Luipersbeck, P.E., on 7/3/2024

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ERIC J. LUIPERSBECK LICENSE No. 98091 7/3/2024 STATE OF FLORIDA PROFESSIONAL ENGINEER

1.) REVISED PER SITE PLAN, 11/09/23 B.L.

REVISIONS

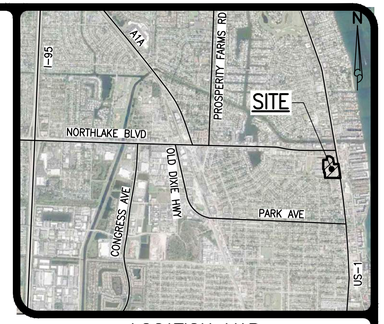
SIMMONS & WHITE
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Authorization No.: 5452
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7848

VILLAGE PLACE
SECTION 16 & 21, TOWNSHIP 42S., RANGE 43E.
VILLAGE OF NORTH PALM BEACH, FLORIDA
TITLE SHEET

DESIGN	DRAWN	CHECKED	APPROVED	DATE
E.C.	C.O.			

JOB NO.	DRAWING NO.	SHEET	OF
21-191	21191C01	1	4

THE VILLAGE OF
NORTH PALM BEACH
JULY 9 2024
COMMUNITY DEVELOPMENT
RECEIVED



LOCATION MAP
NOT TO SCALE



N

80 40 0 80 160

SCALE IN FEET
1"=80'

LEGEND

x18.44	EXISTING GRADE ELEVATION
	SAWCUT & REMOVE EXISTING ASPHALT, CONCRETE, CURB, ETC.
	EXISTING OVERHEAD POWER LINE & POWER POLE
STM	EXISTING STORM DRAINAGE PIPE
WTR	EXISTING WATER MAIN
SAN	EXISTING SEWER MAIN
	EXISTING STORM DRAINAGE PIPE (TO BE REMOVED)
	EXISTING WATER MAIN (TO BE REMOVED)
	EXISTING SEWER MAIN (TO BE REMOVED)

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY LIDBERG LAND SURVEYING, INC. (561) 746–8454.

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REVISIONS

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Authorization No. 3452
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DESIGN	DRAWN	CHECKED	APPROVED	DATE
E.C.	C.O.			

VILLAGE PLACE
SECTION 16 & 21, TOWNSHIP 42S., RANGE 43E.
VILLAGE OF NORTH PALM BEACH, FLORIDA
CONCEPTUAL DEMOLITION PLAN

JOB NO.	DRAWING NO.	SHEET	OF
21-191	21191C02	2	4

Y:\AUTOCAD_FILES\2021\21-191\CONCEPTUAL\21191C02_DP.dwg 7/3/2024 3:16 PM Connor O'Rourke

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

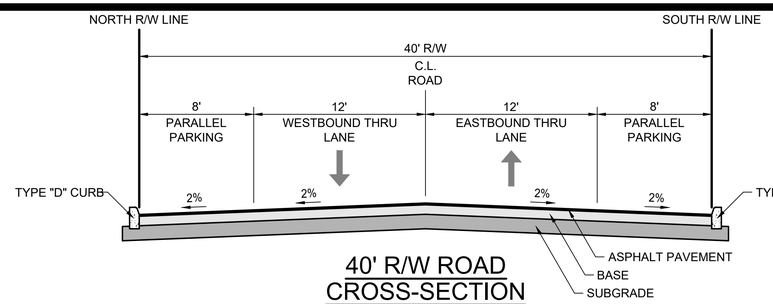
2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SEACOAST UTILITY AUTHORITY AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

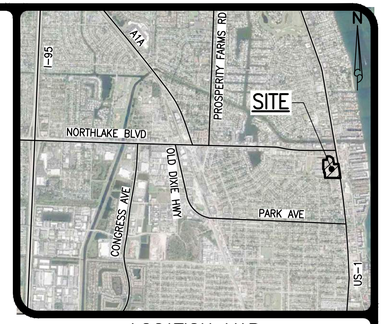
6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.



40' R/W ROAD CROSS-SECTION

SCALE 1"=5'

THE VILLAGE OF NORTH PALM BEACH JULY 9 2024 COMMUNITY DEVELOPMENT RECEIVED



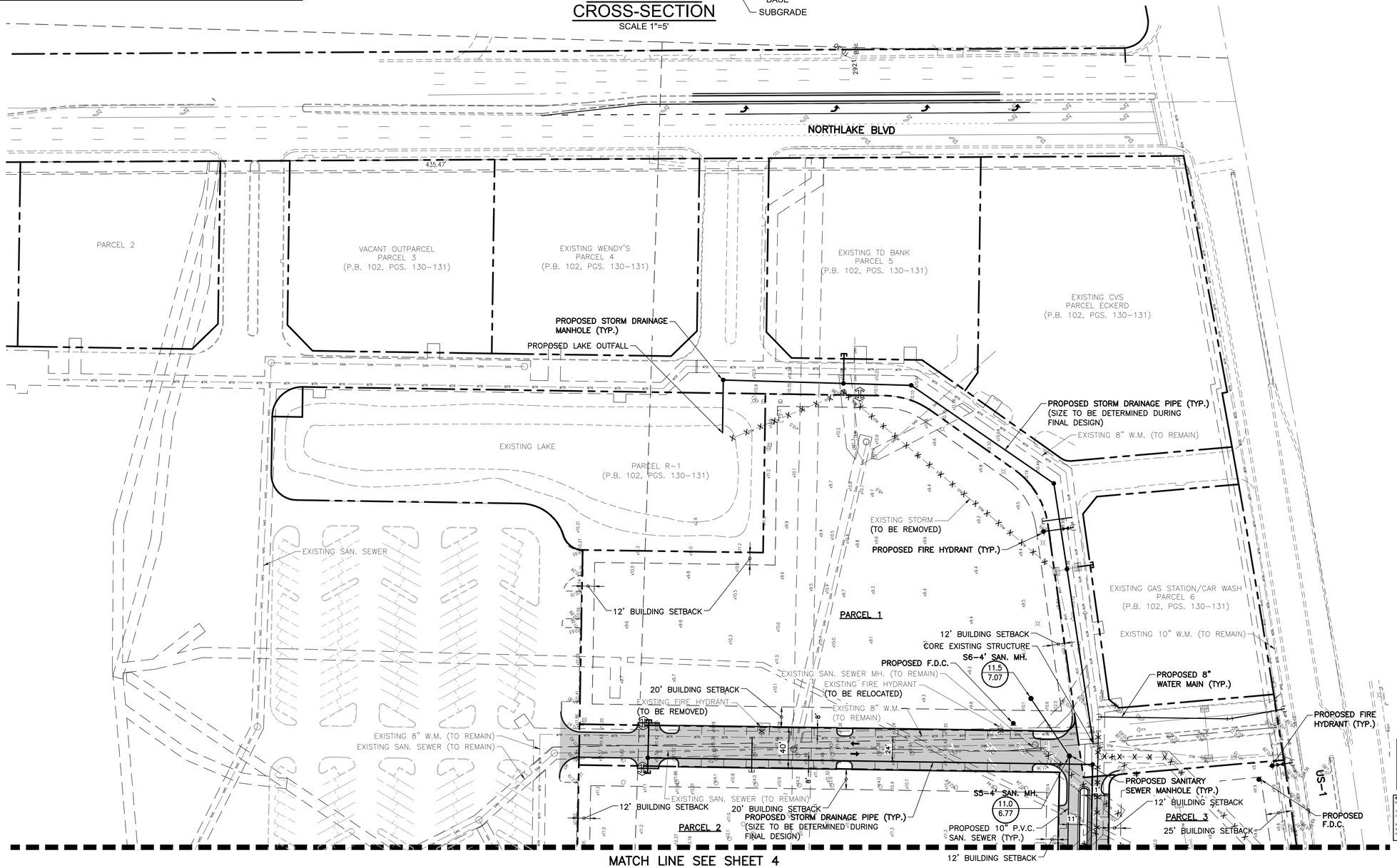
LOCATION MAP

NOT TO SCALE

N

50 25 0 50 100

SCALE IN FEET
1"=50'



MATCH LINE SEE SHEET 4

LEGEND

S1-4' MH.	MANHOLE NUMBER AND TYPE
9.0 / 2.71	MANHOLE TOP ELEVATION / MANHOLE INVERT ELEVATION
	SINGLE SEWER SERVICE W/ CLEAN-OUT
	DOUBLE SEWER SERVICE W/ CLEAN-OUT
	SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
	FIRE HYDRANT W/ GATE VALVE
	WATER SERVICE, WATER METER & R.P.Z.
	WATER MAIN & GATE VALVE
	GATE VALVE & D.D.C.V. ASSEMBLY
	PROPOSED STORM SEWER AND CATCH BASIN
	DIRECTION OF FLOW
	DIRECTION OF SWALE
H.P.	PROPOSED HIGH POINT
x13.96	EXISTING GRADE ELEVATION
	PROPOSED ASPHALT
	PROPOSED STABILIZED EMERGENCY ACCESS
	PROPOSED CONCRETE
	PROPOSED PAVERS/GRASS FIRE LANE
	PROPOSED DIRECTIONAL ARROW
	24" WHITE STOP BAR, "STOP" SIGN & (25') 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
	EXISTING OVERHEAD POWER LINE & POWER POLE
STM	EXISTING STORM DRAINAGE PIPE (TO REMAIN)
WTR	EXISTING WATER MAIN (TO REMAIN)
SAN	EXISTING SEWER MAIN (TO REMAIN)
	EXISTING STORM DRAINAGE PIPE (TO BE REMOVED. SEE SHEET 2 FOR INFORMATION)
	EXISTING WATER MAIN (TO BE REMOVED. SEE SHEET 2 FOR INFORMATION)
	EXISTING SEWER MAIN (TO BE REMOVED. SEE SHEET 2 FOR INFORMATION)

NOTES:

SEE OFFSITE ROADWAY IMPROVEMENT EXHIBITS BY SIMMONS AND WHITE, INC. FOR ADDITIONAL OFFSITE ROADWAY MODIFICATIONS.

Eric J. Luperbeck, P.E., State of Florida, Professional Engineer, License No. 98091.

This item has been **digitally** signed and sealed by Eric J. Luperbeck, P.E.,on 7/9/2024.

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ERIC J. LUPERBECK LICENSE No. 98091 7/9/2024 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY LIDBERG LAND SURVEYING, INC. (561) 746-8454.

1.) REVISED PER LATEST SITE PLAN, 11/09/23 B.L.

REVISIONS

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
E.C.	C.O.			

VILLAGE PLACE

SECTION 16 & 21, TOWNSHIP 42S., RANGE 43E.
VILLAGE OF NORTH PALM BEACH, FLORIDA

CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
21-191	21191C03	3	4

Y:\AUTOCAD_FILES\2021\21-191\CONCEPTUAL\21191C03-C04_SDP (X01).dwg 7/3/2024 3:15 PM Connor O'Rourke

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

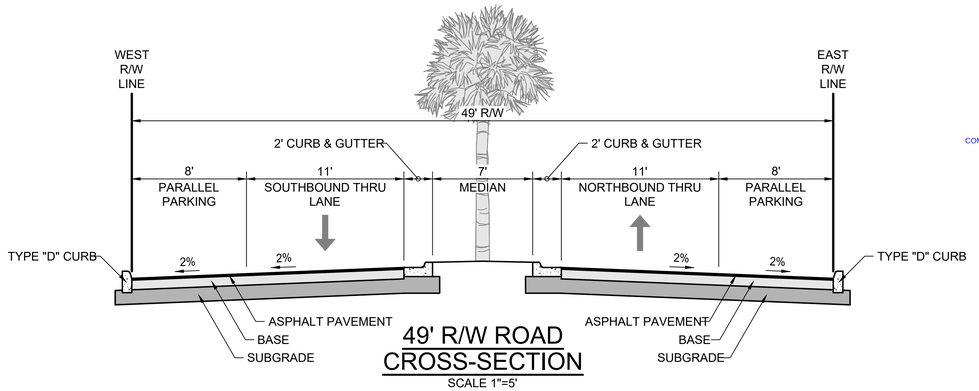
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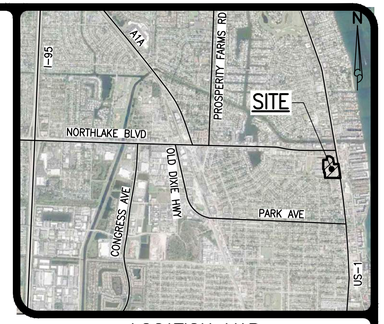
6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.



49' R/W ROAD CROSS-SECTION

SCALE 1"=5'

THE VILLAGE OF NORTH PALM BEACH JULY 9 2024 COMMUNITY DEVELOPMENT RECEIVED



LOCATION MAP

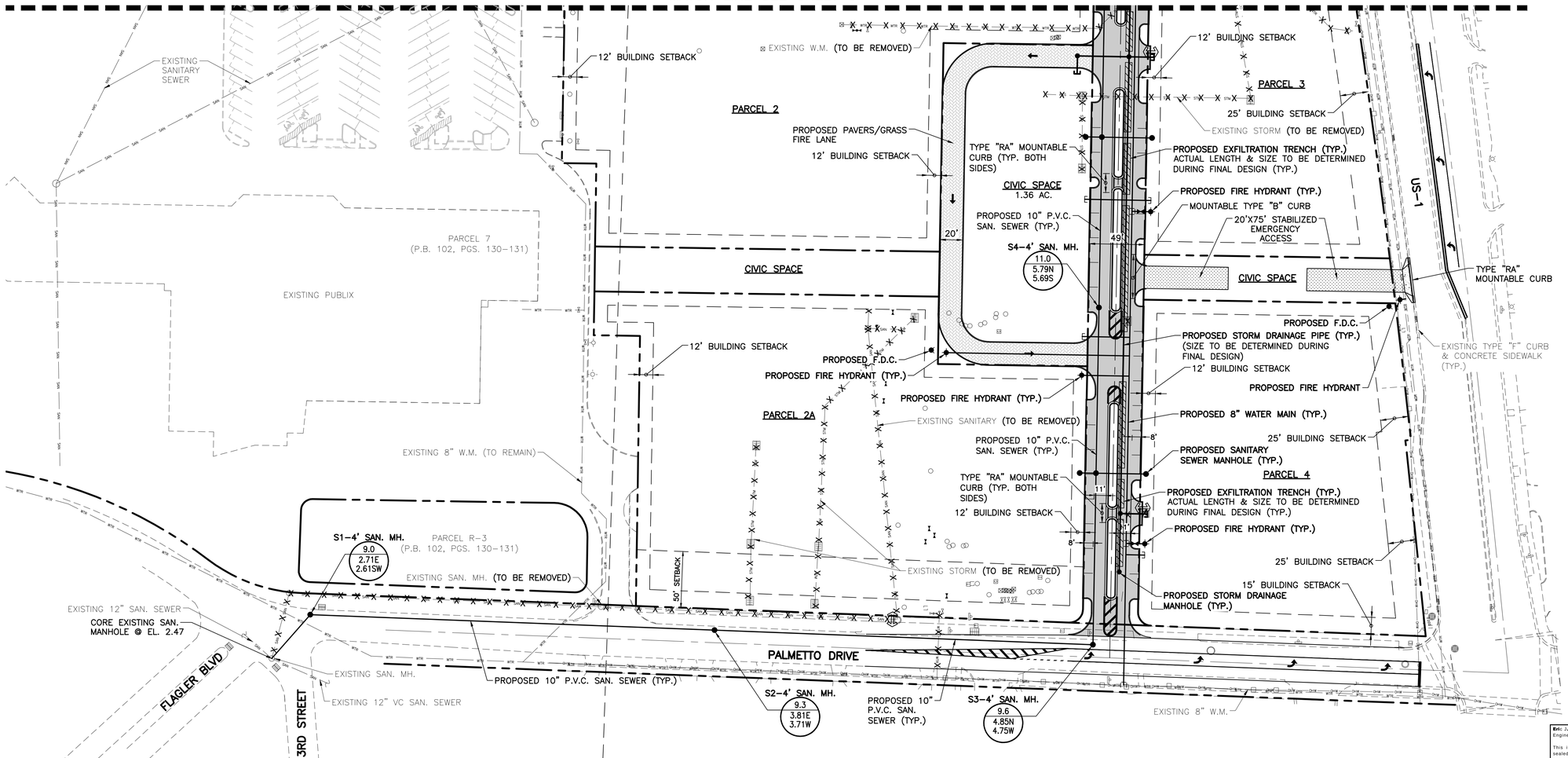
NOT TO SCALE

N

50 25 0 50 100

SCALE IN FEET
1"=50'

MATCH LINE SEE SHEET 3



LEGEND

S1-4' MH.	MANHOLE NUMBER AND TYPE
9.0 / 2.71	MANHOLE TOP ELEVATION / MANHOLE INVERT ELEVATION
	SINGLE SEWER SERVICE W/ CLEAN-OUT
	DOUBLE SEWER SERVICE W/ CLEAN-OUT
	SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
	FIRE HYDRANT W/ GATE VALVE
	WATER SERVICE, WATER METER & R.P.Z.
	WATER MAIN & GATE VALVE
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ERIC J. LUIPERSBECK — License No. 98091 — 7/3/2024 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

1.) REVISED PER LATEST SITE PLAN, 11/09/23 B.L.

REVISIONS

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
E.C.	C.O.			

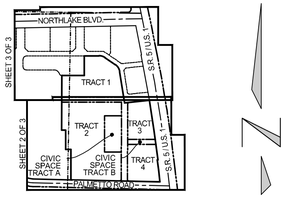
VILLAGE PLACE

SECTION 16 & 21, TOWNSHIP 42S., RANGE 43E.
VILLAGE OF NORTH PALM BEACH, FLORIDA

CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET
21-191	21191C04	4 OF 4

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LOCATION SKETCH – NOT TO SCALE

VILLAGE PLACE

BEING A REPLAT OF A PORTION OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF A PORTION OF PARCEL 7 AND ALL OF PARCEL 1B, NORTHLAKE PROMENADE SHOPPES, A PUD, PLAT BOOK 102, PAGES 130 AND 131, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

~SHEET 1 OF 3~

THE VILLAGE OF NORTH PALM BEACH JULY 9 2024 COMMUNITY DEVELOPMENT RECEIVED

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____M.
THIS DAY OF _____,2024
AND DULY RECORDED IN PLAT NO. ___ ON PAGES _____ THRU _____.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY_____D.C.

CLERK OF THE CIRCUIT COURT & COMPTROLLER

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) }SS

KNOW ALL MEN BY THESE PRESENTS THAT NP–DEVLAND HOLDINGS LLC, NP–DEVLAND EAST AND NP–DEVLAND NORTH, OWNERS OF THE LAND SHOWN HEREON AS "VILLAGE PLACE", BEING A REPLAT OF A PORTION OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF A PORTION OF PARCEL 7 AND ALL OF PARCEL 1B, NORTHLAKE PROMENADE SHOPPES, A PUD, PLAT BOOK 102, PAGES 130 AND 131, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

PROPERTY DESCRIPTION:

PARCEL A: (FEE SIMPLE) PARCEL I:

A CERTAIN PARCEL OF LAND IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT–OF–WAY LINE OF STATE ROAD NO. 5 AS DESCRIBED IN A DEED FROM TESDEM, INC. TO THE STATE OF FLORIDA AS SAME IS RECORDED IN DEED BOOK 838, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA WITH THE NORTHERLY RIGHT–OF–WAY OF PALMETTO ROAD AS SHOWN ON THE PLAT OF KELSEY CITY (NOW LAKE PARK) AS SAME IS RECORDED IN PLAT BOOK 8, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND FROM SAID POINT OF INTERSECTION RUN (FOR CONVENIENCE THE SAID NORTHERLY RIGHT–OF–WAY LINE OF PALMETTO ROAD IS ASSUMED TO BEAR NORTH 89°57'15" WEST AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO), NORTH 89°57'15" WEST RUNNING ALONG THE SAID NORTHERLY RIGHT–OF–WAY LINE A DISTANCE OF 468.28 FEET; THENCE NORTH 7°27'45" WEST, A DISTANCE OF 247.44 FEET; THENCE SOUTH 88°43'22" WEST A DISTANCE OF 249.34 FEET TO A POINT IN A LINE PARALLEL WITH AND ONE FOOT WESTERLY FROM (MEASURED AT RIGHT ANGLES TO) THE WESTERLY WALL OF THE TRUCK WELL SO CALLED AT THE WESTERLY END OF THE J.M. FIELDS STORE BUILDING, SO CALLED; THENCE NORTH 01°19'04" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 152.45 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY EXTENSION OF THE NORTH FACE OF THE SOUTH WALL OF THE GARDEN SHOP SO CALLED, SAID GARDEN SHOP LOCATED IN THE NORTHWESTERLY CORNER OF THE SAID J.M. FIELDS STORE BUILDING; THENCE NORTH 88°40'56" EAST ALONG THE JUST SAID WESTERLY EXTENSION AND ALONG THE JUST SAID NORTH FACE OF THE SOUTH WALL A DISTANCE OF 41 FEET, MORE OR LESS, TO A POINT IN THE WEST FACE OF THE EAST WALL OF SAID GARDEN SHOP; THENCE NORTH 01°19'04" WEST RUNNING ALONG THE JUST SAID WEST FACE OF THE EAST WALL AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 120.27 FEET, MORE OR LESS, TO A POINT IN THE FACE OF THE CURB, SAID CURB BEING 20.26 FEET NORTHERLY FROM AND PARALLEL WITH THE FACE OF THE NORTH WALL OF SAID BUILDING; THENCE NORTH 88°40'56" EAST RUNNING ALONG THE SAID FACE OF THE CURB AND ITS EASTERLY EXTENSION OF A DISTANCE OF 637.31 FEET, MORE OR LESS, TO A POINT IN THE SAID WESTERLY RIGHT–OF–WAY LINE OF STATE ROAD NO.5, SAID POINT BEING ALSO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 11394.22 FEET AND WHOSE TANGENT PASSING THROUGH SAID POINT BEARS SOUTH 10°13'29" EAST; THENCE SOUTHERLY RUNNING ALONG THE ARC OF THE JUST DESCRIBED CURVE AND ALONG THE SAID WESTERLY RIGHT–OF–WAY LINE SUBTENDING A CENTRAL ANGLE OF 01°48'07", A DISTANCE OF 358.34 FEET, MORE OR LESS, TO THE END OF SAID CURVE; THENCE SOUTH 81°34'38", WEST RUNNING ALONG A LINE RADIAL TO THE JUST DESCRIBED CURVE AND RADIAL TO THE NEXT DESCRIBED CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT–OF–WAY LINE A DISTANCE OF 5 FEET TO A POINT IN A CURVE CONCAVE TO THE WEST, BEING CONCENTRIC WITH THE LAST DESCRIBED CURVE AND HAVING A RADIUS OF 11389.22 FEET; THENCE SOUTHERLY RUNNING ALONG THE ARC OF THE JUST DESCRIBED CURVE AND CONTINUING ALONG THE SAID WESTERLY RIGHT–OF–WAY LINE; SUBTENDING A CENTRAL ANGLE OF 00°25'22", A DISTANCE OF 84.04 FEET TO THE END OF SAID CURVE; THENCE SOUTH 08°00'00" EAST ALONG SAID WESTERLY RIGHT–OF–WAY LINE DISTANCE OF 91.77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL II:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF WESTERLY RIGHT–OF–WAY LINE OF STATE ROAD NO. 5, AS DESCRIBED IN DEED FROM TESDEM, INCORPORATED TO THE STATE OF FLORIDA, RECORDED IN DEED BOOK 838, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT–OF–WAY LINE OF PALMETTO ROAD, AS SHOWN ON THE PLAT OF KELSEY CITY (NOW LAKE PARK), RECORDED IN PLAT BOOK 8, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT–OF–WAY LINE, A DISTANCE OF 468.28 FEET TO A POINT ON A PORTION OF THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3343, PAGE 1786, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE NORTHERLY ALONG SAID WESTERLY BOUNDARY, MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM EAST TO NORTH OF 97°30'30", A DISTANCE OF 247.44 FEET TO A POINT; THENCE WESTERLY, MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM SOUTH TO WEST OF 96°11'07", A DISTANCE OF 208.80 FEET TO THE POINT OF THE EASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 3259, PAGE 276, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG SAID EASTERLY BOUNDARY, MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM EAST TO SOUTH OF 89°58'58", A DISTANCE OF 240.56 FEET TO A POINT ON SAID NORTHERLY RIGHT–OF–WAY LINE, MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM NORTH TO EAST OF 91°20'25", A DISTANCE OF 235.45 FEET TO THE POINT OF BEGINNING.

PARCEL B: (FEE SIMPLE)

A PARCEL OF LAND BEING ALL OF PARCEL 1B AND A PORTION OF PARCEL 7 ACCORDING TO THE PLAT OF NORTHLAKE PROMENADE SHOPPES, A PUD, AS SHOWN IN PLAT BOOK 102, PAGES 130 AND 131, OF THE PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS. SAID PLAT ALSO BEING A PORTION OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, TOWN OF LAKE PARK AND VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL 1B; THENCE S 89°59'30" W ALONG THE SOUTH LINE OF SAID PARCEL 1B, WITH ALL BEARINGS CONTAINED WITHIN RELATIVE THERETO, A DISTANCE OF 637.68 FEET; THENCE S 00°00'25" E ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 119.95 FEET TO THE INTERSECTION WITH THE NORTH FACE OF A BUILDING WALL DESCRIBED IN OFFICIAL RECORDS BOOK 3343, PAGE 1787; THENCE S89°59'35" W, A DISTANCE OF 41.00 FEET; THENCE DEPARTING SAID EAST LINE CONTINUE S 89°59'35" W, A DISTANCE OF 30.65 FEET; THENCE N 00°09'32" E, A DISTANCE OF 429.19 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF PARCEL R–1 OF SAID PLAT; THENCE N 90°00'00" E ALONG SAID SOUTH LINE, A DISTANCE OF 175.42 FEET; THENCE N00°00'00" E ALONG THE EAST LINE OF PARCEL R– 1, A DISTANCE OF 155.65 FEET TO THE NORTHEAST CORNER OF SAID PARCEL R–1; THENCE N 90°00'00" E ALONG A LINE 35.50 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF PARCEL 5 OF SAID PLAT, A DISTANCE OF 117.06 FEET; TO A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 00°00'00" E, A RADIUS OF 80.00 FEET, AND A CENTRAL ANGLE OF 34°25'35"; THENCE PROCEED ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.07 FEET TO THE END OF SAID CURVE; THENCE S 55°34'25" E, A DISTANCE OF 100.26 FEET; TO A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S 34°25'35" W, A RADIUS OF 80.00 FEET, AND A CENTRAL ANGLE OF 46°43'50"; THENCE PROCEED ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.25 FEET TO THE END OF SAID CURVE; THENCE S 08°50'35" E ALONG A LINE 35.50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF PARCEL 6 OF SAID PLAT, A DISTANCE OF 249.82 FEET TO A POINT ON THE PROLONGATION OF THE NORTH LINE OF AFORESAID PARCEL 1–B; THENCE N 84°09'54" E ALONG SAID PROLONGATION, A DISTANCE OF 30.18 FEET TO A NORTHWEST CORNER OF PARCEL 1–B; THENCE CONTINUE N 84°09'54" E ALONG THE NORTH LINE OF PARCEL 1–B, A DISTANCE OF 167.65 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PLAT, SAID POINT ALSO LYING ON THE WEST RIGHT–OF–WAY LINE OF U.S. HIGHWAY NO. 1; SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 1–B, SAID POINT ALSO BEING THE BEGINNING OF A CURVE HAVING A RADIAL BEARING OF S 80°22'21" W, A RADIUS OF 11394.22 FEET, AND A CENTRAL ANGLE OF 00°34'45"; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 115.19 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

PARCEL C: (EASEMENTS FOR THE BENEFIT OF PARCEL B, DESCRIBED ABOVE.)

PARCEL I:

NON–EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL B AS CREATED IN FOURTH AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENT BY AND BETWEEN TWIN CITIES INVESTORS, INC. AND DEVELOPERS OF NORTHLAKE, INC. AS RECORDED IN OFFICIAL RECORDS BOOK OFFICIAL RECORDS BOOK 21438, PAGE 1886 AS CORRECTED IN OFFICIAL RECORDS BOOK 22831, PAGE 89 FOR PURPOSES OF INGRESS AND EGRESS EASEMENT IN ARTICLE 6.1; UTILITY EASEMENT IN ARTICLE 7.1 AND DRAINAGE EASEMENT IN ARTICLE 8.1 OVER AND ACROSS THE LANDS DESCRIBED IN SAID EASEMENT.

DEDICATIONS AND RESERVATIONS CONTINUED:

PARCEL II:

NON–EXCLUSIVE EASEMENT(S), CREATED BY AND DESCRIBED IN THAT CERTAIN DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 11923, PAGE 861, AS AMENDED IN OFFICIAL RECORDS BOOK 13154, PAGE 1892; OFFICIAL RECORDS BOOK 17516, PAGE 1987; OFFICIAL RECORDS BOOK 17595, PAGE 1781; AND OFFICIAL RECORDS BOOK 21438, PAGE 1886 AS RE–RECORDED IN OFFICIAL RECORDS BOOK 22831, PAGE 89; LESS AND EXCEPT THOSE LANDS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY QUIT–CLAIM DEEDS RECORDED JUNE 9, 2004 IN OFFICIAL RECORDS BOOK 17093, PAGE 214 AND RECORDED JUNE 1, 2004 IN OFFICIAL RECORDS BOOK 17062, PAGE 1971, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL III:

NON–EXCLUSIVE EASEMENT(S), CREATED BY AND DESCRIBED IN DECLARATION OF RECIPROCAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 17344, PAGE 1311, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 573,037.459 SQUARE FEET / 13.155 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS–OF–WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS

1. TRACTS 1, 2, 3 & 4 AS SHOWN HEREON IS HEREBY RESERVED TO NP–DEVLAND HOLDINGS LLC, NP–DEVLAND EAST AND NP–DEVLAND NORTH, ITS SUCCESSORS AND ASSIGNS, FOR NORMAL PURPOSES IN ACCORDANCE WITH WITH THE ZONING REGULATIONS OF THE VILLAGE OF NORTH PALM BEACH AND THE TOWN OF LAKE PARK AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF NP–DEVLAND HOLDINGS LLC, NP–DEVLAND EAST AND NP–DEVLAND NORTH, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE THE VILLAGE OF NORTH PALM BEACH OR THE TOWN OF LAKE PARK.

2. CIVIC SPACE TRACTS A, B, & C AS SHOWN HEREON IS HEREBY RESERVED TO NP–DEVLAND HOLDINGS LLC, NP–DEVLAND EAST AND NP–DEVLAND NORTH, ITS SUCCESSORS AND ASSIGNS, FOR _____ ? CIVIC PURPOSES AS DEFINED IN ? _____ IN ACCORDANCE WITH WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OFNP–DEVLAND HOLDINGS LLC, NP–DEVLAND EAST AND NP–DEVLAND NORTH, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE THE VILLAGE OF NORTH PALM BEACH OR THE TOWN OF LAKE PARK.

3. TRACT RW–1, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ? _____ ? PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH OR THE TOWN OF LAKE PARK.

UTILITY EASEMENTS

3. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS 1 THROUGH 4, CIVIC SPACE TRACTS A AND B, AS SHOWN HEREON, ARE NON–EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY TO VILLAGE OF NORTH PALM BEACH AND / OR THE TOWN OF LAKE PARK, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE SEACOAST UTILITY AUTHORITY, NORTH PALM BEACH AND / OR THE TOWN OF LAKE PARK, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED NP–DEVLAND HOLDINGS LLC, NP–DEVLAND EAST AND NP–DEVLAND NORTH, ITS SUCCESSORS AND ASSIGNS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS ? BOARD OF DIRECTORS ?

THIS ___ DAY OF _____, 2024.

WITNESS: _____ NP–DEVLAND HOLDINGS, LLC

PRINT NAME: _____ NP–DEVLAND EAST

NP–DEVLAND NORTH

WITNESS: _____

PRINT NAME: _____ BY: _____
M. TIMOTHY CLARK
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ON LINE NOTARIZATION, THIS ____ DAY OF _____, 2024, BY M. TIMOTHY CLARK, AS PRESIDENT NP–DEVLAND HOLDINGS LLC, NP–DEVLAND EAST AND NP–DEVLAND NORTH, ON BEHALF OF THE SAID COMPANIES, WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ _____
SIGNATURE

_____
(PRINTED NAME) – NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ORANGE }SS

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN NP–DEVLAND HOLDINGS LLC, NP–DEVLAND EAST AND NP–DEVLAND NORTH; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS ___ DAY OF _____, 2024. BY:_____
PRINT NAME: _____
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO: _____

TOWN OF LAKE PARK:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) }SS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, IN AND BY RESOLUTION NO. _____ DULY ADOPTED BY SAID COMMISSION THIS _____ DAY OF _____, 2024.

BY: _____
ROGER DAVID MICHAUD, MAYOR

BY: _____
VIVIAN MENDEZ, MMC, TOWN CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND ORDINANCES OF THE TOWN OF LAKE PARK. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR MONUMENTS AT LOT/TRACT CORNERS.

DATE: _____ BY: _____
TOWN OF LAKE PARK SURVEYOR,
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO._____, STATE OF FLORIDA

VILLAGE OF NORTH PALM BEACH:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) }SS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, IN AND BY RESOLUTION NO. _____ DULY ADOPTED BY SAID VILLAGE COUNCIL THIS _____ DAY OF _____, 2024.

BY: _____
SUSAN BICKEL, MAYOR

BY: _____
JESSICA GREEN, VILLAGE CLERK

BY: _____
CHAD GIRARD, DIRECTOR OF PUBLIC SERVICES

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND ORDINANCES OF THE TOWN OF VILLAGE OF NORTH PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR MONUMENTS AT LOT/TRACT CORNERS.

DATE: _____ BY: _____
VILLAGE OF NORTH PALM BEACH SURVEYOR,
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO._____, STATE OF FLORIDA

SURVEYOR'S NOTES:

1) ALL BEARINGS SHOWN HEREON ARE BASED ON NORTHLAKE PROMENADE SHOPPES, PUD, PLAT BOOK 102, PAGE 130, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. THE SOUTH LINE OF THE SAID PLAT, THE SAID SOUTH LINE ALSO BEING THE NORTH RIGHT–OF–WAY LINE OF PALMETTO COURT AS SHOWN THEREON, WAS DETERMINED TO BEAR NORTH 88°39'20" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

2) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

4) THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.

5) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6) THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689–8600.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH }SS

THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED BY LIDBERG LAND SURVEYING, HAVING A SURVEY DATE: JUNE 15, 2023, A JOB NO. 15–095–112 AND A DRAWING NO. D15–095; THE SAID SURVEY WAS PROVIDED TO THIS SURVEYOR BY THE CLIENT FOR THE PURPOSES OF THE PRELIMINARY PLAT SHOWN HEREON; THAT SAID SURVEY WAS REVIEWED BY THIS SURVEYOR AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S"), PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

_____ DATED: THIS ____ DAY OF _____, 2023.
SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5991

TOWN OF LAKE PARK REVIEWING SURVEYOR	VILLAGE OF NORTH PALM BEACH REVIEWING SURVEYOR	TOWN OF LAKE PARK	VILLAGE OF NORTH PALM BEACH	NP–DEVLAND HOLDINGS, LLC, A LIMITED LIABILITY COMPANY	NP–DEVLAND EAST, LLC, A LIMITED LIABILITY COMPANY	NP–DEVLAND NORTH, LLC, A LIMITED LIABILITY COMPANY	SCOTT F. BRYSON, P.S.M. FL. CERTIFICATE NO. 5991
SEAL	SEAL	SEAL	SEAL	SEAL COMPANY SEAL (IF AVAILABLE)	SEAL COMPANY SEAL (IF AVAILABLE)	SEAL COMPANY SEAL (IF AVAILABLE)	SURVEYOR'S SEAL

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476

THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689–8600.

DATE 05/15/24	CHECKED SFB	PROJECT No.	SHEET No.
SCALE N/A	APPROVED SFB	23–1451	1 OF 3
DRAWN SFB	DWG No D23–1451PL		

P:\23–1451 Village Shoppes\KA DWG\01_xSV–231451 Village Shoppes Prelim Plat.dwg Wednesday, July 03, 2024 10:06:52 AM

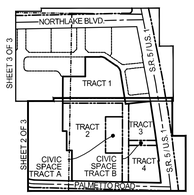
last saved P:\23–1451 Village Shoppes\KA DWG\01_xSV–231451 Village Shoppes Prelim Plat.dwg Wednesday, July 03, 2024 10:04:53 AM

VILLAGE PLACE

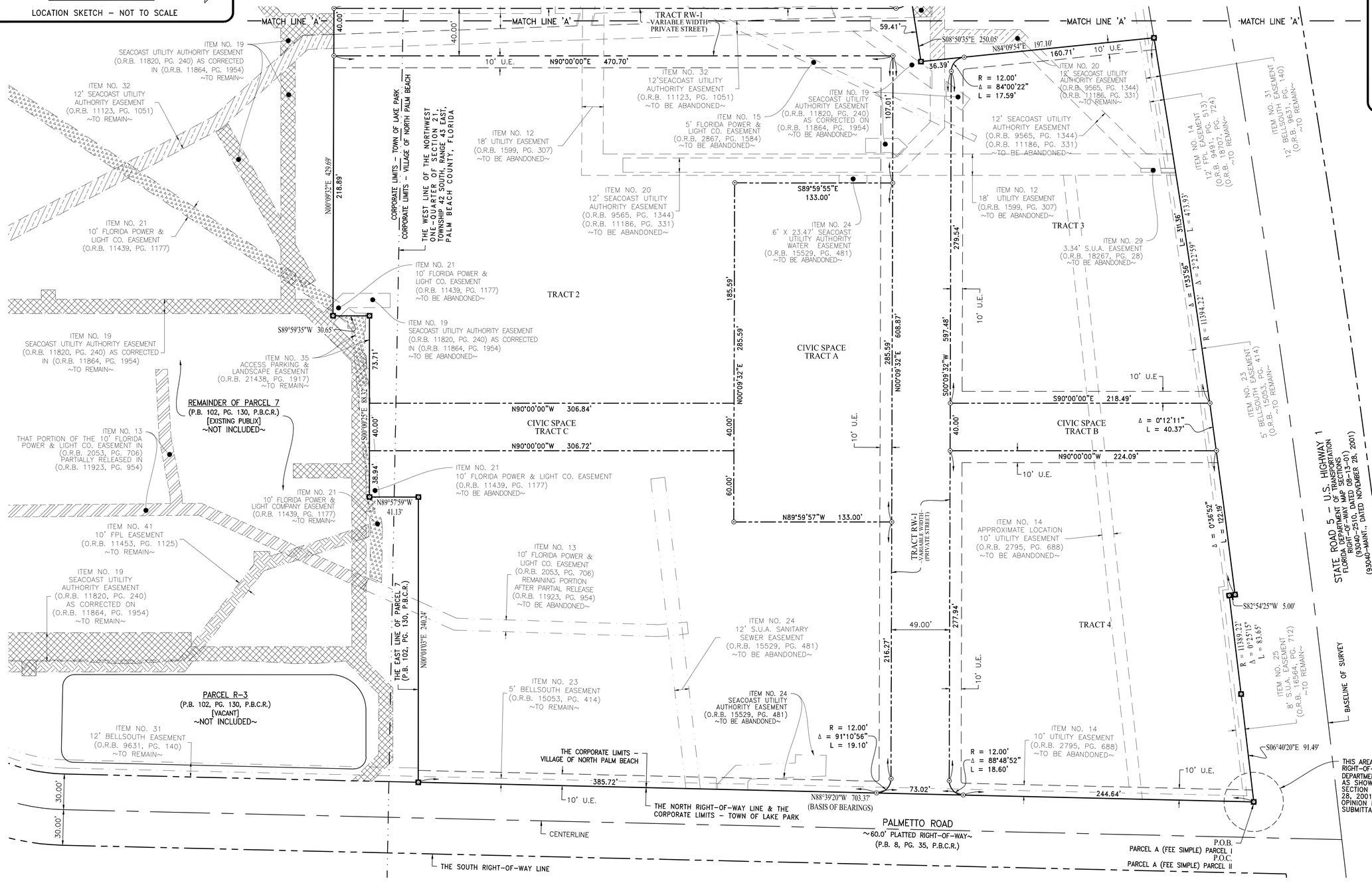
BEING A REPLAT OF A PORTION OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF A PORTION OF PARCEL 7 AND ALL OF PARCEL 1B, NORTHLAKE PROMENADE SHOPPES, A PUD, PLAT BOOK 102, PAGES 130 AND 131, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

~SHEET 2 OF 3~

THE VILLAGE OF NORTH PALM BEACH
JULY 9 2024
COMMUNITY DEVELOPMENT
RECEIVED



LOCATION SKETCH – NOT TO SCALE



LEGEND OF SYMBOLS:

= 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB4897" OR AS NOTED.
= MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED.
= MAG NAIL & DISK STAMPED "P.C.P. LB 4897" OR AS NOTED.

LEGEND OF ABBREVIATIONS:

PROPERTY CONTROL ABBREVIATIONS
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
MON. = MONUMENT
M.N.D. = MAG NAIL & DISK

°	= DEGREES	CB	= CHORD BEARING
'	= MINUTES	P.C.	= POINT OF CURVATURE
"	= SECONDS	P.T.	= POINT OF TANGENCY
R	= RADIUS	P.R.C.	= POINT OF REVERSE CURVE
Δ	= DELTA	RAD.	= RADIAL
L	= ARC LENGTH	N.R.	= NON-RADIAL

ARITHMETIC / ANNOTATION ABBREVIATIONS

T	= TANGENT	PG.	= PAGE
N.T.	= NON-TANGENT	P.O.C.	= POINT OF COMMENCEMENT
C/L	= CENTERLINE	P.O.B.	= POINT OF BEGINNING
P.B.	= PLAT BOOK	P.O.T.	= POINT OF TERMINUS
D.B.	= DEED BOOK	L.B.	= LICENSED BUSINESS
O.R.B.	= OFFICIAL RECORD BOOK	P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER

EASEMENT / MISCELLANEOUS ABBREVIATIONS

L.A.E.	= LIMITED ACCESS EASEMENT	D.E.	= DRAINAGE EASEMENT
L.B.E.	= LANDSCAPE BUFFER EASEMENT	U.E.	= UTILITY EASEMENT
L.M.E.	= LAKE MAINTENANCE EASEMENT	L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
S.L.E.	= SANITARY SEWER LINE EASEMENT		
W.L.E.	= WATER LINE EASEMENT		
P.B.C.U.E.	= PALM BEACH COUNTY UTILITY EASEMENT		

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tele (561) 689-8600 Fax: (561) 689-7476

THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

DATE 05/15/24	CHECKED SFB	PROJECT No.	SHEET No.
SCALE 1" = 40'	APPROVED SFB	23-1451	2 OF 3
DRAWN SFB	DWG No:D23-1451PL		

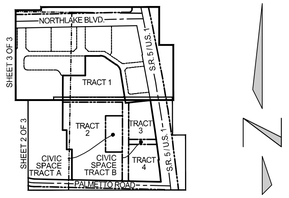
P:\23-1451 Village Shoppes\KA DWG\01_xSV-231451 Village Shoppes Prelim Plat.dwg Wednesday, July 03, 2024 10:06:55 AM

VILLAGE PLACE

BEING A REPLAT OF A PORTION OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND A REPLAT OF A PORTION OF PARCEL 7 AND ALL OF PARCEL 1B, NORTHLAKE PROMENADE SHOPPES, A PUD, PLAT BOOK 102, PAGES 130 AND 131, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

~SHEET 3 OF 3~

THE VILLAGE OF NORTH PALM BEACH
JULY 9 2024
COMMUNITY DEVELOPMENT
RECEIVED



LOCATION SKETCH – NOT TO SCALE

NORTH QUARTER CORNER OF SECTION 21,TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA FOUND PALM BEACH COUNTY BRASS DISK IN CONCRETE

NORTHLAKE BOULEVARD (STATE ROAD 809)

53.00'

53.00'

CENTERLINE

THIS AREA AFFECTED BY MAINTAINED RIGHT-OF-WAY LINE VESTED TO THE FLORIDA DEPARTMENT OF TRANSPORTAION (F.D.O.T.) AS SHOWN ON RIGHT-OF-WAY MAP SECTION 93040-MAINT., DATED NOVEMBER 28, 2001 ~ TO BE REVISED UPON TITLE OPINION REVIEW AND REFLECTED ON NEXT SUBMITTAL

12' SEACOAST UTILITY AUTHORITY EASEMENT (O.R.B. 9565, PG. 1344) (O.R.B. 11186, PG. 331) ~TO REMAIN~

10' FPL EASEMENT (O.R.B. 18707, PG. 724)

12' BELLSOUTH EASEMENT (O.R.B. 9631, PG. 140)

ITEM NO. 14
12' FPL EASEMENT (O.R.B. 9493, PG. 513) (O.R.B. 18707, PG. 724) (O.R.B. 18707, PG. 724) ~TO REMAIN~

U.S. HIGHWAY 1
STATE ROAD 5 – (FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93040-2510, DATED 08-15-01) (93040-MAINT., DATED NOVEMBER 28, 2001)

BASELINE OF SURVEY

PARCEL 3
(P.B. 102, PG. 130, P.B.C.R.)
[VACANT]
~NOT INCLUDED~

PARCEL 4
(P.B. 102, PG. 130, P.B.C.R.)
[EXISTING WENDY'S]
~NOT INCLUDED~

THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

PARCEL 5
(P.B. 102, PG. 130, P.B.C.R.)
[EXISTING TD BANK]
~NOT INCLUDED~

ITEM NO. 12
18' UTILITY EASEMENT (O.R.B. 1599, PG. 307) ~TO REMAIN~

ITEM NO. 19
SEACOAST UTILITY AUTHORITY EASEMENT (O.R.B. 11820, PG. 240) AS CORRECTED IN (O.R.B. 11864, PG. 1954) ~TO REMAIN~

PARCEL ECKERD
(P.B. 102, PG. 130, P.B.C.R.)
[EXISTING CVS]
~NOT INCLUDED~

12' SEACOAST UTILITY AUTHORITY EASEMENT (O.R.B. 9565, PG. 1344) (O.R.B. 11186, PG. 331) ~TO REMAIN~

SEACOAST UTILITY AUTHORITY EASEMENT (O.R.B. 11820, PG. 240) AS CORRECTED ON (O.R.B. 11864, PG. 1954) ~TO REMAIN~

CORPORATE LIMITS – TOWN OF LAKE PARK
CORPORATE LIMITS – VILLAGE OF NORTH PALM BEACH

PARCEL R-1
(P.B. 102, PG. 130, P.B.C.R.)
[VACANT]
~NOT INCLUDED~

THE EAST LINE OF PARCEL R-1
N00°00'00"E 155.63'

THE SOUTH LINE OF PARCEL R-1
N90°00'00"E 176.69'

N90°00'00"E 117.05'

Δ = 34°25'35"
R = 80.00'
L = 48.07'

10' U.E.

S55°34'25"E 90.93'

ITEM NO. 20
12' SEACOAST UTILITY AUTHORITY EASEMENT (O.R.B. 9565, PG. 1344) (O.R.B. 11186, PG. 331) ~TO REMAIN~

ITEM NO. 19
SEACOAST UTILITY AUTHORITY EASEMENT (O.R.B. 11820, PG. 240) AS CORRECTED IN (O.R.B. 11864, PG. 1954) ~TO BE ABANDONED~

Δ = 46°43'50"
R = 80.00' L = 65.25'

ITEM NO. 19
SEACOAST UTILITY AUTHORITY EASEMENT (O.R.B. 11820, PG. 240)AS CORRECTED IN (O.R.B. 11864, PG. 1954) ~TO BE ABANDONED~

ITEM NO. 31
12' BELLSOUTH EASEMENT (O.R.B. 9631, PG. 140) ~TO REMAIN~

ITEM NO. 32
12'SEACOAST UTILITY AUTHORITY EASEMENT (O.R.B. 11123, PG. 1051) ~TO BE ABANDONED~

10' U.E.

PARCEL 6
(P.B. 102, PG. 130, P.B.C.R.)
[EXISTING GAS STATION / CAR WASH]
~NOT INCLUDED~

REMAINDER OF PARCEL 7
(P.B. 102, PG. 130, P.B.C.R.)
[EXISTING PUBLIX]
~NOT INCLUDED~

ITEM NO. 13
10' FLORIDA POWER & LIGHT CO. EASEMENT (O.R.B. 2053, PG. 706) ~TO REMAIN~

ITEM NO. 13
10' FLORIDA POWER & LIGHT CO. EASEMENT (O.R.B. 2053, PG. 706) ~TO BE ABANDONED~

ITEM NO. 15
5' FLORIDA POWER & LIGHT CO. EASEMENT (O.R.B. 2867, PG. 1584) ~TO BE ABANDONED~

ITEM NO. 12
18' UTILITY EASEMENT (O.R.B. 1599, PG. 307) ~TO BE ABANDONED~

TRACT 1

N00°09'32"E 429.69'

170.80'

S90°00'00"E 190.85'

ITEM NO. 19
SEACOAST UTILITY AUTHORITY EASEMENT (O.R.B. 11820, PG. 240) AS CORRECTED IN (O.R.B. 11864, PG. 1954) ~TO BE ABANDONED~

ITEM NO. 19
SEACOAST UTILITY AUTHORITY EASEMENT (O.R.B. 11820, PG. 240) AS CORRECTED IN (O.R.B. 11864, PG. 1954) ~TO REMAIN~

ITEM NO. 19
SEACOAST UTILITY AUTHORITY EASEMENT (O.R.B. 11820, PG. 240) AS CORRECTED IN (O.R.B. 11864, PG. 1954) ~TO BE ABANDONED~

ITEM NO. 19
VARIABLE WIDTH SEACOAST UTILITY AUTHORITY EASEMENT (O.R.B. 11820, PG. 240) AS CORRECTED ON (O.R.B. 11864, PG. 1954) ~TO BE ABANDONED~

R = 12.00'
Δ = 98°50'35"
L = 20.70'

10' U.E.

10' U.E.

N90°00'00"E 473.14'

TRACT RW-1
~VARIABLE WIDTH PRIVATE STREET)

40.00'

100'

59.41'

MATCH LINE 'A'

MATCH LINE 'A'

MATCH LINE 'A'

MATCH LINE 'A'

ITEM NO. 23
5' BELLSOUTH EASEMENT (O.R.B. 1053, PG. 414) ~TO REMAIN~

GRAPHIC SCALE
0 20' 40' 80'

LEGEND OF SYMBOLS:

- ◘ = 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB4897" OR AS NOTED.
- △ = MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED.
- Ⓐ = MAG NAIL & DISK STAMPED "P.C.P. LB 4897" OR AS NOTED.

LEGEND OF ABBREVIATIONS:

PROPERTY CONTROL ABBREVIATIONS

P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
MON. = MONUMENT
M.N.D. = MAG NAIL & DISK

°	= DEGREES	CB	= CHORD BEARING
'	= MINUTES	P.C.	= POINT OF CURVATURE
"	= SECONDS	P.T.	= POINT OF TANGENCY
R	= RADIUS	P.R.C.	= POINT OF REVERSE CURVE
Δ	= DELTA	RAD.	= RADIAL
L	= ARC LENGTH	N.R.	= NON-RADIAL

ARITHMETIC / ANNOTATION ABBREVIATIONS

T	= TANGENT	PG.	= PAGE
N.T.	= NON-TANGENT	P.O.C.	= POINT OF COMMENCEMENT
C/L	= CENTERLINE	P.O.B.	= POINT OF BEGINNING
P.B.	= PLAT BOOK	P.O.T.	= POINT OF TERMINUS
D.B.	= DEED BOOK	L.B.	= LICENSED BUSINESS
O.R.B.	= OFFICIAL RECORD BOOK	P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER

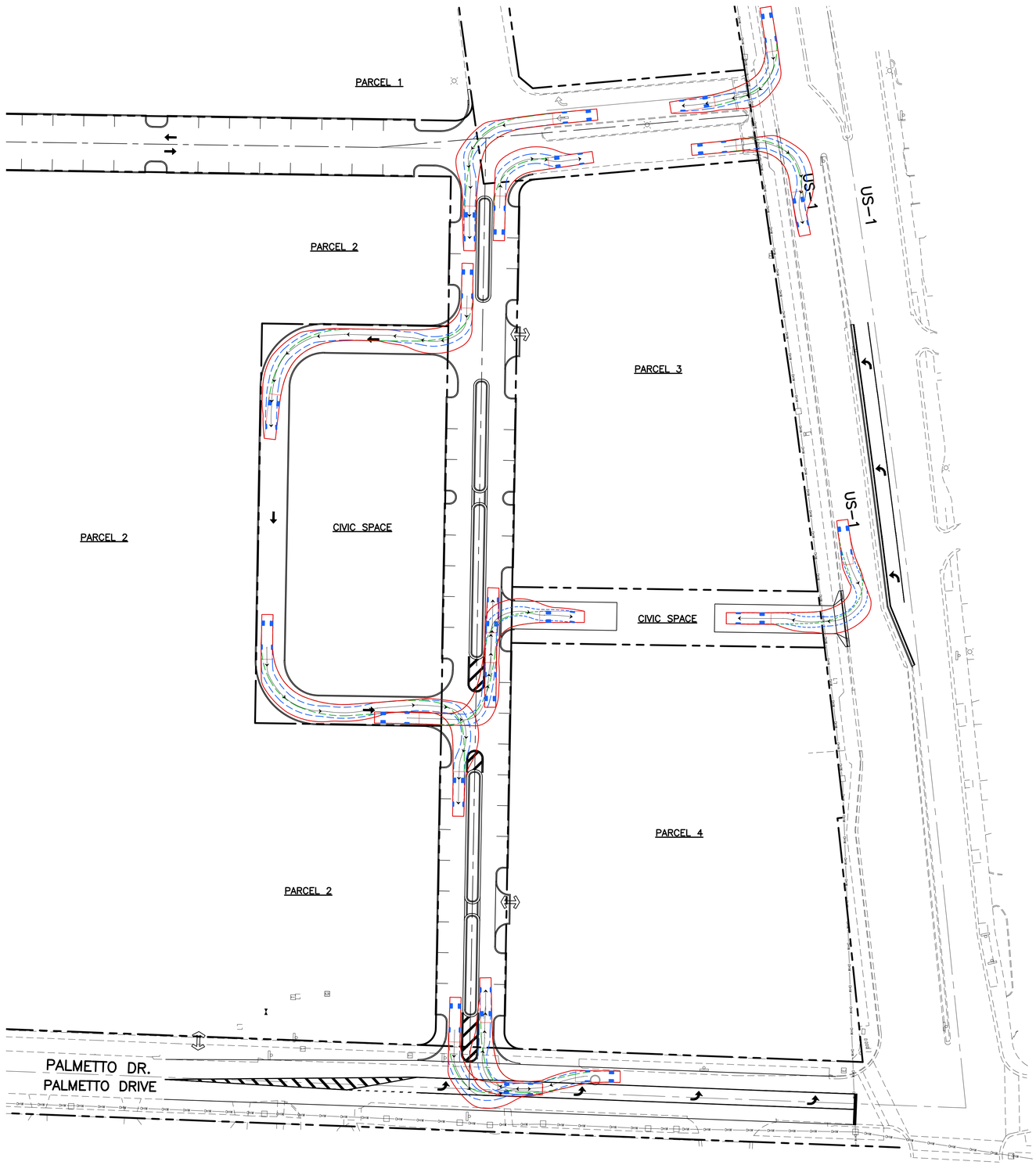
EASEMENT / MISCELLANEOUS ABBREVIATIONS

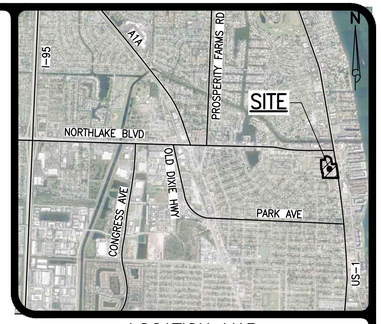
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KESHAVARZ & ASSOCIATES
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THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

DATE 05/15/24	CHECKED SFB	PROJECT No.	SHEET No.
SCALE 1" = 40'	APPROVED SFB	23-1451	3 OF 3
DRAWN SFB	DWG No:D23-1451PL		

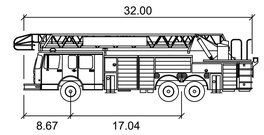




LOCATION MAP
NOT TO SCALE

N

40 20 0 40 80
SCALE IN FEET
1"=40'



Fire Truck - NPB

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.4

RED = VEHICLE BODY
BLUE = FRONT TIRE PATH
GREEN = REAR TIRE PATH

VILLAGE OF
NORTH PALM BEACH
DECEMBER 19 2023
COMMUNITY DEVELOPMENT
RECEIVED

11/13/2023

SIMMONS & WHITE
2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

VILLAGE PLACE
SECTION 16&21, TOWNSHIP 42S., RANGE 43E.
VILLAGE OF NORTH PALM BEACH, FLORIDA
FIRE TRUCK AUTOTURN ANALYSIS

REVISIONS

DESIGN	DRAWN	CHECKED	APPROVED	DATE
B.K.	D.B.			

JOB NO.	DRAWING NO.	SHEET	OF
21-191	21191AT01	1	1

Y:\AUTOCAD_FILES\2021\21-191\EXHIBITS\AUTOTURN ANALYSIS\2023-11-13 Fire.dwg 11/13/2023 12:00 PM Brandon Longo

VILLAGE PLACE

VILLAGE OF
NORTH PALM BEACH
APRIL 29 2024
COMMUNITY DEVELOPMENT
RECEIVED



Renderings are conceptual and subject to modification. For illustrative purposes only.

VILLAGE OF
NORTH PALM BEACH
APRIL 29 2024
COMMUNITY DEVELOPMENT
RECEIVED



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THE VILLAGE OF
NORTH PALM BEACH
JULY 9 2024
COMMUNITY DEVELOPMENT
RECEIVED

SIMMONS & WHITE

ENGINEERING | PLANNING | CONSULTING | SINCE 1982

August 18, 2023
Job No. 21-191B

DRAINAGE STATEMENT

Village Place
Village of North Palm Beach, Florida

SITE DATA

The subject parcel is located in the southwest corner of US Highway One and Northlake Boulevard in Village of North Palm Beach, Florida and contains approximately 13.16 acres. The parcel contains a 126,330 SF shopping plaza, 9790 SF pharmacy, 5000 SF bank, 3098 SF fast food restaurant and 2410 SF gas station with convenience store. The 126,330 SF shopping plaza will be demolished along with the existing parking lot. The proposed plan of development will consist of 947 multi-family dwelling units, 206 age restricted multi-family dwelling units, 222-room hotel, 131,100 SF retail, 9790 SF pharmacy, 5000 SF bank, 3028 SF fast food and gas station with convenience store. For additional information regarding site location and layout, please refer to the site plan prepared by Gentile Holloway O'Mahoney & Associates.

SITE DRAINAGE

The site is located within the boundaries of the South Florida Water Management District Intracoastal Basin. The existing South Florida Water Management District Permit No. 50-04324-P will be modified to include Parcel 4, Parcel 2 and a portion of Parcel 3. It is proposed that runoff be directed to on-site water management areas by means of paved or grass swales and/or inlets and storm sewer. Each parcel will provide water quality in exfiltration trench. Water quantity to be obtained in existing onsite lakes and proposed storm chambers. Site grading to match existing permitted grades. The site will retain the entire runoff volume up to and including the 25-year, 3-day storm per South Florida Water Management District Permit No. 50-04324-P. Drainage design is to address the following:

1. On-site retention of the runoff from the 25-year, 3 day rainfall event.

2. Off-site discharge will occur at the 100-year, 3-day event.

2581 Metrocentre Boulevard West Suite 3 West Palm Beach Florida 33407
T: 561.478.7848 F: 561.478.338 www.simmonsandwhite.com
Certificate of Authorization Number 3452

SITE DRAINAGE (Cont.)

3. Building floor elevations to be set at or above the level produced by the 100 year - 3 day rainfall event.

4. Roads to be protected from flooding during the 3 year - 24 hour event.

5. Due consideration to water quality.

Required Permits/Approvals:

1. South Florida Water Management District Environmental Resource Permit

2. Florida Department of Transportation Drainage Permit

3. Village of North Palm Beach Engineering Approval

Erik R. Cooper, P.E.
FL Reg. No. 56934

Erik R. Cooper, P.E., State of Florida, Professional Engineer, License No. 56934

This item has been digitally signed and sealed by Erik R. Cooper, P.E., on 08/21/2023.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ERC/sa x:/docs/trafficdrainage/dr.21191b

PARCEL A: (Fee Simple)

PARCEL I:

A certain parcel of land in Section 21, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the Westerly right-of-way line of State Road No. 5 as described in a deed from Tesdem, Inc. to the State of Florida as same is recorded in Deed Book 838, Page 25, Public Records of Palm Beach County, Florida with the Northerly right-of-way of Palmetto Road as shown on the Plat of Kelsey City (now Lake Park) as same is recorded in Plat Book 8, Page 35, Public Records of Palm Beach County, Florida, and from said point of intersection run (for convenience the said Northerly right-of-way line of Palmetto Road is assumed to bear North 89°57'15" West and all other bearings mentioned herein are relative thereto), North 89°57'15" West running along the said Northerly right-of-way line a distance of 468.28 feet; thence North 7°27'45" West, a distance of 247.44 feet; thence South 88°43'22" West a distance of 249.34 feet to a point in a line parallel with and one foot Westerly from (measured at right angles to) the Westerly wall of the Truck Well so called at the Westerly end of the J.M. Fields Store Building, so called; thence North 01°19'04" West, along said parallel line, a distance of 152.45 feet, more or less, to a point in the Westerly extension of the North face of the South wall of the Garden Shop so called, said Garden Shop located in the Northwesterly corner of the said J.M. Fields Store Building; thence North 88°40'56" East along the just said Westerly extension and along the just said North face of the South wall a distance of 41 feet, more or less, to a point in the West face of the East wall of said Garden Shop; thence North 01°19'04" West running along the just said West face of the East wall and the Northerly extension thereof a distance of 120.27 feet, more or less, to a point in the face of the curb, said curb being 20.26 feet Northerly from and parallel with the face of the North wall of said building; thence North 88°40'56" East running along the said face of the curb and its Easterly extension of a distance of 637.31 feet, more or less, to a point in the said Westerly right-of-way line of State Road No.5, said point being also a point on a curve concave to the West, having a radius of 11394.22 feet and whose tangent passing through said point bears South 10°13'29" East; thence Southerly running along the arc of the just described curve and along the said Westerly right-of-way line subtending a central angle of 01°48'07", a distance of 358.34 feet, more or less, to the end of said curve; thence South 81°34'38" West running along a line radial to the just described curve and radial to the next described curve and continuing along said Westerly right-of-way line a distance of 5 feet to a point in a curve concave to the West, being concentric with the last described curve and having a radius of 11389.22 feet; thence Southerly running along the arc of the just described curve and continuing along the said Westerly right-of-way line; subtending a central angle of 00°25'22", a distance of 84.04 feet to the end of said curve; thence South 08°00'00" East along said Westerly right-of-way line distance of 91.77 feet, more or less, to the POINT OF BEGINNING.

PARCEL II:

A parcel of land lying in Section 21, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the intersection of Westerly right-of-way line of State Road No. 5, as described in deed from Tesdem, Incorporated to the State of Florida, recorded in Deed Book 838, Page 25, Public Records of Palm Beach County, Florida, with the Northerly right-of-way line of Palmetto Road, as shown on the Plat of Kelsey City (now Lake Park), recorded in Plat Book 8, Page 35, Public Records of Palm Beach County, Florida; thence Westerly, along said Northerly right-of-way line, a distance of 468.28 feet to a point on a portion of the Westerly boundary of that certain parcel of land described in Official Record Book 3343, Page 1786, Public Records of Palm Beach County, Florida, and the point of beginning of the hereinafter described parcel; thence Northerly along said Westerly boundary, making an angle with the preceding course, measured from East to North of 97°30'30", a distance of 247.44 feet to a point; thence Westerly, making an angle with the preceding course, measured from South to West of 96°11'07", a distance of 208.80 feet to the point of the Easterly boundary of that certain parcel of land described in Official Record Book 3259, Page 276, Public Records of Palm Beach County, Florida; thence Southerly, along said Easterly boundary, making an angle with the preceding course, measured from East to South of 89°58'58", a distance of 240.56 feet to a point on said Northerly right-of-way line, making an angle with the preceding course, measured from North to East of 91°20'25", a distance of 235.45 feet to the POINT OF BEGINNING.

PARCEL B: (Fee Simple)

A parcel of land being all of Parcel 1B and a portion of Parcel 7 according to the plat of NORTHLAKE PROMENADE SHOPPES, A PUD, as shown in Plat Book 102, Pages 130 and 131, of the Palm Beach County, Florida Public Records. Said plat also being a portion of Section 21, Township 42 South, Range 43 East, Town of Lake Park and Village of North Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Parcel 1B; thence S 89°59'30" W along the South line of said Parcel 1B, with all bearings contained within relative thereto, a distance of 637.68 feet; thence S 00°00'25" E along the East line of said plat, a distance of 119.95 feet to the intersection with the North face of a building wall described in Official Records Book 3343, Page 1787; thence S 89°59'35" W, a distance of 41.00 feet; thence departing said East line continue S 89°59'35" W, a distance of 30.65 feet; thence N 00°09'32" E, a distance of 429.19 feet to the intersection with the South line of Parcel R-1 of said plat; thence N 90°00'00" E along said South line, a distance of 175.42 feet; thence N 00°00'00" E along the East line of Parcel R- 1, a distance of 155.65 feet to the Northeast corner of said Parcel R-1; thence N 90°00'00" E along a line 35.50 feet South of and parallel with the South line of Parcel 5 of said plat, a distance of 117.06 feet; to a curve to the right having a radial bearing of S 00°00'00" E, a radius of 80.00 feet, and a central angle of 34°25'35"; thence proceed along the arc of said curve, a distance of 48.07 feet to the end of said curve; thence S 55°34'25" E, a distance of 100.26 feet; to a curve to the right having a radial bearing of S 34°25'35" W, a radius of 80.00 feet, and a central angle of 46°43'50"; thence proceed along the arc of said curve, a distance of 65.25 feet to the end of said curve; thence S 08°50'35" E along a line 35.50 feet West of and parallel with the West line of Parcel 6 of said plat, a distance of 249.82 feet to a point on the prolongation of the North line of aforesaid Parcel 1-B; thence N 84°09'54" E along said prolongation, a distance of 30.18 feet to a Northwest corner of Parcel 1-B; thence continue N 84°09'54" E along the North line of Parcel 1-B, a distance of 167.65 feet to a point of intersection with the East line of said plat, said point also lying on the West right-of-way line of U.S. Highway No. 1; said point also being the Northeast corner of said Parcel 1-B, said point also being the beginning of a curve having a radial bearing of S 80°22'21" W, a radius of 11394.22 feet, and a central angle of 00°34'45"; thence proceed Southerly along the arc of said curve, a distance of 115.19 feet to the end of said curve and the POINT OF BEGINNING of the herein described parcel.

PARCEL C: (Easements for the benefit of Parcel B, described above.)

PARCEL I:

Non-exclusive easements for the benefit of Parcel B as created in Fourth Amendment to Declaration of Restrictions, Covenants and Conditions and Grant of Easement by and between Twin Cities Investors, Inc. and Developers of Northlake, Inc. as recorded in Official Records Book Official Records Book 21438, Page 1886 as corrected in Official Records Book 22831, Page 89 for purposes of Ingress and Egress Easement in Article 6.1; Utility Easement in Article 7.1 and Drainage Easement in Article 8.1 over and across the lands described in said Easement.

PARCEL II:

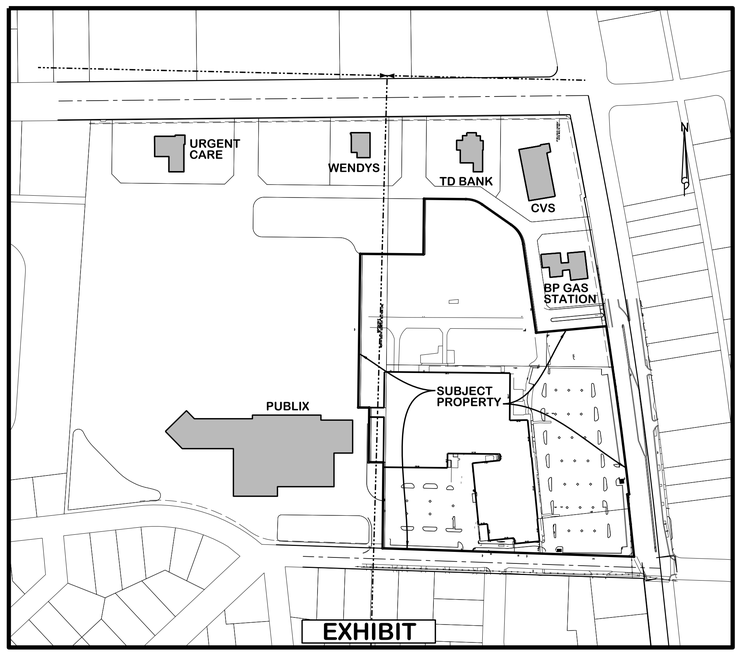
Non-exclusive easement(s), created by and described in that certain Declaration of Restrictions, Covenants and Conditions and Grant of Easements recorded in Official Records Book 11923, Page 861, as amended in Official Records Book 13154, Page 1892; Official Records Book 17516, Page 1987; Official Records Book 17595, Page 1781; and Official Records Book 21438, Page 1886 as re-recorded in Official Records Book 22831, Page 89; less and except those lands conveyed to the State of Florida Department of Transportation by Quit-Claim Deeds recorded June 9, 2004 in Official Records Book 17093, Page 214 and recorded June 1, 2004 in official records book 17062, Page 1971, of the Public Records of Palm Beach County, Florida.

PARCEL III:

Non-exclusive easement(s), created by and described in Declaration of Reciprocal Easements recorded in Official Records Book 17344, Page 1311, of the Public Records of Palm Beach County, Florida.

PARCEL IV:

NON-EXCLUSIVE EASEMENT(S), CREATED BY AND DESCRIBED IN ACCESS, PARKING AND LANDSCAPE EASEMENT BY AND BETWEEN TWIN CITIES INVESTORS, INC., A FLORIDA CORPORATION, DEVELOPERS OF NORTHLAKE, INC., A FLORIDA CORPORATION AND VILLAGE SHOPPES AT U.S. 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED FEBRUARY 21, 2007 AND RECORDED FEBRUARY 22, 2007 IN OFFICIAL RECORDS BOOK 21438, PAGE 1917, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



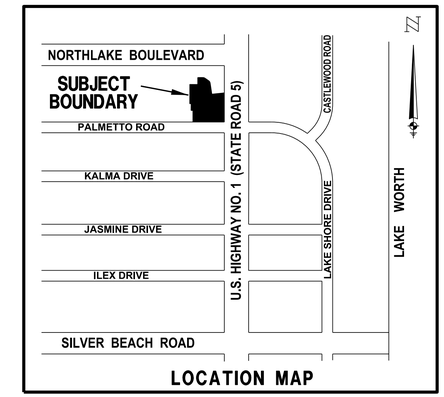
ABBREVIATIONS:
(C) - CALCULATED
C.B.S. - CONCRETE BLOCK STRUCTURE
C.M.B. - COMMISSIONER'S MINUTES BOOK
CMH. - CONFLICT MANHOLE
CONC. - CONCRETE
D.B. - DEED BOOK
F.H. - FIRE HYDRANT
FND. - FOUND
F.P.L. - FLORIDA POWER & LIGHT
I.P. - IRON PIPE
INV. - INVERT
I.R. - IRON ROD
LB - LICENSE BUSINESS
LP - LIGHT POLE
LS - LICENSE SURVEY
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MH - MANHOLE
M.H.W. - MEAN HIGH WATER
MON. - MONUMENT
O.R.B. - OFFICIAL RECORD BOOK
(P) - PLAT
P.B. - PLAT BOOK
P.R.M. - PERMANENT REFERENCE MONUMENT
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
R.P.B. - ROAD PLAT BOOK
(S) - SURVEY
SLP - STOP LIGHT POLE
SMH - SANITARY MANHOLE
SBTMH - SOUTHERN BELL TELEPHONE MANHOLE
STMH - STORM MANHOLE
TB - TRAFFIC BOX
TLP - TRAFFIC LIGHT POLE
TV - TELEVISION
U.E. - UTILITY EASEMENT
WP - WOOD POLE
WUP - WOOD UTILITY POLE
WV - WATER VALVE

DATE:	REVISIONS:	BY:
06/15/2023	UPDATE SURVEY - WO/15-095A-101 - PCK.F. - FB:826 PG:70	E.C.
10/12/2022	SHOW ELEVATIONS 15-095-105 F.B. 814/45,71 K.F.	L.J.C.
04/08/2022	REVISE TITLE INFORMATION 15-095-104A	L.J.C.
04/04/2022	UPDATE SURVEY 15-095-104A NOTES FILED A.M.	L.J.C.
12/21/2021	ADDRESS COMMENTS - *15-095-104	R.J.W.
09/15/2021	UPDATE SURVEY - *15-095-104 - FB792/64,65,66 K.F.	E.C.M.J.C.

AFFECTS PROPERTY AS SHOWN | AFFECTS PROPERTY, NOT PLOTTABLE | DOES NOT AFFECT PROPERTY

FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO.: 9831395 REVISION NUMBER "G"

AFFECTS	AFFECTS, NOT PLOTTABLE	DOES NOT AFFECT	
●			(6) RESTRICTIVE COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 102, PAGE 130 AND 131 INCLUSIVE (AS TO PARCEL B ONLY).
	●		(7) AGREEMENT BY AND BETWEEN NORTH PALM BEACH, INC., AND NORTH PALM BEACH UTILITIES, INC., RECORDED IN DEED BOOK 1145, PAGE 135; AS AFFECTED BY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 87, PAGE 317, ASSIGNMENT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 5542, PAGE 1399, ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6002, PAGE 62 AND ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6007, PAGE 1275, IN WHICH JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION IS ASSIGNEE.
	●		(8) WATER AND SEWER AGREEMENT BY AND BETWEEN NORTH PALM BEACH, INC., AND NORTH PALM BEACH UTILITIES, INC., RECORDED IN DEED BOOK 1145, PAGE 142 (AS TO PARCEL A ONLY).
			(9) INTENTIONALLY DELETED.
	●		(10) DEDICATION OF EASEMENT FOR PUBLIC UTILITIES RECORDED IN OFFICIAL RECORDS BOOK 89, PAGE 392; AS AFFECTED BY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 87, PAGE 317, ASSIGNMENT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 5542, PAGE 1399, ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6002, PAGE 62 AND ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6007, PAGE 1275, IN WHICH JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION IS ASSIGNEE. (AS TO PARCEL A: DEED BOOK 1145, PG. 135)
		●	(11) EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 1267, PAGE 272.
●			(12) EASEMENT(S) IN FAVOR OF NORTH PALM BEACH UTILITIES, INC. SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 1599, PAGE 307 (AS TO PARCEL A , B & B11).
●			(13) EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 2053, PAGE 706;
		●	AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11923, PAGE 954.
			(14) INTENTIONALLY DELETED.
●			(15) EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 2867, PAGE 1584 (AS TO PARCEL B ONLY).
	●		(16) MEMORANDUM OF DEVELOPER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9111, PAGE 1835.
●			(17) EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 9491, PAGE 513; AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 18707, PAGE 724 (AS TO PARCEL B ONLY).
			INTENTIONALLY DELETED
●			(19) EASEMENT DEED IN FAVOR OF SEACOAST UTILITY AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 11820, PAGE 240 CORRECTED BY OFFICIAL RECORDS BOOK 11864, PAGE 1954 (AS TO PARCEL B ONLY).
●			(20) EASEMENT DEED IN FAVOR OF SEACOAST UTILITY AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 9565, PAGE 1344 RE-RECORDED IN OFFICIAL RECORDS BOOK 11186, PAGE 331 (AS TO PARCEL B ONLY).
●			(21) EASEMENT(S) IN FAVOR OF FLORIDA POWER & LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 11439, PAGE 1177 (AS TO PARCELS A AND B).
	●		(22) UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 14847, PAGE 1775 (AS TO PARCEL A ONLY).
●			(23) EASEMENT(S) IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS, INC. SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 15053, PAGE 414 (AS TO PARCEL A ONLY).
●			(24) EASEMENT DEED IN FAVOR OF SEACOAST UTILITY AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 15529, PAGE 481 (AS TO PARCEL A ONLY).
●			(25) EASEMENT DEED IN FAVOR OF SEACOAST UTILITY AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 16564, PAGE 712 (AS TO PARCEL A ONLY).
			(26) NOTICE REGARDING LIENS RECORDED IN OFFICIAL RECORDS BOOK 15342, PAGE 726 (AS TO PARCEL A ONLY).
	●		(27) RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, ASSESSMENTS AND OTHER PROVISIONS AS SET FORTH IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 11923, PAGE 861 AND AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 13154, PAGE 1892, OFFICIAL RECORDS BOOK 17516, PAGE 1987, OFFICIAL RECORDS BOOK 17595, PAGE 1781 AND OFFICIAL RECORDS BOOK 21438, PAGE 1886, AS CORRECTED BY OFFICIAL RECORDS BOOK 22831, PAGE 89.
	●		(28) DECLARATION REGARDING SURFACE WATER MANAGEMENT SYSTEM RECORDED IN OFFICIAL RECORDS BOOK 17852, PAGE 1417 RE-RECORDED IN OFFICIAL RECORDS BOOK 17914, PAGE 1352 (AS TO PARCEL B ONLY).
●			(29) EASEMENT DEED IN FAVOR OF SEACOAST UTILITY AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 18267, PAGE 28 (AS TO PARCEL B ONLY).
		●	(30) DECLARATION OF RECIPROCAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 17344, PAGE 1311 (AS TO PARCEL B ONLY).
●			(31) EASEMENT(S) IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS, INC. SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 9631, PAGE 140 (AS TO PARCEL B ONLY).
●			(32) EASEMENT DEED IN FAVOR OF SEACOAST UTILITY AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 11123, PAGE 1051 (AS TO PARCEL B ONLY).
	●		(33) INDEMNITY AGREEMENT IN FAVOR OF SEACOAST UTILITY AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 11542, PAGE 1405 (AS TO PARCEL A ONLY).
		●	(34) DECLARATION OF RESTRICTIONS AND COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 13545, PAGE 266 (AS TO PARCEL B ONLY).
●			(35) ACCESS, PARKING AND LANDSCAPE EASEMENT BY TWIN CITIES INVESTORS, INC., A FLORIDA CORPORATION AND DEVELOPERS OF NORTHLAKE, INC., A FLORIDA CORPORATION AND VILLAGE SHOPPES AT U.S. 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED FEBRUARY 21, 2007 AND RECORDED FEBRUARY 22, 2007 IN OFFICIAL RECORDS BOOK 21438, PAGE 1917 (AS TO PARCEL A - WHEREIN EXHIBIT "B" IS MISSING).
●			(36) BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 21438, PAGE 1926, AS AMENDED BY RESTATED AND AMENDED BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22756, PAGE 1941.
			INTENTIONALLY DELETED
	●		(38) TERMS, CONDITIONS, AND PROVISIONS OF NOTICE OF LIEN RIGHTS IN FAVOR OF SEACOAST UTILITY AUTHORITY, RECORDED IN OFFICIAL RECORDS BOOK 22953, PAGE 1631.
	●		(39) NOTICE OF INTEREST BY SEACOAST UTILITY AUTHORITY RECORDED MAY 8, 2014 IN OFFICIAL RECORDS BOOK 26779, PAGE 403.
		●	(40) TERMS, CONDITIONS, AND PROVISIONS OF EASEMENTS IN FAVOR OF BELLSOUTH TELECOMMUNICATIONS, INC., RECORDED IN OFFICIAL RECORDS BOOK 9631, PAGE 136 AND OFFICIAL RECORDS BOOK 11563, PAGE 1152. (AS TO EASEMENT INTEREST PARCEL C)
		●	(41) TERMS, CONDITIONS, AND PROVISIONS OF EASEMENTS IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 11453, PAGE 1125 AND OFFICIAL RECORDS BOOK 11851, PAGE 1822. (AS TO EASEMENT INTEREST PARCEL C)
			(42) INTENTIONALLY DELETED
	●		(43) TERMS, CONDITIONS, AND PROVISIONS OF MEMORANDUM OF LEASE BY TWIN CITIES INVESTORS, INC. AND PUBLIX SUPER MARKETS, INC., RECORDED IN OFFICIAL RECORDS BOOK 10794, PAGE 716; TOGETGHER WITH SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11923, PAGE 943 BEING RE-RECORDED IN OFFICIAL RECORDS BOOK 11949, PAGE 266 AND AMENDED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE RECORDED IN OFFICAL RECORDS BOOK 21438, PAGE 1843. (AS TO EASEMENT INTEREST PARCEL C)



THE VILLAGE OF
NORTH PALM BEACH
JULY 9 2024
COMMUNITY DEVELOPMENT
RECEIVED

SURVEY REPORT

1. THIS BOUNDARY SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

2. SURVEY BASED ON THE PLAT OF NORTHLAKE PROMENADE SHOPPES, A PUD AND LEGAL DESCRIPTION IN THE TITLE COMMITMENT RECEIVED ON NOVEMBER 23,2021.

3. LEGAL DESCRIPTION AS SHOWN HEREON IS THE SAME AS THE TITLE COMMITMENT REFERENCED HEREON.

4. BEARING BASIS: NORTH 88°50'25" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD, AS SHOWN ON PLAT BOOK 102, PAGES 130 AND 131.

5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD), PER FLOOD INSURANCE RATE MAP NO. 12099C0391F DATED OCTOBER 5, 2017 NO SEARCH FOR ANY MAP AMENDMENTS OR REVISIONS HAS BEEN MADE BY THIS OFFICE.

6. TOTAL AREA = 13.16 ACRES, MORE OR LESS.

7. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO.: 9831395 DATED 03/04/2022 AT 8:00 AM. REVISION NUMBER "G" ON APRIL 5, 2022

8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1' IN 7,500'.

9. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).

10. ALTA, TABLE A ITEM 16 - THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

11. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
CERTIFIED TO:
NP-DEVLAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CYPRESS REALTY OF FLORIDA, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
GREENBERG TRAURIG, P.A.

12. © COPYRIGHT 2022 BY LIDBERG LAND SURVEYING, INC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8 AMD 16 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JUNE 15, 2023 .

LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: JUNE 26, 2023

BY: _____
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

ALTA/NSPS LAND TITLE SURVEY
NORTHLAKE PROMENADE SHOPPES
PREPARED FOR:
NP-DEVLAND HOLDINGS, LLC

CAD. K:\UST \ 214243 \ 102-130 \ 15-095-112 \ 15-095-112.DGN			
REF.			
FLD. J.P.	FB.	PG.	JOB 15-095-112
OFF. CASASUS	687	38-40	DATE OCTOBER 5, 2015
CKD. D.C.L.	SHEET 1	OF 2	DWG. D15-095

PARCEL R-3
(P.B. 102, PGS. 130-131)

PARCEL 7
(P.B. 102, PGS. 130-131)
REMAINDER NOT INCLUDED

PARCEL R-1
(P.B. 102, PGS. 130-131)

PARCEL 4
(P.B. 102, PGS. 130-131)

PARCEL 7
(P.B. 102, PGS. 130-131)
REMAINDER NOT INCLUDED

PARCEL 5
(P.B. 102, PGS. 130-131)

PARCEL ECKERD
(P.B. 102, PGS. 130-131)

PARCEL 6
(P.B. 102, PGS. 130-131)

PARCEL 1B
(P.B. 102, PGS. 130-131)

PORTION OF PARCEL 7
(P.B. 102, PGS. 130-131)

PARCEL A (FEE SIMPLE)
PARCEL I

PARCEL B (FEE SIMPLE)

PROPOSED LOT 2

PROPOSED LOT 1

PROPOSED LOT 3

(NOT PLATTED)

CORPORATE LIMITS - TOWN OF LAKE PARK

CORPORATE LIMITS - VILLAGE OF NORTH PALM BEACH

NORTH-SOUTH QUARTER SECTION LINE

EAST LINE PARCEL "7"

SOUTH LINE PARCEL "5"

WEST LINE PARCEL 6

SOUTH LINE PARCEL "6"

SOUTH LINE PARCEL "1B"

SOUTH LINE PARCEL "7"

RETENTION POND

101 U.S. HIGHWAY 1
EXISTING C.B.S. BUILDING
FINISHED FLOOR ELEV.=12.58

NORTH QUARTER CORNER OF SECTION 21 - TOWNSHIP 42 SOUTH, RANGE 43 EAST FND. PALM BEACH Co. BRASS DISK IN CONCRETE

NORTHLAKE BOULEVARD
(STATE ROAD 809)
N88°50'25"E 563.99'
CENTERLINE

PALMETTO ROAD
N88°39'20"W 703.37'
60' PLATTED R/W (PER P.B. 8, PG. 35)
SOUTH RIGHT OF WAY LINE
CENTERLINE
NORTH RIGHT OF WAY LINE

U.S. HIGHWAY NO. 1 (STATE ROAD 5)
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP - SECTION 93040-2510
BASELINE OF SURVEY (FDOT R/W MAP - SECTION 93040-2510)

P.O.B.
TRACT II
(O.R.B. 14359, PG. 1183)

P.O.B.
PARCEL A (FEE SIMPLE)
PARCEL I

P.O.C.
PARCEL A (FEE SIMPLE)
PARCEL II

P.O.B.
S.E. COR. PARCEL 1B

BENCHMARK(5003)
FOUND MAG NAIL & DISK LB #4431 TP
ELEV.=11.49

BENCHMARK(5004)
FOUND MAG NAIL & DISK LB #4431 TP
ELEV.=10.07

BENCHMARK(8007)
FOUND MAG NAIL
& DISK LB #4431 TP
ELEV.=8.56

SEE DETAIL "A"

DETAIL "A"

GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

SANITARY
SAN #3861 TOP=12.05 E. INV=7.70 6"PVC N. INV=6.88 8"CLAY S. INV=6.85 8"CLAY

SAN #8838 TOP=9.54 N. INV=5.64 8"CLAY W. INV=5.61 8"CLAY

SAN #8224 TOP=11.37 W. INV=7.80 8"CLAY

SAN #8224 TOP=11.58 S. INV=7.97 8"CLAY

SAN #8153 TOP=10.53 E. INV=6.55 8"CLAY N. INV=6.66 8"CLAY W. INV=6.51 8"PVC

STORM
CB #8862 TOP=8.91 N. INV=5.61 18"RCP

CB #8909 TOP=9.35 S. INV=5.68 18"RCP N. INV=5.60 18"RCP

CB #8983 TOP=9.57 S. INV=5.67 18"RCP

CB #8900 TOP=9.02 N. INV=5.82 18"RCP S. INV=5.76 18"RCP

CB #8449 TOP=9.27 N. INV=3.30 12"CMP W. INV=6.37 12"PVC

CB #8257 TOP=10.75 E. INV=7.71 12"PVC S. INV=7.72 8"PVC W. INV=7.71 4"PVC

CB #8270 TOP=11.13 N. INV=8.31 8"PVC

CB #8338 TOP=11.59 NO VISIBLE PIPES PLUGGED

CB #8582 TOP=11.36 W. INV=9.36 4"PVC (3)

CB #8189 TOP=9.42 N. TOP OF WEIR=6.89 18"CMP E. INV=5.42 12"RCP W. INV=5.37 12"CMP

CB #8127 TOP=10.37 N. INV=7.80 18"CMP FILLED WITH WATER

CB #8200 TOP=9.80 S. INV=5.00 18"CMP NW INV=4.37 18"CMP E. INV=4.35 15"CMP

CB #3043 TOP=11.37 SW INV=9.00 15"PVC

CB #8852 TOP=8.85 N. INV=5.87 18"RCP

CB #813 TOP=9.41 NW INV=3.60 12"CMP S. INV=3.65 12"CMP

STMH #8223 TOP=10.94 SE INV=3.74 12"HDPE WSE INV=5.94 18"HDPE

ABBREVIATIONS:
(C) - CALCULATED
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C.M.B. - COMMISSIONERS MINUTES BOOK
CMH - CONFLICT MANHOLE
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F.H. - FIRE HYDRANT
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TV - TELEVISION
U.E. - UTILITY EASEMENT
WP - WOOD POLE
WUP - WOOD UTILITY POLE
WV - WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

ALTA/NSPS LAND TITLE SURVEY
NORTHLAKE PROMENADE SHOPPES
PREPARED FOR:
NP-DEVLAND HOLDINGS, LLC

CAD. K:\UST \ 214243 \ 102-130 \ 15-095-112 \ 15-095-112.DGN			
REF.			
FLD. J.P.	FB. 287	PG. 38-40	JOB 15-095-112
OFF. CASASUS			DATE OCTOBER 5, 2015
CKD. D.C.L.	SHEET 2	OF 2	DWG. D15-095

K:\UST\214243\102-130\15-095-112\15-095-112.DGN 6/26/2023 3:07:27 PM

SIMMONS & WHITE
2581 Metrocentre Blvd. W, Suite 3, West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982

TRAFFIC IMPACT STATEMENT

VILLAGE PLACE
VILLAGE OF NORTH PALM BEACH, FLORIDA

THE VILLAGE OF
NORTH PALM BEACH
JULY 9 2024
COMMUNITY DEVELOPMENT
RECEIVED

Prepared for:

NP Devland Holdings LLC
c/o Cypress Realty of Florida, LLC
3910 RCA Boulevard
Suite 1015
Palm Beach Gardens, Florida 33403

Job No. 21-191

Date: August 21, 2023
Revised: September 18, 2023

Anna Lai, P.E., PTOE
FL Reg. No. 78138

Anna Lai, P.E., State of Florida, Professional Engineer, License No. 56934

This item has been digitally signed and sealed by Anna Lai, P.E., on 09/18/2023.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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3.0 TRAFFIC GENERATION 4

4.0 RADIUS OF DEVELOPMENT INFLUENCE 6

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INTERNAL CAPTURE CALCULATIONS ..... APPENDIX B

TEST 1 PART 2: LINK ANALYSIS ..... APPENDIX C

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PBC TPS DATABASE 2028 VOLUME SHEETS ..... APPENDIX G

1.0 SITE DATA

The subject parcel is located in the southwest corner of US 1 and Northlake Boulevard in the Village of North Palm Beach, Florida and contains approximately 13.16 acres. The Property Control Numbers (PCNs) for the subject parcel are

36-43-42-21-00-000-3040
36-43-42-21-29-007-0030
68-43-42-21-00-001-0010
68-43-42-21-29-001-0020
68-43-42-21-29-007-0020

The site is currently developed/vested with the following:

126,330 SF shopping plaza without super market
9,790 SF pharmacy with drive-through
5,000 SF drive-in bank
3,028 SF fast food restaurant with drive-through
12 fuel position gas station with 2,410 SF convenience store

Proposed site modifications would result in a total of the following with a build-out year of 2033:

1,080 multifamily dwelling units
206 55+ age-restricted multi-family dwelling units
222-room hotel
131,100 SF shopping plaza without super market
9,790 SF pharmacy with drive-through
5,000 SF drive-in bank
3,028 SF fast food restaurant with drive-through
12 fuel position gas station with 2,410 SF convenience store

The proposed residential dwelling units would qualify for the Coastal Residential Exception as outlined in the Palm Beach County Traffic Performance Standards (TPS) and is therefore not required to meet the TPS. The traffic analysis provided in this report is for informational purposes only based on the above traffic concurrency exemptions.

Currently, both the site and the Northlake Promenade development immediately to the west (in the Town of Lake Park) can be accessed via nine (9) driveway connections. As part of a separate project, the easterly median opening on Northlake Boulevard is proposed to be closed and the eastbound dual left turn lanes will be extended at the US 1 intersection (see Appendix A for the Northlake Promenade Apartments Traffic Performance Standards Review letter dated May 20, 2022). This will change the easterly driveway connection to Northlake Boulevard from full access to right in/right out only. Additionally, a traffic signal is proposed on Northlake Boulevard at the main access driveway to Northlake

1.0 SITE DATA (CONTINUED)

Promenade.

Thus, site access is proposed via the following nine (9) driveway connections: westerly and easterly right in/right out driveway connections to Northlake Boulevard; a central full access driveway connection to Northlake Boulevard; a northerly right in/right out driveway connection to US 1; a southerly right in/left in/right out driveway connection to US 1; and four (4) full access driveway connections to Palmetto Drive. For additional information concerning site location and layout, refer to the Conceptual Development Plan prepared by Gentile Holloway O'Mahoney.

2.0 PURPOSE OF STUDY

This study will analyze the proposed development's impact on the surrounding major thoroughfares within the project's radius of development influence in accordance with the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards. The Traffic Performance Standards state that a Site Specific Development Order for a proposed project shall meet the standards and guidelines outlined in two separate "Tests" with regard to traffic performance.

Test 1, or the Build-Out Test, relates to the build-out period of the project and requires that a project not add traffic within the radius of development influence which would have total traffic exceeding the adopted LOS at the end of the build-out period. This Test 1 analysis consists of two parts and no project shall be approved for a Site Specific Development Order unless it can be shown to satisfy the requirements of Parts One and Two of Test 1.

Part One – Intersections, requires the analysis of major intersections, within or beyond a project's radius of development influence, where a project's traffic is significant on a link within the radius of development influence. The intersections analyzed shall operate within the applicable threshold associated with the level of analysis addressed.

Part Two – Links, compares the total traffic in the peak hour, peak direction on each link within a project's radius of development influence with the applicable LOS "D" link service volumes. The links analyzed shall operate within the applicable thresholds associated with the level of analysis addressed.

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis period.

This test requires analysis of links and major intersections as necessary within or beyond the radius of development influence, where a project's traffic is significant

2.0 PURPOSE OF STUDY (CONTINUED)

on a link within the radius of development influence.

This analysis shall address the total traffic anticipated to be in place at the end of the build out year. This study will verify that the proposed development's traffic impact will meet the above Traffic Performance Standards.

3.0 TRAFFIC GENERATION

The Palm Beach County Unified Land Development Code Article 12 requires that for any application for a site specific development order on property on which there are vested uses shall be subject to the Palm Beach County Traffic Performance Standards to the extent the traffic generation projected for the site specific development order exceeds the traffic generation of the vested uses.

The generation rates and capture rates of the vested uses shall be updated to current pro forma traffic generation and passer-by rates and shall be used to calculate vested uses/current approval traffic. Trip generation has been calculated in accordance with the ITE Trip Generation Manual, 11th Edition and the Palm Beach County Trip Generation Rates.

Internal capture rates were first calculated (in Appendix B) based on the ITE Trip Generation Handbook, 3rd Edition. The ITE internal capture methodology has certain limitations and, in particular, a limited number of land uses to consider.

Based on discussion with Palm Beach County Traffic (see email dated 09/08/23 in Appendix B), 15% was assumed as the internal capture rate for the proposed site. It is likely the internal capture will be higher than the conservatively used 15% due to the mixture of land uses and the adjacent Northlake Promenade site.

Table 1 shows the daily traffic generation associated with the existing/vested development in trips per day (TPD). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The net traffic to be generated may be summarized as follows:

Existing/Vested Development

Daily Traffic Generation	=	7,366 tpd
AM Peak Hour Traffic Generation (In/Out)	=	303 pht (171 In/132 Out)
PM Peak Hour Traffic Generation (In/Out)	=	597 pht (296 In/301 Out)

Table 4 shows the daily traffic generation associated with the proposed development. Tables 5 and 6 show the AM and PM peak hour traffic generation, respectively. The net traffic to be generated may be summarized as follows:

3.0 TRAFFIC GENERATION (CONTINUED)

Proposed Development

Daily Traffic Generation	=12,850 tpd
AM Peak Hour Traffic Generation (In/Out)	= 728 pht (288 In/440 Out)
PM Peak Hour Traffic Generation (In/Out)	= 1,048 pht (565 In/483 Out)

The change in traffic generation as a result of the proposed site modifications is shown in Table 7 and may be summarized as follows:

Increase in Traffic Generation

Daily Traffic Generation	= 5,484 tpd
AM Peak Hour Traffic Generation (In/Out)	= 425 pht (117 In/308 Out)
PM Peak Hour Traffic Generation (In/Out)	= 451 pht (269 In/182 Out)

The applicant would like to reserve the right to convert the 222 hotel rooms to additional multifamily dwelling units in the future. The applicant hopes to construct the hotel but in the event that an end user is unable to be obtained, the contingency option is to convert the hotel rooms to residential dwelling units. The comparison between ITE Land Use Code 221 (Multifamily Mid-Rise) and ITE Land Use Code 310 (Hotel) may be summarized as follows:

ITE Land Use 221 (Multifamily Mid-Rise)

Daily:	4.54 trips per dwelling unit
AM Peak:	0.37 trips per dwelling unit
PM Peak:	0.39 trips per dwelling unit

ITE Land Use 310 (Hotel)

Daily:	7.99 trips per room
AM Peak:	0.46 trips per room
PM Peak:	0.59 trips per room

Based on the rates above, the conversion rate from hotel to multifamily is as follows:

Conversion Rate

Daily:	1.76 dwelling units per hotel room
AM Peak:	1.24 dwelling units per hotel room
PM Peak:	1.51 dwelling units per hotel room

4.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 12.B.2.D-7 3A of the Palm Beach County Unified Land Development Code Article 12 – Traffic Performance Standards, for a net trip generation of 451 peak hour trips, the development of influence shall be a two (2) mile radius.

For Test 1, a project must address those links within the radius of development influence on which its net trips are greater than 1% of the LOS "D" of the link affected on a peak hour, peak direction basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS "D" of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-1 1A: LOS "D" Link Service Volumes.

For Test 2, a project must address those links within the radius of development influence on which its net trips are greater than 3% of the LOS "E" of the link affected on a peak hour, peak direction basis AND those links outside of the radius of development influence on which its net trips are greater than five percent of the LOS "E" of the link affected on a peak hour, peak direction basis up to the limits set forth in Table 12.B.2.C-4 2A: LOS "E" Link Service Volumes.

5.0 EXISTING TRAFFIC

Existing AM and PM peak hour traffic volumes for the links within the project's radius of development influence were available from the Palm Beach County Engineering Traffic Division. Background traffic data from the Palm Beach County Engineering Traffic Division consisting of historical growth rates, major project traffic, and anticipated development in the area was also considered. Table 8 presents the area wide growth rate calculations.

6.0 TRIP DISTRIBUTION

The project trips were distributed and assigned on the links within the radius of development influence based on the existing and anticipated traffic patterns. Figure 1 presents the trip distribution percentages.

7.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2

Tables 12 and 13 (in Appendix C) show the project's AM and PM peak hour trip assignment, respectively, as well as the applicable Level of Service Standard for each of the links within the project's radius of development influence. Links with a project assignment greater than 1% of the applicable Level of Service "D" have been outlined as links with significant project assignment.

Tables 14 and 15 (in Appendix C) show the projected total AM and PM peak hour traffic volumes and threshold volumes for the links with significant project assignment within the project's radius of development influence. For the links, the 2033 total traffic has been calculated using the higher value between the link

7.0 TRAFFIC ASSIGNMENT/DISTRIBUTION TEST 1 – PART 2 (CONTINUED)

historical growth rate and the combination of a 1.0% background growth rate and the approved committed development trips. The 2033 build-out link volume reports from the Palm Beach County Engineering Traffic Division TPS Database are included in Appendix D.

A review of Tables 12-15 indicates this project meets the applicable Peak Hour Traffic Volume Link Performance Standards on all links within the project's radius of development influence.

8.0 INTERSECTION ANALYSIS TEST 1 – PART 1

As a requirement of Part 1 of Test 1 of the Palm Beach County Traffic Performance Standards, all major intersections in each direction nearest to the point at which the project's traffic enters each project accessed link, and wherethe project traffic entering or exiting the intersection from/to the project accessed link is significant, must be analyzed. Therefore, the following intersections must be analyzed for the 2033 projected AM and PM peak hours:

Northlake Boulevard at US 1
Northlake Boulevard at Prosperity Farms Road
Palmetto Drive at US 1

For each intersection, the 2033 total traffic has been calculated using the higher value between the background growth rate and the combination of a 1.0% background growth rate and the approved committed development trips. The 2033 build-out intersection volume reports from the Palm Beach County Engineering Traffic Division TPS Database are included in Appendix D.

Each intersection has been analyzed using the adjusted turning movement volumes in accordance with the methodology set forth in the Transportation Research Board Special Report 209, Planning Analysis. The intersection analyses are included in Appendix E. The analysis results show that the sum of the critical movements during the peak season, peak hours at project build-out is less than the adopted Level of Service volume of 1,400 vehicles per hours (vph) for the subject intersections.

	CRITICAL SUM	
INTERSECTION	**AM**	**PM**
Northlake Blvd at US 1	867	966
Northlake Blvd at Prosperity Farms Rd	928	1,271
Palmetto Dr at US 1	777	885

Queue analysis was performed in Synchro for the following intersections and driveways and is included in Appendix E:

8.0 INTERSECTION ANALYSIS TEST 1 – PART 1 (CONTINUED)

Northlake Boulevard at US 1
Northlake Boulevard at Project Central (Main) Driveway
Project Southerly (Main) Driveway at US 1
Palmetto Drive at US 1

9.0 TEST 2 BUILD-OUT ANALYSIS

Test 2, or the Five Year Analysis, relates to the evaluation of project traffic five years in the future and requires that a project not add traffic within the radius of development influence which would result in total traffic exceeding the adopted LOS at the end of the Five Year Analysis Period. Tables 16 and 17 (in Appendix F) show the project's AM and PM peak hour trip assignment, respectively, as well as the applicable Level of Service Standard for each of the links within the project's radius of development influence. Links with a project assignment greater than 3% of the applicable Level of Service "E" have been outlined as links with significant project assignment.

Tables 18 and 19 (in Appendix F) show the projected total AM and PM peak hour traffic volumes and threshold volumes for the links with significant project assignment within the project's radius of development influence. For the links, the 2028 total traffic has been calculated using the higher value between the link historical growth rate and the combination of a 1.0% background growth rate and the approved committed development trips. The 2028 build-out link volume reports from the Palm Beach County Engineering Traffic Division TPS Database are included in Appendix G.

A review of Tables 16-19 indicates this project meets the applicable Peak Hour Traffic Volume Link Performance Standards on all links within the project's radius of development influence.

10.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development and Northlake Promenade with no reduction for pass by credits are shown in Tables 10 and 11 and may be summarized as follows:

DIRECTIONAL DISTRIBUTION (TRIPS IN/OUT)

AM = 437 / 563
PM = 793 / 714

Figure 2 presents the AM and PM peak turning movement volume assignments at the project driveways based on the directional distributions. As previously mentioned, site access is proposed via the following nine (9) driveway

10.0 SITE RELATED IMPROVEMENTS (CONTINUED)

connections: westerly and easterly right in/right out driveway connections to Northlake Boulevard; a central full access driveway connection to Northlake Boulevard; a northerly right in/right out driveway connection to US 1; a southerly right in/left in/right out driveway connection to US 1; and four (4) full access driveway connections to Palmetto Drive. For additional information concerning site location and layout, refer to the Conceptual Development Plan prepared by Gentile Holloway O'Mahoney.

Based on the Palm Beach County Engineering Guidelines used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour and on Palmetto Drive being a low volume, low speed roadway, eastbound left turn lanes are not recommended at the Palmetto Drive driveways. Due to right of way constraints, right turn lanes are not proposed. For the southerly US 1 driveway connection, the northbound left turn is proposed to be extended to the maximum extent feasible. For Palmetto Drive at US 1, the eastbound left turn is also proposed to be extended to the maximum extent feasible.

11.0 CONCLUSION

The proposed development has been estimated to generate 5,484 trips per day, 425 AM peak hour trips, and 451 PM peak hour trips at project build-out in 2033. Based on an analysis of existing and project traffic characteristics and distribution, as well as the existing and future roadway network geometry and traffic volumes, this overall project meets the Link/Build-Out Test and Five Year Analysis test as required by the Palm Beach County Traffic Performance Standards. The following improvements are proposed:

1. Extension of the northbound left turn lane on US 1 at the project entrance;
2. Extension of the eastbound left turn lane on Palmetto Drive at US 1;
3. Median modification and extension of the dual eastbound left turn lanes on Northlake Boulevard at US 1(also required as part of the Northlake Promenade Apartments project); and
4. Traffic signalization at Northlake Boulevard and remaining full access opening (also required as part of the Northlake Promenade Apartments projects).

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Revised 08/01/23
Revised 08/21/23
Revised 09/13/23

EXISTING DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	In	Out	Gross Trips	Internalization %	Internalization Total	External Trips (Driveway Trips)	Pass-by %	Pass-by Trips	Net Trips
Shop Plaza (40-150ksf) w/o Sup Market	821	126,330	S.F.	67.52			8,530	5.0%	427	8,103	39%	3,160	4,943
Pharmacy + DT	881	9,790	S.F.	108.40			1,061	5.0%	53	1,008	50%	504	504
Drive-In Bank	912	5,000	S.F.	100.35			502	5.0%	25	477	47%	224	253
Fast Food Rest. + DT	934	3,028	S.F.	467.48			1,416	5.0%	71	1,345	49%	659	686
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	14.3*PM Trips			2,646	5.0%	132	2,514	61%	1,534	980
		2,410	S.F.										
			Grand Totals:				**14,155**	**5.0%**	**708**	**13,447**	**45%**	**6,081**	**7,366**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Shop Plaza (40-150ksf) w/o Sup Market	821	126,330	S.F.	1.73	0.62	0.38	136	83	219	5.0%	7	4	11	129	79	208	39%	81	79	48	127
Pharmacy + DT	881	9,790	S.F.	3.74	0.52	0.48	19	18	37	5.0%	1	1	2	18	17	35	50%	18	9	8	17
Drive-In Bank	912	5,000	S.F.	9.95	0.58	0.42	29	21	50	5.0%	1	2	3	28	19	47	47%	22	15	10	25
Fast Food Rest. + DT	934	3,028	S.F.	44.61	0.51	0.49	69	66	135	5.0%	3	4	7	66	62	128	49%	63	34	31	65
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	Note f	0.50	0.50	93	92	185	5.0%	5	4	9	88	88	176	61%	107	34	35	69
		2,410	S.F.																		
			Grand Totals:				**346**	**280**	**626**	**5.1%**	**17**	**15**	**32**	**329**	**265**	**594**	**49%**	**291**	**171**	**132**	**303**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Shop Plaza (40-150ksf) w/o Sup Market	821	126,330	S.F.	5.19	0.49	0.51	321	335	656	5.0%	16	17	33	305	318	623	39%	243	186	194	380
Pharmacy + DT	881	9,790	S.F.	10.25	0.50	0.50	50	50	100	5.0%	3	2	5	47	48	95	50%	48	24	23	47
Drive-In Bank	912	5,000	S.F.	21.01	0.50	0.50	53	52	105	5.0%	3	2	5	50	50	100	47%	47	27	26	53
Fast Food Rest. + DT	934	3,028	S.F.	33.03	0.52	0.48	52	48	100	5.0%	3	2	5	49	46	95	49%	47	25	23	48
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	12.3*FP+15.5*(X)	0.50	0.50	93	92	185	5.0%	5	4	9	88	88	176	61%	107	34	35	69
		2,410	S.F.																		
			Grand Totals:				**569**	**577**	**1,146**	**5.0%**	**30**	**27**	**57**	**539**	**550**	**1,089**	**45%**	**492**	**296**	**301**	**597**

Notes:

e) Use both Fueling Position and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Artice 12, should be applied to estimate the net trips.

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PROPOSED DEVELOPMENT

TABLE 4 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	In	Out	Gross Trips	Internalization* %	Internalization* Total	External Trips (Driveway Trips)	Pass-by %	Pass-by Trips	Net Trips
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,080	Dwelling Units	4.54			4,903	15.0%	735	4,168	0%	0	4,168
55+ SF Attached	252	206	Dwelling Units	3.24			667	15.0%	100	567	0%	0	567
Hotel	310	222	Rooms	7.99			1,774	15.0%	266	1,508	10%	151	1,357
Shop Plaza (40-150ksf) w/o Sup Market	821	131,100	S.F.	67.52			8,852	15.0%	1,328	7,524	39%	2,934	4,590
Pharmacy + DT	881	9,790	S.F.	108.40			1,061	15.0%	159	902	50%	451	451
Drive-In Bank	912	5,000	S.F.	100.35			502	15.0%	75	427	47%	201	226
Fast Food Rest. + DT	934	3,028	S.F.	467.48			1,416	15.0%	212	1,204	49%	590	614
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	14.3*PM Trips			2,646	15.0%	397	2,249	61%	1,372	877
		2,410	S.F.										
			Grand Totals:				**21,821**	**15.0%**	**3,272**	**18,549**	**31%**	**5,699**	**12,850**

TABLE 5 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization* %	Internalization* In	Internalization* Out	Internalization* Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,080	Dwelling Units	0.37	0.23	0.77	92	308	400	15.0%	14	46	60	78	262	340	0%	0	78	262	340
55+ SF Attached	252	206	Dwelling Units	0.2	0.34	0.66	14	27	41	15.0%	2	4	6	12	23	35	0%	0	12	23	35
Hotel	310	222	Rooms	0.46	0.56	0.44	57	45	102	15.0%	9	6	15	48	39	87	10%	9	43	35	78
Shop Plaza (40-150ksf) w/o Sup Market	821	131,100	S.F.	1.73	0.62	0.38	141	86	227	15.0%	21	13	34	120	73	193	39%	75	73	45	118
Pharmacy + DT	881	9,790	S.F.	3.74	0.52	0.48	19	18	37	15.0%	3	3	6	16	15	31	50%	16	8	7	15
Drive-In Bank	912	5,000	S.F.	9.95	0.58	0.42	29	21	50	15.0%	4	4	8	25	17	42	47%	20	13	9	22
Fast Food Rest. + DT	934	3,028	S.F.	44.61	0.51	0.49	69	66	135	15.0%	10	10	20	59	56	115	49%	56	30	29	59
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	Note f	0.50	0.50	93	92	185	15.0%	14	14	28	79	78	157	61%	96	31	30	61
		2,410	S.F.																		
			Grand Totals:				**514**	**663**	**1,177**	**15.0%**	**77**	**100**	**177**	**437**	**563**	**1,000**	**27%**	**272**	**288**	**440**	**728**

TABLE 6 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization* %	Internalization* In	Internalization* Out	Internalization* Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,080	Dwelling Units	0.39	0.61	0.39	257	164	421	15.0%	39	24	63	218	140	358	0%	0	218	140	358
55+ SF Attached	252	206	Dwelling Units	0.25	0.56	0.44	29	23	52	15.0%	4	4	8	25	19	44	0%	0	25	19	44
Hotel	310	222	Rooms	0.59	0.51	0.49	67	64	131	15.0%	10	10	20	57	54	111	10%	11	51	49	100
Shop Plaza (40-150ksf) w/o Sup Market	821	131,100	S.F.	5.19	0.49	0.51	333	347	680	15.0%	50	52	102	283	295	578	39%	225	173	180	353
Pharmacy + DT	881	9,790	S.F.	10.25	0.50	0.50	50	50	100	15.0%	8	7	15	42	43	85	50%	43	21	21	42
Drive-In Bank	912	5,000	S.F.	21.01	0.50	0.50	53	52	105	15.0%	8	8	16	45	44	89	47%	42	24	23	47
Fast Food Rest. + DT	934	3,028	S.F.	33.03	0.52	0.48	52	48	100	15.0%	8	7	15	44	41	85	49%	42	22	21	43
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	12.3*FP+15.5*(X)	0.50	0.50	93	92	185	15.0%	14	14	28	79	78	157	61%	96	31	30	61
		2,410	S.F.																		
			Grand Totals:				**934**	**840**	**1,774**	**15.1%**	**141**	**126**	**267**	**793**	**714**	**1,507**	**30%**	**459**	**565**	**483**	**1,048**

Notes:
* Used 15% internalization per the Palm Beach County Traffic email dated 09/08/23 with Hanane Akif.
e) Use both Fueling Position and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Artice 12, should be applied to estimate the net trips.

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09/19/22
Revised 08/01/23
Revised 08/21/23
Revised 09/13/23

TABLE 7
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	7,366	303	171	132	597	296	301
PROPOSED DEVELOPMENT =	12,850	728	288	440	1,048	565	483
INCREASE =	**5,484**	**425**	**117**	**308**	**451**	**269**	**182**

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TABLE 8
AREA WIDE GROWTH RATE CALCULATION

STATION	ROADWAY	FROM	TO	2019 PEAK SEASON DAILY TRAFFIC	2023 PEAK SEASON DAILY TRAFFIC	IND. (%)
2309	NORTHLAKE BOULEVARD	I-95	CONGRESS AVENUE	NA	52,971	NA
2815	NORTHLAKE BOULEVARD	CONGRESS AVENUE	ALT A1A	44,812	42,222	-1.48%
2821*	NORTHLAKE BOULEVARD	ALT A1A	PROSPERITY FARMS ROAD	34,600	36,590	1.88%
2817	NORTHLAKE BOULEVARD	PROSPERITY FARMS ROAD	SOUTHWIND DRIVE	36,462	32,974	-2.48%
2819*	NORTHLAKE BOULEVARD	SOUTHWIND DRIVE	US 1	29,028	26,266	-3.28%
2833	PARK AVENUE	OLD DIXIE HIGHWAY	US 1	5,552	4,983	-2.67%
2615	SILVER BEACH ROAD	CONGRESS AVENUE	OLD DIXIE HIGHWAY	16,081	14,659	-2.29%
2807	SILVER BEACH ROAD	OLD DIXIE HIGHWAY	US 1	13,149	11,921	-2.42%
2811*	BLUE HERON BOULEVARD	OLD DIXIE HIGHWAY	US-1	23,005	24,135	1.61%
2828	A1A/SR 811	BURNS ROAD	LIGHTHOUSE DRIVE	NA	NA	NA
2814**	A1A/SR 811	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	22,798	23,817	1.47%
2836**	PROSPERITY FARMS ROAD	BURNS ROAD	LIGHTHOUSE DRIVE	18,111	17,162	-1.78%
2806	PROSPERITY FARMS ROAD	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	17,958	15,008	-4.39%
2834	AUSTRALIAN AVENUE	BLUE HERON BOULEVARD	MLK BOULEVARD	13,481	11,596	-3.70%
2808	OLD DIXIE HIGHWAY	SILVER BEACH ROAD	BLUE HERON BOULEVARD	NA	NA	NA
2810	OLD DIXIE HIGHWAY	BLUE HERON BOULEVARD	MLK BOULEVARD	NA	NA	NA
2838*	US 1	PGA BOULEVARD	LIGHTHOUSE DRIVE	25,371	27,035	2.14%
2832**	US 1	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	31,217	28,129	-3.41%
2800*	US 1	NORTHLAKE BOULEVARD	PARK AVENUE	25,146	26,896	2.27%
2818	BROADWAY	BLUE HERON BOULEVARD	13TH STREET	NA	NA	NA
					AVERAGE =	**-1.23%**

AREA WIDE GROWTH RATE = 1.0%

* 2019 and 2022 peak season daily traffic volumes were used for links where 2020 or 2023 volumes were unavailable.

** 2020 and 2023 peak season daily traffic volumes were used for links where they were available.

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N
N.T.S.

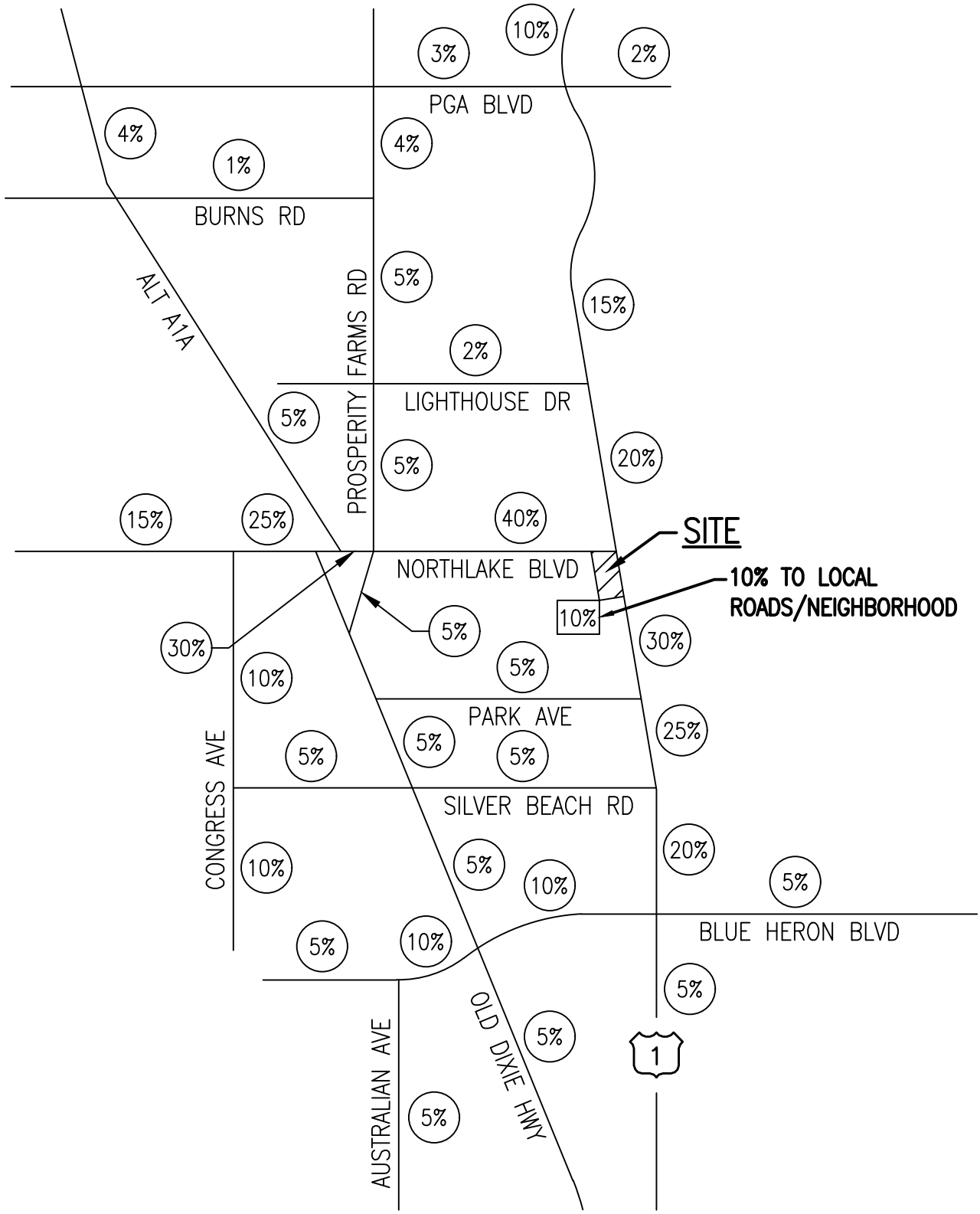


FIGURE 1
PROJECT DISTRIBUTION

LEGEND

(15%) PROJECT DISTRIBUTION

VILLAGE PLACE
21-191 AL 9-16-22

VILLAGE PLACE + NORTHLAKE PROMENADE
PROPOSED DEVELOPMENT (USED FOR DRIVEWAY TRIPS)

TABLE 9 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization* %	Internalization* In	Internalization* Out	Internalization* Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,330	Dwelling Units	4.54			6,038	15.0%	906			5,132			0%	0	5,132		
55+ SF Attached	252	206	Dwelling Units	3.24			667	15.0%	100			567			0%	0	567		
Hotel	310	222	Rooms	7.99			1,774	15.0%	266			1,508			10%	151	1,357		
Medical Office (Stand-Alone)	720	7,511	S.F.	T=42.97(X)-108.01			215	15.0%	32			183			10%	18	165		
Shop Center (>150ksf)	820	198,534	S.F.	37.01			7,348	15.0%	1,102			6,246			24%	1,499	4,747		
Pharmacy + DT	881	9,790	S.F.	108.40			1,061	15.0%	159			902			50%	451	451		
Drive-In Bank	912	5,000	S.F.	100.35			502	15.0%	75			427			47%	201	226		
Fast Food Rest. + DT	934	3,028	S.F.	467.48			1,416	15.0%	212			1,204			49%	590	614		
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	14.3*PM Trips			2,646	15.0%	397			2,249			61%	1,372	877		
		2,410	S.F.																
			Grand Totals:				**21,667**	**15.0%**	**3,249**			**18,418**			**23%**	**4,282**	**14,136**		

TABLE 10 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization* %	Internalization* In	Internalization* Out	Internalization* Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,330	Dwelling Units	0.37	0.23	0.77	113	379	492	15.0%	17	57	74	96	322	418	0%	0	96	322	418
55+ SF Attached	252	206	Dwelling Units	0.2	0.34	0.66	14	27	41	15.0%	2	4	6	12	23	35	0%	0	12	23	35
Hotel	310	222	Rooms	0.46	0.56	0.44	57	45	102	15.0%	9	6	15	48	39	87	10%	9	43	35	78
Medical Office (Stand-Alone)	720	7,511	S.F.	3.10	0.79	0.21	18	5	23	15.0%	3	0	3	15	5	20	10%	2	14	4	18
Shop Center (>150ksf)	820	198,534	S.F.	0.84	0.62	0.38	104	63	167	15.0%	16	9	25	88	54	142	24%	34	67	41	108
Pharmacy + DT	881	9,790	S.F.	3.74	0.52	0.48	19	18	37	15.0%	3	3	6	16	15	31	50%	16	8	7	15
Drive-In Bank	912	5,000	S.F.	9.95	0.58	0.42	29	21	50	15.0%	4	4	8	25	17	42	47%	20	13	9	22
Fast Food Rest. + DT	934	3,028	S.F.	44.61	0.51	0.49	69	66	135	15.0%	10	10	20	59	56	115	49%	56	30	29	59
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	Note f	0.50	0.50	93	92	185	15.0%	14	14	28	79	78	157	61%	96	31	30	61
		2,410	S.F.																		
			Grand Totals:				**516**	**716**	**1,232**	**15.0%**	**78**	**107**	**185**	**438**	**609**	**1,047**	**22%**	**233**	**314**	**500**	**814**

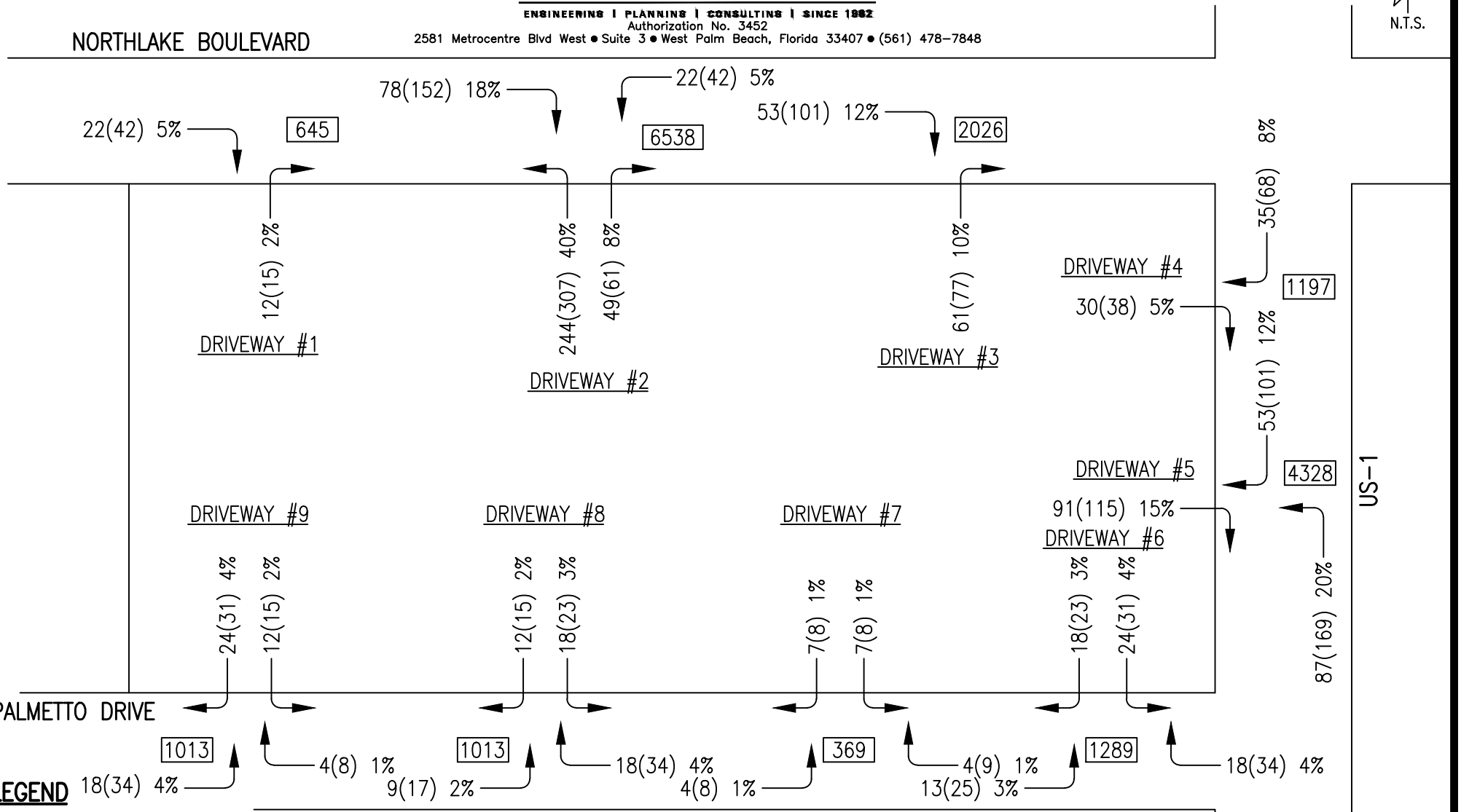
TABLE 11 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization* %	Internalization* In	Internalization* Out	Internalization* Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,330	Dwelling Units	0.39	0.61	0.39	317	202	519	15.0%	48	30	78	269	172	441	0%	0	269	172	441
55+ SF Attached	252	206	Dwelling Units	0.25	0.56	0.44	29	23	52	15.0%	4	4	8	25	19	44	0%	0	25	19	44
Hotel	310	222	Rooms	0.59	0.51	0.49	67	64	131	15.0%	10	10	20	57	54	111	10%	11	51	49	100
Medical Office (Stand-Alone)	720	7,511	S.F.	3.93	0.30	0.70	9	21	30	15.0%	1	4	5	8	17	25	10%	3	7	15	22
Shop Center (>150ksf)	820	198,534	S.F.	3.4	0.48	0.52	324	351	675	15.0%	49	52	101	275	299	574	24%	138	209	227	436
Pharmacy + DT	881	9,790	S.F.	10.25	0.50	0.50	50	50	100	15.0%	8	7	15	42	43	85	50%	43	21	21	42
Drive-In Bank	912	5,000	S.F.	21.01	0.50	0.50	53	52	105	15.0%	8	8	16	45	44	89	47%	42	24	23	47
Fast Food Rest. + DT	934	3,028	S.F.	33.03	0.52	0.48	52	48	100	15.0%	8	7	15	44	41	85	49%	42	22	21	43
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	12.3*FP+15.5*(X)	0.50	0.50	93	92	185	15.0%	14	14	28	79	78	157	61%	96	31	30	61
		2,410	S.F.																		
			Grand Totals:				**994**	**903**	**1,897**	**15.1%**	**150**	**136**	**286**	**844**	**767**	**1,611**	**23%**	**375**	**659**	**577**	**1,236**

Notes:
* Used 15% internalization per the Palm Beach County Traffic email dated 09/08/23 with Hanane Akif.
e) Use both Fueling Position and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Artice 12, should be applied to estimate the net trips.

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LEGEND

2%	TRIP ASSIGNMENT
10	A.M. PEAK HOUR TURNING MOVEMENT
(20)	P.M. PEAK HOUR TURNING MOVEMENT
1049	A.A.D.T.

FIGURE 2

TOTAL DRIVEWAY TURNING MOVEMENTS:

VILLAGE SHOPPES & NORTHLAKE PROMENADE

(SEE TABLES 9-11)

VILLAGE PLACE

21-191 AL 8-15-23
REVISED 8-21-23
REVISED 9-15-23

APPENDIX A

NORTHLAKE PROMENADE APARTMENTS
TPS LETTER

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

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

May 20, 2022

Bryan G. Kelley, P.E.
Simmons & White, Inc.
2581 Metrocentre Blvd, Suite 3
West Palm Beach, FL 33407

RE: Northlake Promenade Apartments
Project #: 220502
Traffic Performance Standards (TPS) Review

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised May 18, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lake Park
Location:	South side of Northlake Blvd, about 0.18 miles west of US-1
PCN:	36-43-42-21-32-010-0000 (additional PCNs in file)
Access:	One right-in/right-out and two full access driveway connections onto Northlake Blvd, one directional and two right-in/right-out access driveway connections onto US-1, and four full access driveway connections onto Palmetto Drive (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Gen. Commercial = 67,434 SF Drive-In Bank = 4,281 SF
Proposed Uses:	Replace exiting Drive-In Bank with 7,511 SF Medical Office and add 250 Multifamily Dwelling Units
New Daily Trips:	1,159
New Peak Hour Trips:	80 (22/58) AM; 68 (42/26) PM
Build-out:	December 31, 2024

Based on our review, the proposed development is within the Coastal Residential Exception Area and, therefore, the residential portion of the proposed development is exempt from the TPS of Palm Beach County. The Traffic Division has determined the proposed development meets the TPS of Palm Beach County.

The following conditions should be added to the Development Order of this project:

1. No Building Permits for the site may be issued after December 31, 2024.

2. The Property Owner/Developer shall fund the cost of signal installation, if warranted as determined by the County Engineer, on Northlake Blvd at

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printed on sustainable and recycled paper

Project's western main entrance. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

a. Building Permits shall not be issued until the developer provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division.

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner/Developer shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner.

3. The Property Owner shall close the easterly median opening on Northlake Blvd and subsequently extend the eastbound dual left turn lanes at US-1 intersection to the maximum extent feasible, as approved by the County Engineer or FDOT, as appropriate. This modification shall be completed before issuance of any Certificates of Occupancy.

4. The Property Owner shall extend the existing eastbound "drop through lane/right turn lane" on Northlake Blvd at US-1, westerly to the east edge of the Project's westernmost driveway connection. This modification shall be completed before issuance of any Certificates of Occupancy.

The municipality shall transmit an official, recorded copy of the Development Order with the above conditions to the County Engineer no later than ten calendar days after approval of the Development Order. 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 conditions 1 thru 4 exactly as set forth above, then the Traffic Division's conditional finding that this proposed development meets the TPS of Palm Beach County shall be deemed rescinded and rendered void.

Please note the receipt of a 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.

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 HAkif@pbcgov.org.

Sincerely,

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:cw
ec: Addressee
Nadia Di Tommaso, Director of Community Development, Town of Lake Park
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Bogdan Piorkowski, P.E., Sr. Prof. Engineer, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220502 - NORTHLAKE PROMENADE APARTMENTS.DOCX;

APPENDIX B

INTERNAL CAPTURE CALCULATIONS

Anna Lai

From: Hanane Akif <HAkif@pbcgov.org>
Sent: Friday, September 8, 2023 14:48
To: Bryan Kelley
Cc: Alberto Lopez Tagle; Quazi Bari; Anna Lai
Subject: RE: Village Place

Good afternoon Bryan,

Please cap the project's internal capture at a maximum of 15%.

Regards,

Hanane
From: Bryan Kelley <bryan@simmonsandwhite.com>
Sent: Friday, September 1, 2023 11:45 AM
To: Hanane Akif <HAkif@pbcgov.org>
Cc: Alberto Lopez Tagle <ALopezTagle@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Anna Lai <anna@simmonsandwhite.com>
Subject: Re: Village Place

This Message Is From an External Sender
This message came from outside your organization.

Got it, thanks!

> On Sep 1, 2023, at 11:39 AM, Hanane Akif <HAkif@pbcgov.org> wrote:
>
> <image001.gif>
> Bryan,
>
> I have received your report. Please allow me some time to review it, and I will get back to you.
>
> Thanks,
>
> Hanane
>
> **From:** Bryan Kelley <bryan@simmonsandwhite.com>
> **Sent:** Friday, September 1, 2023 10:24 AM
> **To:** Alberto Lopez Tagle <ALopezTagle@pbcgov.org>; Hanane Akif <HAkif@pbcgov.org>
> **Cc:** Quazi Bari <QBari@pbcgov.org>; Anna Lai <anna@simmonsandwhite.com>
> **Subject:** RE: Village Place

This Message Is From an External Sender

This message came from outside your organization.

Hi Hanane,
I realized that the traffic study wasn't attached on the previous email. We wanted to see if we could get a determination before sending the revised TPS review fee check in whether a higher than 10% internal capture percentage could be accepted at this particular location based on the ITE IC rates.

Thanks,

Bryan G. Kelley, P.E.

Senior Traffic Engineer

<image003.jpg>

O: 561.478.7848 x112 | C: 561.371.2285
2581 Metrocentre Blvd West, Ste 3
West Palm Beach, FL 33407

simmonsandwhite.com

From: Alberto Lopez Tagle <ALopezTagle@pbcgov.org>
Sent: Wednesday, August 30, 2023 3:49 PM
To: Bryan Kelley <bryan@simmonsandwhite.com>; Hanane Akif <HAkif@pbcgov.org>
Cc: Quazi Bari <QBari@pbcgov.org>; Anna Lai <anna@simmonsandwhite.com>
Subject: RE: Village Place

Hi Bryan,

Hanane will be the professional engineer in charge to review this project. She will be able to answer this question.

Also, we are still waiting for the 315 S. Dixie Highway TPS fees (see attached email please)

Thank you,

<image004.jpg>
Alberto Lopez Tagle
Technical Assistant ///

Palm Beach County
Department of Engineering and Public Works
Division of Traffic
2300 Vista Parkway
West Palm Beach, FL 33411
561.684.4051 Office

From: Bryan Kelley <bryan@simmonsandwhite.com>
Sent: Wednesday, August 30, 2023 3:10 PM
To: Alberto Lopez Tagle <ALopezTagle@pbcgov.org>; Anna Lai <anna@simmonsandwhite.com>
Cc: Quazi Bari <QBari@pbcgov.org>
Subject: RE: Village Place

This Message Is From an External Sender
This message came from outside your organization.

Alberto –
We will send in the balance required of the TPS review fee. I do have a question before doing so however. Can you review the internal capture calculations shown in Appendix B to determine if these would be accepted? The internal capture rates are above the 10% County threshold but certainly this is a large, unique project which may warrant a higher number. We provided these for informational purposes and only used 10% but would like to get a determination from PBC if we could use higher based on the ITE internal capture rates.

Thanks,

Bryan G. Kelley, P.E.

Senior Traffic Engineer

<image003.jpg>

O: 561.478.7848 x112 | C: 561.371.2285
2581 Metrocentre Blvd West, Ste 3
West Palm Beach, FL 33407

simmonsandwhite.com

From: Alberto Lopez Tagle <ALopezTagle@pbcgov.org>
Sent: Monday, August 28, 2023 10:40 AM
To: Anna Lai <anna@simmonsandwhite.com>
Cc: Quazi Bari <QBari@pbcgov.org>; Bryan Kelley <bryan@simmonsandwhite.com>
Subject: Village Place

Hi Anna,

A couple of weeks ago there was a PBC strategy meeting. In that meeting it was discussed that in the BCC approved Fee Schedule, the fees are exclusively based on net daily trips with a minimum and did not make any exception to TCEA or CREA projects.

Based on that. The check for $2,578.40 is not sufficient to cover the TPS review fees for Village Place.

6,092 trips x $2.20 = $13,402.40 – $2,578.40 = $10,824.00

Please provide a check payable to “Palm Beach County Board of County Commissioners” for $10,824.00 to cover the TPS review fees. Please note projects are reviewed on a first come first serve basis and almost in all cases responded to within 30 working days.

You can either mail the check or drop it at our office (3rd floor lobby, drop off shelf for Traffic Division).

Address:

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

Thank you,

<image004.jpg>
Alberto Lopez Tagle
Technical Assistant ///
Palm Beach County
Department of Engineering and Public Works
Division of Traffic
2300 Vista Parkway
West Palm Beach, FL 33411
561.684.4051 Office

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.

VILLAGE PLACE
PROPOSED DEVELOPMENT

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,080	Dwelling Units	4.54			4,903	21.9%	1,073	3,830	0%	0	3,830
55+ SF Attached	252	206	Dwelling Units	3.24			667	20.2%	135	532	0%	0	532
Hotel	310	222	Rooms	7.99			1,774	13.7%	244	1,530	10%	153	1,377
Shop Plaza (40-150ksf) w/o Sup Market	821	131,100	S.F.	67.52			8,852	12.5%	1,106	7,746	39%	3,021	4,725
Pharmacy + DT	881	9,790	S.F.	108.40			1,061	11.9%	126	935	50%	468	467
Drive-In Bank	912	5,000	S.F.	100.35			502	22.8%	115	387	47%	182	205
Fast Food Rest. + DT	934	3,028	S.F.	467.48			1,416	12.0%	170	1,246	49%	611	635
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	14.3*PM Trips			2,646	3.0%	80	2,566	61%	1,565	1,001
		2,410	S.F.										
			Grand Totals:				**21,821**	**14.0%**	**3,049**	**18,772**	**32%**	**6,000**	**12,772**

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,080	Dwelling Units	0.37	0.23	0.77	92	308	400	1.5%	2	4	6	90	304	394	0%	0	90	304	394
55+ SF Attached	252	206	Dwelling Units	0.2	0.34	0.66	14	27	41	0.0%	0	0	0	14	27	41	0%	0	14	27	41
Hotel	310	222	Rooms	0.46	0.56	0.44	57	45	102	6.9%	0	7	7	57	38	95	10%	10	51	34	85
Shop Plaza (40-150ksf) w/o Sup Market	821	131,100	S.F.	1.73	0.62	0.38	141	86	227	3.5%	7	1	8	134	85	219	39%	85	82	52	134
Pharmacy + DT	881	9,790	S.F.	3.74	0.52	0.48	19	18	37	2.7%	1	0	1	18	18	36	50%	18	9	9	18
Drive-In Bank	912	5,000	S.F.	9.95	0.58	0.42	29	21	50	18.0%	3	6	9	26	15	41	47%	19	14	8	22
Fast Food Rest. + DT	934	3,028	S.F.	44.61	0.51	0.49	69	66	135	3.0%	3	1	4	66	65	131	49%	64	34	33	67
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	Note f	0.50	0.50	93	92	185	2.8%	4	1	5	89	91	180	61%	110	35	35	70
		2,410	S.F.																		
			Grand Totals:				**514**	**663**	**1,177**	**3.4%**	**20**	**20**	**40**	**494**	**643**	**1,137**	**27%**	**306**	**329**	**502**	**831**

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,080	Dwelling Units	0.39	0.61	0.39	257	164	421	42.3%	120	58	178	137	106	243	0%	0	137	106	243
55+ SF Attached	252	206	Dwelling Units	0.25	0.56	0.44	29	23	52	40.4%	13	8	21	16	15	31	0%	0	16	15	31
Hotel	310	222	Rooms	0.59	0.51	0.49	67	64	131	20.6%	17	10	27	50	54	104	10%	10	45	49	94
Shop Plaza (40-150ksf) w/o Sup Market	821	131,100	S.F.	5.19	0.49	0.51	333	347	680	21.5%	46	100	146	287	247	534	39%	208	175	151	326
Pharmacy + DT	881	9,790	S.F.	10.25	0.50	0.50	50	50	100	21.0%	7	14	21	43	36	79	50%	40	22	17	39
Drive-In Bank	912	5,000	S.F.	21.01	0.50	0.50	53	52	105	27.6%	18	11	29	35	41	76	47%	36	19	21	40
Fast Food Rest. + DT	934	3,028	S.F.	33.03	0.52	0.48	52	48	100	21.0%	7	14	21	45	34	79	49%	39	23	17	40
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	12.3*FP+15.5*(X)	0.50	0.50	93	92	185	3.2%	13	26	6	80	66	179	61%	109	31	39	70
		2,410	S.F.																		
			Grand Totals:				**934**	**840**	**1,774**	**25.3%**	**241**	**241**	**449**	**693**	**599**	**1,325**	**33%**	**442**	**468**	**415**	**883**

25.3% vs 27.1%

Use 15% per the Palm Beach County Traffic email dated 09/08/23 with Hanane Akif.

Notes:

e) Use both Fueling Position and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Artice 12, should be applied to estimate the net trips.

f) Use PM rates.

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VILLAGE PLACE

PROPOSED DEVELOPMENT

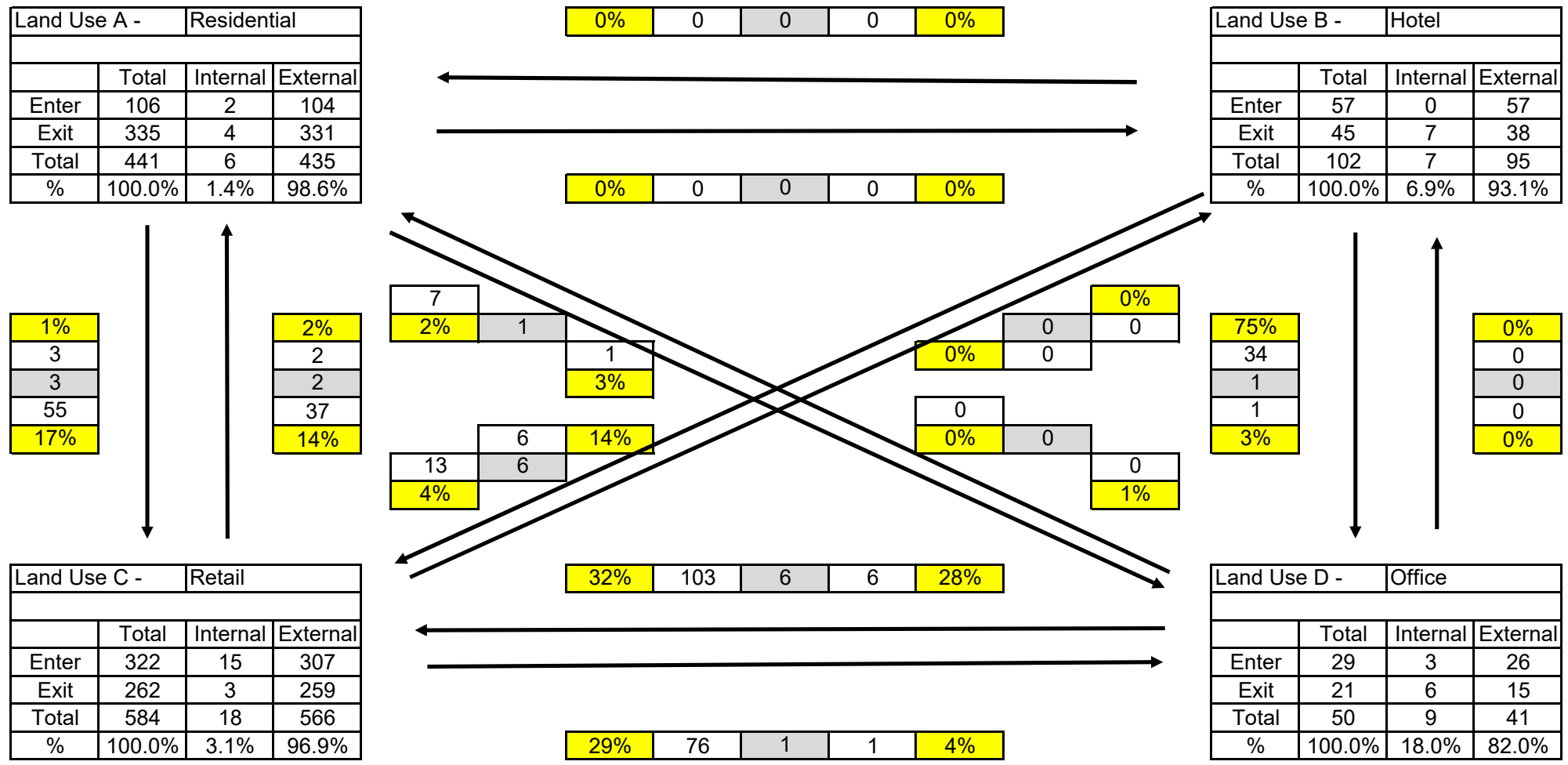
AM PEAK

Land Use A -	Residential		
	Total	Internal	External
Enter	106	2	104
Exit	335	4	331
Total	441	6	435
%	100.0%	1.4%	98.6%

Land Use B -	Hotel		
	Total	Internal	External
Enter	57	0	57
Exit	45	7	38
Total	102	7	95
%	100.0%	6.9%	93.1%

Land Use C -	Retail		
	Total	Internal	External
Enter	322	15	307
Exit	262	3	259
Total	584	18	566
%	100.0%	3.1%	96.9%

Land Use D -	Office		
	Total	Internal	External
Enter	29	3	26
Exit	21	6	15
Total	50	9	41
%	100.0%	18.0%	82.0%



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VILLAGE PLACE

PROPOSED DEVELOPMENT

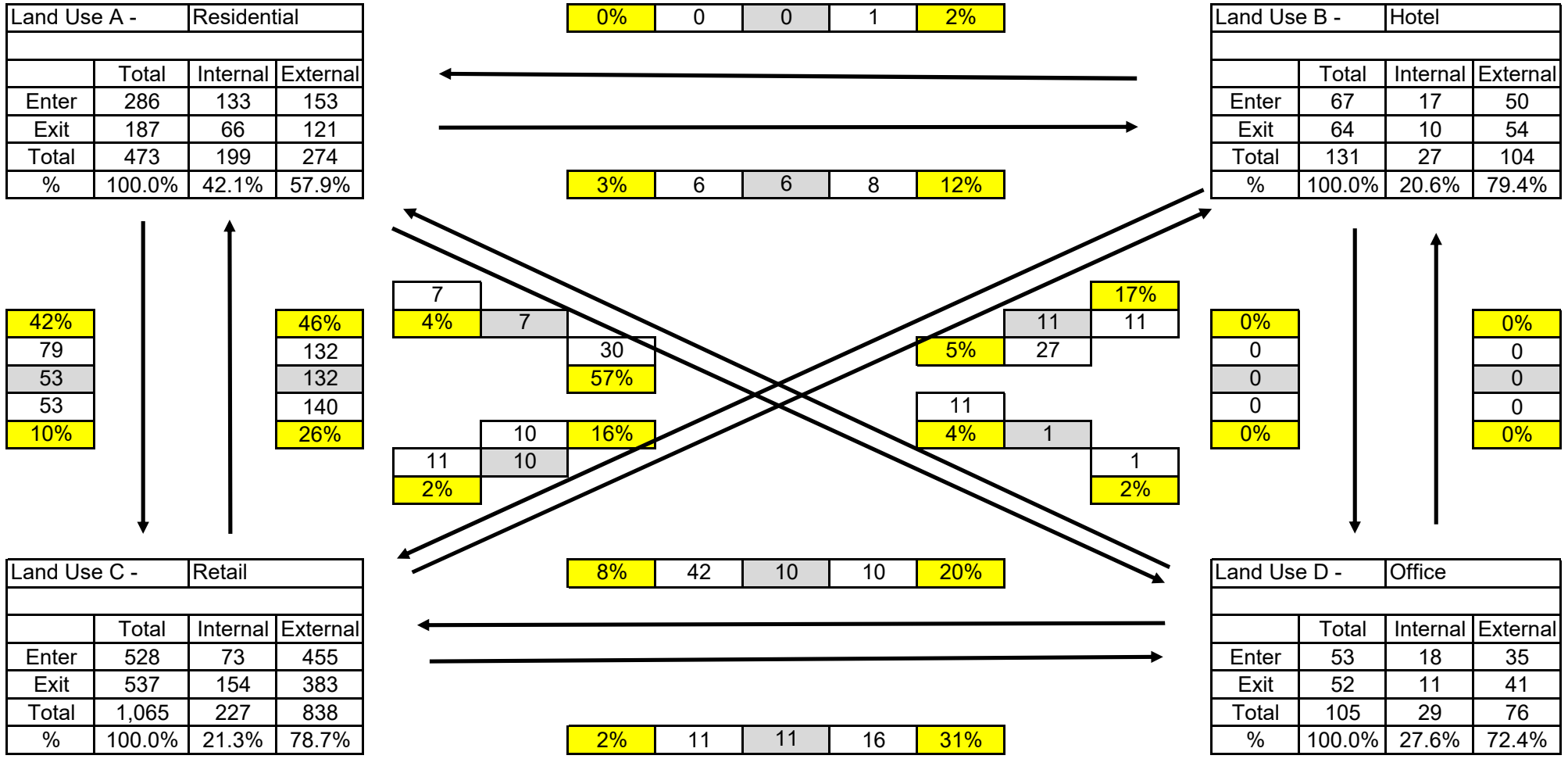
PM PEAK

Land Use A -	Residential		
	Total	Internal	External
Enter	286	133	153
Exit	187	66	121
Total	473	199	274
%	100.0%	42.1%	57.9%

Land Use B -	Hotel		
	Total	Internal	External
Enter	67	17	50
Exit	64	10	54
Total	131	27	104
%	100.0%	20.6%	79.4%

Land Use C -	Retail		
	Total	Internal	External
Enter	528	73	455
Exit	537	154	383
Total	1,065	227	838
%	100.0%	21.3%	78.7%

Land Use D -	Office		
	Total	Internal	External
Enter	53	18	35
Exit	52	11	41
Total	105	29	76
%	100.0%	27.6%	72.4%



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VILLAGE PLACE

08/01/23
Revised 08/21/23
Revised 09/13/23

VILLAGE PLACE + NORTHLAKE PROMENADE
PROPOSED DEVELOPMENT

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,330	Dwelling Units	4.54			6,038	19.2%	1,160	4,878	0%	0	4,878
55+ SF Attached	252	206	Dwelling Units	3.24			667		0	667	0%	0	667
Hotel	310	222	Rooms	7.99			1,774	14.1%	250	1,524	10%	152	1,372
Medical Office (Stand-Alone)	720	7,511	S.F.	T=42.97(X)-108.01			215	19.9%	43	172	10%	17	155
Shop Center (>150ksf)	820	198,534	S.F.	37.01			7,348	13.5%	992	6,356	24%	1,525	4,831
Pharmacy + DT	881	9,790	S.F.	108.40			1,061	12.4%	131	930	50%	465	465
Drive-In Bank	912	5,000	S.F.	100.35			502	21.3%	107	395	47%	186	209
Fast Food Rest. + DT	934	3,028	S.F.	467.48			1,416	12.9%	182	1,234	49%	605	629
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	14.3*PM Trips			2,646	13.5%	358	2,288	61%	1,395	893
		2,410	S.F.										
			Grand Totals:				**21,667**	**14.9%**	**3,223**	**18,444**	**24%**	**4,345**	**14,099**

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,330	Dwelling Units	0.37	0.23	0.77	113	379	492	1.6%	3	5	8	110	374	484	0%	0	110	374	484
55+ SF Attached	252	206	Dwelling Units	0.2	0.34	0.66	14	27	41	0.0%	0	0	0	14	27	41	0%	0	14	27	41
Hotel	310	222	Rooms	0.46	0.56	0.44	57	45	102	6.9%	0	7	7	57	38	95	10%	10	51	34	85
Medical Office (Stand-Alone)	720	7,511	S.F.	3.10	0.79	0.21	18	5	23	13.0%	2	1	3	16	4	20	10%	2	14	4	18
Shop Center (>150ksf)	820	198,534	S.F.	0.84	0.62	0.38	104	63	167	4.2%	6	1	7	98	62	160	24%	38	74	48	122
Pharmacy + DT	881	9,790	S.F.	3.74	0.52	0.48	19	18	37	2.7%	1	0	1	18	18	36	50%	18	9	9	18
Drive-In Bank	912	5,000	S.F.	9.95	0.58	0.42	29	21	50	16.0%	2	6	8	27	15	42	47%	20	14	8	22
Fast Food Rest. + DT	934	3,028	S.F.	44.61	0.51	0.49	69	66	135	3.7%	4	1	5	65	65	130	49%	64	33	33	66
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	Note f	0.50	0.50	93	92	185	4.3%	6	2	8	87	90	177	61%	108	34	35	69
		2,410	S.F.																		
			Grand Totals:				**516**	**716**	**1,232**	**3.8%**	**24**	**23**	**47**	**492**	**693**	**1,185**	**22%**	**260**	**353**	**572**	**925**

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	1,330	Dwelling Units	0.39	0.61	0.39	317	202	519	36.8%	130	61	191	187	141	328	0%	0	187	141	328
55+ SF Attached	252	206	Dwelling Units	0.25	0.56	0.44	29	23	52	36.5%	12	7	19	17	16	33	0%	0	17	16	33
Hotel	310	222	Rooms	0.59	0.51	0.49	67	64	131	21.4%	18	10	28	49	54	103	10%	10	44	49	93
Medical Office (Stand-Alone)	720	7,511	S.F.	3.93	0.30	0.70	9	21	30	26.7%	3	5	8	6	16	22	10%	2	5	15	20
Shop Center (>150ksf)	820	198,534	S.F.	3.4	0.48	0.52	324	351	675	22.8%	48	106	154	276	245	521	24%	125	210	186	396
Pharmacy + DT	881	9,790	S.F.	10.25	0.50	0.50	50	50	100	22.0%	7	15	22	43	35	78	50%	39	22	17	39
Drive-In Bank	912	5,000	S.F.	21.01	0.50	0.50	53	52	105	26.7%	17	11	28	36	41	77	47%	36	19	22	41
Fast Food Rest. + DT	934	3,028	S.F.	33.03	0.52	0.48	52	48	100	22.0%	8	14	22	44	34	78	49%	38	22	18	40
Gas Station w/ Convenience Store[e]	FDOT	12	Fuel Positions	12.3*FP+15.5*(X)	0.50	0.50	93	92	185	22.7%	14	28	42	79	64	143	61%	87	31	25	56
		2,410	S.F.																		
			Grand Totals:				**994**	**903**	**1,897**	**27.1%**	**257**	**257**	**514**	**737**	**646**	**1,383**	**24%**	**337**	**557**	**489**	**1,046**

25.3% vs 27.1%

Use 15% per the Palm Beach County Traffic email dated 09/08/23 with Hanane Akif.

Notes:

e) Use both Fueling Position and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Artice 12, should be applied to estimate the net trips.

f) Use PM rates.

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VILLAGE PLACE + NORTHLAKE PROMENADE

PROPOSED DEVELOPMENT

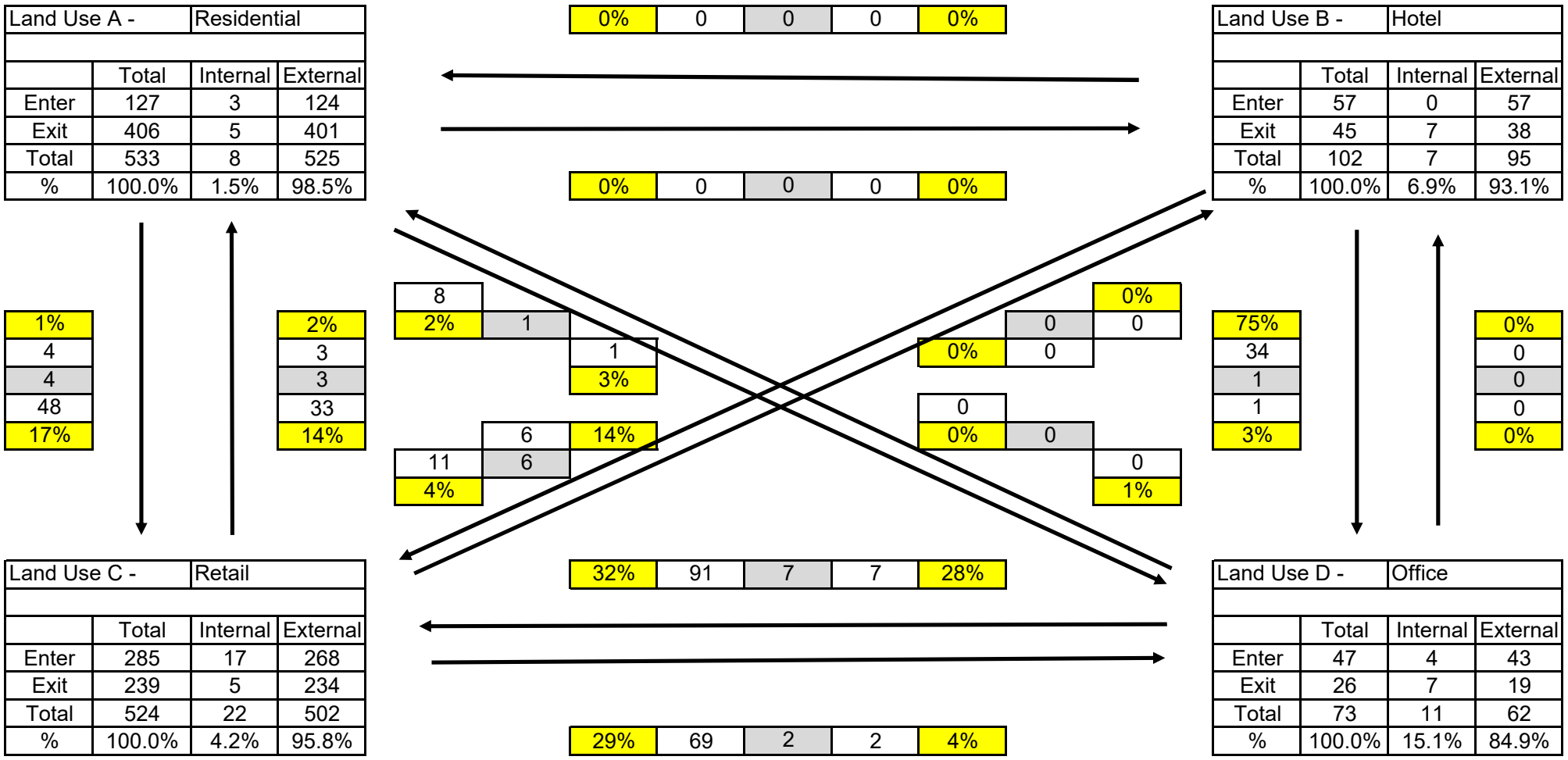
AM PEAK

Land Use A -	Residential		
	Total	Internal	External
Enter	127	3	124
Exit	406	5	401
Total	533	8	525
%	100.0%	1.5%	98.5%

Land Use B -	Hotel		
	Total	Internal	External
Enter	57	0	57
Exit	45	7	38
Total	102	7	95
%	100.0%	6.9%	93.1%

Land Use C -	Retail		
	Total	Internal	External
Enter	285	17	268
Exit	239	5	234
Total	524	22	502
%	100.0%	4.2%	95.8%

Land Use D -	Office		
	Total	Internal	External
Enter	47	4	43
Exit	26	7	19
Total	73	11	62
%	100.0%	15.1%	84.9%



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VILLAGE PLACE + NORTHLAKE PROMENADE

PROPOSED DEVELOPMENT

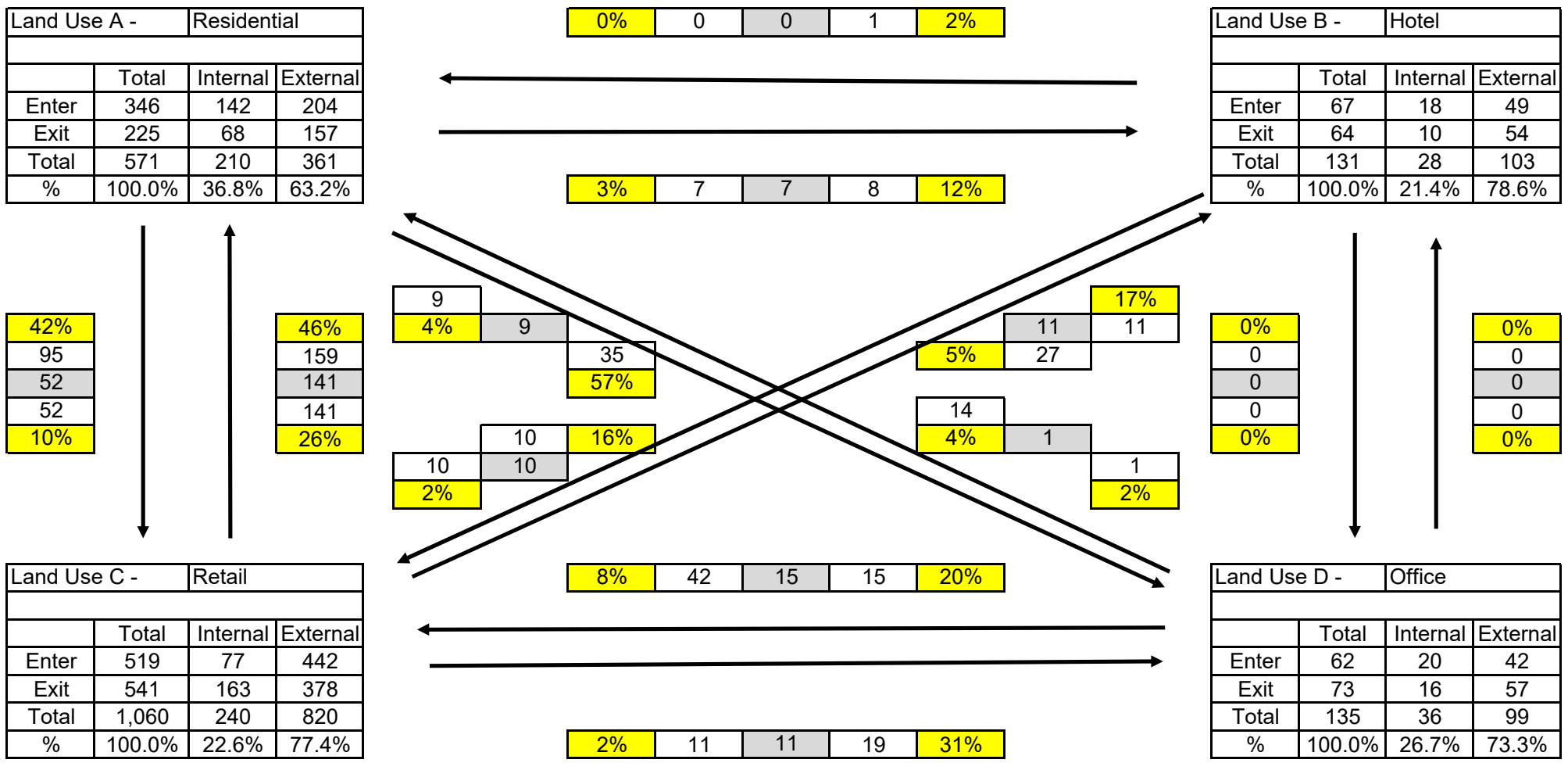
PM PEAK

Land Use A -	Residential		
	Total	Internal	External
Enter	346	142	204
Exit	225	68	157
Total	571	210	361
%	100.0%	36.8%	63.2%

Land Use B -	Hotel		
	Total	Internal	External
Enter	67	18	49
Exit	64	10	54
Total	131	28	103
%	100.0%	21.4%	78.6%

Land Use C -	Retail		
	Total	Internal	External
Enter	519	77	442
Exit	541	163	378
Total	1,060	240	820
%	100.0%	22.6%	77.4%

Land Use D -	Office		
	Total	Internal	External
Enter	62	20	42
Exit	73	16	57
Total	135	36	99
%	100.0%	26.7%	73.3%



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Table 6.1 Unconstrained Internal Person Trip Capture Rates for Trip Origins within a Mixed-Use Development

		WEEKDAY	
		AM Peak Hour	PM Peak Hour
From OFFICE	To Retail	28%	20%
	To Restaurant	63%	4%
	To Cinema/Entertainment	0%	0%
	To Residential	1%	2%
	To Hotel	0%	0%
From RETAIL	To Office	29%	2%
	To Restaurant	13%	29%
	To Cinema/Entertainment	0%	4%
	To Residential	14%	26%
	To Hotel	0%	5%
From RESTAURANT	To Office	31%	3%
	To Retail	14%	41%
	To Cinema/Entertainment	0%	8%
	To Residential	4%	18%
	To Hotel	3%	7%
From CINEMA/ENTERTAINMENT	To Office	0%	2%
	To Retail	0%	21%
	To Restaurant	0%	31%
	To Residential	0%	8%
	To Hotel	0%	2%
From RESIDENTIAL	To Office	2%	4%
	To Retail	1%	42%
	To Restaurant	20%	21%
	To Cinema/Entertainment	0%	0%
	To Hotel	0%	3%
From HOTEL	To Office	75%	0%
	To Retail	14%	16%
	To Restaurant	9%	68%
	To Cinema/Entertainment	0%	0%
	To Residential	0%	2%

Source: Bochner, B., K. Hooper, B. Sperry, and R. Dunphy. NCHRP Report 684: *Enhancing Internal Trip Capture Estimation for Mixed-Use Developments.* Washington, DC: Transportation Research Board, Tables 99 and 100, 2011.

Table 6.2 Unconstrained Internal Person Trip Capture Rates for Trip Destinations within a Mixed-Use Development

		Weekday	
		AM Peak Hour	PM Peak Hour
To OFFICE	From Retail	4%	31%
	From Restaurant	14%	30%
	From Cinema/Entertainment	0%	6%
	From Residential	3%	57%
	From Hotel	3%	0%
To RETAIL	From Office	32%	8%
	From Restaurant	8%	50%
	From Cinema/Entertainment	0%	4%
	From Residential	17%	10%
	From Hotel	4%	2%
To RESTAURANT	From Office	23%	2%
	From Retail	50%	29%
	From Cinema/Entertainment	0%	3%
	From Residential	20%	14%
	From Hotel	6%	5%
To CINEMA/ENTERTAINMENT	From Office	0%	1%
	From Retail	0%	26%
	From Restaurant	0%	32%
	From Residential	0%	0%
	From Hotel	0%	0%
To RESIDENTIAL	From Office	0%	4%
	From Retail	2%	46%
	From Restaurant	5%	16%
	From Cinema/Entertainment	0%	4%
	From Hotel	0%	0%
To HOTEL	From Office	0%	0%
	From Retail	0%	17%
	From Restaurant	4%	71%
	From Cinema/Entertainment	0%	1%
	From Residential	0%	12%

Source: Bochner, B., K. Hooper, B. Sperry, and R. Dunphy. NCHRP Report 684: *Enhancing Internal Trip Capture Estimation for Mixed-Use Developments.* Washington, DC: Transportation Research Board, Tables 101 and 102, 2011.

APPENDIX C

TEST 1 PART 2: LINK ANALYSIS

VILLAGE PLACE

09/19/22
Revised 08/01/23
Revised 08/21/23
Revised 09/13/23

TABLE 12
TEST 1 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

2023 BUILD OUT
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 117
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 308

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS**	EXISTING LANES	CLASS	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
N/A	LIGHTHOUSE DRIVE	PROSPERITY FARMS ROAD	US 1	2%	6	2	I	880	0.68%	NO
2207*	NORTHLAKE BOULEVARD	MILITARY TRAIL	I-95	2%	6	6D	II	2680	0.22%	NO
2309	**NORTHLAKE BOULEVARD**	**I-95**	**CONGRESS AVENUE**	**15%**	**46**	**6D**	**II**	**2680**	**1.72%**	**YES**
2815	**NORTHLAKE BOULEVARD**	**CONGRESS AVENUE**	**ALT A1A**	**25%**	**77**	**6D**	**II**	**2680**	**2.87%**	**YES**
2821	**NORTHLAKE BOULEVARD**	**ALT A1A**	**PROSPERITY FARMS ROAD**	**30%**	**92**	**6D**	**II**	**2680**	**3.43%**	**YES**
2817	**NORTHLAKE BOULEVARD**	**PROSPERITY FARMS ROAD**	**SOUTHWIND DRIVE**	**40%**	**123**	**6D**	**I**	**2940**	**4.18%**	**YES**
2819	**NORTHLAKE BOULEVARD**	**SOUTHWIND DRIVE**	**US 1**	**40%**	**123**	**6D**	**I**	**2940**	**4.18%**	**YES**
2833	**PARK AVENUE**	**OLD DIXIE HIGHWAY**	**US 1**	**5%**	**15**	**2**	**I**	**880**	**1.70%**	**YES**
2615	**SILVER BEACH ROAD**	**CONGRESS AVENUE**	**OLD DIXIE HIGHWAY**	**5%**	**15**	**2**	**I**	**880**	**1.70%**	**YES**
2807	**SILVER BEACH ROAD**	**OLD DIXIE HIGHWAY**	**US 1**	**5%**	**15**	**2**	**I**	**880**	**1.70%**	**YES**
2607*	BLUE HERON BOULEVARD	CONGRESS AVENUE	AUSTRALIAN AVENUE	5%	15	6D	II	2680	0.56%	NO
2823*	BLUE HERON BOULEVARD	AUSTRALIAN AVENUE	OLD DIXIE HIGHWAY	10%	31	6D	II	2680	1.16%	NO
2811	**BLUE HERON BOULEVARD**	**OLD DIXIE HIGHWAY**	**US-1**	**10%**	**31**	**5**	**II**	**1770**	**1.75%**	**YES**
N/A	BLUE HERON BOULEVARD	US-1	OCEAN DRIVE	5%	15	5	II	1770	0.85%	NO
2826*	A1A/SR 811	RCA BOULEVARD	BURNS ROAD	4%	12	4D	II	1770	0.68%	NO
2828	A1A/SR 811	BURNS ROAD	LIGHTHOUSE DRIVE	5%	15	4D	II	1770	0.85%	NO
2814	A1A/SR 811	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	5%	15	4D	II	1770	0.85%	NO
N/A	10TH STREET	NORTHLAKE BOULEVARD	PROSPERITY FARMS ROAD	0%	0	4D	I	1960	0.00%	NO
2804*	PROSPERITY FARMS ROAD	PGA BOULEVARD	BURNS ROAD	4%	12	5	I	1960	0.61%	NO
2836	**PROSPERITY FARMS ROAD**	**BURNS ROAD**	**LIGHTHOUSE DRIVE**	**5%**	**15**	**3**	**I**	**880**	**1.70%**	**YES**
2806	**PROSPERITY FARMS ROAD**	**LIGHTHOUSE DRIVE**	**NORTHLAKE BOULEVARD**	**5%**	**15**	**3**	**I**	**880**	**1.70%**	**YES**
2834	AUSTRALIAN AVENUE	BLUE HERON BOULEVARD	MLK BOULEVARD	5%	15	4D	II	1770	0.85%	NO
2306*	AUSTRALIAN AVENUE	MLK BOULEVARD	45TH STREET	3%	9	4D	II	1770	0.51%	NO
N/A	OLD DIXIE HIGHWAY	NORTHLAKE BOULEVARD	PARK AVENUE	0%	0	2	I	880	0.00%	NO
N/A	OLD DIXIE HIGHWAY	PARK AVENUE	SILVER BEACH ROAD	5%	15	4D	II	1770	0.85%	NO
2808	OLD DIXIE HIGHWAY	SILVER BEACH ROAD	BLUE HERON BOULEVARD	5%	15	4D	II	1770	0.85%	NO
2810	OLD DIXIE HIGHWAY	BLUE HERON BOULEVARD	MLK BOULEVARD	5%	15	4D	II	1770	0.85%	NO
3302*	OLD DIXIE HIGHWAY	MLK BOULEVARD	45TH STREET	2%	6	5	II	1770	0.34%	NO
2822*	US 1	UNIVERSE BOULEVARD	PGA BOULEVARD	10%	31	4D	II	1770	1.75%	NO
2838	**US 1**	**PGA BOULEVARD**	**LIGHTHOUSE DRIVE**	**15%**	**46**	**4D**	**II**	**1770**	**2.60%**	**YES**
2832	**US 1**	**LIGHTHOUSE DRIVE**	**NORTHLAKE BOULEVARD**	**20%**	**62**	**6D**	**II**	**2680**	**2.31%**	**YES**
2800	**US 1**	**NORTHLAKE BOULEVARD**	**PARK AVENUE**	**30%**	**92**	**4D**	**II**	**1770**	**5.20%**	**YES**
N/A	**US 1**	**PARK AVENUE**	**SILVER BEACH ROAD**	**25%**	**77**	**5**	**II**	**1770**	**4.35%**	**YES**
N/A	**US 1**	**SILVER BEACH ROAD**	**BLUE HERON BOULEVARD**	**20%**	**62**	**4D**	**II**	**1770**	**3.50%**	**YES**
2818	BROADWAY	BLUE HERON BOULEVARD	13TH STREET	5%	15	4D	II	1770	0.85%	NO

Notes:
* Roadway link is outside of radius of influence and therefore the significance level is 5%.
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TABLE 13
TEST 1 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

2033 BUILD OUT
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 269
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 182

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS**	EXISTING LANES	CLASS	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
N/A	LIGHTHOUSE DRIVE	PROSPERITY FARMS ROAD	US 1	2%	5	2	I	880	0.57%	NO
2207*	NORTHLAKE BOULEVARD	MILITARY TRAIL	I-95	2%	5	6D	II	2680	0.19%	NO
2309	**NORTHLAKE BOULEVARD**	**I-95**	**CONGRESS AVENUE**	**15%**	**40**	**6D**	**II**	**2680**	**1.49%**	**YES**
2815	**NORTHLAKE BOULEVARD**	**CONGRESS AVENUE**	**ALT A1A**	**25%**	**67**	**6D**	**II**	**2680**	**2.50%**	**YES**
2821	**NORTHLAKE BOULEVARD**	**ALT A1A**	**PROSPERITY FARMS ROAD**	**30%**	**81**	**6D**	**II**	**2680**	**3.02%**	**YES**
2817	**NORTHLAKE BOULEVARD**	**PROSPERITY FARMS ROAD**	**SOUTHWIND DRIVE**	**40%**	**108**	**6D**	**I**	**2940**	**3.67%**	**YES**
2819	**NORTHLAKE BOULEVARD**	**SOUTHWIND DRIVE**	**US 1**	**40%**	**108**	**6D**	**I**	**2940**	**3.67%**	**YES**
2833	**PARK AVENUE**	**OLD DIXIE HIGHWAY**	**US 1**	**5%**	**13**	**2**	**I**	**880**	**1.48%**	**YES**
2615	**SILVER BEACH ROAD**	**CONGRESS AVENUE**	**OLD DIXIE HIGHWAY**	**5%**	**13**	**2**	**I**	**880**	**1.48%**	**YES**
2807	**SILVER BEACH ROAD**	**OLD DIXIE HIGHWAY**	**US 1**	**5%**	**13**	**2**	**I**	**880**	**1.48%**	**YES**
2607*	BLUE HERON BOULEVARD	CONGRESS AVENUE	AUSTRALIAN AVENUE	5%	13	6D	II	2680	0.49%	NO
2823*	BLUE HERON BOULEVARD	AUSTRALIAN AVENUE	OLD DIXIE HIGHWAY	10%	27	6D	II	2680	1.01%	NO
2811	**BLUE HERON BOULEVARD**	**OLD DIXIE HIGHWAY**	**US-1**	**10%**	**27**	**5**	**II**	**1770**	**1.53%**	**YES**
N/A	BLUE HERON BOULEVARD	US-1	OCEAN DRIVE	5%	13	5	II	1770	0.73%	NO
2826*	A1A/SR 811	RCA BOULEVARD	BURNS ROAD	4%	11	4D	II	1770	0.62%	NO
2828	A1A/SR 811	BURNS ROAD	LIGHTHOUSE DRIVE	5%	13	4D	II	1770	0.73%	NO
2814	A1A/SR 811	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	5%	13	4D	II	1770	0.73%	NO
N/A	10TH STREET	NORTHLAKE BOULEVARD	PROSPERITY FARMS ROAD	0%	0	4D	I	1960	0.00%	NO
2804*	PROSPERITY FARMS ROAD	PGA BOULEVARD	BURNS ROAD	4%	11	5	I	1960	0.56%	NO
2836	**PROSPERITY FARMS ROAD**	**BURNS ROAD**	**LIGHTHOUSE DRIVE**	**5%**	**13**	**3**	**I**	**880**	**1.48%**	**YES**
2806	**PROSPERITY FARMS ROAD**	**LIGHTHOUSE DRIVE**	**NORTHLAKE BOULEVARD**	**5%**	**13**	**3**	**I**	**880**	**1.48%**	**YES**
2834	AUSTRALIAN AVENUE	BLUE HERON BOULEVARD	MLK BOULEVARD	5%	13	4D	II	1770	0.73%	NO
2306*	AUSTRALIAN AVENUE	MLK BOULEVARD	45TH STREET	3%	8	4D	II	1770	0.45%	NO
N/A	OLD DIXIE HIGHWAY	NORTHLAKE BOULEVARD	PARK AVENUE	0%	0	2	I	880	0.00%	NO
N/A	OLD DIXIE HIGHWAY	PARK AVENUE	SILVER BEACH ROAD	5%	13	4D	II	1770	0.73%	NO
2808	OLD DIXIE HIGHWAY	SILVER BEACH ROAD	BLUE HERON BOULEVARD	5%	13	4D	II	1770	0.73%	NO
2810	OLD DIXIE HIGHWAY	BLUE HERON BOULEVARD	MLK BOULEVARD	5%	13	4D	II	1770	0.73%	NO
3302*	OLD DIXIE HIGHWAY	MLK BOULEVARD	45TH STREET	2%	5	5	II	1770	0.28%	NO
2822*	US 1	UNIVERSE BOULEVARD	PGA BOULEVARD	10%	27	4D	II	1770	1.53%	NO
2838	**US 1**	**PGA BOULEVARD**	**LIGHTHOUSE DRIVE**	**15%**	**40**	**4D**	**II**	**1770**	**2.26%**	**YES**
2832	**US 1**	**LIGHTHOUSE DRIVE**	**NORTHLAKE BOULEVARD**	**20%**	**54**	**6D**	**II**	**2680**	**2.01%**	**YES**
2800	**US 1**	**NORTHLAKE BOULEVARD**	**PARK AVENUE**	**30%**	**81**	**4D**	**II**	**1770**	**4.58%**	**YES**
N/A	**US 1**	**PARK AVENUE**	**SILVER BEACH ROAD**	**25%**	**67**	**5**	**II**	**1770**	**3.79%**	**YES**
N/A	**US 1**	**SILVER BEACH ROAD**	**BLUE HERON BOULEVARD**	**20%**	**54**	**4D**	**II**	**1770**	**3.05%**	**YES**
2818	BROADWAY	BLUE HERON BOULEVARD	13TH STREET	5%	13	4D	II	1770	0.73%	NO

Notes:
* Roadway link is outside of radius of influence and therefore the significance level is 5%.
** The residential project distribution detailed in this table is for informational purposes only. The proposed project is located in a Coastal Residential Exception Area and the residential portion is therefore not required to meet the Palm Beach County Traffic Performance Standards.

TABLE 14
AM PEAK HOUR - TEST 1

2033 BUILD OUT
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = **1.00%**
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = **117**
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = **308**

ROADWAY	FROM	TO	DIRECTION	TRAFFIC COUNT YEAR	AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR PROJECT TRIPS*	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2033 TRAFFIC WITHOUT PROJECT	2033 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	2033 WITHOUT PROJECT MEETS LOS STD.	MEETS LOS STD.
NORTHLAKE BOULEVARD[3]	I-95	CONGRESS AVENUE	EB	2023	2669	15%	18	279	110	279	389	3058	3076	6D	II	3890	YES	YES
			WB	2023	1263	15%	46	132	139	132	271	1534	1580	6D	II	3890	YES	YES
NORTHLAKE BOULEVARD[3]	CONGRESS AVENUE	ALT A1A	EB	2023	1610	25%	29	168	133	168	301	1911	1940	6D	II	3890	YES	YES
			WB	2023	1332	25%	77	139	134	139	273	1605	1682	6D	II	3890	YES	YES
NORTHLAKE BOULEVARD[3]	ALT A1A	PROSPERITY FARMS ROAD	EB	2022	1484	30%	35	172	94	172	266	1750	1785	6D	II	3890	YES	YES
			WB	2022	1247	30%	92	144	100	144	244	1491	1583	6D	II	3890	YES	YES
NORTHLAKE BOULEVARD	PROSPERITY FARMS ROAD	SOUTHWIND DRIVE	EB	2023	1454	40%	47	152	105	152	257	1711	1758	6D	I	2940	YES	YES
			WB	2023	984	40%	123	103	124	103	227	1211	1334	6D	I	2940	YES	YES
NORTHLAKE BOULEVARD	SOUTHWIND DRIVE	US 1	EB	2022	1200	40%	47	139	105	139	244	1444	1491	6D	I	2940	YES	YES
			WB	2022	936	40%	123	108	124	108	232	1168	1291	6D	I	2940	YES	YES
PARK AVENUE	OLD DIXIE HIGHWAY	US 1	EB	2023	161	5%	6	17	36	17	53	214	220	2	I	880	YES	YES
			WB	2023	227	5%	15	24	38	24	62	289	304	2	I	880	YES	YES
SILVER BEACH ROAD	CONGRESS AVENUE	OLD DIXIE HIGHWAY	EB	2023	497	5%	6	52	7	52	59	556	562	2	I	880	YES	YES
			WB	2023	582	5%	15	61	6	61	67	649	664	2	I	880	YES	YES
SILVER BEACH ROAD	OLD DIXIE HIGHWAY	US 1	EB	2023	471	5%	6	49	20	49	69	540	546	2	I	880	YES	YES
			WB	2023	529	5%	15	55	32	55	87	616	631	2	I	880	YES	YES
BLUE HERON BOULEVARD	OLD DIXIE HIGHWAY	US-1	EB	2022	968	10%	12	112	96	112	208	1176	1188	5	II	1770	YES	YES
			WB	2022	848	10%	31	98	88	98	186	1034	1065	5	II	1770	YES	YES
PROSPERITY FARMS ROAD[4]	BURNS ROAD	LIGHTHOUSE DRIVE	NB	2023	671	5%	15	70	12	70	82	753	768	3	I	1102	YES	YES
			SB	2023	694	5%	6	73	9	73	82	776	782	3	I	1102	YES	YES
PROSPERITY FARMS ROAD[4]	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	NB	2023	560	5%	15	59	12	59	71	631	646	3	I	1102	YES	YES
			SB	2023	585	5%	6	61	11	61	72	657	663	3	I	1102	YES	YES
US 1	PGA BOULEVARD	LIGHTHOUSE DRIVE	NB	2022	1110	15%	46	128	32	128	160	1270	1316	4D	II	1770	YES	YES
			SB	2022	941	15%	18	109	37	109	146	1087	1105	4D	II	1770	YES	YES
US 1	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	NB	2023	1321	20%	62	138	18	138	156	1477	1539	6D	II	2680	YES	YES
			SB	2023	1084	20%	23	113	29	113	142	1226	1249	6D	II	2680	YES	YES
US 1	NORTHLAKE BOULEVARD	PARK AVENUE	NB	2022	921	30%	35	107	48	107	155	1076	1111	4D	II	1770	YES	YES
			SB	2022	1025	30%	92	119	53	119	172	1197	1289	4D	II	1770	YES	YES
US 1[1]	PARK AVENUE	SILVER BEACH ROAD	NB	2021	798	25%	29	101	65	101	166	964	993	5	II	1770	YES	YES
			SB	2021	1077	25%	77	137	92	137	229	1306	1383	5	II	1770	YES	YES
US 1[2]	SILVER BEACH ROAD	BLUE HERON BOULEVARD	NB	2021	724	20%	23	92	50	92	142	866	889	4D	II	1770	YES	YES
			SB	2021	1042	20%	62	132	98	132	230	1272	1334	4D	II	1770	YES	YES

Notes:
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1. Count data for US 1 between Park Avenue and Silver Beach Road based on the Park Avenue at US 1 intersection count data (ID 18600).
2. Count data for US 1 between Silver Beach Road and Blue Heron Boulevard based on the Silver Beach at US 1 intersection count data (ID 19175).
3. Per the PBC 1989 Comprehensive Plan (revised 2/2/2022), Northlake Boulevard from Military Trail to Prosperity Farms Road has a CRALLS designation of 3890 on a peak hour peak direction basis.
4. Per the PBC 1989 Comprehensive Plan (revised 2/2/2022), Prosperity Farms Road from Burns Road to Northlake Boulevard has a CRALLS designation of 1102 on a peak hour peak direction basis.

VILLAGE PLACE

09/19/22
Revised 08/01/23
Revised 08/21/23
Revised 09/13/23

TABLE 15
PM PEAK HOUR - TEST 1

2027 BUILD OUT
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = 1.00%
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 269
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 182

ROADWAY	FROM	TO	DIRECTION	TRAFFIC COUNT YEAR	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS*	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2033 TRAFFIC WITHOUT PROJECT	2033 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS D	2027 WITHOUT PROJECT MEETS LOS STD.	MEETS LOS STD.
NORTHLAKE BOULEVARD[3]	I-95	CONGRESS AVENUE	EB	2023	2201	15%	40	230	279	230	509	2710	2750	6D	II	3890	YES	YES
			WB	2023	1481	15%	27	155	252	155	407	1888	1915	6D	II	3890	YES	YES
NORTHLAKE BOULEVARD[3]	CONGRESS AVENUE	ALT A1A	EB	2023	1640	25%	67	172	261	172	433	2073	2140	6D	II	3890	YES	YES
			WB	2023	1754	25%	46	184	279	184	463	2217	2263	6D	II	3890	YES	YES
NORTHLAKE BOULEVARD[3]	ALT A1A	PROSPERITY FARMS ROAD	EB	2022	1459	30%	81	169	223	169	392	1851	1932	6D	II	3890	YES	YES
			WB	2022	1427	30%	55	165	240	165	405	1832	1887	6D	II	3890	YES	YES
NORTHLAKE BOULEVARD	PROSPERITY FARMS ROAD	SOUTHWIND DRIVE	EB	2023	1318	40%	108	138	250	138	388	1706	1814	6D	I	2940	YES	YES
			WB	2023	1294	40%	73	135	258	135	393	1687	1760	6D	I	2940	YES	YES
NORTHLAKE BOULEVARD	SOUTHWIND DRIVE	US 1	EB	2022	997	40%	108	115	250	115	365	1362	1470	6D	I	2940	YES	YES
			WB	2022	1073	40%	73	124	258	124	382	1455	1528	6D	I	2940	YES	YES
PARK AVENUE	OLD DIXIE HIGHWAY	US 1	EB	2023	218	5%	13	23	102	23	125	343	356	2	I	880	YES	YES
			WB	2023	236	5%	9	25	98	25	123	359	368	2	I	880	YES	YES
SILVER BEACH ROAD	CONGRESS AVENUE	OLD DIXIE HIGHWAY	EB	2023	654	5%	13	68	28	68	96	750	763	2	I	880	YES	YES
			WB	2023	673	5%	9	70	30	70	100	773	782	2	I	880	YES	YES
SILVER BEACH ROAD	OLD DIXIE HIGHWAY	US 1	EB	2023	523	5%	13	55	54	55	109	632	645	2	I	880	YES	YES
			WB	2023	483	5%	9	51	46	51	97	580	589	2	I	880	YES	YES
BLUE HERON BOULEVARD	OLD DIXIE HIGHWAY	US-1	EB	2022	880	10%	27	102	161	102	263	1143	1170	5	II	1770	YES	YES
			WB	2022	864	10%	18	100	163	100	263	1127	1145	5	II	1770	YES	YES
PROSPERITY FARMS ROAD[4]	BURNS ROAD	LIGHTHOUSE DRIVE	NB	2023	714	5%	9	75	18	75	93	807	816	3	I	1102	YES	YES
			SB	2023	804	5%	13	84	23	84	107	911	924	3	I	1102	YES	YES
PROSPERITY FARMS ROAD[4]	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	NB	2023	650	5%	9	68	32	68	100	750	759	3	I	1102	YES	YES
			SB	2023	571	5%	13	60	32	60	92	663	676	3	I	1102	YES	YES
US 1	PGA BOULEVARD	LIGHTHOUSE DRIVE	NB	2022	1423	15%	27	165	59	165	224	1647	1674	4D	II	1770	YES	YES
			SB	2022	1029	15%	40	119	56	119	175	1204	1244	4D	II	1770	YES	YES
US 1	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	NB	2023	1089	20%	36	114	76	114	190	1279	1315	6D	II	2680	YES	YES
			SB	2023	1233	20%	54	129	70	129	199	1432	1486	6D	II	2680	YES	YES
US 1	NORTHLAKE BOULEVARD	PARK AVENUE	NB	2022	1204	30%	81	139	143	139	282	1486	1567	4D	II	1770	YES	YES
			SB	2022	1123	30%	55	130	144	130	274	1397	1452	4D	II	1770	YES	YES
US 1[1]	PARK AVENUE	SILVER BEACH ROAD	NB	2021	1033	25%	67	131	154	131	285	1318	1385	5	II	1770	YES	YES
			SB	2021	955	25%	46	121	125	121	246	1201	1247	5	II	1770	YES	YES
US 1[2]	SILVER BEACH ROAD	BLUE HERON BOULEVARD	NB	2021	1089	20%	54	138	146	138	284	1373	1427	4D	II	1770	YES	YES
			SB	2021	939	20%	36	119	103	119	222	1161	1197	4D	II	1770	YES	YES

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2. Count data for US 1 between Silver Beach Road and Blue Heron Boulevard based on the Silver Beach at US 1 intersection count data (ID 19175).
3. Per the PBC 1989 Comprehensive Plan (revised 2/2/2022), Northlake Boulevard from Military Trail to Prosperity Farms Road has a CRALLS designation of 3890 on a peak hour peak direction basis.
4. Per the PBC 1989 Comprehensive Plan (revised 2/2/2022), Prosperity Farms Road from Burns Road to Northlake Boulevard has a CRALLS designation of 1102 on a peak hour peak direction basis.

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APPENDIX D

PBC TPS DATABASE
2033 BUILD-OUT
LINK & INTERSECTION VOLUME SHEETS
(WITH APPROVED COMMITTED TRIPS)

Input Data

ROAD NAME:	Blue Heron Blvd W	STATION:	2811	Report Created
CURRENT YEAR:	2022	FROM:	Old Dixie Hwy	07/11/2023
ANALYSIS YEAR:	2033	TO:	Midpoint	
GROWTH RATE:	1.61%	COUNT DATE:	03/22/2022	
		PSF:	1	

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1741	968	848	1744	880	864
Peak Volume	1741	968	848	1744	880	864
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1741	968	848	1744	880	864

Committed Developments							Type	% Complete
Northlake Promenade	5	3	2	43	21	23	NR	47%
Wellness Resort	66	48	18	84	36	48	NR	20%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
Australian Plaza	5	1	4	25	14	11	NR	0%
Champs Charter School	2	1	1	1	1	0	NR	65%
Avenir	39	19	20	52	23	29	Res	1%
Storage Rental of America	1	0	0	1	0	0	NR	65%
The Waterway-East	24	9	15	38	22	15	Res	0%
Nautilus 211	46	19	28	58	35	23	Res	0%
Island Plaza	4	1	3	34	17	17	NR	70%
Safe Harbor Riviera Beach	6	5	1	7	2	5	NR	0%
Total Committed Developments	202	108	94	362	181	180		
Total Committed Residential	109	47	63	148	80	67		
Total Committed Non-Residential	93	61	31	214	101	113		
Double Count Reduction	19	12	6	37	20	17		
Total Discounted Committed Developments	183	96	88	325	161	163		
Historical Growth	335	186	163	335	169	166		
Comm Dev+1% Growth	384	208	186	527	263	263		
Growth Volume Used	384	208	186	527	263	263		
Total Volume	2125	1176	1034	2271	1143	1127		

Lanes	5L					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Blue Heron Blvd W
CURRENT YEAR: 2022
ANALYSIS YEAR: 2033
GROWTH RATE: 1.61%
STATION: 2811
FROM: Midpoint
TO: Broadway
COUNT DATE: 03/22/2022
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1741	968	848	1744	880	864
Peak Volume	1741	968	848	1744	880	864
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1741	968	848	1744	880	864

Committed Developments							Type	% Complete
Northlake Promenade	5	3	2	43	21	23	NR	47%
Wellness Resort	66	48	18	84	36	48	NR	20%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
Australian Plaza	5	1	4	25	14	11	NR	0%
Champs Charter School	2	1	1	1	1	0	NR	65%
Avenir	39	19	20	52	23	29	Res	1%
Storage Rental of America	1	0	0	1	0	0	NR	65%
The Waterway-East	24	9	15	38	22	15	Res	0%
Nautilus 211	46	19	28	58	35	23	Res	0%
Island Plaza	4	1	3	34	17	17	NR	70%
Safe Harbor Riviera Beach	6	5	1	7	2	5	NR	0%
Total Committed Developments	202	108	94	362	181	180		
Total Committed Residential	109	47	63	148	80	67		
Total Committed Non-Residential	93	61	31	214	101	113		
Double Count Reduction	19	12	6	37	20	17		
Total Discounted Committed Developments	183	96	88	325	161	163		
Historical Growth	335	186	163	335	169	166		
Comm Dev+1% Growth	384	208	186	527	263	263		
Growth Volume Used	384	208	186	527	263	263		
Total Volume	2125	1176	1034	2271	1143	1127		

Lanes	5L					
LOS D Capacity	3220	1770	1770	3220	1770	1770
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1870	1870	3400	1870	1870
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Northlake Blvd
CURRENT YEAR: 2023
ANALYSIS YEAR: 2033
GROWTH RATE: 0%
STATION: 2309
FROM: N Interstate 95
TO: Midpoint
COUNT DATE: 03/08/2023
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3895	2669	1263	3610	2201	1481
Peak Volume	3895	2669	1263	3610	2201	1481
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3895	2669	1263	3610	2201	1481

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	25	15	10	217	104	113	NR	47%
City of Westlake	29	14	15	58	40	18	NR	37%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
Briger West	5	4	1	8	3	5	Res	60%
Briger East	65	18	47	74	49	24	NR	65%
Avenir	113	55	59	149	65	84	Res	3%
Northlake Medical Professional Office	8	1	6	8	6	2	NR	50%
NPB 7-Eleven	27	14	14	37	19	19	NR	0%
Silver Beach Industrial	0	0	0	0	0	0	NR	100%
Gardens Self Storage	0	0	0	0	0	0	NR	100%
Total Committed Developments	276	123	154	570	296	274		
Total Committed Residential	118	59	60	157	68	89		
Total Committed Non-Residential	158	64	94	413	228	185		
Double Count Reduction	30	13	15	39	17	22		
Total Discounted Committed Developments	246	110	139	531	279	252		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	654	389	271	909	509	407		
Growth Volume Used	654	389	271	909	509	407		
Total Volume	4549	3058	1534	4519	2710	1888		
Lanes	6LD							
LOS D Capacity	5460	3890	3890	5460	3890	3890		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	5460	3890	3890	5460	3890	3890		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Northlake Blvd	STATION:	2309	Report Created
CURRENT YEAR:	2023	FROM:	Midpoint	07/11/2023
ANALYSIS YEAR:	2033	TO:	Congress Ave	
GROWTH RATE:	0%	COUNT DATE:	03/08/2023	
		PSF:	1	

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	3895	2669	1263	3610	2201	1481
Peak Volume	3895	2669	1263	3610	2201	1481
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	3895	2669	1263	3610	2201	1481

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	25	15	10	217	104	113	NR	47%
City of Westlake	29	14	15	58	40	18	NR	37%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
Briger West	5	4	1	8	3	5	Res	60%
Briger East	65	18	47	74	49	24	NR	65%
Avenir	113	55	59	149	65	84	Res	3%
Northlake Medical Professional Office	8	1	6	8	6	2	NR	50%
NPB 7-Eleven	27	14	14	37	19	19	NR	0%
Silver Beach Industrial	0	0	0	0	0	0	NR	100%
Gardens Self Storage	0	0	0	0	0	0	NR	100%
Total Committed Developments	276	123	154	570	296	274		
Total Committed Residential	118	59	60	157	68	89		
Total Committed Non-Residential	158	64	94	413	228	185		
Double Count Reduction	30	13	15	39	17	22		
Total Discounted Committed Developments	246	110	139	531	279	252		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	654	389	271	909	509	407		
Growth Volume Used	654	389	271	909	509	407		
Total Volume	4549	3058	1534	4519	2710	1888		
Lanes	6LD							
LOS D Capacity	5460	3890	3890	5460	3890	3890		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	5460	3890	3890	5460	3890	3890		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Northlake Blvd
CURRENT YEAR: 2023
ANALYSIS YEAR: 2033
GROWTH RATE: 0%
STATION: 2815
FROM: Congress Ave
TO: Midpoint
COUNT DATE: 01/25/2023
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2915	1610	1332	3394	1640	1754
Peak Volume	2915	1610	1332	3394	1640	1754
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2915	1610	1332	3394	1640	1754

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	25	15	10	217	104	113	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	8	3	5	38	19	18	NR	72%
Briger West	5	4	1	8	3	5	Res	60%
Briger East	65	18	47	74	49	24	NR	65%
Avenir	113	55	59	149	65	84	Res	3%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	45	23	23	62	31	31	NR	0%
Clean Sweep Depot	4	3	2	4	2	3	NR	0%
Silver Beach Industrial	0	0	0	0	0	0	NR	100%
Total Committed Developments	269	123	149	561	278	283		
Total Committed Residential	118	59	60	157	68	89		
Total Committed Non-Residential	151	64	89	404	210	194		
Double Count Reduction	30	13	15	39	17	22		
Total Discounted Committed Developments	239	110	134	522	261	261		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	544	278	273	877	433	445		
Growth Volume Used	544	278	273	877	433	445		
Total Volume	3459	1888	1605	4271	2073	2199		

Lanes	6LD					
LOS D Capacity	4680	3890	3890	4680	3890	3890
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	4680	3890	3890	4680	3890	3890
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Northlake Blvd	STATION:	2815	Report Created
CURRENT YEAR:	2023	FROM:	Midpoint	07/11/2023
ANALYSIS YEAR:	2033	TO:	Old Dixie Hwy	
GROWTH RATE:	0%	COUNT DATE:	01/25/2023	
		PSF:	1	

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2915	1610	1332	3394	1640	1754
Peak Volume	2915	1610	1332	3394	1640	1754
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2915	1610	1332	3394	1640	1754

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	25	15	10	217	104	113	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	8	3	5	38	19	18	NR	72%
Briger West	5	4	1	8	3	5	Res	60%
Briger East	65	18	47	74	49	24	NR	65%
Avenir	113	55	59	149	65	84	Res	3%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	45	23	23	62	31	31	NR	0%
Clean Sweep Depot	4	3	2	4	2	3	NR	0%
Silver Beach Industrial	0	0	0	0	0	0	NR	100%
Total Committed Developments	269	123	149	561	278	283		
Total Committed Residential	118	59	60	157	68	89		
Total Committed Non-Residential	151	64	89	404	210	194		
Double Count Reduction	30	13	15	39	17	22		
Total Discounted Committed Developments	239	110	134	522	261	261		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	544	278	273	877	433	445		
Growth Volume Used	544	278	273	877	433	445		
Total Volume	3459	1888	1605	4271	2073	2199		

Lanes	6LD					
LOS D Capacity	4680	3890	3890	4680	3890	3890
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	4680	3890	3890	4680	3890	3890
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME:	Northlake Blvd	STATION:	2815	Report Created	
CURRENT YEAR:	2023	FROM:	Old Dixie Hwy		07/11/2023
ANALYSIS YEAR:	2033	TO:	Midpoint		
GROWTH RATE:	0%	COUNT DATE:	01/25/2023		
		PSF:	1		

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2915	1610	1332	3394	1640	1754
Peak Volume	2915	1610	1332	3394	1640	1754
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2915	1610	1332	3394	1640	1754

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	25	15	10	217	104	113	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	6	2	3	28	15	14	NR	72%
Briger West	5	1	4	8	5	3	Res	60%
Briger East	65	47	18	74	24	49	NR	65%
Avenir	113	55	59	149	65	84	Res	3%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	45	23	23	62	31	31	NR	0%
Clean Sweep Depot	4	2	3	4	3	2	NR	0%
Total Committed Developments	267	147	122	551	252	301		
Total Committed Residential	118	56	63	157	70	87		
Total Committed Non-Residential	149	91	59	394	182	214		
Double Count Reduction	30	14	12	39	18	22		
Total Discounted Committed Developments	237	133	110	512	234	279		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	542	301	249	867	406	463		
Growth Volume Used	542	301	249	867	406	463		
Total Volume	3457	1911	1581	4261	2046	2217		
Lanes	6LD							
LOS D Capacity	4680	3890	3890	4680	3890	3890		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	4680	3890	3890	4680	3890	3890		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Northlake Blvd	STATION:	2815	Report Created
CURRENT YEAR:	2023	FROM:	Midpoint	07/11/2023
ANALYSIS YEAR:	2033	TO:	Alt A1a	
GROWTH RATE:	0%	COUNT DATE:	01/25/2023	
		PSF:	1	

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2915	1610	1332	3394	1640	1754
Peak Volume	2915	1610	1332	3394	1640	1754
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2915	1610	1332	3394	1640	1754

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	25	15	10	217	104	113	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	6	2	3	28	15	14	NR	72%
Briger West	5	1	4	8	5	3	Res	60%
Briger East	65	47	18	74	24	49	NR	65%
Avenir	113	55	59	149	65	84	Res	3%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	45	23	23	62	31	31	NR	0%
Clean Sweep Depot	4	2	3	4	3	2	NR	0%
Total Committed Developments	267	147	122	551	252	301		
Total Committed Residential	118	56	63	157	70	87		
Total Committed Non-Residential	149	91	59	394	182	214		
Double Count Reduction	30	14	12	39	18	22		
Total Discounted Committed Developments	237	133	110	512	234	279		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	542	301	249	867	406	463		
Growth Volume Used	542	301	249	867	406	463		
Total Volume	3457	1911	1581	4261	2046	2217		
Lanes	6LD							
LOS D Capacity	4680	3890	3890	4680	3890	3890		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	4680	3890	3890	4680	3890	3890		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Northlake Blvd
CURRENT YEAR: 2022
ANALYSIS YEAR: 2033
GROWTH RATE: 1.88%
STATION: 2821
FROM: Alt A1a
TO: Midpoint
COUNT DATE: 03/02/2022
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2669	1484	1247	2886	1459	1427
Peak Volume	2669	1484	1247	2886	1459	1427
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2669	1484	1247	2886	1459	1427

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	28	17	11	238	114	124	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	6	2	3	28	15	14	NR	72%
Briger West	4	3	1	6	2	4	Res	40%
Briger East	21	6	15	24	16	8	NR	55%
Avenir	118	57	61	155	68	87	Res	1%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	27	14	14	37	19	19	NR	0%
Clean Sweep Depot	4	2	3	4	2	2	NR	0%
Total Committed Developments	212	103	110	501	241	263		
Total Committed Residential	122	60	62	161	70	91		
Total Committed Non-Residential	90	43	48	340	171	172		
Double Count Reduction	18	9	10	40	18	23		
Total Discounted Committed Developments	194	94	100	461	223	240		
Historical Growth	608	338	284	657	332	325		
Comm Dev+1% Growth	503	266	244	795	392	405		
Growth Volume Used	608	338	284	795	392	405		
Total Volume	3277	1822	1531	3681	1851	1832		

Lanes	6LD					
LOS D Capacity	4680	3890	3890	4680	3890	3890
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	4680	3890	3890	4680	3890	3890
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Northlake Blvd	STATION:	2821	Report Created
CURRENT YEAR:	2022	FROM:	Midpoint	07/11/2023
ANALYSIS YEAR:	2033	TO:	Prosperity Farms Rd	
GROWTH RATE:	1.88%	COUNT DATE:	03/02/2022	
		PSF:	1	

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2669	1484	1247	2886	1459	1427
Peak Volume	2669	1484	1247	2886	1459	1427
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2669	1484	1247	2886	1459	1427

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	28	17	11	238	114	124	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	6	2	3	28	15	14	NR	72%
Briger West	4	3	1	6	2	4	Res	40%
Briger East	21	6	15	24	16	8	NR	55%
Avenir	118	57	61	155	68	87	Res	1%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	27	14	14	37	19	19	NR	0%
Clean Sweep Depot	4	2	3	4	2	2	NR	0%
Total Committed Developments	212	103	110	501	241	263		
Total Committed Residential	122	60	62	161	70	91		
Total Committed Non-Residential	90	43	48	340	171	172		
Double Count Reduction	18	9	10	40	18	23		
Total Discounted Committed Developments	194	94	100	461	223	240		
Historical Growth	608	338	284	657	332	325		
Comm Dev+1% Growth	503	266	244	795	392	405		
Growth Volume Used	608	338	284	795	392	405		
Total Volume	3277	1822	1531	3681	1851	1832		
Lanes	6LD							
LOS D Capacity	4680	3890	3890	4680	3890	3890		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	4680	3890	3890	4680	3890	3890		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME:	Northlake Blvd	STATION:	2817	Report Created
CURRENT YEAR:	2022	FROM:	Prosperity Farms Rd	07/11/2023
ANALYSIS YEAR:	2033	TO:	MIDPOINT	
GROWTH RATE:	-2.03%	COUNT DATE:	03/02/2022	
		PSF:	1	

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2584	1477	1171	2611	1283	1339
Peak Volume	2584	1477	1171	2611	1283	1339
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2584	1477	1171	2611	1283	1339

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	30	18	12	260	125	135	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	6	2	3	28	15	14	NR	72%
Briger West	4	3	1	6	2	4	Res	40%
Briger East	21	6	15	24	16	8	NR	55%
Avenir	118	57	61	155	68	87	Res	1%
One Park Place	0	0	0	1	0	0	NR	50%
NPB 7-Eleven	27	14	14	37	19	19	NR	0%
Nautilus 211	31	13	18	39	23	15	Res	0%
200 Yacht Club Drive	9	0	9	10	7	3	Res	0%
Total Committed Developments	246	113	133	560	275	285		
Total Committed Residential	162	73	89	210	100	109		
Total Committed Non-Residential	84	40	44	350	175	176		
Double Count Reduction	17	8	9	53	25	27		
Total Discounted Committed Developments	229	105	124	507	250	258		
Historical Growth	-522	-298	-237	-528	-259	-271		
Comm Dev+1% Growth	528	276	259	809	398	413		
Growth Volume Used	528	276	259	809	398	413		
Total Volume	3112	1753	1430	3420	1681	1752		

Lanes	6LD					
LOS D Capacity	4880	2940	2940	4880	2940	2940
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2940	2940	5150	2940	2940
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Northlake Blvd
CURRENT YEAR: 2022
ANALYSIS YEAR: 2033
GROWTH RATE: -3.28%
STATION: 2819
FROM: Midpoint
TO: Federal Hwy
COUNT DATE: 03/02/2022
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Existing Volume	2080	1200	936	2070	997	1073	
Peak Volume	2080	1200	936	2070	997	1073	
Diversion(%)	0	0	0	0	0	0	
Volume after Diversion	2080	1200	936	2070	997	1073	
Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	30	18	12	260	125	135	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	6	2	3	28	15	14	NR	72%
Briger West	4	3	1	6	2	4	Res	40%
Briger East	21	6	15	24	16	8	NR	55%
Avenir	118	57	61	155	68	87	Res	1%
One Park Place	0	0	0	1	0	0	NR	50%
NPB 7-Eleven	27	14	14	37	19	19	NR	0%
Nautilus 211	31	13	18	39	23	15	Res	0%
200 Yacht Club Drive	9	0	9	10	7	3	Res	0%
Total Committed Developments	246	113	133	560	275	285		
Total Committed Residential	162	73	89	210	100	109		
Total Committed Non-Residential	84	40	44	350	175	176		
Double Count Reduction	17	8	9	53	25	27		
Total Discounted Committed Developments	229	105	124	507	250	258		
Historical Growth	-638	-368	-287	-635	-306	-329		
Comm Dev+1% Growth	470	244	232	746	365	382		
Growth Volume Used	470	244	232	746	365	382		
Total Volume	2550	1444	1168	2816	1362	1455		
Lanes	6LD							
LOS D Capacity	4880	2940	2940	4880	2940	2940		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	5150	2940	2940	5150	2940	2940		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Park Ave
CURRENT YEAR: 2023
ANALYSIS YEAR: 2033
GROWTH RATE: 0%
STATION: 2833
FROM: 10th St
TO: Midpoint
COUNT DATE: 01/25/2023
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	388	161	227	454	218	236
Peak Volume	388	161	227	454	218	236
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	388	161	227	454	218	236

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	10	6	4	87	42	45	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
One Park Place	30	16	15	68	34	34	NR	50%
The Waterway-East	16	6	10	25	15	10	Res	0%
NPB 7-Eleven	7	4	4	10	5	5	NR	0%
Clean Sweep Depot	1	1	1	1	1	1	NR	0%
Nautilus 211	15	6	9	19	12	8	Res	0%
Silver Beach Industrial	0	0	0	0	0	0	NR	100%
Total Committed Developments	79	39	43	210	109	103		
Total Committed Residential	31	12	19	44	27	18		
Total Committed Non-Residential	48	27	24	166	82	85		
Double Count Reduction	8	3	5	11	7	5		
Total Discounted Committed Developments	71	36	38	199	102	98		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	112	53	62	246	125	123		
Growth Volume Used	112	53	62	246	125	123		
Total Volume	500	214	289	700	343	359		

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: Park Ave
CURRENT YEAR: 2023
ANALYSIS YEAR: 2033
GROWTH RATE: 0%
STATION: 2833
FROM: Midpoint
TO: Federal Hwy
COUNT DATE: 01/25/2023
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	388	161	227	454	218	236
Peak Volume	388	161	227	454	218	236
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	388	161	227	454	218	236

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	10	6	4	87	42	45	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
One Park Place	10	5	5	23	11	11	NR	50%
The Waterway-East	16	6	10	25	15	10	Res	0%
NPB 7-Eleven	7	4	4	10	5	5	NR	0%
Clean Sweep Depot	1	1	1	1	1	1	NR	0%
Nautilus 211	15	6	9	19	12	8	Res	0%
Silver Beach Industrial	0	0	0	0	0	0	NR	100%
Total Committed Developments	59	28	33	165	86	80		
Total Committed Residential	31	12	19	44	27	18		
Total Committed Non-Residential	28	16	14	121	59	62		
Double Count Reduction	6	3	3	11	7	5		
Total Discounted Committed Developments	53	25	30	154	79	75		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	94	42	54	201	102	100		
Growth Volume Used	94	42	54	201	102	100		
Total Volume	482	203	281	655	320	336		

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

Input Data

ROAD NAME: Prosperity Farms Rd
CURRENT YEAR: 2023
ANALYSIS YEAR: 2033
GROWTH RATE: -1.78%
STATION: 2836
FROM: Midpoint
TO: Burns Rd
COUNT DATE: 01/25/2023
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB			
Existing Volume	1365	671	694	1469	714	804			
Peak Volume	1365	671	694	1469	714	804			
Diversion(%)	0	0	0	0	0	0			
Volume after Diversion	1365	671	694	1469	714	804			
Committed Developments							Type	% Complete	
10th Street Retail	0	0	0	0	0	0	NR	0%	
PGA Station Building 6 I & II	5	4	1	7	2	5	NR	70%	
Northlake Promenade	3	1	2	22	11	10	NR	47%	
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%	
PGA Waterfront Residential PUD	1	0	1	2	1	1	Res	0%	
Prosperity Village	10	8	2	15	5	10	Res	0%	
Total Committed Developments	19	13	6	46	19	26			
Total Committed Residential	11	8	3	17	6	11			
Total Committed Non-Residential	8	5	3	29	13	15			
Double Count Reduction	2	1	1	4	2	3			
Total Discounted Committed Developments	17	12	5	42	17	23			
Historical Growth	-224	-110	-114	-241	-117	-132			
Comm Dev+1% Growth	160	82	78	196	92	107			
Growth Volume Used	160	82	78	196	92	107			
Total Volume	1525	753	772	1665	806	911			
Lanes			3L						
LOS D Capacity	1948	1150	1150	1948	1150	1150			
Link Meets Test 1?	YES	YES	YES	YES	YES	YES			
LOS E Capacity	1948	1150	1150	1948	1150	1150			
Link Meets Test 2?	YES	YES	YES	YES	YES	YES			

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Prosperity Farms Rd
CURRENT YEAR: 2023
ANALYSIS YEAR: 2033
GROWTH RATE: -1.78%

STATION: 2836
FROM: Lighthouse Dr
TO: MIDPOINT
COUNT DATE: 01/25/2023
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB			
Existing Volume	1365	671	694	1469	714	804			
Peak Volume	1365	671	694	1469	714	804			
Diversion(%)	0	0	0	0	0	0			
Volume after Diversion	1365	671	694	1469	714	804			
Committed Developments							Type	% Complete	
10th Street Retail	0	0	0	0	0	0	NR	0%	
PGA Station Building 6 I & II	5	4	1	7	2	5	NR	70%	
Northlake Promenade	3	1	2	22	11	10	NR	47%	
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%	
PGA Waterfront Residential PUD	1	0	1	2	1	1	Res	0%	
Prosperity Village	7	1	6	10	6	4	Res	0%	
Total Committed Developments	16	6	10	41	20	20			
Total Committed Residential	8	1	7	12	7	5			
Total Committed Non-Residential	8	5	3	29	13	15			
Double Count Reduction	2	0	1	3	2	1			
Total Discounted Committed Developments	14	6	9	38	18	19			
Historical Growth	-224	-110	-114	-241	-117	-132			
Comm Dev+1% Growth	157	76	82	192	93	103			
Growth Volume Used	157	76	82	192	93	103			
Total Volume	1522	747	776	1661	807	907			
Lanes	3L								
LOS D Capacity	1948	1150	1150	1948	1150	1150			
Link Meets Test 1?	YES	YES	YES	YES	YES	YES			
LOS E Capacity	1948	1150	1150	1948	1150	1150			
Link Meets Test 2?	YES	YES	YES	YES	YES	YES			

Input Data

ROAD NAME:	Prosperity Farms Rd	STATION:	2806		Report Created
CURRENT YEAR:	2023	FROM:	Midpoint		07/11/2023
ANALYSIS YEAR:	2033	TO:	Lighthouse Dr		
GROWTH RATE:	0%	COUNT DATE:	01/25/2023		
		PSF:	1		

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Existing Volume	1122	560	585	1208	650	571	
Peak Volume	1122	560	585	1208	650	571	
Diversion(%)	0	0	0	0	0	0	
Volume after Diversion	1122	560	585	1208	650	571	
Committed Developments							Type / % Complete
10th Street Retail	0	0	0	0	0	0	NR / 0%
Northlake Promenade	3	1	2	22	11	10	NR / 47%
Village Shoppes II	16	9	7	35	17	18	NR / 30%
One Park Place	3	2	2	7	4	4	NR / 50%
Total Committed Developments	22	12	11	64	32	32	
Total Committed Residential	0	0	0	0	0	0	
Total Committed Non-Residential	22	12	11	64	32	32	
Double Count Reduction	0	0	0	0	0	0	
Total Discounted Committed Developments	22	12	11	64	32	32	
Historical Growth	0	0	0	0	0	0	
Comm Dev+1% Growth	139	71	72	190	100	92	
Growth Volume Used	139	71	72	190	100	92	
Total Volume	1261	631	657	1398	750	663	
Lanes			3L				
LOS D Capacity	1948	1150	1150	1948	1150	1150	
Link Meets Test 1?	YES	YES	YES	YES	YES	YES	
LOS E Capacity	1948	1150	1150	1948	1150	1150	
Link Meets Test 2?	YES	YES	YES	YES	YES	YES	

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Prosperity Farms Rd	STATION:	2806		Report Created
CURRENT YEAR:	2023	FROM:	Northlake Blvd		07/11/2023
ANALYSIS YEAR:	2033	TO:	Midpoint		
GROWTH RATE:	0%	COUNT DATE:	01/25/2023		
		PSF:	1		

Link Analysis

Time Period		AM			PM			
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	1122	560	585	1208	650	571		
Peak Volume	1122	560	585	1208	650	571		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	1122	560	585	1208	650	571		
Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	3	1	2	22	11	10	NR	47%
Village Shoppes II	16	9	7	35	17	18	NR	30%
One Park Place	3	2	2	7	4	4	NR	50%
Total Committed Developments	22	12	11	64	32	32		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	22	12	11	64	32	32		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	22	12	11	64	32	32		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	139	71	72	190	100	92		
Growth Volume Used	139	71	72	190	100	92		
Total Volume	1261	631	657	1398	750	663		
Lanes	3L							
LOS D Capacity	1948	1150	1150	1948	1150	1150		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	1948	1150	1150	1948	1150	1150		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Silver Beach Rd
CURRENT YEAR: 2023
ANALYSIS YEAR: 2033
GROWTH RATE: 0%
STATION: 2615
FROM: N Congress Ave
TO: MIDPOINT
COUNT DATE: 01/23/2023
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1079	497	582	1314	654	673
Peak Volume	1079	497	582	1314	654	673
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1079	497	582	1314	654	673

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	5	3	2	43	21	23	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	4	2	2	5	2	2	NR	0%
Silver Beach Industrial	0	0	0	0	0	0	NR	100%
Total Committed Developments	13	7	6	57	28	30		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	13	7	6	57	28	30		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	13	7	6	57	28	30		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	126	59	67	194	96	100		
Growth Volume Used	126	59	67	194	96	100		
Total Volume	1205	556	649	1508	750	773		

Lanes	2L					
LOS D Capacity	1480	880	880	1480	880	880
Link Meets Test 1?	YES	YES	YES	NO	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: Silver Beach Rd
CURRENT YEAR: 2023
ANALYSIS YEAR: 2033
GROWTH RATE: 0%
STATION: 2615
FROM: MIDPOINT
TO: Old Dixie Hwy
COUNT DATE: 01/23/2023
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1079	497	582	1314	654	673
Peak Volume	1079	497	582	1314	654	673
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1079	497	582	1314	654	673

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	5	3	2	43	21	23	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	4	2	2	5	2	2	NR	0%
Silver Beach Industrial	0	0	0	0	0	0	NR	100%
Total Committed Developments	13	7	6	57	28	30		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	13	7	6	57	28	30		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	13	7	6	57	28	30		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	126	59	67	194	96	100		
Growth Volume Used	126	59	67	194	96	100		
Total Volume	1205	556	649	1508	750	773		
Lanes	2L							
LOS D Capacity	1480	880	880	1480	880	880		
Link Meets Test 1?	YES	YES	YES	NO	YES	YES		
LOS E Capacity	1570	880	880	1570	880	880		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Silver Beach Rd
CURRENT YEAR: 2023
ANALYSIS YEAR: 2033
GROWTH RATE: 0%
STATION: 2807
FROM: Old Dixie Hwy
TO: Midpoint
COUNT DATE: 01/23/2023
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	984	471	529	995	523	483
Peak Volume	984	471	529	995	523	483
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	984	471	529	995	523	483

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	5	3	2	43	21	23	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Champs Charter School	2	1	1	1	1	0	NR	65%
One Park Place	1	1	1	3	1	1	NR	50%
The Waterway-East	8	3	5	13	7	5	Res	0%
NPB 7-Eleven	5	3	3	7	4	4	NR	0%
Nautilus 211	23	9	14	29	17	12	Res	0%
Silver Beach Industrial	0	0	0	0	0	0	NR	100%
Berkeley Landing	8	2	7	10	6	3	Res	0%
Island Plaza	1	0	1	7	3	3	NR	70%
Total Committed Developments	53	22	34	113	60	51		
Total Committed Residential	39	14	26	52	30	20		
Total Committed Non-Residential	14	8	8	61	30	31		
Double Count Reduction	3	2	2	12	6	5		
Total Discounted Committed Developments	50	20	32	101	54	46		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	153	69	87	205	109	97		
Growth Volume Used	153	69	87	205	109	97		
Total Volume	1137	540	616	1200	632	580		

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: Silver Beach Rd
CURRENT YEAR: 2023
ANALYSIS YEAR: 2033
GROWTH RATE: 0%
STATION: 2807
FROM: Midpoint
TO: Federal Hwy
COUNT DATE: 01/23/2023
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period	AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	984	471	529	995	523	483		
Peak Volume	984	471	529	995	523	483		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	984	471	529	995	523	483		
Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	5	3	2	43	21	23	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Champs Charter School	2	1	1	1	1	0	NR	65%
One Park Place	1	1	1	3	1	1	NR	50%
The Waterway-East	8	3	5	13	7	5	Res	0%
NPB 7-Eleven	5	3	3	7	4	4	NR	0%
Nautilus 211	23	9	14	29	17	12	Res	0%
Silver Beach Industrial	0	0	0	0	0	0	NR	100%
Berkeley Landing	8	2	7	10	6	3	Res	0%
Island Plaza	1	0	1	7	3	3	NR	70%
Total Committed Developments	53	22	34	113	60	51		
Total Committed Residential	39	14	26	52	30	20		
Total Committed Non-Residential	14	8	8	61	30	31		
Double Count Reduction	3	2	2	12	6	5		
Total Discounted Committed Developments	50	20	32	101	54	46		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	153	69	87	205	109	97		
Growth Volume Used	153	69	87	205	109	97		
Total Volume	1137	540	616	1200	632	580		
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		

Input Data

ROAD NAME:	Federal Hwy	STATION:	2838	Report Created	
CURRENT YEAR:	2022	FROM:	MIDPOINT	07/07/2023	
ANALYSIS YEAR:	2033	TO:	Pga Blvd		
GROWTH RATE:	2.14%	COUNT DATE:	02/15/2022		
		PSF:	1		

Link Analysis

Time Period		AM			PM			
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	1986	1110	941	2452	1423	1029		
Peak Volume	1986	1110	941	2452	1423	1029		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	1986	1110	941	2452	1423	1029		
Committed Developments							Type	% Complete
Northlake Promenade	8	3	5	65	34	31	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Briger East	21	15	6	24	8	16	NR	55%
PGA Waterfront Residential PUD	2	1	1	2	1	1	Res	0%
200 Yacht Club Drive	18	17	1	20	5	14	Res	0%
Total Committed Developments	49	36	13	111	48	62		
Total Committed Residential	20	18	2	22	6	15		
Total Committed Non-Residential	29	18	11	89	42	47		
Double Count Reduction	5	4	1	6	2	4		
Total Discounted Committed Developments	44	32	12	105	46	58		
Historical Growth	521	291	247	643	373	270		
Comm Dev+1% Growth	274	160	121	389	211	177		
Growth Volume Used	521	291	247	643	373	270		
Total Volume	2507	1401	1188	3095	1796	1299		
Lanes	4LD							
LOS D Capacity	3220	1960	1960	3220	1960	1960		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1960	1960	3400	1960	1960		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Federal Hwy
CURRENT YEAR: 2022
ANALYSIS YEAR: 2033
GROWTH RATE: 2.14%
STATION: 2838
FROM: MIDPOINT
TO: Burns Rd
COUNT DATE: 02/15/2022
PSF: 1

Report Created
07/07/2023

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1986	1110	941	2452	1423	1029
Peak Volume	1986	1110	941	2452	1423	1029
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1986	1110	941	2452	1423	1029

Committed Developments							Type	% Complete
Northlake Promenade	8	3	5	65	34	31	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Briger East	21	15	6	24	8	16	NR	55%
PGA Waterfront Residential PUD	2	1	1	2	1	1	Res	0%
200 Yacht Club Drive	18	17	1	20	5	14	Res	0%
Total Committed Developments	49	36	13	111	48	62		
Total Committed Residential	20	18	2	22	6	15		
Total Committed Non-Residential	29	18	11	89	42	47		
Double Count Reduction	5	4	1	6	2	4		
Total Discounted Committed Developments	44	32	12	105	46	58		
Historical Growth	521	291	247	643	373	270		
Comm Dev+1% Growth	274	160	121	389	211	177		
Growth Volume Used	521	291	247	643	373	270		
Total Volume	2507	1401	1188	3095	1796	1299		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Federal Hwy	STATION:	0	Report Created
CURRENT YEAR:	2023	FROM:	Burns Rd	07/07/2023
ANALYSIS YEAR:	2033	TO:	MIDPOINT	
GROWTH RATE:	0%	COUNT DATE:	NA	
		PSF:	0	

Link Analysis

Time Period		AM			PM			
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	0	0	0	0	0	0		
Peak Volume	0	0	0	0	0	0		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	0	0	0	0	0	0		
Committed Developments							Type	% Complete
Northlake Promenade	8	3	5	65	34	31	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Briger East	16	12	4	18	6	12	NR	65%
PGA Waterfront Residential PUD	6	2	4	7	4	3	Res	0%
200 Yacht Club Drive	18	17	1	20	5	14	Res	0%
Total Committed Developments	48	34	14	110	49	60		
Total Committed Residential	24	19	5	27	9	17		
Total Committed Non-Residential	24	15	9	83	40	43		
Double Count Reduction	5	3	1	7	2	4		
Total Discounted Committed Developments	43	31	13	103	47	56		
Historical Growth	0	0	0	0	0	0		
Comm Dev+1% Growth	43	31	13	103	47	56		
Growth Volume Used	43	31	13	103	47	56		
Total Volume	43	31	13	103	47	56		
Lanes	6LD							
LOS D Capacity	4880	2680	2680	4880	2680	2680		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	5150	2830	2830	5150	2830	2830		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME:	Federal Hwy	STATION:	0		Report Created
CURRENT YEAR:	2023	FROM:	Lighthouse Dr		07/07/2023
ANALYSIS YEAR:	2033	TO:	MIDPOINT		
GROWTH RATE:	0%	COUNT DATE:	NA		
		PSF:	0		

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Existing Volume	0	0	0	0	0	0	
Peak Volume	0	0	0	0	0	0	
Diversion(%)	0	0	0	0	0	0	
Volume after Diversion	0	0	0	0	0	0	
Committed Developments							Type % Complete
Northlake Promenade	8	3	5	65	34	31	NR 47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR 30%
Briger East	16	12	4	18	6	12	NR 65%
PGA Waterfront Residential PUD	6	2	4	7	4	3	Res 0%
200 Yacht Club Drive	27	1	26	29	22	8	Res 0%
Total Committed Developments	57	18	39	119	66	54	
Total Committed Residential	33	3	30	36	26	11	
Total Committed Non-Residential	24	15	9	83	40	43	
Double Count Reduction	5	1	2	9	7	3	
Total Discounted Committed Developments	52	17	37	110	59	51	
Historical Growth	0	0	0	0	0	0	
Comm Dev+1% Growth	52	17	37	110	59	51	
Growth Volume Used	52	17	37	110	59	51	
Total Volume	52	17	37	110	59	51	
Lanes	6LD						
LOS D Capacity	4880	2680	2680	4880	2680	2680	
Link Meets Test 1?	YES	YES	YES	YES	YES	YES	
LOS E Capacity	5150	2830	2830	5150	2830	2830	
Link Meets Test 2?	YES	YES	YES	YES	YES	YES	

Input Data

ROAD NAME:	Federal Hwy	STATION:	2832	Report Created	
CURRENT YEAR:	2023	FROM:	Midpoint	07/07/2023	
ANALYSIS YEAR:	2033	TO:	Lighthouse Dr		
GROWTH RATE:	-3.41%	COUNT DATE:	04/03/2023		
		PSF:	1		

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2405	1321	1084	2302	1089	1233
Peak Volume	2405	1321	1084	2302	1089	1233
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2405	1321	1084	2302	1089	1233

Committed Developments							Type	% Complete
Northlake Promenade	13	5	8	108	56	52	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
NPB 7-Eleven	9	5	5	12	6	6	NR	0%
Nautilus 211	15	9	6	19	8	12	Res	0%
200 Yacht Club Drive	14	1	13	15	11	4	Res	0%
Total Committed Developments	51	20	32	154	81	74		
Total Committed Residential	29	10	19	34	19	16		
Total Committed Non-Residential	22	10	13	120	62	58		
Double Count Reduction	4	2	3	9	5	4		
Total Discounted Committed Developments	47	18	29	145	76	70		
Historical Growth	-705	-387	-318	-675	-319	-362		
Comm Dev+1% Growth	299	156	142	386	190	199		
Growth Volume Used	299	156	142	386	190	199		
Total Volume	2704	1477	1226	2688	1279	1432		
Lanes	6LD							
LOS D Capacity	4880	2680	2680	4880	2680	2680		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	5150	2830	2830	5150	2830	2830		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Federal Hwy	STATION:	2832		Report Created
CURRENT YEAR:	2023	FROM:	Northlake Blvd		07/07/2023
ANALYSIS YEAR:	2033	TO:	Midpoint		
GROWTH RATE:	-3.41%	COUNT DATE:	04/03/2023		
		PSF:	1		

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2405	1321	1084	2302	1089	1233
Peak Volume	2405	1321	1084	2302	1089	1233
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2405	1321	1084	2302	1089	1233

Committed Developments							Type	% Complete
Northlake Promenade	13	5	8	108	56	52	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
NPB 7-Eleven	9	5	5	12	6	6	NR	0%
Nautilus 211	15	9	6	19	8	12	Res	0%
200 Yacht Club Drive	14	1	13	15	11	4	Res	0%
Total Committed Developments	51	20	32	154	81	74		
Total Committed Residential	29	10	19	34	19	16		
Total Committed Non-Residential	22	10	13	120	62	58		
Double Count Reduction	4	2	3	9	5	4		
Total Discounted Committed Developments	47	18	29	145	76	70		
Historical Growth	-705	-387	-318	-675	-319	-362		
Comm Dev+1% Growth	299	156	142	386	190	199		
Growth Volume Used	299	156	142	386	190	199		
Total Volume	2704	1477	1226	2688	1279	1432		
Lanes	6LD							
LOS D Capacity	4880	2680	2680	4880	2680	2680		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	5150	2830	2830	5150	2830	2830		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME:	Federal Hwy	STATION:	2800		Report Created
CURRENT YEAR:	2022	FROM:	Northlake Blvd		07/07/2023
ANALYSIS YEAR:	2033	TO:	Northlake Blvd		
GROWTH RATE:	2.27%	COUNT DATE:	03/02/2022		
		PSF:	1		

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB	
Existing Volume	1944	921	1025	2327	1204	1123	
Peak Volume	1944	921	1025	2327	1204	1123	
Diversion(%)	0	0	0	0	0	0	
Volume after Diversion	1944	921	1025	2327	1204	1123	
Committed Developments							Type / % Complete
Northlake Promenade	20	12	8	173	83	90	NR / 47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR / 30%
Palm Beach Outlets	4	2	2	19	10	9	NR / 72%
One Park Place	4	2	2	9	5	5	NR / 50%
NPB 7-Eleven	9	5	5	12	6	6	NR / 0%
Nautilus 211	46	28	19	58	23	35	Res / 0%
200 Yacht Club Drive	2	0	2	2	2	1	Res / 0%
Safe Harbor Riviera Beach	24	4	20	27	20	7	NR / 0%
Total Committed Developments	109	53	58	300	149	153	
Total Committed Residential	48	28	21	60	25	36	
Total Committed Non-Residential	61	25	37	240	124	117	
Double Count Reduction	12	5	5	15	6	9	
Total Discounted Committed Developments	97	48	53	285	143	144	
Historical Growth	544	258	287	651	337	314	
Comm Dev+1% Growth	322	155	172	554	282	274	
Growth Volume Used	544	258	287	651	337	314	
Total Volume	2488	1179	1312	2978	1541	1437	
Lanes	4LD						
LOS D Capacity	3220	1960	1960	3220	1960	1960	
Link Meets Test 1?	YES	YES	YES	YES	YES	YES	
LOS E Capacity	3400	1960	1960	3400	1960	1960	
Link Meets Test 2?	YES	YES	YES	YES	YES	YES	

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Federal Hwy	STATION:	2800		Report Created
CURRENT YEAR:	2022	FROM:	Park Ave		07/07/2023
ANALYSIS YEAR:	2033	TO:	MIDPOINT		
GROWTH RATE:	2.27%	COUNT DATE:	03/02/2022		
		PSF:	1		

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Northlake Promenade	20	12	8	173	83	90	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	9	5	5	12	6	6	NR	0%
Nautilus 211	46	28	19	58	23	35	Res	0%
200 Yacht Club Drive	2	0	2	2	2	1	Res	0%
Safe Harbor Riviera Beach	24	4	20	27	20	7	NR	0%
Total Committed Developments	109	53	58	300	149	153		
Total Committed Residential	48	28	21	60	25	36		
Total Committed Non-Residential	61	25	37	240	124	117		
Double Count Reduction	12	5	5	15	6	9		
Total Discounted Committed Developments	97	48	53	285	143	144		
Historical Growth	544	258	287	651	337	314		
Comm Dev+1% Growth	322	155	172	554	282	274		
Growth Volume Used	544	258	287	651	337	314		
Total Volume	2488	1179	1312	2978	1541	1437		
Lanes	5L							
LOS D Capacity	3220	1960	1960	3220	1960	1960		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1960	1960	3400	1960	1960		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Federal Hwy
CURRENT YEAR: 2022
ANALYSIS YEAR: 2033
GROWTH RATE: 2.27%
STATION: 2800
FROM: Midpoint
TO: Park Ave
COUNT DATE: 03/02/2022
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Northlake Promenade	10	6	4	87	42	45	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
Champs Charter School	5	2	3	2	1	1	NR	65%
One Park Place	3	2	2	7	4	4	NR	50%
The Waterway-East	20	13	7	31	13	19	Res	0%
Nautilus 211	62	37	25	77	31	46	Res	0%
Island Plaza	2	1	1	14	7	7	NR	70%
Safe Harbor Riviera Beach	30	5	25	34	25	9	NR	0%
Total Committed Developments	136	68	69	271	133	140		
Total Committed Residential	82	50	32	108	44	65		
Total Committed Non-Residential	54	18	37	163	89	75		
Double Count Reduction	11	4	7	27	11	15		
Total Discounted Committed Developments	125	64	62	244	122	125		
Historical Growth	544	258	287	651	337	314		
Comm Dev+1% Growth	350	171	181	513	261	255		
Growth Volume Used	544	258	287	651	337	314		
Total Volume	2488	1179	1312	2978	1541	1437		
Lanes	5L							
LOS D Capacity	3220	1770	1770	3220	1770	1770		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1870	1870	3400	1870	1870		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Federal Hwy | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Silver Beach Rd | 07/11/2023
ANALYSIS YEAR: 2033 | TO: Midpoint
GROWTH RATE: 2.27% | COUNT DATE: 03/02/2022
PSF: 1

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Northlake Promenade	10	6	4	87	42	45	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
Champs Charter School	5	2	3	2	1	1	NR	65%
One Park Place	3	2	2	7	4	4	NR	50%
The Waterway-East	20	13	7	31	13	19	Res	0%
Nautilus 211	92	38	55	116	70	46	Res	0%
Island Plaza	2	1	1	14	7	7	NR	70%
Safe Harbor Riviera Beach	30	5	25	34	25	9	NR	0%
Total Committed Developments	166	69	99	310	172	140		
Total Committed Residential	112	51	62	147	83	65		
Total Committed Non-Residential	54	18	37	163	89	75		
Double Count Reduction	11	4	7	33	18	15		
Total Discounted Committed Developments	155	65	92	277	154	125		
Historical Growth	544	258	287	651	337	314		
Comm Dev+1% Growth	380	172	211	546	293	255		
Growth Volume Used	544	258	287	651	337	314		
Total Volume	2488	1179	1312	2978	1541	1437		
Lanes	5L							
LOS D Capacity	3220	1770	1770	3220	1770	1770		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1870	1870	3400	1870	1870		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Broadway
CURRENT YEAR: 2022
ANALYSIS YEAR: 2033
GROWTH RATE: 2.27%
STATION: 2800
FROM: Midpoint
TO: Silver Beach Rd
COUNT DATE: 03/02/2022
PSF: 1

Report Created
07/11/2023

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Northlake Promenade	0	0	0	0	0	0	NR	47%
Wellness Resort	11	3	8	14	8	6	NR	20%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
Australian Plaza	1	0	1	6	3	3	NR	0%
Champs Charter School	7	3	4	3	2	1	NR	65%
The Waterway-East	20	7	13	31	19	13	Res	0%
Nautilus 211	69	28	41	87	52	35	Res	0%
Island Plaza	8	5	3	68	35	34	NR	70%
Safe Harbor Riviera Beach	41	6	35	47	35	13	NR	0%
Total Committed Developments	161	54	107	275	164	114		
Total Committed Residential	89	35	54	118	71	48		
Total Committed Non-Residential	72	19	53	157	93	66		
Double Count Reduction	14	4	11	30	18	12		
Total Discounted Committed Developments	147	50	96	245	146	102		
Historical Growth	544	258	287	651	337	314		
Comm Dev+1% Growth	372	157	215	514	285	232		
Growth Volume Used	544	258	287	651	337	314		
Total Volume	2488	1179	1312	2978	1541	1437		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Broadway	STATION:	2800	Report Created
CURRENT YEAR:	2022	FROM:	Blue Heron Blvd W	07/11/2023
ANALYSIS YEAR:	2033	TO:	Midpoint	
GROWTH RATE:	2.27%	COUNT DATE:	03/02/2022	
		PSF:	1	

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Northlake Promenade	0	0	0	0	0	0	NR	47%
Wellness Resort	11	3	8	14	8	6	NR	20%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
Australian Plaza	1	0	1	6	3	3	NR	0%
Champs Charter School	7	3	4	3	2	1	NR	65%
The Waterway-East	20	7	13	31	19	13	Res	0%
Nautilus 211	69	28	41	87	52	35	Res	0%
Island Plaza	8	3	5	68	34	35	NR	70%
Safe Harbor Riviera Beach	41	6	35	47	35	13	NR	0%
Total Committed Developments	161	52	109	275	163	115		
Total Committed Residential	89	35	54	118	71	48		
Total Committed Non-Residential	72	17	55	157	92	67		
Double Count Reduction	14	3	11	30	18	12		
Total Discounted Committed Developments	147	49	98	245	145	103		
Historical Growth	544	258	287	651	337	314		
Comm Dev+1% Growth	372	156	217	514	284	233		
Growth Volume Used	544	258	287	651	337	314		
Total Volume	2488	1179	1312	2978	1541	1437		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

E-W Street: Northlake Blvd | COUNT DATE: 01/11/2022 | Report Created
N-S STREET: Prosperity Farms Rd | CURRENT YEAR: 2022 | 08/16/2023
TIME PERIOD: AM | ANALYSIS YEAR: 2033
GROWTH RATE: -0.68% | PSF: 1
SIGNAL ID: 17390

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	228	983	16	20	906	58	10	92	48	135	130	154		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	228	983	16	20	906	58	10	92	48	135	130	154		
Committed Developments													Type	% Complete
Avenir	0	57	0	0	60	0	0	0	0	0	0	0	Res	1%
NPB 7-Eleven	0	14	0	0	14	0	0	0	0	0	0	0	NR	0%
Briger East	0	6	0	0	15	0	0	0	0	0	0	0	NR	55%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Northlake Promenade	0	16	0	1	11	1	0	0	2	2	0	0	NR	47%
One Park Place	0	0	2	0	0	0	2	2	0	0	2	0	NR	50%
Palm Beach Outlets	0	2	0	0	3	0	0	0	0	0	0	0	NR	72%
Briger West	0	3	0	0	1	0	0	0	0	0	0	0	Res	40%
Total Committed Developments	0	98	2	1	104	1	2	2	2	2	2	0		
Total Committed Residential	0	60	0	0	61	0	0	0	0	0	0	0		
Total Committed Non-Residential	0	38	2	1	43	1	2	2	2	2	2	0		
Double Count Reduction	0	8	0	0	9	0	0	0	0	0	0	0		
Total Discounted Committed	0	90	2	1	95	1	2	2	2	2	2	0		
Historical Growth	-16	-71	-1	-1	-66	-4	-1	-7	-3	-10	-9	-11		
Comm Dev+1% Growth	26	204	4	3	200	8	3	13	8	18	17	18		
Growth Volume Used	26	204	4	3	200	8	3	13	8	18	17	18		
Total Volume	254	1187	20	23	1106	66	13	105	56	153	147	172		

Input Data

E-W Street: Northlake Blvd | COUNT DATE: 01/11/2022 | Report Created
N-S STREET: Prosperity Farms Rd | CURRENT YEAR: 2022 | 08/16/2023
TIME PERIOD: PM | ANALYSIS YEAR: 2033
GROWTH RATE: -0.68% | PSF: 1
SIGNAL ID: 17390

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	280	878	25	26	1341	64	37	100	63	170	169	260		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	280	878	25	26	1341	64	37	100	63	170	169	260		
Committed Developments													Type	% Complete
Avenir	0	68	0	0	87	0	0	0	0	0	0	0	Res	1%
NPB 7-Eleven	0	19	0	0	19	0	0	0	0	0	0	0	NR	0%
Briger East	0	16	0	0	8	0	0	0	0	0	0	0	NR	55%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Northlake Promenade	0	114	0	11	124	11	0	0	11	11	0	0	NR	47%
One Park Place	0	1	4	0	1	1	4	4	0	1	4	0	NR	50%
Palm Beach Outlets	0	15	0	0	14	0	0	0	0	0	0	0	NR	72%
Briger West	0	2	0	0	4	0	0	0	0	0	0	0	Res	40%
Total Committed Developments	0	235	4	11	257	12	4	4	11	12	4	0		
Total Committed Residential	0	70	0	0	91	0	0	0	0	0	0	0		
Total Committed Non-Residential	0	165	4	11	166	12	4	4	11	12	4	0		
Double Count Reduction	0	18	0	0	23	0	0	0	0	0	0	0		
Total Discounted Committed	0	217	4	11	234	12	4	4	11	12	4	0		
Historical Growth	-20	-63	-2	-2	-97	-5	-3	-7	-5	-12	-12	-19		
Comm Dev+1% Growth	32	319	7	14	389	19	8	16	18	32	24	30		
Growth Volume Used	32	319	7	14	389	19	8	16	18	32	24	30		
Total Volume	312	1197	32	40	1730	83	45	116	81	202	193	290		

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O

Input Data

E-W Street: Northlake Blvd
N-S STREET: Federal Hwy
TIME PERIOD: AM
GROWTH RATE: -1.84%
SIGNAL ID: 17460

COUNT DATE: 01/10/2022
CURRENT YEAR: 2022
ANALYSIS YEAR: 2033
PSF: 1

Report Created
08/16/2023

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	578	60	207	18	47	23	239	498	43	25	508	207		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	578	60	207	18	47	23	239	498	43	25	508	207		
Committed Developments													Type	% Complete
NPB 7-Eleven	5	0	5	0	0	0	5	0	0	0	0	5	NR	0%
200 Yacht Club Drive	0	0	0	0	0	0	0	0	0	0	2	9	Res	0%
Northlake Promenade	**22**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**5**	NR	0%
Nautilus 211	0	0	13	0	0	0	18	9	0	0	6	0	Res	0%
Total Committed Developments	27	0	23	0	0	0	23	9	0	0	24	19		
Total Committed Residential	0	0	13	0	0	0	18	9	0	0	8	9		
Total Committed Non-Residential	27	0	10	0	0	0	5	0	0	0	16	10		
Double Count Reduction	0	0	2	0	0	0	1	0	0	0	2	2		
Total Discounted Committed	27	0	21	0	0	0	22	9	0	0	22	17		
Historical Growth	-107	-11	-38	-3	-9	-4	-44	-92	-8	-5	-94	-38		
Comm Dev+1% Growth	94	7	45	2	5	3	50	67	5	3	81	41		
Growth Volume Used	94	7	45	2	5	3	50	67	5	3	81	41		
Total Volume	672	67	252	20	52	26	289	565	48	28	589	248		

Input Data

E-W Street: Northlake Blvd
N-S STREET: Federal Hwy
TIME PERIOD: PM
GROWTH RATE: -1.84%
SIGNAL ID: 17460

COUNT DATE: 01/10/2022
CURRENT YEAR: 2022
ANALYSIS YEAR: 2033
PSF: 1

Report Created
08/16/2023

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume	430	86	348	29	58	53	374	652	9	54	641	487		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume	430	86	348	29	58	53	374	652	9	54	641	487		
Committed Developments													Type	% Complete
NPB 7-Eleven	6	0	6	0	0	0	6	0	0	0	0	6	NR	0%
200 Yacht Club Drive	7	0	0	0	0	0	0	2	0	0	1	3	Res	0%
One Park Place	0	0	1	0	0	0	1	0	0	0	0	0	NR	50%
Northlake Promenade	**42**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**31**	**10**	NR	0%
Nautilus 211	0	0	23	0	0	0	15	8	0	0	12	0	Res	0%
Total Committed Developments	55	0	40	0	0	0	22	10	0	0	44	19		
Total Committed Residential	7	0	23	0	0	0	15	10	0	0	13	3		
Total Committed Non-Residential	48	0	17	0	0	0	7	0	0	0	31	16		
Double Count Reduction	2	0	3	0	0	0	1	0	0	0	3	1		
Total Discounted Committed	53	0	37	0	0	0	21	10	0	0	41	18		
Historical Growth	-79	-16	-64	-5	-11	-10	-69	-120	-2	-10	-118	-90		
Comm Dev+1% Growth	103	10	77	3	7	6	64	85	1	6	115	74		
Growth Volume Used	103	10	77	3	7	6	64	85	1	6	115	74		
Total Volume	533	96	425	32	65	59	438	737	10	60	756	561		

APPENDIX E

TEST 1 PART 1: INTERSECTION ANALYSIS

Turn Lane Storage Analysis Summary

Intersection	Movement	95th Percentile Queue (ft)	Existing Storage Length (ft)	Additional Storage Required?
Northlake Blvd at US 1	EBL	500	375	Yes[1]
Northlake Blvd at Project Main Driveway	WBL	25	250 + 92' taper	No
Project Main Driveway at US 1	NBL	75	135 + 60' taper	No[2]
Palmetto Dr at US 1	NBL	25	270	No
	EBL	125	36 + 45' taper	Yes[3]
	EBT/R	150	217	No

Notes:

1. For Northlake Boulevard at US 1, the easterly median opening on Northlake Boulevard is proposed to be closed and the eastbound dual left turn lanes will be extended at the US 1 intersection (see Appendix A for the Northlake Promenade Apartments Traffic Performance Standards Review letter dated May 20, 2022).
2. For Project Main Driveway at US 1, the northbound left turn is proposed to be extended to the maximum extent feasible.
3. For Palmetto Drive at US 1, the eastbound left turn is proposed to be extended to the maximum extent feasible.

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
17300	Northlake Bl	Military Tr	1/10/2023	12:00 PM	16	164	538	346	30	408	488	282	30	373	984	137	75	340	912	264	5387
17300	Northlake Bl	Military Tr	1/10/2023	4:45 PM	18	332	936	343	15	384	911	527	17	518	1174	225	45	441	1329	306	7521
17300	Northlake Bl	Military Tr	1/28/2021	7:45 AM	12	190	681	390	8	268	479	230	22	623	1244	266	18	223	645	144	5443
17300	Northlake Bl	Military Tr	1/28/2021	12:00 PM	22	176	515	385	10	567	443	187	23	360	855	177	56	349	866	237	5228
17300	Northlake Bl	Military Tr	1/28/2021	4:45 PM	12	432	841	440	9	434	677	400	37	465	1130	215	37	335	1175	247	6886
17370	Northlake Bl	Old Dixie Hwy	1/12/2022	7:45 AM	0	146	56	139	0	9	70	48	4	39	1327	236	4	166	1164	17	3425
17370	Northlake Bl	Old Dixie Hwy	1/10/2022	12:00 PM	0	205	31	138	0	21	54	24	10	43	1306	185	1	132	1572	15	3737
17370	Northlake Bl	Old Dixie Hwy	1/10/2022	4:45 PM	0	256	67	125	0	9	79	35	9	46	1355	130	2	127	1888	20	4148
17390	Northlake Bl	Prosperity Farms Rd	1/11/2022	7:45 AM	0	10	92	48	5	130	130	154	0	228	983	16	1	19	906	58	2780
17390	Northlake Bl	Prosperity Farms Rd	1/11/2022	12:00 PM	0	47	80	74	0	185	169	201	29	261	1021	31	6	55	1207	66	3432
17390	Northlake Bl	Prosperity Farms Rd	1/11/2022	4:45 PM	0	37	100	63	0	170	169	260	21	259	878	25	2	24	1341	64	3413
17292	Northlake Bl	Ryder Cup Bl/Jog Rd	12/15/2022	7:30 AM	0	147	131	471	0	252	155	37	1	148	1312	160	1	278	402	194	3689
17292	Northlake Bl	Ryder Cup Bl/Jog Rd	12/15/2022	12:00 PM	0	90	75	227	0	258	83	56	0	66	616	113	1	194	640	277	2696
17292	Northlake Bl	Ryder Cup Bl/Jog Rd	12/15/2022	5:00 PM	2	144	111	353	0	247	134	80	0	70	680	136	1	344	1153	243	3698
17292	Northlake Bl	Ryder Cup Bl/Jog Rd	1/5/2021	7:30 AM	0	91	95	347	0	202	105	35	0	105	1039	118	0	185	359	204	2885
17292	Northlake Bl	Ryder Cup Bl/Jog Rd	1/5/2021	12:00 PM	0	79	58	160	0	269	84	55	0	65	458	53	3	137	466	264	2151
17292	Northlake Bl	Ryder Cup Bl/Jog Rd	1/5/2021	5:00 PM	0	141	97	298	0	180	80	69	0	53	507	72	0	279	1076	267	3119
17330	Northlake Bl	Sandtree Dr/Sunrise Dr	3/7/2022	7:45 AM	0	255	6	125	0	70	9	67	78	56	2071	150	11	171	1548	26	4643
17330	Northlake Bl	Sandtree Dr/Sunrise Dr	3/7/2022	12:00 PM	0	347	13	289	0	76	14	58	75	43	1822	148	18	259	1857	32	5051
17330	Northlake Bl	Sandtree Dr/Sunrise Dr	3/7/2022	4:45 PM	0	356	16	191	1	71	4	81	60	54	1901	139	10	179	2186	29	5278
17200	Northlake Bl	Seminole Pratt Whitne	12/12/2022	7:15 AM	2	0	54	445	0	15	37	0	0	0	0	0	0	318	0	18	889
17200	Northlake Bl	Seminole Pratt Whitne	12/12/2022	5:00 PM	0	0	47	344	0	30	89	0	0	0	0	0	0	709	0	37	1256
17200	Northlake Bl	Seminole Pratt Whitne	1/12/2021	7:15 AM	0	0	29	674	0	31	29	0	0	0	0	0	0	284	2	27	1076
17200	Northlake Bl	Seminole Pratt Whitne	1/12/2021	5:00 PM	0	0	40	339	0	27	49	0	0	0	0	0	0	593	0	42	1090
17268	Northlake Bl	Shoppes of Ibis	2/2/2021	7:15 AM	0	88	0	150	0	0	0	0	0	0	2188	265	0	42	507	0	3240
17268	Northlake Bl	Shoppes of Ibis	2/2/2021	12:15 PM	0	196	0	41	0	0	0	0	0	0	679	158	2	25	816	0	1917
17268	Northlake Bl	Shoppes of Ibis	2/2/2021	5:00 PM	0	361	0	26	0	0	0	0	0	0	892	151	0	67	2436	0	3933
17460	Northlake Bl	US-1	1/10/2022	7:45 AM	1	238	498	43	3	22	508	207	1	577	60	207	0	18	47	23	2453
17460	Northlake Bl	US-1	1/10/2022	12:00 PM	14	355	490	13	13	31	476	471	3	518	64	390	0	23	77	47	2985
17460	Northlake Bl	US-1	1/10/2022	4:45 PM	7	367	652	9	3	51	641	487	0	430	86	348	0	29	58	53	3221
42050	Northtree Bl	Jog Rd	9/9/2021	6:30 AM	2	16	837	518	3	536	1387	64	0	87	17	83	0	299	2	438	4289
42050	Northtree Bl	Jog Rd	9/9/2021	2:00 PM	5	83	1238	92	2	173	1078	75	0	51	1	26	0	76	4	192	3096
42050	Northtree Bl	Jog Rd	9/9/2021	4:45 PM	2	58	1928	178	0	266	1109	80	1	69	5	44	0	85	6	184	4015
31110	Nottingham Bl	US-1/Dixie Hwy	11/9/2021	7:30 AM	0	28	876	5	0	21	490	10	0	37	13	38	1	2	3	8	1532
31110	Nottingham Bl	US-1/Dixie Hwy	11/9/2021	12:00 PM	0	26	573	11	0	11	572	24	0	20	4	36	0	2	4	10	1293
31110	Nottingham Bl	US-1/Dixie Hwy	11/9/2021	5:00 PM	0	41	683	3	0	24	884	26	0	18	7	44	0	7	6	9	1752

CMA INTERSECTION ANALYSIS

VILLAGE PLACE

NORTHLAKE BOULEVARD AND PROSPERITY FARMS ROAD

09/19/22
Revised 08/01/23
Revised 08/21/23
Revised 09/13/23

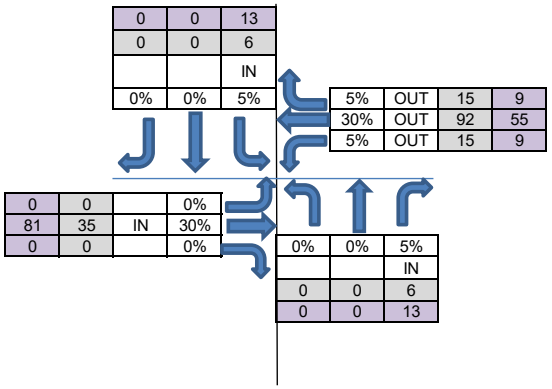
TRIPS

	IN	OUT
AM	117	308
PM	269	182

INPUT DATA

Comments:

Area Wide Growth Rate = 1.00% Peak Season = 1.03 Current Year = 2022 Buildout Year = 2033



AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2022)	10	92	48	135	130	154	228	983	16	20	906	58	
Peak Season Adjustment	0	3	1	4	4	5	7	29	0	1	27	2	
Background Traffic Growth	1	11	6	16	15	18	27	117	2	2	108	7	331
1.0% Background Growth	1	11	6	16	15	18	27	117	2	2	108	7	530
Major Projects Traffic	2	2	2	2	2	0	0	90	2	1	95	1	
1% BGR + Major Projects	3	13	8	18	17	18	27	207	4	3	203	8	
Project Traffic	0	0	6	6	0	0	0	35	0	15	92	15	
Total	**13**	**108**	**63**	**163**	**151**	**177**	**262**	**1255**	**20**	**39**	**1228**	**83**	
Approach Total		**184**			**491**			**1,537**			**1,350**		

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	2	<	1	1	1	1	3	<	1	3	<
Per Lane Volume	13	85		163	151	177	262	425		39	437	
Right on Red			10			60			10			10
Overlaps Left			39			262			13			163
Adj. Per Lane Volume	13	75		163	151	0	262	415		39	427	
Through/Right Volume		75			151			415			427	
Opposing Left Turns		163			13			39			262	
Critical Volume for Approach		239			165			454			689	
Critical Volume for Direction		239						689				
Intersection Critical Volume	**928**											
STATUS?*	**UNDER**											

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2022)	37	100	63	170	169	260	280	878	25	26	1341	64	
Peak Season Adjustment	1	3	2	5	5	8	8	26	1	1	40	2	
Background Traffic Growth	4	12	8	20	20	31	33	105	3	3	160	8	407
1.0% Background Growth	4	12	8	20	20	31	33	105	3	3	160	8	920
Major Projects Traffic	4	4	11	12	4	0	0	217	4	11	234	12	
1% BGR + Major Projects	8	16	19	32	24	31	33	322	7	14	394	20	
Project Traffic	0	0	13	13	0	0	0	81	0	9	55	9	
Total	**47**	**119**	**96**	**220**	**198**	**299**	**322**	**1307**	**33**	**50**	**1830**	**95**	
Approach Total		**262**			**717**			**1,661**			**1,974**		

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	2	<	1	1	1	1	3	<	1	3	<
Per Lane Volume	47	108		220	198	299	322	447		50	642	
Right on Red			10			60			10			10
Overlaps Left			50			322			47			220
Adj. Per Lane Volume	47	98		220	198	0	322	437		50	632	
Through/Right Volume		98			198			437			632	
Opposing Left Turns		220			47			50			322	
Critical Volume for Approach		318			245			486			953	
Critical Volume for Direction		318						953				
Intersection Critical Volume	**1,271**											
STATUS?*	**NEAR**											

*Per the PBC 1989 Comprehensive Plan (revised 8/22/2019), the intersection of Northlake Boulevard at Prosperity Farms Road has a CRALLS designation of a 1500 CMA threshold.

CMA INTERSECTION ANALYSIS
VILLAGE PLACE
NORTHLAKE BOULEVARD AND US 1

09/19/22
Revised 08/01/23
Revised 08/21/23
Revised 09/13/23

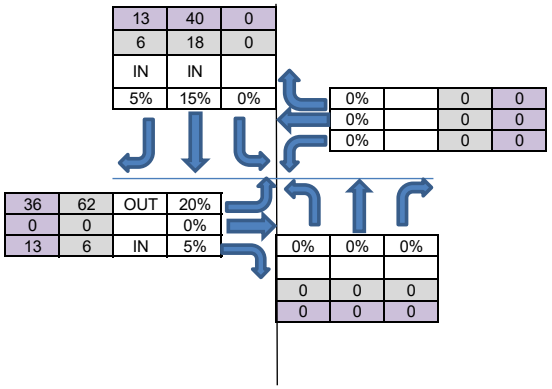
TRIPS

	IN	OUT
AM	117	308
PM	269	182

INPUT DATA

Comments:

Area Wide Growth Rate = 1.00% Peak Season = 1.00 Current Year = 2022 Buildout Year = 2033



AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2022)	239	498	43	25	508	207	578	60	207	18	47	23	
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	
Background Traffic Growth	28	58	5	3	59	24	67	7	24	2	5	3	284
1.0% Background Growth	28	58	5	3	59	24	67	7	24	2	5	3	402
Major Projects Traffic	22	9	0	0	22	17	27	0	21	0	0	0	
1% BGR + Major Projects	50	67	5	3	81	41	94	7	45	2	5	3	
Project Traffic	0	0	0	0	18	6	62	0	6	0	0	0	
Total	**289**	**565**	**48**	**28**	**607**	**254**	**734**	**67**	**258**	**20**	**52**	**26**	
Approach Total		**901**			**889**			**1,059**			**98**		

CRITICAL VOLUME ANALYSIS

No. of Lanes	2	2	<	1	2	1	2	1	1	1	1	1
Per Lane Volume	144	306		28	303	254	367	67	258	20	52	26
Right on Red			10			60			60			60
Overlaps Left			20			367			144			28
Adj. Per Lane Volume	144	296		28	303	0	367	67	54	20	52	0
Through/Right Volume		296			303			67			52	
Opposing Left Turns		28			144			20			367	
Critical Volume for Approach		324			448			87			419	
Critical Volume for Direction		448						419				
Intersection Critical Volume	**867**											
STATUS?	**UNDER**											

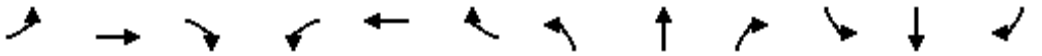
PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2022)	374	652	9	54	641	487	430	86	348	29	58	53	
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	
Background Traffic Growth	43	75	1	6	74	56	50	10	40	3	7	6	373
1.0% Background Growth	43	75	1	6	74	56	50	10	40	3	7	6	553
Major Projects Traffic	21	10	0	0	41	18	53	0	37	0	0	0	
1% BGR + Major Projects	64	85	1	6	115	74	103	10	77	3	7	6	
Project Traffic	0	0	0	0	40	13	36	0	13	0	0	0	
Total	**438**	**737**	**10**	**60**	**796**	**574**	**569**	**96**	**438**	**32**	**65**	**59**	
Approach Total		**1,186**			**1,431**			**1,103**			**156**		

CRITICAL VOLUME ANALYSIS

No. of Lanes	2	2	<	1	2	1	2	1	1	1	1	1
Per Lane Volume	219	374		60	398	574	284	96	438	32	65	59
Right on Red			10			60			60			60
Overlaps Left			32			284			219			60
Adj. Per Lane Volume	219	364		60	398	230	284	96	159	32	65	0
Through/Right Volume		364			398			159			65	
Opposing Left Turns		60			219			32			284	
Critical Volume for Approach		424			617			191			349	
Critical Volume for Direction		617						349				
Intersection Critical Volume	**966**											
STATUS?	**UNDER**											

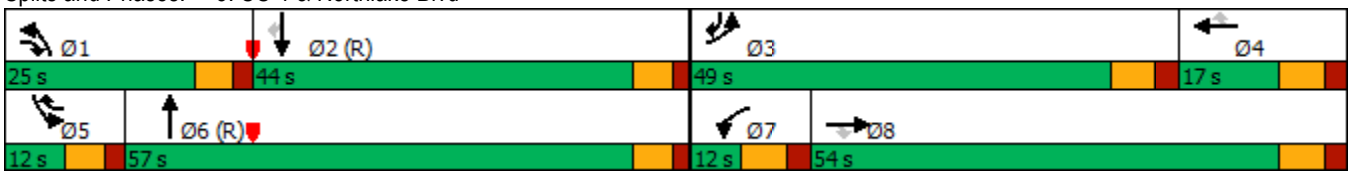


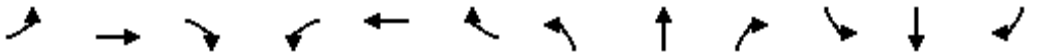
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	734	67	258	20	52	26	289	565	48	28	607	254
Future Volume (vph)	734	67	258	20	52	26	289	565	48	28	607	254
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.97	1.00	1.00	1.00	1.00	1.00	0.97	0.95	0.95	1.00	0.95	1.00
Frt			0.850			0.850		0.988				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	1863	1583	1770	1863	1583	3433	3497	0	1770	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3433	1863	1583	1770	1863	1583	3433	3497	0	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			107			186		8				216
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		936			579			652			545	
Travel Time (s)		21.3			13.2			14.8			12.4	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	773	71	272	21	55	27	304	595	51	29	639	267
Shared Lane Traffic (%)												
Lane Group Flow (vph)	773	71	272	21	55	27	304	646	0	29	639	267
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA		Prot	NA	pm+ov
Protected Phases	3	8	1	7	4	5	1	6		5	2	3
Permitted Phases			8			4						2
Detector Phase	3	8	1	7	4	5	1	6		5	2	3
Switch Phase												
Minimum Initial (s)	4.0	5.0	4.0	4.0	5.0	4.0	4.0	10.0		4.0	10.0	4.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Split (s)	11.0	12.0	10.0	11.0	12.0	10.0	10.0	16.0		10.0	16.0	11.0
Total Split (s)	49.0	54.0	25.0	12.0	17.0	12.0	25.0	57.0		12.0	44.0	49.0
Total Split (%)	36.3%	40.0%	18.5%	8.9%	12.6%	8.9%	18.5%	42.2%		8.9%	32.6%	36.3%
Maximum Green (s)	42.0	47.0	19.0	5.0	10.0	6.0	19.0	51.0		6.0	38.0	42.0
Yellow Time (s)	4.5	4.5	4.0	4.5	4.5	4.0	4.0	4.0		4.0	4.0	4.5
All-Red Time (s)	2.5	2.5	2.0	2.5	2.5	2.0	2.0	2.0		2.0	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	6.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0	7.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max		None	C-Max	None
Act Effct Green (s)	36.4	42.4	66.1	5.0	8.8	19.8	16.7	62.1		6.6	49.7	92.1
Actuated g/C Ratio	0.27	0.31	0.49	0.04	0.07	0.15	0.12	0.46		0.05	0.37	0.68
v/c Ratio	0.83	0.12	0.33	0.32	0.45	0.07	0.72	0.40		0.34	0.49	0.23
Control Delay	24.1	7.8	3.3	76.6	72.4	0.3	66.8	27.5		72.8	37.1	2.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	24.1	7.8	3.3	76.6	72.4	0.3	66.8	27.5		72.8	37.1	2.7
LOS	C	A	A	E	E	A	E	C		E	D	A
Approach Delay		18.0			54.4			40.1			28.4	
Approach LOS		B			D			D			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 135			
Actuated Cycle Length: 135			
Offset: 25 (19%), Referenced to phase 2:SBT and 6:NBT, Start of Green			
Natural Cycle: 70			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.83			
Intersection Signal Delay: 29.1		Intersection LOS: C	
Intersection Capacity Utilization 68.5%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 3: US-1 & Northlake Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	734	67	258	20	52	26	289	565	48	28	607	254
Future Volume (veh/h)	734	67	258	20	52	26	289	565	48	28	607	254
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	773	71	209	21	55	0	304	595	40	29	639	204
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	875	526	612	29	83	103	363	1654	111	37	1439	1044
Arrive On Green	0.08	0.09	0.09	0.02	0.04	0.00	0.10	0.49	0.49	0.02	0.41	0.41
Sat Flow, veh/h	3456	1870	1585	1781	1870	1585	3456	3379	227	1781	3554	1585
Grp Volume(v), veh/h	773	71	209	21	55	0	304	312	323	29	639	204
Grp Sat Flow(s),veh/h/ln	1728	1870	1585	1781	1870	1585	1728	1777	1830	1781	1777	1585
Q Serve(g_s), s	29.9	4.7	14.4	1.6	3.9	0.0	11.7	14.7	14.8	2.2	17.6	6.8
Cycle Q Clear(g_c), s	29.9	4.7	14.4	1.6	3.9	0.0	11.7	14.7	14.8	2.2	17.6	6.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.12	1.00		1.00
Lane Grp Cap(c), veh/h	875	526	612	29	83	103	363	869	895	37	1439	1044
V/C Ratio(X)	0.88	0.13	0.34	0.73	0.67	0.00	0.84	0.36	0.36	0.79	0.44	0.20
Avail Cap(c_a), veh/h	1075	651	718	66	139	150	486	869	895	79	1439	1044
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.64	0.64	0.64	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	59.9	46.1	37.7	66.1	63.5	0.0	59.3	21.4	21.4	65.8	29.1	9.0
Incr Delay (d2), s/veh	5.1	0.1	0.2	29.4	8.9	0.0	9.4	1.2	1.1	30.3	1.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	19.6	4.1	9.4	1.7	3.7	0.0	9.5	10.6	10.9	2.4	12.3	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	64.9	46.2	37.9	95.5	72.4	0.0	68.7	22.5	22.5	96.1	30.1	9.5
LnGrp LOS	E	D	D	F	E	A	E	C	C	F	C	A
Approach Vol, veh/h		1053			76			939			872	
Approach Delay, s/veh		58.3			78.8			37.5			27.5	
Approach LOS		E			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.2	60.7	41.2	13.0	8.8	72.1	9.2	45.0
Change Period (Y+Rc), s	6.0	6.0	7.0	7.0	6.0	6.0	7.0	7.0
Max Green Setting (Gmax), s	19.0	38.0	42.0	10.0	6.0	51.0	5.0	47.0
Max Q Clear Time (g_c+I1), s	13.7	19.6	31.9	5.9	4.2	16.8	3.6	16.4
Green Ext Time (p_c), s	0.5	4.9	2.3	0.1	0.0	4.3	0.0	1.1

Intersection Summary	
HCM 6th Ctrl Delay	43.0
HCM 6th LOS	D

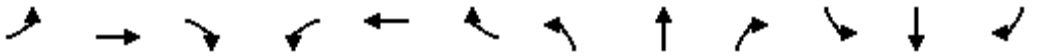
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	569	96	438	32	65	59	438	737	10	60	796	574
Future Volume (vph)	569	96	438	32	65	59	438	737	10	60	796	574
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.97	1.00	1.00	1.00	1.00	1.00	0.97	0.95	0.95	1.00	0.95	1.00
Frt			0.850			0.850		0.998				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	1863	1583	1770	1863	1583	3433	3532	0	1770	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3433	1863	1583	1770	1863	1583	3433	3532	0	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			73			167		1				135
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		936			579			652			545	
Travel Time (s)		21.3			13.2			14.8			12.4	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	599	101	461	34	68	62	461	776	11	63	838	604
Shared Lane Traffic (%)												
Lane Group Flow (vph)	599	101	461	34	68	62	461	787	0	63	838	604
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Prot	NA	pm+ov	Prot	NA	pm+ov	Prot	NA		Prot	NA	pm+ov
Protected Phases	3	8	1	7	4	5	1	6		5	2	3
Permitted Phases			8			4						2
Detector Phase	3	8	1	7	4	5	1	6		5	2	3
Switch Phase												
Minimum Initial (s)	4.0	5.0	4.0	4.0	5.0	4.0	4.0	10.0		4.0	10.0	4.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Split (s)	11.0	12.0	10.0	11.0	12.0	10.0	10.0	16.0		10.0	16.0	11.0
Total Split (s)	40.0	45.0	35.0	13.0	18.0	17.0	35.0	75.0		17.0	57.0	40.0
Total Split (%)	26.7%	30.0%	23.3%	8.7%	12.0%	11.3%	23.3%	50.0%		11.3%	38.0%	26.7%
Maximum Green (s)	33.0	38.0	29.0	6.0	11.0	11.0	29.0	69.0		11.0	51.0	33.0
Yellow Time (s)	4.5	4.5	4.0	4.5	4.5	4.0	4.0	4.0		4.0	4.0	4.5
All-Red Time (s)	2.5	2.5	2.0	2.5	2.5	2.0	2.0	2.0		2.0	2.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	6.0	7.0	7.0	6.0	6.0	6.0		6.0	6.0	7.0
Lead/Lag	Lead	Lag	Lead	Lead	Lag	Lead	Lead	Lag		Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max		None	C-Max	None
Act Effct Green (s)	30.9	34.5	67.0	5.9	9.7	23.6	25.5	76.4		9.6	60.6	97.5
Actuated g/C Ratio	0.21	0.23	0.45	0.04	0.06	0.16	0.17	0.51		0.06	0.40	0.65
v/c Ratio	0.85	0.24	0.62	0.49	0.56	0.16	0.79	0.44		0.56	0.59	0.56
Control Delay	53.9	28.6	17.2	94.3	85.7	0.9	69.9	25.8		86.3	39.3	14.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	53.9	28.6	17.2	94.3	85.7	0.9	69.9	25.8		86.3	39.3	14.5
LOS	D	C	B	F	F	A	E	C		F	D	B
Approach Delay		37.1			55.4			42.1			31.3	
Approach LOS		D			E			D			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 35 (23%), Referenced to phase 2:SBT and 6:NBT, Start of Green			
Natural Cycle: 75			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.85			
Intersection Signal Delay: 37.2		Intersection LOS: D	
Intersection Capacity Utilization 73.2%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: US-1 & Northlake Blvd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	569	96	438	32	65	59	438	737	10	60	796	574
Future Volume (veh/h)	569	96	438	32	65	59	438	737	10	60	796	574
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	599	101	398	34	68	0	461	776	0	63	838	541
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	664	423	598	44	109	164	522	1887	0	80	1510	978
Arrive On Green	0.13	0.15	0.15	0.02	0.06	0.00	0.15	0.53	0.00	0.05	0.43	0.43
Sat Flow, veh/h	3456	1870	1585	1781	1870	1585	3456	3647	0	1781	3554	1585
Grp Volume(v), veh/h	599	101	398	34	68	0	461	776	0	63	838	541
Grp Sat Flow(s),veh/h/ln	1728	1870	1585	1781	1870	1585	1728	1777	0	1781	1777	1585
Q Serve(g_s), s	25.6	7.1	30.9	2.8	5.3	0.0	19.6	19.7	0.0	5.3	26.6	29.8
Cycle Q Clear(g_c), s	25.6	7.1	30.9	2.8	5.3	0.0	19.6	19.7	0.0	5.3	26.6	29.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	664	423	598	44	109	164	522	1887	0	80	1510	978
V/C Ratio(X)	0.90	0.24	0.67	0.78	0.62	0.00	0.88	0.41	0.00	0.79	0.55	0.55
Avail Cap(c_a), veh/h	760	474	641	71	137	188	668	1887	0	131	1510	978
HCM Platoon Ratio	0.67	0.67	0.67	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.87	0.87	0.87	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	64.0	52.3	42.5	72.8	69.0	0.0	62.4	21.1	0.0	70.9	32.4	16.7
Incr Delay (d2), s/veh	11.5	0.3	2.1	25.1	5.7	0.0	11.0	0.7	0.0	15.3	1.5	2.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	18.2	6.3	18.6	2.9	4.9	0.0	14.5	13.2	0.0	5.0	17.5	16.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	75.5	52.5	44.5	97.9	74.7	0.0	73.4	21.8	0.0	86.2	33.9	18.9
LnGrp LOS	E	D	D	F	E	A	E	C	A	F	C	B
Approach Vol, veh/h		1098			102			1237			1442	
Approach Delay, s/veh		62.2			82.4			41.0			30.6	
Approach LOS		E			F			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	28.7	69.8	35.8	15.8	12.8	85.7	10.7	40.9
Change Period (Y+Rc), s	6.0	6.0	7.0	7.0	6.0	6.0	7.0	7.0
Max Green Setting (Gmax), s	29.0	51.0	33.0	11.0	11.0	69.0	6.0	38.0
Max Q Clear Time (g_c+I1), s	21.6	31.8	27.6	7.3	7.3	21.7	4.8	32.9
Green Ext Time (p_c), s	1.1	8.1	1.2	0.1	0.0	6.6	0.0	1.0

Intersection Summary	
HCM 6th Ctrl Delay	44.2
HCM 6th LOS	D

CONTROLLER TIME SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	NORTHLAKE BLVD AND US 1	CONTROLLER TYPE:	NAZTEC
SIGNAL #	17460	SYSTEM #	730

PHASE NUMBER	BOUND	TIMING INTERVAL													
		MIN GREEN	GAP EXT	MAX 1	MAX 2	YEL CLR	RED CLR	WALK	PED CLR	MIN RCL	MAX RCL	PED RCL	PHASE ENABLE	LOCKED CALLS	DETECTOR SETTINGS
1	NBLT	4.0	2.0	30.0	20.0	4.0	2.0	0.0	0.0	0			1	0	OD1:NORMAL
2	SB	20.0	4.0	45.0	35.0	4.0	2.0	5.0	22.0	1			1	1	OD2:NORMAL
3	EBLT	4.0	3.0	35.0	15.0	4.5	2.5	0.0	0.0	0			1	0	OD3:NORMAL
4	WB	6.0	2.0	20.0	10.0	4.5	3.0	0.0	0.0	0			1	0	OD4:NORMAL
5	SBLT	4.0	2.0	15.0	8.0	4.0	2.0	0.0	0.0	0			1	0	OD5:NORMAL
6	NB	20.0	4.0	45.0	35.0	4.0	2.0	5.0	12.0	1			1	1	OD6:NORMAL
7	WBLT	4.0	2.0	15.0	8.0	4.5	2.5	0.0	0.0	0			1	0	OD7:NORMAL
8	EB	6.0	2.0	20.0	15.0	4.5	3.0	5.0	23.0	0			1	0	OD8:NORMAL

PRE-EMPTION TIMING								
	DELAY BEFORE	GREEN BEFORE	PRE-EMPT LOCK	TRACK CLR Φ	TRACK CLR GREEN	DWELL Φ	MIN DWELL	EXIT Φ
R/R								
BRIDGE								
FIRE STN								
BUS								

SPECIAL FUNCTIONS						
	START Φ	DUAL ENTRY	DET SWITCH	OUT OF FLASH	INTO FLASH	
	2,6	2,4,6,8	NO	2,6	4,8	

Notes:

1. *REFER TO THE SYSTEM TIMING.*
2. *UPDATES IN CLEARANCES, CYCLE LENGTH, OFFSETS, SPLITS, AND ALT TABLES.*
3.
4.

TIME SHEET PREPARED BY:	CEDRIC T ANDERSON	DATE:	1/3/2022	APPROVED BY:	SUNIL GYAWALI, P.E PTOE	DATE:	1/11/2022

SYSTEM TIMING SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	NORTHLAKE BLVD AND US 1			CONTROLLER TYPE:	NAZTEC
SYSTEM:		SIGNAL #	17460	SYSTEM #	730

TOD SCHEDULER											
WEEKDAY				WEEKEND							
				SATURDAY				SUNDAY			
TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN
0:00	21	6:30	2	0:00	21	8:00	4	0:00	21	8:00	4
9:00	4	11:30	1	10:00	5	15:00	4	10:00	5	15:00	4
13:30	3	18:00	4	21:00	21			21:00	21		
22:00	21										

TIMING PLANS													
PATTERN		1		2		3		4		5		6	
CYCLE LENGTH (SEC)		120		135		150		100		120			
OFFSET (SEC)		30		116		140		0		25			
COORDINATED PHASE		6		2		2		6		6			
SEQUENCE		2		3		1		2		2			
ALT TIMING PLAN		1		2		3		4		5			
		SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE
FORCE-OFF 1 (SEC)	NBLT	29	NON	26	MAX	38	NON	19	NON	29	NON		NON
FORCE-OFF 2 (SEC)	SB	35	MAX	43	MAX	46	MAX	32	MAX	35	MAX		MAX
FORCE-OFF 3 (SEC)	EBLT	33	NON	46	NON	43	NON	32	NON	33	NON		NON
FORCE-OFF 4 (SEC)	WB	23	NON	20	NON	23	NON	17	NON	23	NON		NON
FORCE-OFF 5 (SEC)	SBLT	15	MAX	22	NON	20	NON	15	MAX	15	NON		NON
FORCE-OFF 6 (SEC)	NB	49	MAX	47	MAX	64	MAX	36	MAX	49	MAX		MAX
FORCE-OFF 7 (SEC)	WBLT	17	NON	20	NON	20	NON	13	NON	17	NON		NON
FORCE-OFF 8 (SEC)	EB	39	NON	46	NON	46	NON	36	NON	39	NON		NON

Special Features:

1)

2)

3)

TIME SHEET CREATED	CEDRIC T ANDERSON	DATE:	1/3/2022
APPROVED BY:	SUNIL GYAWALI, P.E PTOE	DATE:	1/11/2022

[1.1.6.1] ALTERNATE TIMING SHEET

INTERSECTION:	NORTHLAKE BLVD AND US 1										SIGNAL #	17460						SYSTEM #	730
	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR		MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 1											ALT TIMING PLAN 2									
1	4.0	2.0	26.0		4.0	2.0	0.0	0.0	1		1	4.0	2.0	23.0		4.0	2.0	0.0	0.0	1	
2	20.0	4.0	32.0		4.0	2.0	5.0	22.0	2		2	20.0	4.0	40.0		4.0	2.0	5.0	22.0	2	
3	4.0	3.0	30.0		4.5	2.5	0.0	0.0	3		3	4.0	3.0	43.0		4.5	2.5	0.0	0.0	3	
4	6.0	2.0	20.0		4.5	3.0	0.0	0.0	4		4	6.0	2.0	17.0		4.5	3.0	0.0	0.0	4	
5	4.0	2.0	12.0		4.0	2.0	0.0	0.0	5		5	4.0	2.0	19.0		4.0	2.0	0.0	0.0	5	
6	20.0	4.0	46.0		4.0	2.0	5.0	12.0	6		6	20.0	4.0	44.0		4.0	2.0	5.0	12.0	6	
7	4.0	2.0	14.0		4.5	2.5	0.0	0.0	7		7	4.0	2.0	17.0		4.5	2.5	0.0	0.0	7	
8	6.0	2.0	20.0		4.5	3.0	5.0	23.0	8		8	6.0	2.0	20.0		4.5	3.0	5.0	23.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR		MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 3											ALT TIMING PLAN 4									
1	4.0	2.0	35.0		4.0	2.0	0.0	0.0	1		1	4.0	2.0	16.0		4.0	2.0	0.0	0.0	1	
2	20.0	4.0	43.0		4.0	2.0	5.0	22.0	2		2	20.0	4.0	29.0		4.0	2.0	5.0	22.0	2	
3	4.0	3.0	40.0		4.5	2.5	0.0	0.0	3		3	4.0	3.0	29.0		4.5	2.5	0.0	0.0	3	
4	6.0	2.0	20.0		4.5	3.0	0.0	0.0	4		4	6.0	2.0	17.0		4.5	3.0	0.0	0.0	4	
5	4.0	2.0	17.0		4.0	2.0	0.0	0.0	5		5	4.0	2.0	12.0		4.0	2.0	0.0	0.0	5	
6	20.0	4.0	61.0		4.0	2.0	5.0	12.0	6		6	20.0	4.0	33.0		4.0	2.0	5.0	12.0	6	
7	4.0	2.0	17.0		4.5	2.5	0.0	0.0	7		7	4.0	2.0	10.0		4.5	2.5	0.0	0.0	7	
8	6.0	2.0	20.0		4.5	3.0	5.0	23.0	8		8	6.0	2.0	17.0		4.5	3.0	5.0	23.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 5									
1	4.0	2.0	26.0		4.0	2.0	0.0	0.0	1	
2	20.0	4.0	32.0		4.0	2.0	5.0	22.0	2	
3	4.0	3.0	30.0		4.5	2.5	0.0	0.0	3	
4	6.0	2.0	18.0		4.5	3.0	0.0	0.0	4	
5	4.0	2.0	12.0		4.0	2.0	0.0	0.0	5	
6	20.0	4.0	46.0		4.0	2.0	5.0	12.0	6	
7	4.0	2.0	14.0		4.5	2.5	0.0	0.0	7	
8	6.0	2.0	18.0		4.5	3.0	5.0	23.0	8	

ALT TIMING PLAN ASSIGNMENTS	
ALT TIMING PLAN 1	PATTERN 1
ALT TIMING PLAN 2	PATTERN 2
ALT TIMING PLAN 3	PATTERN 3
ALT TIMING PLAN 4	PATTERN 4
ALT TIMING PLAN 5	PATTERN 5

NOTES;	

TIME SHEET CREATED BY:	CEDRIC T ANDERSON	DATE	1/3/2022
APPROVED BY:	SUNIL GYAWALI, P.E PTOE	DATE	1/11/2022

CMA INTERSECTION ANALYSIS
VILLAGE PLACE
PALMETTO DRIVE AND US 1

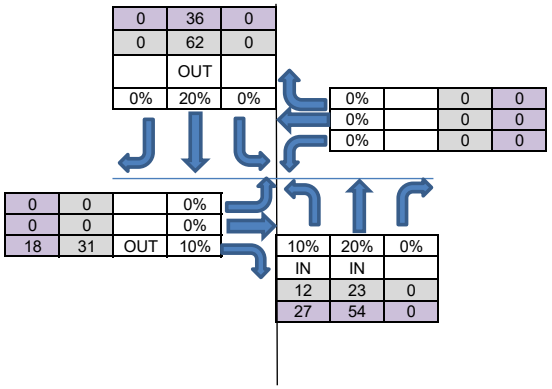
09/19/22
Revised 08/01/23
Revised 08/21/23
Revised 09/13/23

TRIPS	IN	OUT
AM	117	308
PM	269	182

INPUT DATA

Comments:

Area Wide Growth Rate = 1.00% Peak Season = 1.07 Current Year = 2021 Buildout Year = 2033



AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2021)	21	758	15	51	934	46	56	7	27	47	4	40	
Peak Season Adjustment	1	53	1	4	65	3	4	0	2	3	0	3	
Background Traffic Growth	3	103	2	7	127	6	8	1	4	6	1	5	272
1.0% Background Growth	3	103	2	7	127	6	8	1	4	6	1	5	373
Major Projects Traffic*	0	48	0	0	53	0	0	0	0	0	0	0	
1% BGR + Major Projects	3	151	2	7	180	6	8	1	4	6	1	5	
Project Traffic	12	23	0	0	62	0	0	0	31	0	0	0	
Total	**37**	**985**	**18**	**61**	**1241**	**55**	**68**	**8**	**64**	**57**	**5**	**48**	
Approach Total		**1,040**			**1,358**			**140**			**110**		

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	2	<	1	2	1	1	1	<	1	1	<
Per Lane Volume	37	502		61	621	55	68	72		57	53	
Right on Red			10			60			10			10
Overlaps Left			57			68			37			61
Adj. Per Lane Volume	37	492		61	621	0	68	62		57	43	
Through/Right Volume		492			621			62			43	
Opposing Left Turns		61			37			57			68	
Critical Volume for Approach		553			658			119			111	
Critical Volume for Direction		658						119				
Intersection Critical Volume	**777**											
STATUS?	**UNDER**											

PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

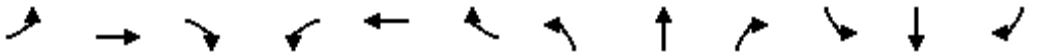
	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2022)	34	890	57	75	821	53	46	17	51	22	10	64	
Peak Season Adjustment	2	62	4	5	57	4	3	1	4	2	1	4	
Background Traffic Growth	5	121	8	10	111	7	6	2	7	3	1	9	290
1.0% Background Growth	5	121	8	10	111	7	6	2	7	3	1	9	577
Major Projects Traffic*	0	143	0	0	144	0	0	0	0	0	0	0	
1% BGR + Major Projects	5	264	8	10	255	7	6	2	7	3	1	9	
Project Traffic	27	54	0	0	36	0	0	0	18	0	0	0	
Total	**68**	**1270**	**69**	**90**	**1170**	**64**	**55**	**20**	**79**	**27**	**12**	**77**	
Approach Total		**1,407**			**1,324**			**155**			**116**		

CRITICAL VOLUME ANALYSIS

No. of Lanes	1	2	<	1	2	1	1	1	<	1	1	<
Per Lane Volume	68	669		90	585	64	55	100		27	89	
Right on Red			10			60			10			10
Overlaps Left			27			55			68			90
Adj. Per Lane Volume	68	659		90	585	0	55	90		27	79	
Through/Right Volume		659			585			90			79	
Opposing Left Turns		90			68			27			55	
Critical Volume for Approach		750			653			117			135	
Critical Volume for Direction		750						135				
Intersection Critical Volume	**885**											
STATUS?	**UNDER**											

* Major Projects based on TPS link report for US 1 between Northlake Boulevard and Park Avenue (Station 2800).

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
64021	Palmetto Park Rd	Lyons Rd	10/18/2021	5:00 PM	1	175	565	365	0	243	842	150	1	141	935	233	34	475	1190	319	5669
64021	Palmetto Park Rd	Lyons Rd	1/22/2020	7:45 AM	1	252	869	917	1	313	585	52	0	175	1672	201	8	223	726	97	6092
64021	Palmetto Park Rd	Lyons Rd	1/22/2020	12:15 PM	1	177	366	271	1	278	811	107	1	164	816	162	20	365	810	102	4452
64021	Palmetto Park Rd	Lyons Rd	1/22/2020	5:00 PM	2	343	815	436	1	287	1627	92	0	222	893	331	39	625	1415	197	7325
64048	Palmetto Park Rd	Palmetto Cir N/Boca D	5/24/2021	7:30 AM	0	260	146	115	0	123	76	293	0	192	2341	167	0	16	752	98	4579
64048	Palmetto Park Rd	Palmetto Cir N/Boca D	5/24/2021	12:15 PM	0	188	63	90	0	89	36	112	1	99	1330	121	9	20	1033	45	3236
64048	Palmetto Park Rd	Palmetto Cir N/Boca D	5/24/2021	4:45 PM	0	228	76	69	0	103	60	224	1	110	1459	194	8	23	1632	93	4280
63990	Palmetto Park Rd	Ponderosa Dr	5/23/2022	7:45 AM	0	44	69	55	0	284	116	31	6	43	556	51	2	20	336	204	1817
63990	Palmetto Park Rd	Ponderosa Dr	5/23/2022	1:30 PM	0	36	52	30	0	223	46	16	5	46	412	22	0	28	425	225	1566
63990	Palmetto Park Rd	Ponderosa Dr	5/23/2022	5:00 PM	0	59	88	36	0	274	368	28	4	42	475	126	0	54	421	246	2221
64050	Palmetto Park Rd	Powerline Rd	12/21/2021	7:45 AM	15	325	720	273	6	107	541	80	13	225	1649	239	2	180	746	100	5221
64050	Palmetto Park Rd	Powerline Rd	12/21/2021	12:00 PM	13	378	651	297	24	171	734	148	26	294	1194	261	0	356	924	119	5590
64050	Palmetto Park Rd	Powerline Rd	12/21/2021	4:45 PM	19	402	738	285	16	175	773	167	37	278	1177	319	1	453	1428	122	6390
64050	Palmetto Park Rd	Powerline Rd	1/21/2020	7:30 AM	5	238	873	131	14	176	881	107	6	285	1713	217	2	398	796	78	5920
64050	Palmetto Park Rd	Powerline Rd	1/21/2020	12:00 PM	14	277	501	133	16	207	849	181	19	216	1091	155	3	463	1262	142	5529
64050	Palmetto Park Rd	Powerline Rd	1/21/2020	5:00 PM	11	565	946	166	13	189	924	168	30	293	1236	162	1	584	1915	189	7392
64000	Palmetto Park Rd	SR 7	1/26/2022	7:45 AM	33	165	1961	325	6	332	1399	192	0	405	635	208	16	321	435	367	6800
64000	Palmetto Park Rd	SR 7	1/26/2022	12:00 PM	32	169	1328	306	24	308	1057	157	6	245	282	173	42	332	336	349	5146
64000	Palmetto Park Rd	SR 7	1/26/2022	4:45 PM	20	251	1715	340	26	445	1611	258	1	304	483	162	38	347	669	442	7112
64000	Palmetto Park Rd	SR 7	1/23/2020	7:45 AM	28	148	1748	434	1	489	1482	154	0	360	939	237	16	317	369	472	7194
64000	Palmetto Park Rd	SR 7	1/23/2020	12:00 PM	46	207	1214	286	32	419	1218	191	4	201	338	177	52	324	292	381	5382
64000	Palmetto Park Rd	SR 7	1/23/2020	5:00 PM	53	308	1485	220	16	385	1807	233	5	230	445	178	46	461	578	331	6781
64052	Palmetto Park Rd	Toledo Rd	5/12/2021	7:30 AM	0	0	0	0	0	318	0	70	0	47	2198	0	1	1	1064	160	3859
64052	Palmetto Park Rd	Toledo Rd	5/12/2021	12:00 PM	0	0	0	0	0	132	0	64	1	33	1196	0	2	0	1361	125	2914
64052	Palmetto Park Rd	Toledo Rd	5/12/2021	5:00 PM	0	0	0	0	0	199	0	83	0	86	1700	0	0	0	2446	340	4854
64046	Palmetto Park Rd N Ram	Boca Rio Rd	5/4/2022	7:30 AM	0	112	553	0	0	0	523	39	0	129	0	74	0	0	0	0	1430
64046	Palmetto Park Rd N Ram	Boca Rio Rd	5/4/2022	12:15 PM	0	35	330	0	0	0	419	42	0	134	0	59	0	0	0	0	1019
64046	Palmetto Park Rd N Ram	Boca Rio Rd	5/4/2022	5:00 PM	0	57	523	0	0	0	711	70	0	221	0	261	0	0	0	0	1843
17950	Palmetto Rd/Lakeshore D	US-1	8/25/2021	7:30 AM	0	21	758	15	11	40	934	46	0	56	7	27	0	47	4	40	2006
17950	Palmetto Rd/Lakeshore D	US-1	8/25/2021	12:30 PM	0	19	698	38	39	27	787	63	0	39	6	49	1	38	7	43	1854
17950	Palmetto Rd/Lakeshore D	US-1	8/25/2021	4:45 PM	0	34	890	57	39	36	821	53	0	46	17	51	0	22	10	64	2140
35000	Palomino Dr	SR 7	1/26/2023	7:30 AM	16	61	2450	62	24	92	2960	53	0	38	1	7	0	125	6	68	5963
35000	Palomino Dr	SR 7	1/26/2023	12:30 PM	6	65	2046	31	16	54	1803	43	0	130	3	57	0	24	3	24	4305
35000	Palomino Dr	SR 7	1/26/2023	5:00 PM	10	32	3077	81	18	70	3254	35	0	189	9	55	0	62	3	53	6948
35000	Palomino Dr	SR 7	3/30/2021	7:30 AM	3	40	1699	32	33	18	2204	70	0	45	0	6	0	108	2	77	4337
35000	Palomino Dr	SR 7	3/30/2021	12:30 PM	4	44	1950	11	32	40	1815	109	1	114	2	30	0	30	13	25	4220



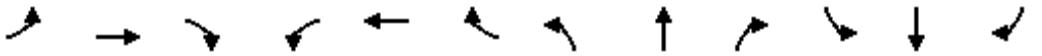
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	68	8	64	57	5	48	37	985	18	61	1241	55
Future Volume (vph)	68	8	64	57	5	48	37	985	18	61	1241	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	1.00
Frt		0.866			0.863			0.997				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1613	0	1770	1608	0	1770	3529	0	1770	3539	1583
Flt Permitted	0.720			0.708			0.178			0.242		
Satd. Flow (perm)	1341	1613	0	1319	1608	0	332	3529	0	451	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		67			51			3				109
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		454			241			809			707	
Travel Time (s)		10.3			5.5			18.4			16.1	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	72	8	67	60	5	51	39	1037	19	64	1306	58
Shared Lane Traffic (%)												
Lane Group Flow (vph)	72	75	0	60	56	0	39	1056	0	64	1306	58
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	1
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100		20	100		20	100		20	100	20
Trailing Detector (ft)	0	0		0	0		0	0		0	0	0
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	0
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8			4			6			2		2
Detector Phase	8	8		4	4		1	6		5	2	2
Switch Phase												
Minimum Initial (s)	6.0	6.0		6.0	6.0		4.0	20.0		4.0	20.0	20.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Split (s)	12.0	12.0		12.0	12.0		9.0	25.0		9.0	25.0	25.0
Total Split (s)	26.0	26.0		26.0	26.0		20.0	90.0		14.0	84.0	84.0
Total Split (%)	20.0%	20.0%		20.0%	20.0%		15.4%	69.2%		10.8%	64.6%	64.6%
Maximum Green (s)	20.0	20.0		20.0	20.0		15.0	85.0		9.0	79.0	79.0
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	2.0	2.0		2.0	2.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0		5.0	5.0		5.0	5.0	5.0
Lead/Lag							Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	C-Max
Act Effct Green (s)	12.3	12.3		12.3	12.3		102.3	97.4		103.1	97.7	97.7
Actuated g/C Ratio	0.09	0.09		0.09	0.09		0.79	0.75		0.79	0.75	0.75
v/c Ratio	0.57	0.35		0.48	0.28		0.12	0.40		0.15	0.49	0.05
Control Delay	72.6	19.1		67.5	19.2		3.6	7.2		3.5	8.0	0.1
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	72.6	19.1		67.5	19.2		3.6	7.2		3.5	8.0	0.1
LOS	E	B		E	B		A	A		A	A	A
Approach Delay		45.3			44.2			7.0			7.5	
Approach LOS		D			D			A			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 130			
Actuated Cycle Length: 130			
Offset: 20 (15%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green			
Natural Cycle: 50			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.57			
Intersection Signal Delay: 10.8		Intersection LOS: B	
Intersection Capacity Utilization 61.4%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 12: US-1 & Palmetto Dr

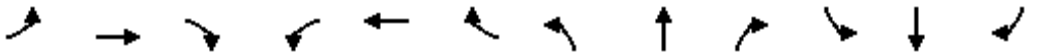




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	68	8	64	57	5	48	37	985	18	61	1241	55
Future Volume (veh/h)	68	8	64	57	5	48	37	985	18	61	1241	55
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	72	8	56	60	5	40	39	1037	8	64	1306	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	154	20	139	137	18	141	355	2715	21	456	2685	1198
Arrive On Green	0.10	0.10	0.10	0.10	0.10	0.10	0.02	0.75	0.75	0.03	0.76	0.00
Sat Flow, veh/h	1361	202	1414	1338	179	1433	1781	3614	28	1781	3554	1585
Grp Volume(v), veh/h	72	0	64	60	0	45	39	510	535	64	1306	0
Grp Sat Flow(s),veh/h/ln	1361	0	1616	1338	0	1612	1781	1777	1865	1781	1777	1585
Q Serve(g_s), s	6.7	0.0	4.8	5.7	0.0	3.4	0.7	13.0	13.0	1.1	18.5	0.0
Cycle Q Clear(g_c), s	10.1	0.0	4.8	10.6	0.0	3.4	0.7	13.0	13.0	1.1	18.5	0.0
Prop In Lane	1.00		0.88	1.00		0.89	1.00		0.01	1.00		1.00
Lane Grp Cap(c), veh/h	154	0	158	137	0	158	355	1335	1401	456	2685	1198
V/C Ratio(X)	0.47	0.00	0.40	0.44	0.00	0.28	0.11	0.38	0.38	0.14	0.49	0.00
Avail Cap(c_a), veh/h	230	0	249	211	0	248	520	1335	1401	530	2685	1198
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	59.1	0.0	55.1	60.0	0.0	54.4	4.7	5.6	5.6	4.0	6.1	0.0
Incr Delay (d2), s/veh	2.2	0.0	1.7	2.2	0.0	1.0	0.1	0.8	0.8	0.1	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.4	0.0	3.7	3.7	0.0	2.5	0.4	8.2	8.5	0.6	10.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.3	0.0	56.7	62.2	0.0	55.4	4.9	6.5	6.4	4.2	6.8	0.0
LnGrp LOS	E	A	E	E	A	E	A	A	A	A	A	A
Approach Vol, veh/h		136			105			1084			1370	
Approach Delay, s/veh		59.1			59.3			6.4			6.6	
Approach LOS		E			E			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.0	103.2		18.7	8.6	102.7		18.7				
Change Period (Y+Rc), s	5.0	5.0		6.0	5.0	5.0		6.0				
Max Green Setting (Gmax), s	15.0	79.0		20.0	9.0	85.0		20.0				
Max Q Clear Time (g_c+I1), s	2.7	20.5		12.6	3.1	15.0		12.1				
Green Ext Time (p_c), s	0.0	14.7		0.2	0.0	9.0		0.3				

Intersection Summary			
HCM 6th Ctrl Delay		11.2	
HCM 6th LOS		B	



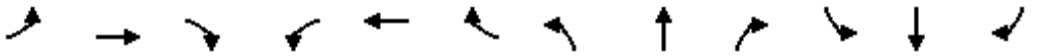
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	20	79	27	12	77	68	1270	69	90	1170	64
Future Volume (vph)	55	20	79	27	12	77	68	1270	69	90	1170	64
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	1.00
Frt		0.880			0.871			0.992				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1639	0	1770	1622	0	1770	3511	0	1770	3539	1583
Flt Permitted	0.634			0.582			0.201			0.153		
Satd. Flow (perm)	1181	1639	0	1084	1622	0	374	3511	0	285	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		83			81			8				67
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		454			241			809			707	
Travel Time (s)		10.3			5.5			18.4			16.1	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	58	21	83	28	13	81	72	1337	73	95	1232	67
Shared Lane Traffic (%)												
Lane Group Flow (vph)	58	104	0	28	94	0	72	1410	0	95	1232	67
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	1
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100		20	100		20	100		20	100	20
Trailing Detector (ft)	0	0		0	0		0	0		0	0	0
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	0
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	Perm
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8			4			6			2		2
Detector Phase	8	8		4	4		1	6		5	2	2
Switch Phase												
Minimum Initial (s)	6.0	6.0		6.0	6.0		4.0	20.0		4.0	20.0	20.0

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Split (s)	12.0	12.0		12.0	12.0		9.0	25.0		9.0	25.0	25.0
Total Split (s)	24.0	24.0		24.0	24.0		18.0	98.0		18.0	98.0	98.0
Total Split (%)	17.1%	17.1%		17.1%	17.1%		12.9%	70.0%		12.9%	70.0%	70.0%
Maximum Green (s)	18.0	18.0		18.0	18.0		13.0	93.0		13.0	93.0	93.0
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	2.0	2.0		2.0	2.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0		6.0	6.0		5.0	5.0		5.0	5.0	5.0
Lead/Lag							Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Recall Mode	None	None		None	None		None	C-Max		None	C-Max	C-Max
Act Effct Green (s)	11.9	11.9		11.9	11.9		111.8	105.3		113.5	107.8	107.8
Actuated g/C Ratio	0.08	0.08		0.08	0.08		0.80	0.75		0.81	0.77	0.77
v/c Ratio	0.59	0.49		0.31	0.45		0.20	0.53		0.31	0.45	0.05
Control Delay	83.3	25.0		67.0	22.2		3.7	8.5		5.2	7.1	1.4
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	83.3	25.0		67.0	22.2		3.7	8.5		5.2	7.1	1.4
LOS	F	C		E	C		A	A		A	A	A
Approach Delay		45.8			32.5			8.3			6.7	
Approach LOS		D			C			A			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 28 (20%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 10.5		Intersection LOS: B	
Intersection Capacity Utilization 65.3%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 12: US-1 & Palmetto Dr





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	55	20	79	27	12	77	68	1270	69	90	1170	64
Future Volume (veh/h)	55	20	79	27	12	77	68	1270	69	90	1170	64
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	58	21	72	28	13	70	72	1337	62	95	1232	4
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	129	40	136	121	27	147	379	2597	120	330	2672	1192
Arrive On Green	0.11	0.11	0.11	0.11	0.11	0.11	0.03	0.75	0.75	0.03	0.75	0.75
Sat Flow, veh/h	1315	371	1271	1303	254	1370	1781	3458	160	1781	3554	1585
Grp Volume(v), veh/h	58	0	93	28	0	83	72	686	713	95	1232	4
Grp Sat Flow(s),veh/h/ln	1315	0	1642	1303	0	1624	1781	1777	1842	1781	1777	1585
Q Serve(g_s), s	6.1	0.0	7.5	2.9	0.0	6.7	1.3	21.9	22.0	1.7	18.4	0.1
Cycle Q Clear(g_c), s	12.8	0.0	7.5	10.4	0.0	6.7	1.3	21.9	22.0	1.7	18.4	0.1
Prop In Lane	1.00		0.77	1.00		0.84	1.00		0.09	1.00		1.00
Lane Grp Cap(c), veh/h	129	0	176	121	0	174	379	1334	1383	330	2672	1192
V/C Ratio(X)	0.45	0.00	0.53	0.23	0.00	0.48	0.19	0.51	0.52	0.29	0.46	0.00
Avail Cap(c_a), veh/h	157	0	211	149	0	209	496	1334	1383	446	2672	1192
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	64.9	0.0	59.2	64.1	0.0	58.8	5.0	7.1	7.1	5.9	6.6	4.3
Incr Delay (d2), s/veh	2.4	0.0	2.5	1.0	0.0	2.0	0.2	1.4	1.4	0.5	0.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.8	0.0	5.9	1.8	0.0	5.2	0.8	12.8	13.2	1.1	10.8	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	67.3	0.0	61.6	65.1	0.0	60.9	5.3	8.5	8.5	6.4	7.2	4.3
LnGrp LOS	E	A	E	E	A	E	A	A	A	A	A	A
Approach Vol, veh/h		151			111			1471			1331	
Approach Delay, s/veh		63.8			61.9			8.3			7.1	
Approach LOS		E			E			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.8	110.3		21.0	8.9	110.1		21.0				
Change Period (Y+Rc), s	5.0	5.0		6.0	5.0	5.0		6.0				
Max Green Setting (Gmax), s	13.0	93.0		18.0	13.0	93.0		18.0				
Max Q Clear Time (g_c+I1), s	3.3	20.4		12.4	3.7	24.0		14.8				
Green Ext Time (p_c), s	0.1	13.6		0.2	0.1	15.3		0.2				

Intersection Summary			
HCM 6th Ctrl Delay		12.5	
HCM 6th LOS		B	

CONTROLLER TIME SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	PALMETTO RD AND US 1	CONTROLLER TYPE:	NAZTEC
SIGNAL #	17950	SYSTEM #	745

PHASE NUMBER	BOUND	TIMING INTERVAL													
		MIN GREEN	GAP EXT	MAX 1	MAX 2	YEL CLR	RED CLR	WALK	PED CLR	MIN RCL	MAX RCL	PED RCL	PHASE ENABLE	LOCKED CALLS	DETECTOR SETTINGS
1	NBLT	4.0	2.0	15.0	8.0	4.0	2.0	0.0	0.0	0			1	0	L1:NORMAL
2	SB	20.0	4.0	45.0	35.0	4.0	2.0	10.0	20.0	1			1	1	ADV:NORMAL
3															
4	WB	6.0	2.0	35.0	10.0	4.0	2.0	0.0	0.0	0			1	0	L4:NORMAL
5	SBLT	4.0	2.0	25.0	8.0	4.0	2.0	0.0	0.0	0			1	0	L5:NORMAL
6	NB	20.0	4.0	45.0	35.0	4.0	2.0	10.0	21.0	1			1	1	ADV:NORMAL
7															
8	EB	6.0	2.0	35.0	10.0	4.0	2.0	10.0	18.0	0			1	0	L8:NORMAL

PRE-EMPTION TIMING								
	DELAY BEFORE	GREEN BEFORE	PRE-EMPT LOCK	TRACK CLR Φ	TRACK CLR GREEN	DWELL Φ	MIN DWELL	EXIT Φ
R/R								
BRIDGE								
FIRE STN								
BUS								

SPECIAL FUNCTIONS						
	START Φ	DUAL ENTRY	DET SWITCH	OUT OF FLASH	INTO FLASH	
	2,6	2,4,6,8	1,5	2,6	4,8	
Notes:	*1. REFER TO SYSTEM TIME SHEET*					
2. UPDATED TIME SHEET INCLUDING UPDATES IN CYCLE LENGTH, OFFSETS, SCHEDULER, SPLITS AND ALT TABLES						
3.						
4.						

TIMING PREPARED BY:	CEDRIC T ANDERSON	DATE:	1/3/2022	APPROVED BY:	SUNIL GYAWALI, P.E, PTOE	DATE: 1/12/2022

SYSTEM TIMING SHEET

DATE TIMING INSTALLED: _____

INTERSECTION:	PALMETTO RD AND US 1			CONTROLLER TYPE:	NAZTEC
SYSTEM:	US 1	SIGNAL #	17950	SYSTEM #	745

TOD SCHEDULER											
WEEKDAY				WEEKEND							
				SATURDAY				SUNDAY			
TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN	TIME	PATTERN
0:00	21	6:30	2	0:00	21	8:00	4	0:00	21	8:00	4
9:00	4	11:30	1	10:00	5	15:00	4	10:00	5	15:00	4
13:30	3	18:00	4	21:00	21			21:00	21		
22:00	21										

TIMING PLANS													
PATTERN		1		2		3		4		5		6	
CYCLE LENGTH (SEC)		120		135		150		100		120			
OFFSET (SEC)		101		46		4		68		101			
COORDINATED PHASE		2		2		2		2		2			
SEQUENCE		1		1		1		1		1			
ALT TIMING PLAN		1		2		3		4		5			
		SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE	SPLIT	MODE
FORCE-OFF 1 (SEC)	NBLT	21	NON	18	NON	24	NON	17	NON	21	NON		NON
FORCE-OFF 2 (SEC)	SB	59	MAX	78	MAX	86	MAX	43	MAX	59	MAX		MAX
FORCE-OFF 3 (SEC)			NON		NON		NON		NON		NON		NON
FORCE-OFF 4 (SEC)	WB	40	NON	39	NON	40	NON	40	NON	40	NON		NON
FORCE-OFF 5 (SEC)	SBLT	26	NON	18	NON	27	NON	19	NON	26	NON		NON
FORCE-OFF 6 (SEC)	NB	54	MAX	78	MAX	83	MAX	41	MAX	54	MAX		MAX
FORCE-OFF 7 (SEC)			NON		NON		NON		NON		NON		NON
FORCE-OFF 8 (SEC)	EB	40	NON	39	NON	40	NON	40	NON	40	NON		NON

Special Features:

1)

2)

3)

TIMING PREPARED BY:	CEDRIC T ANDERSON	DATE:	1/3/2022
APPROVED BY:	SUNIL GYAWALI, P.E, PTOE	DATE:	1/12/2022

[1.1.6.1] ALTERNATE TIMING SHEET

INTERSECTION:	PALMETTO RD AND US 1										SIGNAL #	17950								SYSTEM #	745
	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR		MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 1											ALT TIMING PLAN 2									
1	4.0	2.0	18.0		4.0	2.0	0.0	0.0	1		1	4.0	2.0	15.0		4.0	2.0	0.0	0.0	1	
2	20.0	4.0	56.0		4.0	2.0	10.0	20.0	2		2	20.0	4.0	75.0		4.0	2.0	10.0	20.0	2	
3											3										
4	6.0	2.0	20.0		4.0	2.0	0.0	0.0	4		4	6.0	2.0	25.0		4.0	2.0	0.0	0.0	4	
5	4.0	2.0	23.0		4.0	2.0	0.0	0.0	5		5	4.0	2.0	25.0		4.0	2.0	0.0	0.0	5	
6	20.0	4.0	51.0		4.0	2.0	10.0	21.0	6		6	20.0	4.0	45.0		4.0	2.0	10.0	21.0	6	
7											7										
8	6.0	2.0	20.0		4.0	2.0	10.0	18.0	8		8	6.0	2.0	25.0		4.0	2.0	10.0	18.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR		MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 3											ALT TIMING PLAN 4									
1	4.0	2.0	21.0		4.0	2.0	0.0	0.0	1		1	4.0	2.0	14.0		4.0	2.0	0.0	0.0	1	
2	20.0	4.0	83.0		4.0	2.0	10.0	20.0	2		2	20.0	4.0	40.0		4.0	2.0	10.0	20.0	2	
3											3										
4	6.0	2.0	25.0		4.0	2.0	0.0	0.0	4		4	6.0	2.0	17.0		4.0	2.0	0.0	0.0	4	
5	4.0	2.0	24.0		4.0	2.0	0.0	0.0	5		5	4.0	2.0	16.0		4.0	2.0	0.0	0.0	5	
6	20.0	4.0	80.0		4.0	2.0	10.0	21.0	6		6	20.0	4.0	38.0		4.0	2.0	10.0	21.0	6	
7											7										
8	6.0	2.0	25.0		4.0	2.0	10.0	18.0	8		8	6.0	2.0	17.0		4.0	2.0	10.0	16.0	8	

	MIN GREEN	GAP TIME	MAX 1	MAX 2	YELLOW	RED CLEAR	WALK	PED CLEAR	ASSIGNED PHASE	BIKE CLEAR
	ALT TIMING PLAN 5									
1	4.0	2.0	18.0		4.0	2.0	0.0	0.0	1	
2	20.0	4.0	56.0		4.0	2.0	10.0	20.0	2	
3										
4	6.0	2.0	20.0		4.0	2.0	0.0	0.0	4	
5	4.0	2.0	23.0		4.0	2.0	0.0	0.0	5	
6	20.0	4.0	51.0		4.0	2.0	10.0	21.0	6	
7										
8	6.0	2.0	20.0		4.0	2.0	10.0	18.0	8	

ALT TIMING PLAN ASSIGNMENTS	
ALT TIMING PLAN 1	PATTERN 1
ALT TIMING PLAN 2	PATTERN 2
ALT TIMING PLAN 3	PATTERN 3
ALT TIMING PLAN 4	PATTERN 4
ALT TIMING PLAN 5	PATTERN 5

NOTES;

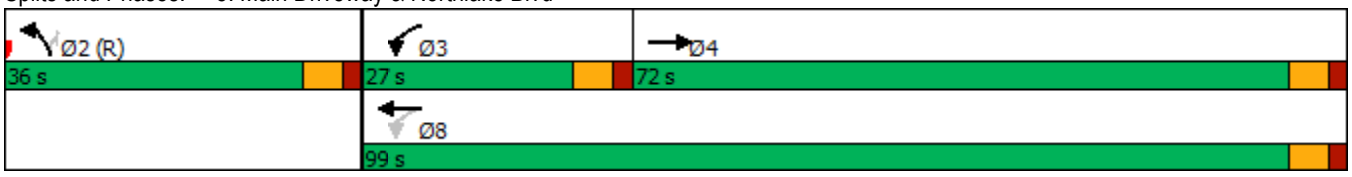
TIMING PREPARED BY:	CEDRIC T ANDERSON	DATE	
APPROVED BY:	SUNIL GYAWALI, P.E, PTOE	DATE	1/12/2022

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1430	87	25	1159	272	55
Future Volume (vph)	1430	87	25	1159	272	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.91	0.91	1.00	0.91	1.00	1.00
Frt	0.991					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	5040	0	1770	5085	1770	1583
Flt Permitted			0.063		0.950	
Satd. Flow (perm)	5040	0	117	5085	1770	1583
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	10					58
Link Speed (mph)	30			30	30	
Link Distance (ft)	1216			936	301	
Travel Time (s)	27.6			21.3	6.8	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1505	92	26	1220	286	58
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1597	0	26	1220	286	58
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			25	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Number of Detectors	2		1	2	1	1
Detector Template	Thru		Left	Thru	Left	Right
Leading Detector (ft)	100		20	100	20	20
Trailing Detector (ft)	0		0	0	0	0
Detector 1 Position(ft)	0		0	0	0	0
Detector 1 Size(ft)	6		20	6	20	20
Detector 1 Type	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0		0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0		0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0		0.0	0.0	0.0	0.0
Detector 2 Position(ft)	94			94		
Detector 2 Size(ft)	6			6		
Detector 2 Type	Cl+Ex			Cl+Ex		
Detector 2 Channel						
Detector 2 Extend (s)	0.0			0.0		
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	4		3	8	2	
Permitted Phases			8			2
Detector Phase	4		3	8	2	2
Switch Phase						
Minimum Initial (s)	5.0		5.0	5.0	5.0	5.0

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Minimum Split (s)	22.5		11.0	22.5	22.5	22.5
Total Split (s)	72.0		27.0	99.0	36.0	36.0
Total Split (%)	53.3%		20.0%	73.3%	26.7%	26.7%
Maximum Green (s)	66.0		21.0	93.0	30.0	30.0
Yellow Time (s)	4.0		4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0		6.0	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Recall Mode	None		None	None	C-Max	C-Max
Act Effct Green (s)	58.5		66.3	66.3	56.7	56.7
Actuated g/C Ratio	0.43		0.49	0.49	0.42	0.42
v/c Ratio	0.73		0.19	0.49	0.38	0.08
Control Delay	33.2		16.8	26.3	32.2	8.0
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	33.2		16.8	26.3	32.2	8.0
LOS	C		B	C	C	A
Approach Delay	33.2			26.1	28.1	
Approach LOS	C			C	C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 135			
Actuated Cycle Length: 135			
Offset: 0 (0%), Referenced to phase 2:NBL and 6:, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay: 29.9		Intersection LOS: C	
Intersection Capacity Utilization 54.6%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 8: Main Driveway & Northlake Blvd





Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1430	87	25	1159	272	55
Future Volume (veh/h)	1430	87	25	1159	272	55
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	1505	81	26	1220	286	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	1908	103	132	2309	817	727
Arrive On Green	0.38	0.38	0.02	0.30	0.46	0.00
Sat Flow, veh/h	5128	267	1781	5274	1781	1585
Grp Volume(v), veh/h	1033	553	26	1220	286	0
Grp Sat Flow(s),veh/h/ln	1702	1822	1781	1702	1781	1585
Q Serve(g_s), s	36.2	36.2	1.2	26.8	14.0	0.0
Cycle Q Clear(g_c), s	36.2	36.2	1.2	26.8	14.0	0.0
Prop In Lane		0.15	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1310	701	132	2309	817	727
V/C Ratio(X)	0.79	0.79	0.20	0.53	0.35	0.00
Avail Cap(c_a), veh/h	1664	891	368	3518	817	727
HCM Platoon Ratio	1.00	1.00	0.67	0.67	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.87	0.87	1.00	0.00
Uniform Delay (d), s/veh	36.7	36.7	28.9	35.1	23.5	0.0
Incr Delay (d2), s/veh	2.0	3.7	0.6	0.2	1.2	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	21.8	23.5	0.9	17.0	10.3	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	38.7	40.4	29.6	35.3	24.7	0.0
LnGrp LOS	D	D	C	D	C	A
Approach Vol, veh/h	1586			1246	286	
Approach Delay, s/veh	39.3			35.1	24.7	
Approach LOS	D			D	C	

Timer - Assigned Phs	2	3	4	8
Phs Duration (G+Y+Rc), s	67.9	9.1	57.9	67.1
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	30.0	21.0	66.0	93.0
Max Q Clear Time (g_c+I1), s	16.0	3.2	38.2	28.8
Green Ext Time (p_c), s	0.7	0.0	13.7	12.6

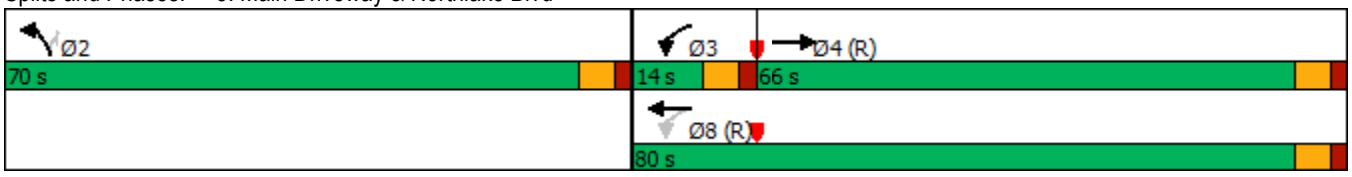
Intersection Summary	
HCM 6th Ctrl Delay	36.3
HCM 6th LOS	D

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	1252	170	47	1339	343	68
Future Volume (vph)	1252	170	47	1339	343	68
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	0.91	0.91	1.00	0.91	1.00	1.00
Frt	0.982					0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	4994	0	1770	5085	1770	1583
Flt Permitted			0.117		0.950	
Satd. Flow (perm)	4994	0	218	5085	1770	1583
Right Turn on Red		Yes				Yes
Satd. Flow (RTOR)	19					72
Link Speed (mph)	30			30	30	
Link Distance (ft)	1216			936	301	
Travel Time (s)	27.6			21.3	6.8	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	1318	179	49	1409	361	72
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1497	0	49	1409	361	72
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			25	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Number of Detectors	2		1	2	1	1
Detector Template	Thru		Left	Thru	Left	Right
Leading Detector (ft)	100		20	100	20	20
Trailing Detector (ft)	0		0	0	0	0
Detector 1 Position(ft)	0		0	0	0	0
Detector 1 Size(ft)	6		20	6	20	20
Detector 1 Type	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0		0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0		0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0		0.0	0.0	0.0	0.0
Detector 2 Position(ft)	94			94		
Detector 2 Size(ft)	6			6		
Detector 2 Type	Cl+Ex			Cl+Ex		
Detector 2 Channel						
Detector 2 Extend (s)	0.0			0.0		
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	4		3	8	2	
Permitted Phases			8			2
Detector Phase	4		3	8	2	2
Switch Phase						
Minimum Initial (s)	5.0		5.0	5.0	5.0	5.0

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Minimum Split (s)	22.5		11.0	22.5	22.5	22.5
Total Split (s)	66.0		14.0	80.0	70.0	70.0
Total Split (%)	44.0%		9.3%	53.3%	46.7%	46.7%
Maximum Green (s)	60.0		8.0	74.0	64.0	64.0
Yellow Time (s)	4.0		4.0	4.0	4.0	4.0
All-Red Time (s)	2.0		2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0		6.0	6.0	6.0	6.0
Lead/Lag	Lag		Lead			
Lead-Lag Optimize?	Yes		Yes			
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Recall Mode	C-Max		None	C-Max	None	None
Act Effct Green (s)	90.0		100.7	100.7	37.3	37.3
Actuated g/C Ratio	0.60		0.67	0.67	0.25	0.25
v/c Ratio	0.50		0.22	0.41	0.82	0.16
Control Delay	19.3		14.4	18.3	68.1	8.5
Queue Delay	0.0		0.0	0.0	0.0	0.0
Total Delay	19.3		14.4	18.3	68.1	8.5
LOS	B		B	B	E	A
Approach Delay	19.3			18.2	58.2	
Approach LOS	B			B	E	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Offset: 88 (59%), Referenced to phase 4:EBT and 8:WBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.82			
Intersection Signal Delay: 23.8		Intersection LOS: C	
Intersection Capacity Utilization 66.1%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 8: Main Driveway & Northlake Blvd

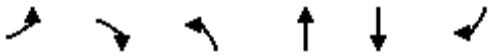




Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1252	170	47	1339	343	68
Future Volume (veh/h)	1252	170	47	1339	343	68
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	1318	168	49	1409	361	9
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	2895	369	271	3577	391	348
Arrive On Green	0.63	0.63	0.06	1.00	0.22	0.22
Sat Flow, veh/h	4753	584	1781	5274	1781	1585
Grp Volume(v), veh/h	979	507	49	1409	361	9
Grp Sat Flow(s),veh/h/ln	1702	1765	1781	1702	1781	1585
Q Serve(g_s), s	22.3	22.3	1.4	0.0	29.8	0.7
Cycle Q Clear(g_c), s	22.3	22.3	1.4	0.0	29.8	0.7
Prop In Lane		0.33	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	2150	1115	271	3577	391	348
V/C Ratio(X)	0.46	0.46	0.18	0.39	0.92	0.03
Avail Cap(c_a), veh/h	2150	1115	314	3577	760	676
HCM Platoon Ratio	1.00	1.00	2.00	2.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.71	0.71	1.00	1.00
Uniform Delay (d), s/veh	14.3	14.3	10.2	0.0	57.3	45.9
Incr Delay (d2), s/veh	0.7	1.3	0.2	0.2	9.4	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	13.6	14.3	1.0	0.1	20.7	0.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	15.0	15.6	10.4	0.2	66.7	46.0
LnGrp LOS	B	B	B	A	E	D
Approach Vol, veh/h	1486			1458	370	
Approach Delay, s/veh	15.2			0.6	66.2	
Approach LOS	B			A	E	

Timer - Assigned Phs		2	3	4		8
Phs Duration (G+Y+Rc), s		38.9	10.4	100.7		111.1
Change Period (Y+Rc), s		6.0	6.0	6.0		6.0
Max Green Setting (Gmax), s		64.0	8.0	60.0		74.0
Max Q Clear Time (g_c+I1), s		31.8	3.4	24.3		2.0
Green Ext Time (p_c), s		1.2	0.0	14.2		16.2

Intersection Summary	
HCM 6th Ctrl Delay	14.5
HCM 6th LOS	B



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	102	97	1066	1189	59
Future Volume (vph)	0	102	97	1066	1189	59
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	0.95
Frt		0.865			0.993	
Flt Protected			0.950			
Satd. Flow (prot)	0	1611	1770	3539	3514	0
Flt Permitted			0.950			
Satd. Flow (perm)	0	1611	1770	3539	3514	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	356			707	652	
Travel Time (s)	8.1			16.1	14.8	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	107	102	1122	1252	62
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	107	102	1122	1314	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	47.7%	ICU Level of Service	A
Analysis Period (min)	15		

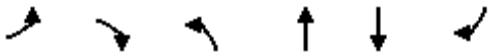
Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	102	97	1066	1189	59
Future Vol, veh/h	0	102	97	1066	1189	59
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	107	102	1122	1252	62

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	657	1314	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	4.14	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	0	407	522	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	407	522	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17	1.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	522	-	407	-	-
HCM Lane V/C Ratio	0.196	-	0.264	-	-
HCM Control Delay (s)	13.6	-	17	-	-
HCM Lane LOS	B	-	C	-	-
HCM 95th %tile Q(veh)	0.7	-	1	-	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	128	189	1403	1311	113
Future Volume (vph)	0	128	189	1403	1311	113
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.95	0.95	0.95
Frt		0.865			0.988	
Flt Protected			0.950			
Satd. Flow (prot)	0	1611	1770	3539	3497	0
Flt Permitted			0.950			
Satd. Flow (perm)	0	1611	1770	3539	3497	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	356			707	652	
Travel Time (s)	8.1			16.1	14.8	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	0	135	199	1477	1380	119
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	135	199	1477	1499	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 57.0%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	128	189	1403	1311	113
Future Vol, veh/h	0	128	189	1403	1311	113
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	135	199	1477	1380	119

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	-	750	1499	0	-	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	4.14	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	0	354	443	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	-	354	443	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21.3	2.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	443	-	354	-	-
HCM Lane V/C Ratio	0.449	-	0.381	-	-
HCM Control Delay (s)	19.6	-	21.3	-	-
HCM Lane LOS	C	-	C	-	-
HCM 95th %tile Q(veh)	2.3	-	1.7	-	-

APPENDIX F

TEST 2 ANALYSIS: LINK ANALYSIS

TABLE 16
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 117
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 308

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS**	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
N/A	LIGHTHOUSE DRIVE	PROSPERITY FARMS ROAD	US 1	2%	6	2	I	880	0.68%	NO
2309	NORTHLAKE BOULEVARD	I-95	CONGRESS AVENUE	15%	46	6D	II	2830	1.63%	NO
2815	NORTHLAKE BOULEVARD	CONGRESS AVENUE	ALT A1A	25%	77	6D	II	2830	2.72%	NO
2821	**NORTHLAKE BOULEVARD**	**ALT A1A**	**PROSPERITY FARMS ROAD**	**30%**	**92**	**6D**	**II**	**2830**	**3.25%**	**YES**
2817	**NORTHLAKE BOULEVARD**	**PROSPERITY FARMS ROAD**	**SOUTHWIND DRIVE**	**40%**	**123**	**6D**	**I**	**2940**	**4.18%**	**YES**
2819	**NORTHLAKE BOULEVARD**	**SOUTHWIND DRIVE**	**US 1**	**40%**	**123**	**6D**	**I**	**2940**	**4.18%**	**YES**
2833	PARK AVENUE	OLD DIXIE HIGHWAY	US 1	5%	15	2	I	880	1.70%	NO
2615	SILVER BEACH ROAD	CONGRESS AVENUE	OLD DIXIE HIGHWAY	5%	15	2	I	880	1.70%	NO
2807	SILVER BEACH ROAD	OLD DIXIE HIGHWAY	US 1	5%	15	2	I	880	1.70%	NO
2811	BLUE HERON BOULEVARD	OLD DIXIE HIGHWAY	US-1	10%	31	5	II	1870	1.66%	NO
N/A	BLUE HERON BOULEVARD	US-1	OCEAN DRIVE	5%	15	5	II	1870	0.80%	NO
2828	A1A/SR 811	BURNS ROAD	LIGHTHOUSE DRIVE	5%	15	4D	II	1870	0.80%	NO
2814	A1A/SR 811	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	5%	15	4D	II	1870	0.80%	NO
N/A	10TH STREET	NORTHLAKE BOULEVARD	PROSPERITY FARMS ROAD	0%	0	4D	I	1960	0.00%	NO
2836	PROSPERITY FARMS ROAD	BURNS ROAD	LIGHTHOUSE DRIVE	5%	15	3	I	880	1.70%	NO
2806	PROSPERITY FARMS ROAD	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	5%	15	3	I	880	1.70%	NO
2834	AUSTRALIAN AVENUE	BLUE HERON BOULEVARD	MLK BOULEVARD	5%	15	4D	II	1870	0.80%	NO
N/A	OLD DIXIE HIGHWAY	NORTHLAKE BOULEVARD	PARK AVENUE	0%	0	2	I	880	0.00%	NO
N/A	OLD DIXIE HIGHWAY	PARK AVENUE	SILVER BEACH ROAD	5%	15	4D	II	1870	0.80%	NO
2808	OLD DIXIE HIGHWAY	SILVER BEACH ROAD	BLUE HERON BOULEVARD	5%	15	4D	II	1870	0.80%	NO
2810	OLD DIXIE HIGHWAY	BLUE HERON BOULEVARD	MLK BOULEVARD	5%	15	4D	II	1870	0.80%	NO
2838	US 1	PGA BOULEVARD	LIGHTHOUSE DRIVE	15%	46	4D	II	1870	2.46%	NO
2832	US 1	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	20%	62	6D	II	2830	2.19%	NO
2800	**US 1**	**NORTHLAKE BOULEVARD**	**PARK AVENUE**	**30%**	**92**	**4D**	**II**	**1870**	**4.92%**	**YES**
N/A	**US 1**	**PARK AVENUE**	**SILVER BEACH ROAD**	**25%**	**77**	**5**	**II**	**1870**	**4.12%**	**YES**
N/A	**US 1**	**SILVER BEACH ROAD**	**BLUE HERON BOULEVARD**	**20%**	**62**	**4D**	**II**	**1870**	**3.32%**	**YES**
2818	BROADWAY	BLUE HERON BOULEVARD	13TH STREET	5%	15	4D	II	1870	0.80%	NO

Notes:
** The residential project distribution detailed in this table is for informational purposes only. The proposed project is located in a Coastal Residential Exception Area and the residential portion is therefore not required to meet the Palm Beach County Traffic Performance Standards.

TABLE 17

TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 269
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 182

STATION	ROADWAY	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS**	EXISTING LANES	CLASS	LOS E STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
N/A	LIGHTHOUSE DRIVE	PROSPERITY FARMS ROAD	US 1	2%	5	2	I	880	0.57%	NO
2309	NORTHLAKE BOULEVARD	I-95	CONGRESS AVENUE	15%	40	6D	II	2830	1.41%	NO
2815	NORTHLAKE BOULEVARD	CONGRESS AVENUE	ALT A1A	25%	67	6D	II	2830	2.37%	NO
2821	NORTHLAKE BOULEVARD	ALT A1A	PROSPERITY FARMS ROAD	30%	81	6D	II	2830	2.86%	NO
2817	**NORTHLAKE BOULEVARD**	**PROSPERITY FARMS ROAD**	**SOUTHWIND DRIVE**	**40%**	**108**	**6D**	**I**	**2940**	**3.67%**	**YES**
2819	**NORTHLAKE BOULEVARD**	**SOUTHWIND DRIVE**	**US 1**	**40%**	**108**	**6D**	**I**	**2940**	**3.67%**	**YES**
2833	PARK AVENUE	OLD DIXIE HIGHWAY	US 1	5%	13	2	I	880	1.48%	NO
2615	SILVER BEACH ROAD	CONGRESS AVENUE	OLD DIXIE HIGHWAY	5%	13	2	I	880	1.48%	NO
2807	SILVER BEACH ROAD	OLD DIXIE HIGHWAY	US 1	5%	13	2	I	880	1.48%	NO
2811	BLUE HERON BOULEVARD	OLD DIXIE HIGHWAY	US-1	10%	27	5	II	1870	1.44%	NO
N/A	BLUE HERON BOULEVARD	US-1	OCEAN DRIVE	5%	13	5	II	1870	0.70%	NO
2828	A1A/SR 811	BURNS ROAD	LIGHTHOUSE DRIVE	5%	13	4D	II	1870	0.70%	NO
2814	A1A/SR 811	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	5%	13	4D	II	1870	0.70%	NO
N/A	10TH STREET	NORTHLAKE BOULEVARD	PROSPERITY FARMS ROAD	0%	0	4D	I	1960	0.00%	NO
2836	PROSPERITY FARMS ROAD	BURNS ROAD	LIGHTHOUSE DRIVE	5%	13	3	I	880	1.48%	NO
2806	PROSPERITY FARMS ROAD	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	5%	13	3	I	880	1.48%	NO
2834	AUSTRALIAN AVENUE	BLUE HERON BOULEVARD	MLK BOULEVARD	5%	13	4D	II	1870	0.70%	NO
N/A	OLD DIXIE HIGHWAY	NORTHLAKE BOULEVARD	PARK AVENUE	0%	0	2	I	880	0.00%	NO
N/A	OLD DIXIE HIGHWAY	PARK AVENUE	SILVER BEACH ROAD	5%	13	4D	II	1870	0.70%	NO
2808	OLD DIXIE HIGHWAY	SILVER BEACH ROAD	BLUE HERON BOULEVARD	5%	13	4D	II	1870	0.70%	NO
2810	OLD DIXIE HIGHWAY	BLUE HERON BOULEVARD	MLK BOULEVARD	5%	13	4D	II	1870	0.70%	NO
2838	US 1	PGA BOULEVARD	LIGHTHOUSE DRIVE	15%	40	4D	II	1870	2.14%	NO
2832	US 1	LIGHTHOUSE DRIVE	NORTHLAKE BOULEVARD	20%	54	6D	II	2830	1.91%	NO
2800	**US 1**	**NORTHLAKE BOULEVARD**	**PARK AVENUE**	**30%**	**81**	**4D**	**II**	**1870**	**4.33%**	**YES**
N/A	**US 1**	**PARK AVENUE**	**SILVER BEACH ROAD**	**25%**	**67**	**5**	**II**	**1870**	**3.58%**	**YES**
N/A	US 1	SILVER BEACH ROAD	BLUE HERON BOULEVARD	20%	54	4D	II	1870	2.89%	NO
2818	BROADWAY	BLUE HERON BOULEVARD	13TH STREET	5%	13	4D	II	1870	0.70%	NO

Notes:
** The residential project distribution detailed in this table is for informational purposes only. The proposed project is located in a Coastal Residential Exception Area and the residential portion is therefore not required to meet the Palm Beach County Traffic Performance Standards.

TABLE 18
AM PEAK HOUR - TEST 2

TEST 2 - TEN YEAR ANALYSIS
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = 1.00%
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 117
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 308

ROADWAY	FROM	TO	DIRECTION	TRAFFIC COUNT YEAR	AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR PROJECT TRIPS*	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2028 TRAFFIC WITHOUT PROJECT	2028 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS E	2028 WITHOUT PROJECT MEETS LOS STD.	MEETS LOS STD.
NORTHLAKE BOULEVARD[3]	ALT A1A	PROSPERITY FARMS ROAD	EB	2022	1484	30%	35	91	65	91	156	1640	1675	6D	II	3890	YES	YES
			WB	2022	1247	30%	92	77	66	77	143	1390	1482	6D	II	3890	YES	YES
NORTHLAKE BOULEVARD	PROSPERITY FARMS ROAD	SOUTHWIND DRIVE	EB	2023	1454	40%	47	74	76	74	150	1604	1651	6D	I	2940	YES	YES
			WB	2023	984	40%	123	50	90	50	140	1124	1247	6D	I	2940	YES	YES
NORTHLAKE BOULEVARD	SOUTHWIND DRIVE	US 1	EB	2022	1200	40%	47	74	76	74	150	1350	1397	6D	I	2940	YES	YES
			WB	2022	936	40%	123	58	90	58	148	1084	1207	6D	I	2940	YES	YES
US 1	NORTHLAKE BOULEVARD	PARK AVENUE	NB	2022	921	30%	35	57	48	57	105	1026	1061	4D	II	1870	YES	YES
			SB	2022	1025	30%	92	63	53	63	116	1141	1233	4D	II	1870	YES	YES
US 1[1]	PARK AVENUE	SILVER BEACH ROAD	NB	2021	798	25%	29	58	65	58	123	921	950	5	II	1870	YES	YES
			SB	2021	1077	25%	77	78	92	78	170	1247	1324	5	II	1870	YES	YES
US 1[2]	SILVER BEACH ROAD	BLUE HERON BOULEVARD	NB	2021	724	20%	23	52	50	52	102	826	849	4D	II	1870	YES	YES
			SB	2021	1042	20%	62	75	98	75	173	1215	1277	4D	II	1870	YES	YES

Notes:
* The residential project distribution detailed in this table is for informational purposes only. The proposed project is located in a Coastal Residential Exception Area and the residential portion is therefore not required to meet the Palm Beach County Traffic Performance Standards.
1. Count data for US 1 between Park Avenue and Silver Beach Road based on the Park Avenue at US 1 intersection count data (ID 18600).
2. Count data for US 1 between Silver Beach Road and Blue Heron Boulevard based on the Silver Beach at US 1 intersection count data (ID 19175).
3. Per the PBC 1989 Comprehensive Plan (revised 2/2/2022), Northlake Boulevard from Military Trail to Prosperity Farms Road has a CRALLS designation of 3890 on a peak hour peak direction basis.

TABLE 19
PM PEAK HOUR - TEST 2

TEST 2 - TEN YEAR ANALYSIS
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = 1.00%
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 269
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 182

ROADWAY	FROM	TO	DIRECTION	TRAFFIC COUNT YEAR	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS*	LINK GROWTH	MAJOR PROJECT	1.0% GROWTH	TOTAL BACKGROUND TRAFFIC USED	2028 TRAFFIC WITHOUT PROJECT	2028 TOTAL TRAFFIC	ASSURED LANES	CLASS	LOS E	2028 WITHOUT PROJECT MEETS LOS STD.	MEETS LOS STD.
NORTHLAKE BOULEVARD	PROSPERITY FARMS ROAD	SOUTHWIND DRIVE	EB	2023	1318	40%	108	67	219	67	286	1604	1712	6D	I	2940	YES	YES
			WB	2023	1294	40%	73	66	222	66	288	1582	1655	6D	I	2940	YES	YES
NORTHLAKE BOULEVARD	SOUTHWIND DRIVE	US 1	EB	2022	997	40%	108	61	219	61	280	1277	1385	6D	I	2940	YES	YES
			WB	2022	1073	40%	73	66	222	66	288	1361	1434	6D	I	2940	YES	YES
US 1	NORTHLAKE BOULEVARD	PARK AVENUE	NB	2022	1204	30%	81	74	143	74	217	1421	1502	4D	II	1870	YES	YES
			SB	2022	1123	30%	55	69	144	69	213	1336	1391	4D	II	1870	YES	YES
US 1[1]	PARK AVENUE	SILVER BEACH ROAD	NB	2021	1033	25%	67	75	154	75	229	1262	1329	5	II	1870	YES	YES
			SB	2021	955	25%	46	69	125	69	194	1149	1195	5	II	1870	YES	YES

Notes:
* The residential project distribution detailed in this table is for informational purposes only. The proposed project is located in a Coastal Residential Exception Area and the residential portion is therefore not required to meet the Palm Beach County Traffic Performance Standards.
1. Count data for US 1 between Park Avenue and Silver Beach Road based on the Park Avenue at US 1 intersection count data (ID 18600).
2. Count data for US 1 between Silver Beach Road and Blue Heron Boulevard based on the Silver Beach at US 1 intersection count data (ID 19175).
3. Per the PBC 1989 Comprehensive Plan (revised 2/2/2022), Northlake Boulevard from Military Trail to Prosperity Farms Road has a CRALLS designation of 3890 on a peak hour peak direction basis.

APPENDIX G

PBC TPS DATABASE
2028 BUILD-OUT
LINK & INTERSECTION VOLUME SHEETS
(WITH APPROVED COMMITTED TRIPS)

Input Data

ROAD NAME: Northlake Blvd
CURRENT YEAR: 2022
ANALYSIS YEAR: 2028
GROWTH RATE: 1.88%
STATION: 2821
FROM: Alt A1a
TO: Midpoint
COUNT DATE: 03/02/2022
PSF: 1

Report Created
08/11/2023

Link Analysis

Time Period	AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	2669	1484	1247	2886	1459	1427		
Peak Volume	2669	1484	1247	2886	1459	1427		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	2669	1484	1247	2886	1459	1427		
Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	28	17	11	238	114	124	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	6	2	3	28	15	14	NR	72%
Briger West	2	2	0	3	1	2	Res	40%
Briger East	11	3	8	13	9	4	NR	55%
Avenir	64	31	33	84	37	47	Res	1%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	27	14	14	37	19	19	NR	0%
Clean Sweep Depot	4	2	3	4	2	2	NR	0%
Total Committed Developments	146	73	74	416	202	217		
Total Committed Residential	66	33	33	87	38	49		
Total Committed Non-Residential	80	40	41	329	164	168		
Double Count Reduction	16	8	8	22	10	12		
Total Discounted Committed Developments	130	65	66	394	192	205		
Historical Growth	316	176	148	342	173	169		
Comm Dev+1% Growth	294	156	143	572	282	293		
Growth Volume Used	316	176	148	572	282	293		
Total Volume	2985	1660	1395	3458	1741	1720		
Lanes	6LD							
LOS D Capacity	4680	3890	3890	4680	3890	3890		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	4680	3890	3890	4680	3890	3890		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Northlake Blvd
CURRENT YEAR: 2022
ANALYSIS YEAR: 2028
GROWTH RATE: 1.88%
STATION: 2821
FROM: Midpoint
TO: Prosperity Farms Rd
COUNT DATE: 03/02/2022
PSF: 1

Report Created
08/11/2023

Link Analysis

Time Period	AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	2669	1484	1247	2886	1459	1427		
Peak Volume	2669	1484	1247	2886	1459	1427		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	2669	1484	1247	2886	1459	1427		
Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	28	17	11	238	114	124	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	6	2	3	28	15	14	NR	72%
Briger West	2	2	0	3	1	2	Res	40%
Briger East	11	3	8	13	9	4	NR	55%
Avenir	64	31	33	84	37	47	Res	1%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	27	14	14	37	19	19	NR	0%
Clean Sweep Depot	4	2	3	4	2	2	NR	0%
Total Committed Developments	146	73	74	416	202	217		
Total Committed Residential	66	33	33	87	38	49		
Total Committed Non-Residential	80	40	41	329	164	168		
Double Count Reduction	16	8	8	22	10	12		
Total Discounted Committed Developments	130	65	66	394	192	205		
Historical Growth	316	176	148	342	173	169		
Comm Dev+1% Growth	294	156	143	572	282	293		
Growth Volume Used	316	176	148	572	282	293		
Total Volume	2985	1660	1395	3458	1741	1720		
Lanes	6LD							
LOS D Capacity	4680	3890	3890	4680	3890	3890		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	4680	3890	3890	4680	3890	3890		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Northlake Blvd
CURRENT YEAR: 2022
ANALYSIS YEAR: 2028
GROWTH RATE: -2.03%
STATION: 2817
FROM: Prosperity Farms Rd
TO: MIDPOINT
COUNT DATE: 03/02/2022
PSF: 1

Report Created
08/11/2023

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	2584	1477	1171	2611	1283	1339
Peak Volume	2584	1477	1171	2611	1283	1339
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	2584	1477	1171	2611	1283	1339

Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	30	18	12	260	125	135	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	6	2	3	28	15	14	NR	72%
Briger West	2	2	0	3	1	2	Res	40%
Briger East	11	3	8	13	9	4	NR	55%
Avenir	64	31	33	84	37	47	Res	1%
One Park Place	0	0	0	1	0	0	NR	50%
NPB 7-Eleven	27	14	14	37	19	19	NR	0%
Nautilus 211	31	13	18	39	23	15	Res	0%
200 Yacht Club Drive	9	0	9	10	7	3	Res	0%
Total Committed Developments	180	83	97	475	236	239		
Total Committed Residential	106	46	60	136	68	67		
Total Committed Non-Residential	74	37	37	339	168	172		
Double Count Reduction	15	7	7	34	17	17		
Total Discounted Committed Developments	165	76	90	441	219	222		
Historical Growth	-299	-171	-136	-302	-149	-155		
Comm Dev+1% Growth	324	167	162	602	298	304		
Growth Volume Used	324	167	162	602	298	304		
Total Volume	2908	1644	1333	3213	1581	1643		

Lanes	6LD					
LOS D Capacity	4880	2940	2940	4880	2940	2940
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	5150	2940	2940	5150	2940	2940
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Northlake Blvd
CURRENT YEAR: 2022
ANALYSIS YEAR: 2028
GROWTH RATE: -3.28%
STATION: 2819
FROM: Midpoint
TO: Federal Hwy
COUNT DATE: 03/02/2022
PSF: 1

Report Created
08/11/2023

Link Analysis

Time Period	AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	2080	1200	936	2070	997	1073		
Peak Volume	2080	1200	936	2070	997	1073		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	2080	1200	936	2070	997	1073		
Committed Developments							Type	% Complete
10th Street Retail	0	0	0	0	0	0	NR	0%
Northlake Promenade	30	18	12	260	125	135	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	6	2	3	28	15	14	NR	72%
Briger West	2	2	0	3	1	2	Res	40%
Briger East	11	3	8	13	9	4	NR	55%
Avenir	64	31	33	84	37	47	Res	1%
One Park Place	0	0	0	1	0	0	NR	50%
NPB 7-Eleven	27	14	14	37	19	19	NR	0%
Nautilus 211	31	13	18	39	23	15	Res	0%
200 Yacht Club Drive	9	0	9	10	7	3	Res	0%
Total Committed Developments	180	83	97	475	236	239		
Total Committed Residential	106	46	60	136	68	67		
Total Committed Non-Residential	74	37	37	339	168	172		
Double Count Reduction	15	7	7	34	17	17		
Total Discounted Committed Developments	165	76	90	441	219	222		
Historical Growth	-377	-217	-170	-375	-181	-194		
Comm Dev+1% Growth	293	150	148	568	280	288		
Growth Volume Used	293	150	148	568	280	288		
Total Volume	2373	1350	1084	2638	1277	1361		
Lanes	6LD							
LOS D Capacity	4880	2940	2940	4880	2940	2940		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	5150	2940	2940	5150	2940	2940		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Federal Hwy
CURRENT YEAR: 2022
ANALYSIS YEAR: 2028
GROWTH RATE: 2.27%
STATION: 2800
FROM: Northlake Blvd
TO: Northlake Blvd
COUNT DATE: 03/02/2022
PSF: 1

Report Created
08/11/2023

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Northlake Promenade	20	12	8	173	83	90	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	9	5	5	12	6	6	NR	0%
Nautilus 211	46	28	19	58	23	35	Res	0%
200 Yacht Club Drive	2	0	2	2	2	1	Res	0%
Safe Harbor Riviera Beach	24	4	20	27	20	7	NR	0%
Total Committed Developments	109	53	58	300	149	153		
Total Committed Residential	48	28	21	60	25	36		
Total Committed Non-Residential	61	25	37	240	124	117		
Double Count Reduction	12	5	5	15	6	9		
Total Discounted Committed Developments	97	48	53	285	143	144		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	217	105	116	428	217	213		
Growth Volume Used	280	133	148	428	217	213		
Total Volume	2224	1054	1173	2755	1421	1336		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Federal Hwy	STATION:	2800	Report Created
CURRENT YEAR:	2022	FROM:	Park Ave	08/11/2023
ANALYSIS YEAR:	2028	TO:	MIDPOINT	
GROWTH RATE:	2.27%	COUNT DATE:	03/02/2022	
		PSF:	1	

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Northlake Promenade	20	12	8	173	83	90	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
One Park Place	4	2	2	9	5	5	NR	50%
NPB 7-Eleven	9	5	5	12	6	6	NR	0%
Nautilus 211	46	28	19	58	23	35	Res	0%
200 Yacht Club Drive	2	0	2	2	2	1	Res	0%
Safe Harbor Riviera Beach	24	4	20	27	20	7	NR	0%
Total Committed Developments	109	53	58	300	149	153		
Total Committed Residential	48	28	21	60	25	36		
Total Committed Non-Residential	61	25	37	240	124	117		
Double Count Reduction	12	5	5	15	6	9		
Total Discounted Committed Developments	97	48	53	285	143	144		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	217	105	116	428	217	213		
Growth Volume Used	280	133	148	428	217	213		
Total Volume	2224	1054	1173	2755	1421	1336		

Lanes	5L					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Federal Hwy
CURRENT YEAR: 2022
ANALYSIS YEAR: 2028
GROWTH RATE: 2.27%
STATION: 2800
FROM: Midpoint
TO: Park Ave
COUNT DATE: 03/02/2022
PSF: 1

Report Created
08/11/2023

Link Analysis

Time Period		AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Northlake Promenade	10	6	4	87	42	45	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
Champs Charter School	5	2	3	2	1	1	NR	65%
One Park Place	3	2	2	7	4	4	NR	50%
The Waterway-East	20	13	7	31	13	19	Res	0%
Nautilus 211	62	37	25	77	31	46	Res	0%
Island Plaza	2	1	1	14	7	7	NR	70%
Safe Harbor Riviera Beach	30	5	25	34	25	9	NR	0%
Total Committed Developments	136	68	69	271	133	140		
Total Committed Residential	82	50	32	108	44	65		
Total Committed Non-Residential	54	18	37	163	89	75		
Double Count Reduction	11	4	7	27	11	15		
Total Discounted Committed Developments	125	64	62	244	122	125		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	245	121	125	387	196	194		
Growth Volume Used	280	133	148	387	196	194		
Total Volume	2224	1054	1173	2714	1400	1317		
Lanes	5L							
LOS D Capacity	3220	1770	1770	3220	1770	1770		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1870	1870	3400	1870	1870		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Federal Hwy	STATION:	2800	Report Created
CURRENT YEAR:	2022	FROM:	Silver Beach Rd	08/11/2023
ANALYSIS YEAR:	2028	TO:	Midpoint	
GROWTH RATE:	2.27%	COUNT DATE:	03/02/2022	
		PSF:	1	

Link Analysis

Time Period		AM			PM	
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Northlake Promenade	10	6	4	87	42	45	NR	47%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
Champs Charter School	5	2	3	2	1	1	NR	65%
One Park Place	3	2	2	7	4	4	NR	50%
The Waterway-East	20	13	7	31	13	19	Res	0%
Nautilus 211	92	38	55	116	70	46	Res	0%
Island Plaza	2	1	1	14	7	7	NR	70%
Safe Harbor Riviera Beach	30	5	25	34	25	9	NR	0%
Total Committed Developments	166	69	99	310	172	140		
Total Committed Residential	112	51	62	147	83	65		
Total Committed Non-Residential	54	18	37	163	89	75		
Double Count Reduction	11	4	7	33	18	15		
Total Discounted Committed Developments	155	65	92	277	154	125		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	275	122	155	420	228	194		
Growth Volume Used	280	133	155	420	228	194		
Total Volume	2224	1054	1180	2747	1432	1317		
Lanes	5L							
LOS D Capacity	3220	1770	1770	3220	1770	1770		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1870	1870	3400	1870	1870		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Broadway
CURRENT YEAR: 2022
ANALYSIS YEAR: 2028
GROWTH RATE: 2.27%
STATION: 2800
FROM: Midpoint
TO: Silver Beach Rd
COUNT DATE: 03/02/2022
PSF: 1

Report Created
08/11/2023

Link Analysis

Time Period		AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB			
Existing Volume	1944	921	1025	2327	1204	1123			
Peak Volume	1944	921	1025	2327	1204	1123			
Diversion(%)	0	0	0	0	0	0			
Volume after Diversion	1944	921	1025	2327	1204	1123			
Committed Developments							Type	% Complete	
Northlake Promenade	0	0	0	0	0	0	NR	47%	
Wellness Resort	11	3	8	14	8	6	NR	20%	
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%	
Palm Beach Outlets	4	2	2	19	10	9	NR	72%	
Australian Plaza	1	0	1	6	3	3	NR	0%	
Champs Charter School	7	3	4	3	2	1	NR	65%	
The Waterway-East	20	7	13	31	19	13	Res	0%	
Nautilus 211	69	28	41	87	52	35	Res	0%	
Island Plaza	8	5	3	68	35	34	NR	70%	
Safe Harbor Riviera Beach	41	6	35	47	35	13	NR	0%	
Total Committed Developments	161	54	107	275	164	114			
Total Committed Residential	89	35	54	118	71	48			
Total Committed Non-Residential	72	19	53	157	93	66			
Double Count Reduction	14	4	11	30	18	12			
Total Discounted Committed Developments	147	50	96	245	146	102			
Historical Growth	280	133	148	335	173	162			
Comm Dev+1% Growth	267	107	159	388	220	171			
Growth Volume Used	280	133	159	388	220	171			
Total Volume	2224	1054	1184	2715	1424	1294			
Lanes	4LD								
LOS D Capacity	3220	1960	1960	3220	1960	1960			
Link Meets Test 1?	YES	YES	YES	YES	YES	YES			
LOS E Capacity	3400	1960	1960	3400	1960	1960			
Link Meets Test 2?	YES	YES	YES	YES	YES	YES			

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME:	Broadway	STATION:	2800	Report Created
CURRENT YEAR:	2022	FROM:	Blue Heron Blvd W	08/11/2023
ANALYSIS YEAR:	2028	TO:	Midpoint	
GROWTH RATE:	2.27%	COUNT DATE:	03/02/2022	
		PSF:	1	

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Northlake Promenade	0	0	0	0	0	0	NR	47%
Wellness Resort	11	3	8	14	8	6	NR	20%
Village Shoppes II	**0**	**0**	**0**	**0**	**0**	**0**	NR	30%
Palm Beach Outlets	4	2	2	19	10	9	NR	72%
Australian Plaza	1	0	1	6	3	3	NR	0%
Champs Charter School	7	3	4	3	2	1	NR	65%
The Waterway-East	20	7	13	31	19	13	Res	0%
Nautilus 211	69	28	41	87	52	35	Res	0%
Island Plaza	8	3	5	68	34	35	NR	70%
Safe Harbor Riviera Beach	41	6	35	47	35	13	NR	0%
Total Committed Developments	161	52	109	275	163	115		
Total Committed Residential	89	35	54	118	71	48		
Total Committed Non-Residential	72	17	55	157	92	67		
Double Count Reduction	14	3	11	30	18	12		
Total Discounted Committed Developments	147	49	98	245	145	103		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	267	106	161	388	219	172		
Growth Volume Used	280	133	161	388	219	172		
Total Volume	2224	1054	1186	2715	1423	1295		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

VILLAGE OF
NORTH PALM BEACH
SEP 25 2023
COMMUNITY DEVELOPMENT
RECEIVED

FISCAL IMPACT ANALYSIS
VILLAGE PLACE
MIXED-USE DEVELOPMENT
VILLAGE OF NORTH PALM BEACH, FL

September 25, 2023

Prepared for

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Fiscal Impact Analysis
Village Place
Mixed-Use Development

1.0 Introduction and Summary of Results

1.1 Background

NP Devland Holdings, LLC ("Client") is planning the mixed-use development of 3 rental apartment buildings, a condominium building, a hotel, and a senior living facility ("Project") on 13.155 +/- acres. The Project will also incorporate (a) 100,000 square feet of community retail space within the six buildings and (b) 2,759 structure parking spaces. The property is located on US Highway One and Palmetto Drive, in the Village of North Palm Beach, Florida ("City").

1.2 Assignment

NP Devland Holdings, LLC retained Fishkind Litigation Services, Inc. ("FLS") to analyze the fiscal impact (the cost and revenue effects) of the proposed Project on the Village of North Palm Beach.

1.3 Summary of Results

The development of the Project will have very significant, positive, fiscal impacts on the City as shown in Table 1. This analysis is based on the development plan comprising of 100,000 SF of community retail, 947 rental apartment units, 222 hotel rooms, 206 senior living facility units, and 133 condominium units estimated to be completed in two phases by 2030. The Project property values produces annual fiscal surpluses ranging from $1.7 million in 2028 to $5.7 million by 2062. As Table 2 shows, on a cumulative basis, the operating surplus is $13.5 million by 2032 (5 years) growing to $164 million by 2062 (35 years). By 2062, the present value at 5% interest of the net fiscal impact is estimated at $69.8 million.

Table 1
Summary of Fiscal Impacts
Village Place Mixed -Use Development
Net Fiscal Impacts for Selected Years

Year	Assessed Values	Ad Valorem	Total Operating Revenue	Total Operating Expenditure	Net Fiscal Impact
2028	218,333,946	1,528,338	2,589,617	850,683	1,738,934
2032	585,901,882	4,101,313	7,662,183	3,344,853	4,317,330
2037	615,788,767	4,310,521	7,871,392	3,344,853	4,526,538
2042	647,200,182	4,530,401	8,091,271	3,344,853	4,746,418
2047	680,213,896	4,761,497	8,322,367	3,344,853	4,977,514
2052	714,911,641	5,004,381	8,565,252	3,344,853	5,220,399
2057	751,379,320	5,259,655	8,820,525	3,344,853	5,475,672
2062	789,707,217	5,527,951	9,088,821	3,344,853	5,743,968

Table 2
Summary of Fiscal Impacts
Village Place Mixed -Use Development
Cumulative Net Fiscal Impacts

Year	Cumulative Impact	Interest Rate	Years	Present Values
2032	$13,482,832	5.0%	5	$11,354,062
2037	$35,692,945	5.0%	10	$26,408,647
2042	$58,980,901	5.0%	15	$38,776,719
2047	$83,401,683	5.0%	20	$48,938,802
2052	$109,013,074	5.0%	25	$57,289,235
2057	$135,875,808	5.0%	30	$64,151,678
2062	$164,053,717	5.0%	35	$69,791,819

2.0 Methodology

2.1 Overview

The Client requested a submission of a fiscal impact report quantifying the costs and revenue impacts on the City's budget from the proposal to construct the mixed-use project consisting of 100,000 SF of retail space, 3 rental apartment buildings, a condominium building, a hotel, and a senior living facility on 13.155 +/- acres. The property is located on US Highway One and Palmetto Drive, in the Village of North Palm Beach, Florida.

The fiscal impact study is a set of statistical data and information based on new development in a jurisdiction. Its purpose is to legally justify to the Village of North Palm Beach the ability to provide capital improvement, mill levy increases, as well as impact fees. The Fiscal Impact Analysis encompasses multiple methods to demonstrate that a development will pay the full costs of all public facilities and services that are required to support the development.

The Client has requested a study as backing or support for any amendment or change to their subdivision regulations. Fiscal impact analysis seeks to connect planning and local economics by estimating the public costs and revenues that result from change in the land use. This type of analysis is required to meet the full costs of all public facilities and services that are required to support the development and that are required to meet the level of service standards adopted by the Village of North Palm Beach.

To accomplish consistency in the analysis, FLS complies with the guide standards prepared for Sarasota County by AECOM (Architecture, Engineering, Construction, Operations, and Management) in support of permitting for the Project. Our analysis is conducted according to the 2015 report by AECOM. AECOM outlines several methodologies to conduct the fiscal impact analysis including the per capita approach.[1] AECOM notes that the per capita methodology is the most used type of analysis. The per capita approach estimates the cost of providing services on a per unit basis. The unit varies depending upon how the services are used and can include: per person, per employee, and per visitor. Similarly, most City and City revenues are appropriately estimated on a per capita basis again depending upon the revenues generated.

FLS uses all these factors depending upon the expenditure or revenue category involved. For example, law enforcement and public safety are provided to all residents, visitors, and employees. FLS measures residents, visitors, and employees on a full-time equivalent ("FTE") basis. However, not all expenditures or all revenues are generated by residents, visitors, and employees. State revenue

[1] AECOM (2015), page 2.

sharing funds are provided through a population-based formula, so for this revenue item FLS only uses population. FLS's application of the per capita method for both revenues and expenditures is consistent with AECOM.

FLS uses all categories of revenue and expenditures included in the Village of North Palm Beach budget (but not all fund types as discussed above). FY2021 actual reported to the State includes 49 revenue line items and 40 expenditure categories. Not all revenues and expenditures relate to the fund types included in our analysis. As discussed above, except for ad valorem tax revenues, each category of revenue and expenditure is included and analyzed using the modified per capita approach. It is impractical to discuss each category. However, FLS has included our fiscal impact analysis model in excel with this report to provide a full and detailed submission of our calculations.

Ad valorem revenues are calculated directly based on the development program, product pricing, and estimates for homestead exemptions for condominium products, and assessment ratios. All other revenues are estimated via the per capita, unit, approach with the unit varying as required.

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Capital impacts are measured by the formulae for impact fees. The Village of North Palm Beach does not have impact fee requirements. There are impact fee requirements for Palm Beach County.

2.2 Operating Revenues

Except for ad valorem revenues, which are discussed in more detail below, operating revenues were calculated using the modified per capita method based on the City's actual for FY2021 as reported to the State of Florida, Division of Banking. Consistent with the AECOM parameters, FLS included the following fund types: (a) general fund; (b) special revenue fund; (c) debt service fund; (d) permanent fund; (e) internal service; (f) pension; and (g) component. FLS excluded the following fund types: (a) debt service; (b) capital projects; and (c) enterprise.

The debt service fund relates to prior commitments and is not directly impacted by future growth or the Project. While the Project will contribute to this fund, the impact is relatively small. The impact of the Project on capital funds is calculated separately, so this fund is excluded to avoid double counting. The enterprise fund is also excluded because enterprise funds are designed to be self-funding.

Ad valorem taxes generated by the Project are a function of: (a) the development program for the Project; (b) its projected valuation and absorption; and (c) the City's adopted millage rates for general revenue totaling 7.00 mills. Concerning timing, FLS takes a stricter and more conservative approach than AECOM. FLS recognizes that there is a 4-year lag between the time condo units and hotel rooms are permitted and consuming services, and the time that property is included in the tax roll and paying ad valorem taxes.

2.3 Operating Expenses

Operating expenses are correctly calculated by fund type using the modified per capita approach. As noted above, the per capita units are carefully tailored to the type of expenditure. We have included impacts from residents and employees measured on an FTE basis and included FTE visitors who also consume these services.

3.0 Development Program

The fiscal impact analysis is based exclusively on the projected development of Project (Table 3A -Development Plan & Appendix A -Site Plan) which comprises 947 apartment units ,222 hotel rooms, 206 senior living facility units, and 133 condominium units. The Project incorporates 100,000 SF of community retail space within the six buildings and 2,759 structure parking spaces. The Project has an estimated property value of $772.4 million, per Table 3. The development program is on the tax role as provided in Table 4 and is completed in two phases, (a) phase 1 construction completed 2027, and (b) phase 2 construction completed 2030.

TABLE 3A VILLAGE PLACE - DEVELOPMENT PLAN

				Units					Square Feet
Parcel Number Per Site Plan	Acres	Number of Buildings	Stories	Multi Family-Rental Apartments	Multi Family-Condominium	Hotel	Senior Living Facility	Total Units	Community/ Retail Incorporated within the 6 Buildings
1	2.7000	2	14	338	133			471	15,750
2	5.2700	2	10	609				609	54,810
3	1.3400	1	9			222		222	20,700
4	1.6100	1	9				206	206	8,740
Subtotal	**10.9200**	**6**		**947**	**133**	**222**	**206**	**1,508**	**100,000**
Civic Open Space	1.0800								
Road ROW	1.1550							-	
Total	**13.1550**								

See Appendix A- Site Plan

Table 3 Village Place Property Valuation			
Category	Units	Average Property Value Per	Average Property Value Per Category
Multi Family-Rental Apartments	947	$ 412,999	391,110,016
Multi Family-Condominium	133	1,105,000	146,965,000
Hotel	222	533,584	118,455,593
Senior Living Facility	206	431,654	88,920,773
Subtotal	1,508		**745,451,381**
Category	Square Feet	Average Property Value Per SF	Average Property Value Per Category
Commercial/Retail -100,000 SF	100,000	$ 270	**27,000,000**
Total Project			**772,451,381**

Table 4 Village Place Development Scenario	Mixed -Use Development								
Real Estate on Tax Roll	2024	2025	2026	2027	2028	2029	2030	2031	Total
Multi Family-Rental Apartments	-	-	-	-	338	-	-	609	947
Multi Family-Condominium	-	-	-	-	133	-	-	-	133
Hotel	-	-	-	-	-	-	-	222	222
Senior Living Facility	-	-	-	-	206	-	-	-	206
Subtotal	-	-	-	-	677	-	-	831	1,508
Commercial/Retail -100,000 SF	-	-	-	-	50,000	-	-	50,000	100,000
Permits for Construction	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**Total**
Multi Family-Rental Apartments	338	-	-	-	609	-	-	-	947
Multi Family-Condominium	133	-	-	-	-	-	-	-	133
Hotel	-	-	-	-	222	-	-	-	222
Senior Living Facility	206	-	-	-	-	-	-	-	206
Subtotal	677	-	-	-	831	-	-	-	1,508
Commercial/Retail -100,000 SF	50,000	-	-	-	50,000	-			100,000

4.0 Fiscal Impact – Operating Revenues and Expenses – Tables 5,6,7,8, and 9

Using the methodology described in Section 2, the fiscal impacts of the Project on the City's operating budget are summarized below in Table 5. The Project produces a fiscal surplus in its first year of $1.7 million, 2028, when its value is included in the City's taxable value base determined by the property appraiser. By

2037, at 10 years, the net fiscal impact is estimated at $4.5 million with a cumulative total of nearly $35.7 million.

Table 5
Village Place Mixed -Use Development
Fiscal Impact - Operating Revenue and Expenditures

Year	Assessed Value	Ad Valorem	Total Operating Revenue	Total Operating Expenditure	Net Fiscal Impact	Cumulative Net Fiscal Impact	Years	Present Value of Net Fiscal Impact at 5% Interest
2028	$ 218,333,946	$ 1,528,338	$ 2,589,617	$ 850,683	$ 1,738,934	$ 1,738,934		
2032	$ 585,901,882	$ 4,101,313	$ 7,662,183	$ 3,344,853	$ 4,317,330	$ 13,482,832	5	$ 11,354,062
2037	$ 615,788,767	$ 4,310,521	$ 7,871,392	$ 3,344,853	$ 4,526,538	$ 35,692,945	10	$ 26,408,647
2042	$ 647,200,182	$ 4,530,401	$ 8,091,271	$ 3,344,853	$ 4,746,418	$ 58,980,901	15	$ 38,776,719
2047	$ 680,213,896	$ 4,761,497	$ 8,322,367	$ 3,344,853	$ 4,977,514	$ 83,401,683	20	$ 48,938,802
2052	$ 714,911,641	$ 5,004,381	$ 8,565,252	$ 3,344,853	$ 5,220,399	$ 109,013,074	25	$ 57,289,235
2057	$ 751,379,320	$ 5,259,655	$ 8,820,525	$ 3,344,853	$ 5,475,672	$ 135,875,808	30	$ 64,151,678
2062	$ 789,707,217	$ 5,527,951	$ 9,088,821	$ 3,344,853	$ 5,743,968	$ 164,053,717	35	$ 69,791,819

The strong growth in net fiscal surpluses is driven by the gains in total taxable values. Table 6 displays the growth in taxable value generated by the Project for the Village of North Palm Beach. Taxable value rises from almost $218 million in 2028 to more than $616 million in 2037. Within the 13.155 acre which comprises the Project ,0.84 acres or 6.5% of the land is in the Lake Park municipality. Within the Project, the Lake Park municipality property is designated as an open space or road and does not subtract from the values in Table 6.

Table 6
Village Place
Taxable Property Values

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Residential										
Multi Family-Rental Apartments	124,707,179	125,954,250	127,213,793	359,988,688	363,588,575	367,224,461	370,896,705	374,605,672	378,351,729	382,135,246
Hotel	-	-	-	109,029,868	110,120,166	111,221,368	112,333,582	113,456,918	114,591,487	115,737,402
Senior Living Facility	79,438,132	80,232,513	81,034,838	81,845,187	82,663,639	83,490,275	84,325,178	85,168,430	86,020,114	86,880,315
Subtotal	204,145,311	206,186,764	208,248,631	550,863,743	556,372,380	561,936,104	567,555,465	573,231,019	578,963,330	584,752,963
Multi Family-Condominium	-	-	-	-	-	-	-	-	-	-
Total Residential										
Total Taxable Value -Residential	204,145,311	206,186,764	208,248,631	550,863,743	556,372,380	561,936,104	567,555,465	573,231,019	578,963,330	584,752,963
Commercial/Retail										
Community Retail	14,188,636	14,330,522	14,473,827	29,237,131	29,529,502	29,824,797	30,123,045	30,424,276	30,728,519	31,035,804
Total Taxable Value -Commercial /Retail	14,188,636	14,330,522	14,473,827	29,237,131	29,529,502	29,824,797	30,123,045	30,424,276	30,728,519	31,035,804
Total Taxable Value	218,333,946	220,517,286	222,722,459	580,100,874	585,901,882	591,760,901	597,678,510	603,655,295	609,691,848	615,788,767
Years	1	2	3	4	5	6	7	8	9	10

Table 6
Village Place
Taxable Property Values

	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062
Residential										
Multi Family-Rental Apartments	448,083,629	452,564,465	457,090,110	461,661,011	466,277,621	470,940,398	475,649,802	480,406,300	485,210,363	490,062,466
Hotel	135,711,206	137,068,318	138,439,001	139,823,391	141,221,625	142,633,841	144,060,179	145,500,781	146,955,789	148,425,347
Senior Living Facility	101,874,002	102,892,742	103,921,669	104,960,886	106,010,495	107,070,600	108,141,306	109,222,719	110,314,946	111,418,096
Subtotal	685,668,837	692,525,525	699,450,780	706,445,288	713,509,741	720,644,839	727,851,287	735,129,800	742,481,098	749,905,909
Multi Family-Condominium	-	-	-	-	-	-	-	-	-	-
Total Residential										
Total Taxable Value -Residential	685,668,837	692,525,525	699,450,780	706,445,288	713,509,741	720,644,839	727,851,287	735,129,800	742,481,098	749,905,909
Commercial/Retail										
Community Retail	36,391,921	36,755,840	37,123,398	37,494,632	37,869,579	38,248,274	38,630,757	39,017,065	39,407,235	39,801,308
Total Taxable Value -Commercial /Retail	36,391,921	36,755,840	37,123,398	37,494,632	37,869,579	38,248,274	38,630,757	39,017,065	39,407,235	39,801,308
Total Taxable Value	722,060,758	729,281,365	736,574,179	743,939,921	751,379,320	758,893,113	766,482,044	774,146,865	781,888,333	789,707,217
Years	26	27	28	29	30	31	32	33	34	35

Table 7 shown below, presents the key assumptions employed in calculating the taxable values shown previously. Our assumptions related to the assessment ratio and percentage of homes expected to take advantage of the homestead exemption are more conservative than those of AECOM making our analysis more conservative than if we had adopted the AECOM assumptions for these parameters.

Using data from Census On-the-Map, we determined that there were 5,132 City residents who also work in the city. Since we also included all employees, FLS weighted resident employees by 0.7619 to avoid double counting. Non-working residents are weighed at 1.0 FTE. Seasonal residents are at 0.3462 reflecting seasonal demands on City services.

Persons per household and total households are from Florida Population Studies.

(Intentionally Left Blank)

Table 7
Village Place
Fiscal Impact Assumptions

Real Estate Taxes			
Taxable Assessment Ratio	85%		
Homestead Exemption	$ 50,000		
% Single-Family with Homestead	90%		
% Multifamily with Homestead	60%		
Annual growth rate of Residential Property Value	1.0%		
Annual growth rate of Non-Residential Property Value	1.0%		
Taxable Assessment			
Millage			
General Revenue	7.0000	Mills	
Total	7.0000	Mills	

Population & Employment			
		Equivalent	**Full-Time**
	Amount	**Factor**	**Equivalent**
Population-Working Residents	5,132	76.26%	3,913
Population-Non-Working Residents	8,034	100.00%	8,034
Population- Seasonal	2,876	34.62%	996
Total Population (peak season)	16,042		12,943
Population (total)	13,166		
Employment (total)	4,634	96.7%	4,481
Full-Time Equivalent Visitors			241
Persons per Household - Single Family	2.07		
Persons per Household - Multifamily	2.23		
Total Households	6,316		
Total Housing Units	8,214		
Hotel Assumptions-Visitors			
Total Number of Rooms	154	CoStar	
Average Occupancy	71.0%	CoStar	
Average Persons per Room	2.2	CoStar	
Employment Assumptions			
Community Retail (1 employee per 383 SF of retail)	261		
Hotel (12 employees for every 10 rooms)	266		
Senior Living Facility (1 employee per 20 residents)	15		
Unemployment Rate	3.3%	Jul-23	

Property Valuation			
Property Type	**Average Value**		
Multi Family-Rental Apartments	$ 414,483	Per Unit	
Hotel	$ 534,289	Per Unit	
Senior Living Facility	$ 432,571	Per Unit	
Multi Family-Condominium	$ 1,105,000	Per Unit	
Commercial /Retail	$ 270	Per Square Foot	

Table 8 summarizes the results of the fiscal analysis for the City's operating budget for a 10-year period. In 2031, the Project is estimated to generate a resident population of 1,382 and a seasonal population of 260 . The Hotel in the Project is estimated to generate 347 full-time equivalent visitors and 266 employees. The total employment estimated to be generated by the Project is 527 employees.

Table 8
Village Place
Mixed -Use Development
Development Impact Summary

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Residential Units	677	677	677	1,286	1,286	1,286	1,286	1,286	1,286	1,286
Resident Households	477	477	477	907	907	907	907	907	907	907
Peak Population										
Resident Population	493	493	493	1,382	1,382	1,382	1,382	1,382	1,382	1,382
Seasonal Population	93	93	93	260	260	260	260	260	260	260
Employment										
Retail / Commercial	-	-	261	261	261	261	261	261	261	261
Hotel	-	-	266	266	266	266	266	266	266	266
Senior Living Facility	-	-	-	-	-	-	-	-	-	-
Total Employees	-	-	527	527	527	527	527	527	527	527
	-	-	-	-	-	-	-	-	-	-
Full-Time Equivalent Visitors	-	-	347	347	347	347	347	347	347	347
Village of North Palm Beach										
Total Operating Revenues	2,589,617	2,604,900	3,207,741	7,621,576	7,662,183	7,703,196	7,744,620	7,786,457	7,828,713	7,871,392
Total Operating Expenditures	850,683	850,683	1,812,113	3,344,853	3,344,853	3,344,853	3,344,853	3,344,853	3,344,853	3,344,853
Net Fiscal Impact	1,738,934	1,754,217	1,395,628	4,276,723	4,317,330	4,358,343	4,399,767	4,441,604	4,483,860	4,526,538
Years	1	2	3	4	5	6	7	8	9	10
	5 Years	**10 Years**	**15 Years**	**20 Years**	**25 Years**	**30 Years**	**35 Years**			
Net Present Value of Operating Impact	11,354,062	26,408,647	38,776,719	48,938,802	57,289,235	64,151,678	69,791,819			
Operating Impact at 5% Interest										

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Detail analysis (Table 9) is presented through 2037 which is a 10-year projection.

Table 9
Village Place
Mixed -Use Development
Fiscal Impact Detail Operating Revenue and Expenses

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Revenues										
311000 - Ad Valorem Taxes	1,528,338	1,543,621	1,559,057	4,060,706	4,101,313	4,142,326	4,183,750	4,225,587	4,267,843	4,310,521
341900 - Other General Government Charges and Fees	18	18	53	85	85	85	85	85	85	85
342100 - Service Charge - Law Enforcement Services	3,015	3,015	8,779	14,210	14,210	14,210	14,210	14,210	14,210	14,210
342500 - Service Charge - Protective Inspection Fees	7,891	7,891	22,980	37,198	37,198	37,198	37,198	37,198	37,198	37,198
342600 - Service Charge - Ambulance Fees	479	479	1,394	2,257	2,257	2,257	2,257	2,257	2,257	2,257
342900 - Service Charge - Other Public Safety Charges and Fees	11,844	11,844	34,490	55,830	55,830	55,830	55,830	55,830	55,830	55,830
343400 - Service Charge - Garbage/Solid Waste	74	74	216	349	349	349	349	349	349	349
347100 - Service Charge - Libraries	2,176	2,176	4,652	8,573	8,573	8,573	8,573	8,573	8,573	8,573
347200 - Service Charge - Parks and Recreation	6,904	6,904	14,759	27,199	27,199	27,199	27,199	27,199	27,199	27,199
347500 - Service Charge - Special Recreation Facilities	490	490	1,047	1,929	1,929	1,929	1,929	1,929	1,929	1,929
347900 - Service Charge - Other Culture/Recreation Charges	5,002	5,002	14,567	23,581	23,581	23,581	23,581	23,581	23,581	23,581
312410 - First Local Option Fuel Tax	2,278	2,278	4,870	8,974	8,974	8,974	8,974	8,974	8,974	8,974
312420 - Second Local Option Fuel Tax	5,065	5,065	14,749	23,875	23,875	23,875	23,875	23,875	23,875	23,875
312510 - Fire Insurance Premium Tax (Firefighters' Pension)	3,952	3,952	8,448	15,568	15,568	15,568	15,568	15,568	15,568	15,568
312520 - Casualty Insurance Premium Tax (Police Officers' Retirement)	26,003	26,003	55,591	102,442	102,442	102,442	102,442	102,442	102,442	102,442
312630 - Local Government Infrastructure Surtax	34,636	34,636	74,046	136,453	136,453	136,453	136,453	136,453	136,453	136,453
314100 - Utility Service Tax - Electricity	10,981	10,981	23,476	43,262	43,262	43,262	43,262	43,262	43,262	43,262
314300 - Utility Service Tax - Water	2,296	2,296	4,909	9,047	9,047	9,047	9,047	9,047	9,047	9,047
314400 - Utility Service Tax - Gas	17,354	17,354	37,100	68,367	68,367	68,367	68,367	68,367	68,367	68,367
315100 - State Communications Services Taxes	7,532	7,532	16,103	29,675	29,675	29,675	29,675	29,675	29,675	29,675
316000 - Local Business Tax (Chapter 205)	6,001	6,001	12,829	23,642	23,642	23,642	23,642	23,642	23,642	23,642
331900 - Federal Grant - Other	337	337	337	944	944	944	944	944	944	944
334700 - State Grant - Culture/Recreation	10,963	10,963	10,963	30,716	30,716	30,716	30,716	30,716	30,716	30,716
335125 - Municipal Revenue Sharing Program - Proceeds	290	290	290	814	814	814	814	814	814	814
335150 - State Revenue Sharing - Alcoholic Beverage Licenses	28,367	28,367	28,367	79,478	79,478	79,478	79,478	79,478	79,478	79,478
335180 - State Revenue Sharing - Local Government Half-Cent Sales Tax	178	178	178	499	499	499	499	499	499	499
335480 - State Revenue Sharing - Other Transportation	820	820	820	2,296	2,296	2,296	2,296	2,296	2,296	2,296
338000 - Shared Revenue From Other Local Units	949	949	949	2,659	2,659	2,659	2,659	2,659	2,659	2,659
351900 - Judgments and Fines - Other Court Ordered	0	0	1	2	2	2	2	2	2	2
352000 - Fines - Library	1,871	1,871	5,449	8,820	8,820	8,820	8,820	8,820	8,820	8,820
354000 - Fines - Local Ordinance Violation	831	831	2,421	3,919	3,919	3,919	3,919	3,919	3,919	3,919
359000 - Other Judgments, Fines and Forfeits	4,557	4,557	9,741	17,952	17,952	17,952	17,952	17,952	17,952	17,952
361100 - Interest	25,394	25,394	54,288	100,041	100,041	100,041	100,041	100,041	100,041	100,041
361200 - Dividends	202,322	202,322	432,534	797,074	797,074	797,074	797,074	797,074	797,074	797,074
361300 - Net Increase (Decrease) in Fair Value of Investments	3,874	3,874	8,282	15,262	15,262	15,262	15,262	15,262	15,262	15,262
364000 - Disposition of Fixed Assets	1,771	1,771	3,786	6,977	6,977	6,977	6,977	6,977	6,977	6,977
365000 - Sale of Surplus Materials and Scrap	190	190	406	748	748	748	748	748	748	748
366000 - Contributions and Donations from Private Sources	45,404	45,404	97,067	178,874	178,874	178,874	178,874	178,874	178,874	178,874
368000 - Pension Fund Contributions	5,282	5,282	11,292	20,808	20,808	20,808	20,808	20,808	20,808	20,808
369900 - Other Miscellaneous Revenues	2,963	2,963	6,335	11,674	11,674	11,674	11,674	11,674	11,674	11,674
381000 - Inter-Fund Group Transfers In	43,235	43,235	92,430	170,329	170,329	170,329	170,329	170,329	170,329	170,329
384000 - Debt Proceeds	32,420	32,420	32,420	90,835	90,835	90,835	90,835	90,835	90,835	90,835
322000 - Building Permits	7,304	7,304	7,304	20,464	20,464	20,464	20,464	20,464	20,464	20,464
322900 - Permits - Other	24,178	24,178	24,178	67,740	67,740	67,740	67,740	67,740	67,740	67,740
323100 - Franchise Fee - Electricity	9,541	9,541	9,541	26,730	26,730	26,730	26,730	26,730	26,730	26,730
323300 - Franchise Fee - Water	1,088	1,088	1,088	3,049	3,049	3,049	3,049	3,049	3,049	3,049
323400 - Franchise Fee - Gas	10	10	10	29	29	29	29	29	29	29
325100 - Special Assessments - Capital Improvement	453,149	453,149	453,149	1,269,623	1,269,623	1,269,623	1,269,623	1,269,623	1,269,623	1,269,623
Total Revenues	**2,589,617**	**2,604,900**	**3,207,741**	**7,621,576**	**7,662,183**	**7,703,196**	**7,744,620**	**7,786,457**	**7,828,713**	**7,871,392**

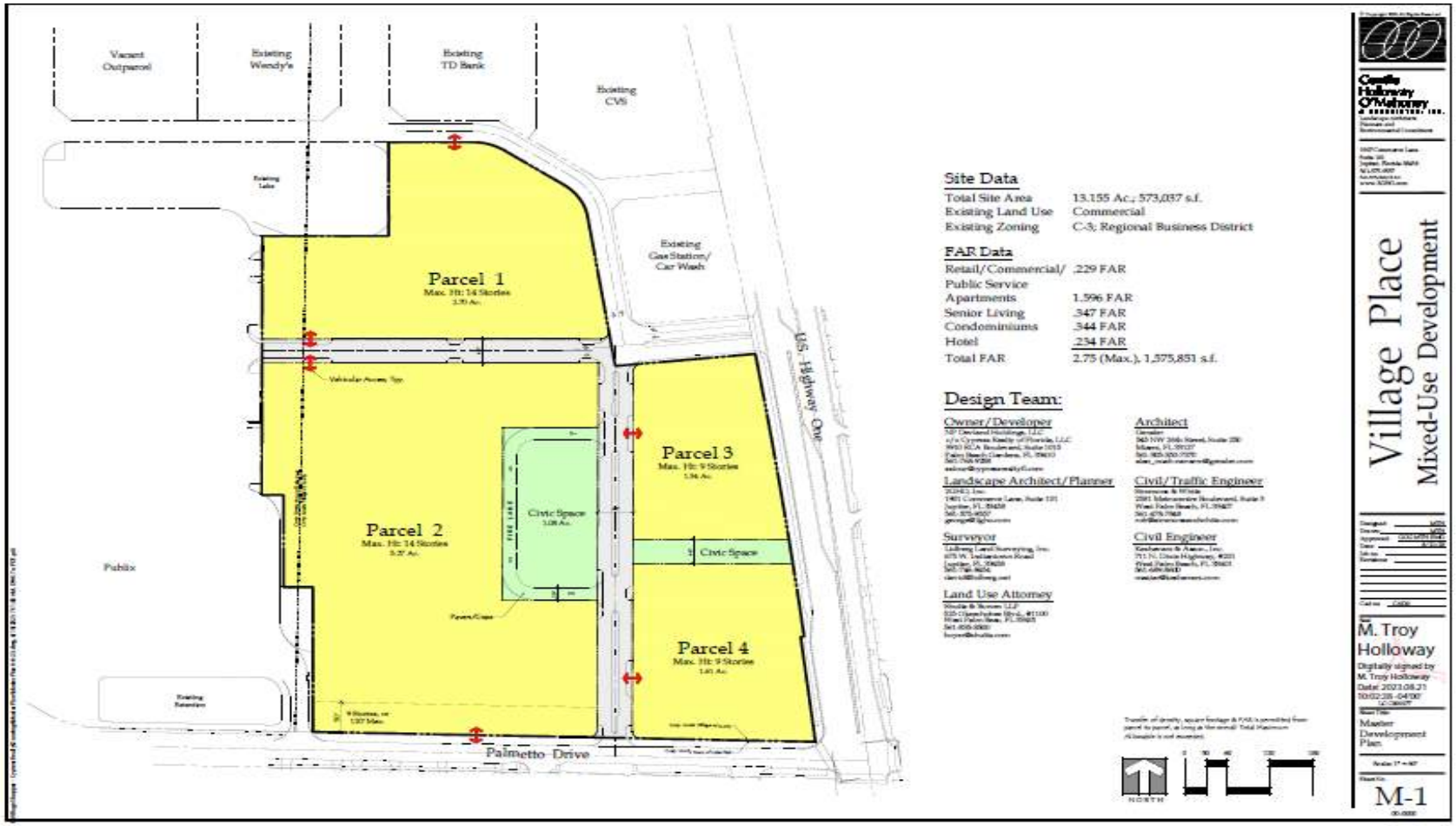
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Table 9
Village Place
Mixed -Use Development
Fiscal Impact Detail Operating Revenue and Expenses

Continued	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Expenditures										
571.10 - Libraries - Personnel Services	16,469	16,469	35,208	64,881	64,881	64,881	64,881	64,881	64,881	64,881
571.30 - Libraries - Operating Expenses	2,340	2,340	5,002	9,218	9,218	9,218	9,218	9,218	9,218	9,218
571.60 - Libraries - Capital Outlay	2,421	2,421	2,421	6,784	6,784	6,784	6,784	6,784	6,784	6,784
572.10 - Parks/Recreation - Personnel Services	11,598	11,598	33,775	54,672	54,672	54,672	54,672	54,672	54,672	54,672
572.30 - Parks/Recreation - Operating Expenses	9,933	9,933	28,926	46,823	46,823	46,823	46,823	46,823	46,823	46,823
572.60 - Parks/Recreation - Capital Outlay	18,971	18,971	55,246	89,428	89,428	89,428	89,428	89,428	89,428	89,428
511.10 - Legislative - Personnel Services	1,297	1,297	1,297	3,633	3,633	3,633	3,633	3,633	3,633	3,633
511.30 - Legislative - Operating Expenses	2,009	2,009	2,009	5,628	5,628	5,628	5,628	5,628	5,628	5,628
512.10 - Executive - Personnel Services	24,039	24,039	24,039	67,351	67,351	67,351	67,351	67,351	67,351	67,351
512.30 - Executive - Operating Expenses	3,158	3,158	3,158	8,849	8,849	8,849	8,849	8,849	8,849	8,849
513.10 - Financial and Administrative - Personnel Services	34,650	34,650	34,650	97,083	97,083	97,083	97,083	97,083	97,083	97,083
514.30 - Legal Counsel - Operating Expenses	4,769.41	4,769.41	4,769.41	13,362.82	13,362.82	13,362.82	13,362.82	13,362.82	13,362.82	13,362.82
515.10 - Comprehensive Planning - Personnel Services	6,728	6,728	6,728	18,849	18,849	18,849	18,849	18,849	18,849	18,849
515.30 - Comprehensive Planning - Operating Expenses	2,832	2,832	2,832	7,936	7,936	7,936	7,936	7,936	7,936	7,936
518.30 - Pension Benefits - Operating Expenses	50,803	50,803	50,803	142,337	142,337	142,337	142,337	142,337	142,337	142,337
519.30 - Other General Government - Operating Expenses	15,671	15,671	45,635	73,870	73,870	73,870	73,870	73,870	73,870	73,870
519.60 - Other General Government - Capital Outlay	43,235	43,235	43,235	121,135	121,135	121,135	121,135	121,135	121,135	121,135
519.70 - Other General Government - Debt Service	41,054	41,054	41,054	115,024	115,024	115,024	115,024	115,024	115,024	115,024
581.90 - Interfund Transfers Out - Other Uses	106,775	106,775	106,775	299,159	299,159	299,159	299,159	299,159	299,159	299,159
534.10 - Garbage/Solid Waste - Personnel Services	33,503	33,503	97,565	157,930	157,930	157,930	157,930	157,930	157,930	157,930
534.30 - Garbage/Solid Waste - Operating Expenses	6,990	6,990	20,357	32,952	32,952	32,952	32,952	32,952	32,952	32,952
534.60 - Garbage/Solid Waste - Capital Outlay	1,542	1,542	1,542	4,321	4,321	4,321	4,321	4,321	4,321	4,321
539.10 - Other Physical Environment - Personnel Services	24,141	24,141	70,301	113,798	113,798	113,798	113,798	113,798	113,798	113,798
539.60 - Other Physical Environment - Capital Outlay	1,566	1,566	4,560	7,381	7,381	7,381	7,381	7,381	7,381	7,381
521.10 - Law Enforcement - Personnel Services	147,210	147,210	428,688	693,927	693,927	693,927	693,927	693,927	693,927	693,927
521.30 - Law Enforcement - Operating Expenses	25,236	25,236	73,491	118,961	118,961	118,961	118,961	118,961	118,961	118,961
521.60 - Law Enforcement - Capital Outlay	1,255	1,255	3,654	5,914	5,914	5,914	5,914	5,914	5,914	5,914
522.10 - Fire Control - Personnel Services	88,837	88,837	258,703	418,768	418,768	418,768	418,768	418,768	418,768	418,768
522.30 - Fire Control - Operating Expenses	8,683	8,683	25,287	40,933	40,933	40,933	40,933	40,933	40,933	40,933
524.10 - Protective Inspections - Personnel Services	18,559	18,559	54,046	87,485	87,485	87,485	87,485	87,485	87,485	87,485
524.30 - Protective Inspections - Operating Expenses	5,069	5,069	14,762	23,896	23,896	23,896	23,896	23,896	23,896	23,896
541.10 - Road/Street Facilities - Personnel Services	12,169	12,169	35,438	57,364	57,364	57,364	57,364	57,364	57,364	57,364
541.30 - Road/Street Facilities - Operating Expenses	32,854	32,854	95,675	154,871	154,871	154,871	154,871	154,871	154,871	154,871
541.60 - Road/Street Facilities - Capital Outlay	7,419	7,419	21,606	34,974	34,974	34,974	34,974	34,974	34,974	34,974
Total Expenditures	**850,683**	**850,683**	**1,812,113**	**3,344,853**	**3,344,853**	**3,344,853**	**3,344,853**	**3,344,853**	**3,344,853**	**3,344,853**
Net Fiscal Impact	**1,738,934**	**1,754,217**	**1,395,628**	**4,276,723**	**4,317,330**	**4,358,343**	**4,399,767**	**4,441,604**	**4,483,860**	**4,526,538**
Cumulative	**1,738,934**	**3,493,151**	**4,888,778**	**9,165,502**	**13,482,832**	**17,841,175**	**22,240,942**	**26,682,546**	**31,166,406**	**35,692,945**
Years	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**

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Appendix A Village Place -Site Plan



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IMPORTANT NOTICE CONCERNING "FISCAL IMPACT ANALYSIS REPORT"

1. Fiscal Impact Analysis Report ("FIAR")

Certain portions of the FIAR have various sections of the analysis that contain forecasted financial performance based upon several current and projected market conditions. These conditions are subject to numerous risks and uncertainties that cannot be determined at this time. Each section of the FIAR contains forecasted data. While presented with numerical specificity, projected information of the type furnished above is based on estimates and assumptions that are inherently subject to significant economic and competitive uncertainties and contingencies, all of which are difficult to predict and many of which are beyond the FLS's control. Accordingly, there can be no assurance that such estimates and assumptions will be accurate, and the actual results may be significantly higher or lower than those set forth.

2. Actual Results May Differ from FIAR

Due to a variety of risks and uncertainties, actual results may be materially different from the results projected in the FIAR. Accordingly, the FIAR is meant only to serve as a guide and is not intended to be relied upon as to the reasonableness of the underlying facts or assumptions. This FIAR does not contain and is not to be construed as legal, business, investment, or tax advice.

3. The Fishkind Litigation Services Inc. (FLS) Has No Duty to Update FIAR

The FIAR is current only as of September 2023. Following the delivery of this report, FLS expectations of results may change. FLS may come to believe that the FIAR is no longer accurate. FLS shall not have any obligation to update any corrections or revisions to the FIAR contained herein, even if the FLS believes the forward-looking analysis is no longer accurate. FLS does not intend to update or otherwise revise the FIAR to reflect circumstances existing after the date when made or to reflect the occurrence of future events even if any or all the assumptions underlying the projections are shown to be in error. FLS assumes no responsibility for the accuracy or validity of the FIAR.

ATTACHMENT 1
UPDATED THROUGH 1/25/2024

VILLAGE OF
NORTH PALM BEACH
JAN 25 2024
COMMUNITY DEVELOPMENT
RECEIVED

Proposed Village Place Mixed-use Development

North Palm Beach, FL

Fiscal Impact Study Peer Review







Prepared for:
Treasure Coast Regional Planning Council
Stuart, FL

On behalf of:
Village of North Palm Beach
North Palm Beach, FL

January 2024 **DRAFT**

WTL +a
Real Estate & Economic Advisors
Washington, DC—Cape Cod, MA
301.502.4171 508.214.0915

General & Limiting Conditions

Every reasonable effort has been made to ensure that the data contained in this study reflect the most accurate and timely information possible. These data are believed to be reliable at the time the study was conducted. This study is based on estimates, assumptions, and other information developed by WTL +Associates (referred hereinafter as "WTL+a") from its independent research effort, general knowledge of the market and the industry, and consultations with the client and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agent and/or representatives, or any other data source used in preparing or presenting this study.

No warranty or representation is made by WTL+a that any of the projected values or results contained in this study will be achieved. Possession of this study does not carry with it the right of publication thereof or to use the name of "WTL+a" in any manner without first obtaining the prior written consent of WTL+a. No abstracting, excerpting or summarizing of this study may be made without first obtaining the prior written consent of WTL+a. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person, other than the client, without first obtaining the prior written consent of WTL+a. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from WTL+a.

This study is qualified in its entirety by, and should be considered in light of, these limitations, conditions and considerations.

1 Executive Summary

Introduction

In 2021, WTL+a, a real estate and economic development consulting firm with extensive experience throughout Florida, completed a real estate market analysis of redevelopment potentials as part of a planning evaluation for the Twin City Mall site for Treasure Coast Regional Planning Council (TCRPC), on behalf of the Village of North Palm Beach (Village) and Town of Lake Park (Town).

According to data from the Village, a portion of the site (13.155 acres comprising four separate parcels) located in the Village is under contract to be purchased by NP Devland Holdings LLC (Mr. Nadir Salour), a North Palm Beach-based developer. NP Devland Holdings is proposing to construct a mixed-use development in two phases containing the following land uses at buildout in 2031:

- 947 multi-family rental apartment units in three buildings
- 222 hotel rooms
- 133 for-sale condominium units
- 206 age-restricted/senior units in an Assisted Living Facility (ALF)
- 100,000 sq. ft. of street-level retail space distributed across the six buildings above, and
- 2,759 structured parking spaces.

NP Devland Holdings retained Fishkind Litigation Services, Inc. of Orlando, FL to prepare an analysis of possible fiscal impacts generated by the project at buildout. A report summarizing the results of this analysis was completed in September 2023. **WTL+a does not know the extent of Fishkind's scope of services prepared on behalf of the developer.**

The Village of North Palm Beach requested a peer review of the project's fiscal impact study, with a particular focus on key assumptions and inputs utilized in the impact models as a means of further understanding the likely fiscal impacts and annual revenue streams generated by each land use in the development program above as proposed by NP Devland Holdings LLC. Under direction from TCPRC, WTL+a is leading the peer review of the study.

Figure 1: Proposed Parcel Acquisition—Twin City Mall Site



As part of this peer review, WTL+a completed the following:

- Obtained and reviewed relevant documents pertaining to the proposed development, including concept renderings, proposed development program and other documents as necessary;
- Reviewed the fiscal impact study prepared by Fishkind Litigation Services, Inc. dated September 25, 2023 to understand key assumptions and inputs, methodology and approach, and findings; and
- Compared key assumptions and inputs to actual market-based data from various public and/or private sources, including annual net absorption of commercial space; hotel occupancy rates and other metrics; multi-family rents and annual net absorption; sales pricing of new for-sale condominium units in the local area; and other assumptions and inputs as relevant to the peer review.

Key Findings

Key findings of this peer review are highlighted below:

Fiscal Impact Calculations & Missing Data

- **Multiple calculations to determine fiscal impacts by land use are incomplete or missing** from the Fishkind report. Beyond the roll-up illustrated in several exhibits, the report does not provide any back-up to document results;
- **Supporting documentation for multiple assumptions identified in the report are incomplete or missing**, including:
    - **Comparable Projects to Determine Average Property Values**—It is not known what comparable projects—in North Palm Beach and/or nearby communities—were used to determine average property values for each land use proposed for Village Place. Comparable projects are key in forming the basis of future values upon which ad valorem tax revenues are generated (see Table 3, p. 7);
    - **Average Annual Absorption by Land Use**—Information to verify/support estimated annual absorption (leasing) of specific land uses is missing. Specifically, this includes multi-family housing (typically illustrated as average absorption/lease-up by units per month or year) and commercial retail (typically illustrated as average annual absorption in retail square feet by year). The analysis assumes an eight-year development period in two phases (2028 and 2031), with full buildout completed by 2031;
    - **Annual Municipal Costs/Operating Expenses of Commercial & Hotel Uses**—The Fishkind analysis appears to exclude annual costs to the Village of North Palm Beach associated with the project's commercial retail (100,000 sq. ft.) and hotel (222 rooms) uses. While municipal service costs generated by commercial uses are generally lower than the impacts/costs generated by residential uses, it is not clear these have been included;
    - **Taxable Property Values Generated by Hotel**—For purposes of the analysis the Fishkind report treats the hotel (222 rooms) as "residential". A hotel should be

treated as a commercial use, particularly as millage rates for commercial uses oftentimes differ from those of residential; and

- **Impacts of Student Generation by Residential Type**—Public school enrollments vary greatly across housing types. This is missing from the Fishkind report.

- **Fiscal impacts are "rolled up" without sufficient detail to evaluate/validate these impacts.** The Fishkind analysis appears to estimate annual expenditures on a per capita basis (see Table 8, p. 11). Per capita categories include full-time and seasonal residents; retail/hotel/senior living employment; and visitors (which are converted to "full-time equivalents"). However, it is unclear how expenses (and revenues) for each per capita category were calculated, as findings are displayed as an annual "roll-up" (see Table 9, pp. 12—13) over a 10-year period (2028—2037) after construction and delivery of specific uses (occurring in two phases in 2028 and 2031).

Due to this missing data and lack of back-up documentation, it is not possible to determine whether the estimates of fiscal impacts, such as annual property taxes, generated by construction of Village Place are reasonably accurate. As a result, WTL+a assembled independent relevant market data and inputs necessary to evaluate the Fishkind findings. These are illustrated in Table 1 through Table 6 and detailed by land use in this memorandum.

Multi-family (Section 2)

- The Fishkind report assumes **average annual unit absorption of the project's 1,286 proposed housing units of 186 units per year** over eight years (2024—2031);

- **Low Unit Absorption**—Annual unit absorption (leasing) among three competitive rental properties delivered in 2020—2021 reveals *cumulative/combined* **annual unit absorption of 148 units per year.** However, two of these three properties (Point at North Palm Beach and Point at Palm Beach Gardens) are located in close proximity to Village Place and exhibited slightly *lower* **annual unit absorption of 121 units per year** over the past three years (2021—2023). **Fishkind's assumptions suggest Village Place will need to *substantially outperform* the pace of unit absorption** at these two properties;

- **High Unit Absorption**—There are another four multi-family properties located in West Palm Beach and delivered in 2023 that are experiencing a pace of *cumulative/combined* **annual unit absorption of 363 units per year** (between pre-leasing in 2022 to year-end 2023). This pace is indicative of the **locational benefits of downtown West Palm Beach**—such as Brightline access, a growing office market and its role as a regional employment center.

- As known at the time this analysis was prepared, there are up to **3,500 units proposed in 15 residential projects** in the US Highway 1 corridor with known/announced delivery dates ranging from January 2024 to June 2026. In addition, there are **another 1,565 units proposed in three high-rise projects in Lake Park** with no known delivery dates. Even *without* construction of Village Place this could yield development of almost 5,100 new multi-family units on the US Highway 1 corridor;
- When the proposed 1,286 units at Village Place are included, there is **potential for development of up to 6,400 new multi-family units** in the US Highway 1 corridor in a 12-mile zone between Donald Ross Road and Okeechobee Boulevard over the next two to eight (or more) years. This represents **potentially significant market competition for multi-family residential development at Village Place that could affect absorption, timing and completion of the project (buildout);**
- The 2021 WTL+a real estate market study of redevelopment potentials on the former Twin City Mall site estimated annual unit absorption of 80 units per year over a 10-year buildout (which translates into 800 market-supportable units for the North Palm Beach portion of the site); and
- As detailed in Section 2, depending on the annual pace of unit absorption/lease-up, it may take between 18 and 43 years to absorb the estimated 6,400 units proposed for construction in the US Highway 1 corridor (between Donald Ross Road and Okeechobee Boulevard). At Fishkind's assumed absorption of 186 units per year, **Village Place would be required to achieve a pace of absorption well-*above* its fair share for buildout to occur in only eight years.**

Hotel/Lodging (Section 3)

- The Fishkind report estimated fiscal impacts generated by a **222-room hotel** delivered in 2031—the last year of the buildout period. By comparison, **the 2021 WTL+a real estate market study identified *negligible* demand for new hotel rooms**, as near-term demand is likely to be met in more marketable locations (such as I-95 interchanges or on sites proximate to demand generators such as the PGA office corridor);
- The lodging industry defines a hotel containing more than roughly 125 rooms as a "full-service" property. Typically, full-service hotels contain specific amenities such as a sit-down restaurant, gift shop, gym and meeting rooms. Local examples include the Marriott, Embassy Suites and Doubletree by Hilton properties on PGA Boulevard. The proposed 222-room hotel at Village

Place would fall in the full-service category. In our professional opinion**, it is unlikely that this part of the US Highway 1 corridor could support a full-service hotel;**

- Assuming room demand strengthens over time, it may be possible to support a third lodging category as part of hotel development at Village Place known as "select-service." Local examples include Hyatt House in downtown West Palm Beach. However, the typical select-service property contains roughly 90—120 rooms. **A smaller hotel at Village Place would lower both assessed values as well as future annual ad valorem/property tax revenues** than identified in the Fishkind report;
- Fishkind utilized a **market valuation of $533,584 per hotel room** to estimate the fiscal impacts of a new 222-room hotel at Village Place. As there was no documentation of hotel sales comparables to document this estimate, WTL+a cannot verify its validity. As a result, WTL+a assembled market values based on 15 confirmed sales of hotel properties in West Palm Beach and Palm Beach Gardens as reported by CoStar, Inc. between 2021—2023. Sales data indicate **hotel values ranging from $271,506 per room in 2021 to $237,132 per room in 2023**. However, sales prices were upwardly distorted by the sale of two high-end/luxury hotel properties:
    - Hyatt Banyan Cay Resort, a 190-room resort under construction in West Palm Beach that sold for $100.0 million in December 2023 **($526,316 per key/room**), and
    - Marriott Autograph, a 208-room "Upper Upscale" class property located in downtown West Palm Beach that sold for $106.4 million in October 2021 **($511,538 per key**);
- If these two luxury properties are excluded from this analysis, the 13 remaining sales are comprised of economy/limited-service properties located on commercial corridors or at interchanges with I-95. **This significantly reduces sales values—to $127,625 per room in 2021, $103,150 per room in 2022, and $128,973 per room in 2023**; and
- Fishkind utilized an average annual occupancy rate of 71% derived from performance of only one hotel comparable. CoStar, Inc. reports that annual occupancies in this one property have *declined*—from 70.6% in 2021 to 64% in 2023, reflecting an overall decrease of 9.4% over the past two years. Further, relying solely on one property to estimate the future performance of a new hotel at Village Place is not defensible.

General Retail (Section 4)

- The Fishkind report estimated fiscal impacts generated by construction of **100,000 sq. ft. of general retail space.** The distribution between general and specialty retail, consumer services and food & beverage uses within this 100,000 sq. ft. of space is not known. The **variation in type of retail space has the potential to significantly affect achievable rents and, therefore, proposed values and fiscal impacts** (such as ad valorem tax revenues) generated by the project's commercial uses;
- According to Fishkind, the project's proposed retail space is assumed in two 50,000 sq. ft. increments—delivered in 2028 and again in 2031. By comparison, the 2021 WTL+a real estate market study suggested **more limited opportunities in the range of 22,000 to 24,000 sq. ft.;**
- On average, a proposed retail program of 100,000 sq. ft. would **require minimum annual absorption of 12,500 sq. ft. per year** assuming a buildout period of eight years (2031);
- By comparison, between 2020—2023, **annual net absorption of retail space in North Palm Beach was *negative* (-65,600 sq. ft.)**. That is, 65,600 sq. ft. of previously occupied retail space was vacated and not re-leased over the past four years. **Between 2006—2023 the Village exhibited a net *loss* of almost 83,900 sq. ft. of previously occupied retail space** (negative net absorption)—despite several years of positive absorption—over this 18-year period;
- Fishkind utilized a retail **market valuation of $270 per sq. ft.** to estimate the fiscal impacts of 100,000 sq. ft. of new retail space at Village Place. **As there was no documentation of retail sales comparables to document this estimate, WTL+a cannot verify its validity;**
- As a result, WTL+a assembled data on the sale of nine retail centers containing 75,000 sq. ft. or more of gross leasable area (GLA) between 2021—2023 and located in West Palm Beach, North Palm Beach and Palm Beach Gardens as reported by CoStar, Inc. These centers include neighborhood, community and specialty centers with more than 1.05 million sq. ft. of gross leasable area. Recorded sales prices range from **$99.53 to $594.08 per sq. ft. with an all-in average of $202.38 per sq. ft.**;
- It is not known how Fishkind derived its market valuation of $270 per sq. ft. Setting aside whether there is sufficient market support for 100,000 sq. ft. of retail space at Village Place, the Fishkind estimate of future value for the project's retail component appears reasonable, as the future value of $202 per sq. ft. in 2022 based on a 3% annual inflation factor yields $262 per sq. ft. by 2031; and

- The Fishkind report did not include any information on retail market vacancies. The accepted industry standard for vacancy rates in stabilized markets is 5%. In North Palm Beach, however, CoStar, Inc. reports retail vacancies jumped from 8% in 2021 and 2022 to 13.2% in 2023—an increase of almost 113%. This parallels the loss of occupied retail space (i.e., negative net absorption).

2 Multi-family Residential

As a result of the lack of supporting documentation of the project's multi-family uses, WTL+a prepared detailed profiles of seven new multi-family complexes built in the US Highway 1 corridor and delivered between 2020 and 2023. Among other performance metrics, this profile focuses on average annual unit absorption/lease-up achieved in each of these comparables, which are located between PGA Boulevard and Okeechobee Boulevard. Key findings indicate the following:

Unit Absorption in Competitive New Multi-family Properties

- The Fishkind report assumes **average annual unit absorption of the project's 1,286 housing units of 186 units per year** over eight years (2024—2031); and
- By comparison, the profile illustrated in Table 1 reveals that **annual absorption of three properties delivered in 2020—2021 averaged a *cumulative/combined* 148 units per year**. Two of these three properties are potentially directly comparable to Village Place due to location—with one property (Point at North Palm Beach) located on US Highway 1 in North Palm Beach and the other (Point at Palm Beach Gardens) located at the terminus of PGA Boulevard in Palm Beach Gardens and its boundary with the Village. Four additional properties delivered in 2023 and all located on the northern edge of downtown West Palm Beach and in Northwood—**averaged a *cumulative/combined* unit absorption of 363 units per year.**

In conclusion, **Fishkind assumes that Village Place will *outperform* the pace of unit absorption of recently-delivered multi-family properties located in North Palm Beach**, including Point at North Palm Beach (formerly Emara Palm Beach) and Point at Palm Beach Gardens (formerly Solara City Centre) at the boundary with the Village. Combined, these two properties exhibited average annual unit absorption of **121 units per year over the past three years (2021—2023)**.

Table 1: Profile of Selected Multi-family Rental Properties

Project/Location	Year Built / Class & Height	Site Size / Densities & Bldg. Area	Unit Type	No. of Units	% Dist.	Size (In SF)	Per Month: Asking Rent	Per Month: Rent Per SF	Per Month: Effective Rent	Per Month: Rent Per SF	Current 12/31/2023	5-Year Vacancy & Absorption Analysis: 2023	2022	2021	2020	2019
Delivered 2020 & 2021																
Oversea at Flagler Banyan Sq.	2020	2.26	Studio	52	21%	625	$ 2,362	$ 3.78	$ 2,340	$ 3.74	9.2%					
290 N. Olive Avenue	Class A	Acres	1 BR	128	51%	770	2,632	3.42	2,607	3.39	23					
Market-rate	9 floors	3.16	2 BR	52	21%	1,190	4,134	3.47	4,095	3.44						
West Palm Beach		FAR	3 BR	19	8%	1,414	4,815	3.41	4,769	3.37						
		311,142														
True Owner: Prudential Insurance		Gross SF	**Total:**	**251**		**876**	**$ 3,052**	**$ 3.48**	**$ 3,024**	**$ 3.45**		**9.2%**	**3.7%**	**6.0%**	**34.7%**	**98.7%**
Developer: Novarro Lowrey, Inc.												(14)	6	72	161	3
											5-Year Absorption:					**228**
			Asking Rent Concessions:							**-0.92%**	**Annual Average (3 Years):**					**57**
Point at North Palm Beach	2021	11.12	Studio	9	4%	635	$ 2,197	$ 3.46	$ 2,182	$ 3.44	6.5%					
(Formerly Emara Palm Beach)	Class B	Acres	1 BR	82	33%	849	2,692	3.17	2,672	3.15	16					
Market-rate	3 floors	0.60	2 BR	131	52%	1,257	3,269	2.60	3,245	2.58						
12155 US Highway 1		FAR	3 BR	28	11%	1,661	4,143	2.49	4,103	2.47						
North Palm Beach		292,993														
		Gross SF	**Total:**	**250**		**1,145**	**$ 3,138**	**$ 2.74**	**$ 3,115**	**$ 2.72**		**6.5%**	**4.4%**	**67.4%**	**100.0%**	**100.0%**
True Owner: Pantzer Properties, Inc.												(5)	158	82	-	-
Developer: Fairway Investments											**5-Year Absorption:**					**234**
			Asking Rent Concessions:							**-0.73%**	**Annual Average (3 Years):**					**78**
Point at Palm Beach Gardens	2021	3.21	1 BR	76	56%	759	$ 2,559	$ 3.37	$ 2,542	$ 3.35	5.5%					
(Formerly Solara City Centre)	Class B	Acres	2 BR	52	38%	1,108	3,053	2.76	3,033	2.74	7					
Market-rate	5 floors	1.07	3 BR	8	6%	1,333	3,565	2.67	3,541	2.66						
2100 PGA Boulevard		FAR														
Palm Beach Gardens		150,114														
		Gross SF	**Total:**	**136**		**926**	**$ 2,807**	**$ 3.03**	**$ 2,789**	**$ 3.01**		**5.5%**	**3.1%**	**15.6%**	**100.0%**	**100.0%**
True Owner: Pantzer Properties, Inc.												(3)	17	115	-	-
Developer: Eastwind Development LLC											**5-Year Absorption:**					**129**
			Asking Rent Concessions:							**-0.64%**	**Annual Average (3 Years):**					**43**
COMPARABLES ANALYSIS (Delivered 2020-2021):											**47**					
Total/Weighted Average		**16.59**		**637**		**992**	**$ 3,033**	**$ 3.06**			**7.4%**	**7.1%**	**3.7%**	**29.7%**	**78.2%**	**99.6%**
Total Unit Absorption:												**(22)**	**180**	**268**	**161**	**3**
Cumulative Annual Average (2020-2023)																**148**

Table 1 (Continued): Profile of Selected Multi-family Rental Properties

Project/Location	Year Built / Class & Height	Site Size / Densities & Bldg. Area	Unit Type	No. of Units	% Dist.	Size (In SF)	Per Month: Asking Rent	Per Month: Rent Per SF	Per Month: Effective Rent	Per Month: Rent Per SF	Current 2021	5-Year Vacancy & Absorption Analysis: 2023	2022	2021	2020	2019
Delivered 2023																
Icon Marina Village	2023	0.76	Studio	1	0%	680	$ 2,713	$ 3.99	$ 2,573	$ 3.78	35.0%					
Market-rate	Class A	Acres	1 BR	184	46%	839	2,992	3.57	2,839	3.38	140					
4444 N. Flagler Drive	24 floors	15.61	2 BR	70	18%	1,268	4,540	3.58	4,309	3.40						
West Palm Beach		FAR	3 BR	84	21%	3,264	18,227	5.58	17,297	5.30						
		516,883	4 BR	60	15%	2,522	15,000	5.95	14,235	5.64						
		Gross SF														
			Total:	**399**		**1,678**	**$ 8,276**	**$ 4.93**	**$ 7,854**	**$ 4.68**		**35.0%**	**91.1%**	**100.0%**	**100.0%**	**100.0%**
												224	36	-	-	-
Owner: Related Properties LLC																
Developer: Related Properties LLC											**5-Year Absorption:**					**259**
			Asking Rent Concessions:							**-5.10%**	**Annual Average (2 Years):**					**130**
The Watermark at West Palm	2023	1.24	Studio	8	5%	450	$ 6,053	$ 13.45	$ 5,684	$ 12.63	54.3%					
445 Datura Street	Class A	Acres	1 BR	73	47%	740	5,790	7.82	5,446	7.36	84					
Market-rate (Senior)	8 floors	4.54	2 BR	74	48%	1,034	7,906	7.65	7,436	7.19						
West Palm Beach		FAR														
		245,000														
		Gross SF	**Total:**	**155**		**865**	**$ 6,813**	**$ 7.88**	**$ 6,409**	**$ 7.41**		**54.3%**	**81.6%**	**100.0%**	**100.0%**	**100.0%**
												42	29	-	-	-
Owner: ZOM Senior Living/Watermark Retirement																
Developer: ZOM Senior Living											**5-Year Absorption:**					**71**
			Asking Rent Concessions:							**-5.93%**	**Annual Average (2 Years):**					**35**
The Grand	2023	3.00	1 BR	156	50%	677	$ 2,383	$ 3.52	$ 2,308	$ 3.41	18.8%					
Market-rate & Rent Restricted	Class A	Acres	2 BR	134	43%	1,036	2,556	2.47	2,466	2.38	58					
609 2nd Street	8 floors	2.30	3 BR	19	6%	1,265	3,539	2.80	3,428	2.71						
West Palm Beach		FAR														
		300,900														
		Gross SF	**Total:**	**309**		**869**	**$ 2,524**	**$ 2.90**	**$ 2,445**	**$ 2.81**		**18.8%**	**71.4%**	**100.0%**	**100.0%**	**100.0%**
												163	88	-	-	-
Owner: Affiliated Development																
Developer: Affiliated Development											**5-Year Absorption:**					**251**
			Asking Rent Concessions:							**-3.13%**	**Annual Average (2 Years):**					**125**

Table 1 (Continued): Profile of Selected Multi-family Rental Properties

Project/Location	Year Built / Class & Height	Site Size / Densities & Bldg. Area	Unit Type	No. of Units	% Dist.	Size (In SF)	Per Month: Asking Rent	Asking Rent Per SF	Effective Rent	Effective Rent Per SF	Current 2021	5-Year Vacancy & Absorption Analysis: 2023	2022	2021	2020	2019
Delivered 2023																
Anya	2023	1.66	Studio	60	27%	557	$ 2,458	$ 4.41	$ 2,458	$ 4.41	35.0%					
Market-rate	Class A	Acres	1 BR	40	18%	751	3,350	4.46	3,350	4.46	78					
345 Banyan Boulevard	15 floors	3.14	2 BR	70	31%	1,133	4,721	4.17	4,721	4.17						
West Palm Beach		FAR	3 BR	53	24%	1,410	5,689	4.03	5,689	4.03						
		227,332 Gross SF														
			Total:	**223**		**975**	**$ 4,096**	**$ 4.20**	**$ 4,096**	**$ 4.20**		**35.0%**	**81.4%**	**100.0%**	**100.0%**	**100.0%**
												103	41	-	-	-
Owner: Woodfield Investment Co., LLC																
Developer: Spina O'Rourke & Partners																
											5-Year Absorption:					**145**
			Asking Rent Concessions:							**0.00%**	**Annual Average (2 Years):**					**72**
COMPARABLES ANALYSIS (Delivered 2023):											**360**					
Total/Weighted Average				**1,086**		**1,187**	**$ 5,572**	**$ 4.69**			**33.1%**	**35.8%**	**81.4%**	**100.0%**	**100.0%**	**100.0%**
Total Unit Absorption:												**532**	**194**	**-**	**-**	**-**
Cumulative Annual Average (2022 & 2023)																**363**

Source: CoStar, Inc.; WTL+a, December 2023.

Proposed Multi-family Developments

As noted above, the Fishkind report contained no information on either existing or proposed comparable projects that multi-family rental and for sale units at Village Place would be competing with in the US Highway 1 corridor. As a result, WTL+a assembled a list of proposed multi-family projects in the US Highway 1 corridor—in a 12-mile zone between Donald Ross Road on the north and Okeechobee Boulevard on the south—with both known and unknown delivery dates as identified by various sources, including CoStar, Inc. (a national real estate database) and the Town of Lake Park. (This list also includes the estimated 66 unsold units at Nautilus 220 in Lake Park, which is under construction and has *reportedly* 80% of its 330 units under contract/"sold").

Key findings are highlighted in Table 2 and summarized as follows:

- As known at the time this analysis was prepared, there are up to **3,500 units proposed in 15 residential projects in the US Highway 1 corridor** with known/announced delivery dates ranging from January 2024 to June 2026;
    - In North Palm Beach, this includes the proposed 147-unit project at 200 Yacht Club Drive, which has an anticipated delivery date of June 2026, and the Ritz Carlton Residences, a 106-unit project under construction on Ellison Wilson Road, which has an anticipated delivery date of March 2025; and
- In addition, there are **another 1,565 units proposed in three high-rise projects in Lake Park with no known delivery dates**. According to the Town of Lake Park, each of these three projects is in site plan review with the Town.

In conclusion, even *without* construction of Village Place there is **potential for development of almost 5,100 new multi-family units on the US Highway 1 corridor**. Approximately 69% of these units are expected to be delivered between 2024 and 2026. When the proposed 1,286 units at Village Place are included, there is potential for development of up to 6,400 new multi-family units somewhere in the US Highway 1 corridor between Donald Ross Road and Okeechobee Boulevard over the next two to eight (or more) years. This represents **potentially significant market competition for multi-family residential development at Village Place that could affect absorption, timing and completion of the project (buildout)**.

Table 2: Proposed Multi-family Residential Projects—Known Delivery Dates (2024—2026)

Project/Location	Estimated Delivery Date	Product Type	No. of Units	Average Unit Size	No. of Floors	Gross Building Area
Known Delivery Dates						
Broward Apartments 2121 Broward Avenue West Palm Beach	January 2024	Affordable MF	105	952	4	100,000
Rosemary Square 535 Hibiscus Street West Palm Beach	March 2024	Market-rate MF	364	879	21	320,000
Tortoise One 740 Dixie Highway West Palm Beach	April 2024	Market-rate MF	261	1,250	8	326,250
District at Northwood 2400 Broadway West Palm Beach	August 2024	Market-rate MF	300	833	8	250,000
One West Palm 550 S. Quadrille Boulevard West Palm Beach	September 2024	Market-rate MF	326	736	30	239,936
Nautilus 220 220 Lake Shore Drive Lake Park	Fall 2024	For sale 80% Sold	66 20% Unsold		24	
2121 N. Flagler 2121 N. Flagler Drive West Palm Beach	January 2025	For sale	152	2,500	32	380,000
Vine on Clematis 512 Clematis Street West Palm Beach	January 2025	Market-rate MF	88	776	5	68,296
Soleste Palm Station 410-520 Rosemary Avenue West Palm Beach	April 2025	Market-rate MF	321	930	8	298,371
The Ritz Carleton Residences 11333 Ellison Wilson Road North Palm Beach	March 2025	For sale	106	3,897	7	413,082
Residences of Palm Beach West 419 Gardenia Street	December 2025	Market-rate MF	372	1,075	25	400,000
Olara 1919 N. Flagler Drive West Palm Beach	January 2026	Market-rate MF	275	1,250	26	343,750
Clematis Place 616 Clematis Street West Palm Beach	June 2026	Market-rate MF	200	901	12	180,140
Marina Village 190 E. 13th Street Riviera Beach	June 2026	Market-rate & Affordable MF	424	850	-	360,400
200 Yacht Club Drive 200 Yacht Club Drive North Palm Beach	June 2026	Market-rate MF	147	1,764	4	259,254
Subtotal-Known Delivery Dates:			**3,507**	***69%***		

Table 2 (Continued): Proposed Multi-family Residential Projects—Unknown Delivery Dates

Project/Location	Estimated Delivery Date	Product Type	No. of Units	Average Unit Size	No. of Floors	Gross Building Area
Unknown Delivery Dates						
Kelsey on Park Park Avenue Lake Park	Site Plan Review		720	1,000	16	720,000
Northlake Promenade/Avalon Northlake Boulevard/Twin City Site Lake Park	Site Plan Review		250	1,000	5	250,000
Residences @ 10th & Park Park Avenue Lake Park	Site Plan Review		595	1,000	16	595,000
Subtotal-Unknown Delivery Dates:			**1,565**	***31%***		
GRAND TOTAL (Known & Unknown Delivery Dates)			**5,072**	**1,085**		**5,504,479**

Source: Palm Beach County Property Appraiser; Town of Lake Park; CoStar, Inc.; WTL+a, December 2023.

Assessed Values & Property Sales—Multi-family Rental

A critical metric in any fiscal impact analysis includes estimates of assessed values of real property, which are necessary to measure annual ad valorem/property tax revenues generated by new development. These findings are illustrated in Table 3 and summarized as follows:

- As noted above, while **Fishkind did not provide assessed values of comparable or competitive residential projects** to support/verify its estimates, the report assumes an **average assessed value for multi-family rental units of $412,999;**
- By comparison, actual **assessed values of multi-family rental units delivered in 2020—2021 averaged $340,299** based on property data from the Palm Beach County Property Appraiser. This includes Point at North Palm Beach and Point at Palm Beach Gardens, both delivered in 2021. WTL+a notes that assessed values of the newest comparable projects delivered in 2023 are not yet available from the Palm Beach County Property Appraiser;

- WTL+a assumes the Fishkind estimate represents a *future* value, but the report does not identify the annual inflation factor used to derive that estimate. Assuming annual inflation of 3% per year, the future value of today's assessed value average of $340,299 per unit would translate into a future average assessed value of $431,081 per unit by 2031. As a result, the Fishkind estimate *appears* to be reasonable; and
- Another method of estimating values includes using actual, verifiable sales of similar uses. WTL+a notes that only one multi-family property—Point at Palm Beach Gardens—has been sold as recorded by the County's Property Appraiser. This property was sold in March 2022 for $66.5 million, or $488,970 per unit. This sale price is significantly above the Property Appraiser's 2023 assessed value of $367,545 per unit.

Table 3: Assessed Values & Property Sales—Multi-family Rental

Property/Location	Units	SF	Assessed Values (AV) 2021	2022	2023	CAGR % Change	2023 AV Per Unit	2023 AV Per SF
Delivered 2020 & 2021								
Fishkind Report	**947**						**$ 412,999**	
Oversea at Flagler Banyan Sq. 290 N. Olive Avenue	251	311,142	$ 64,366,566	$ 70,803,212	$ 77,883,533	5.0%	$ 310,293	$ 250
Point at North Palm Beach 12155 US Highway 1	250	292,993	$ -	$ 79,845,386	$ 85,765,080	7.4%	$ 343,060	$ 293
Point at Palm Beach Gardens 2100 PGA Boulevard	136	150,114	$ -	$ 46,453,407	$ 49,986,142	7.6%	$ 367,545	$ 333
Average:							**$ 340,299**	
2031 Value (Based on Annual % Change of Comparables 2021-2023) @						6.7%	**$ 570,553**	
2031 Value (Based on Assumed Annual % Change) @						3.0%	**$ 431,081**	
Delivered 2023								
Icon Marina Village 4444 N. Flagler Drive	399	516,883	**No or Only Limited Improvement Value in Palm Beach County Property Appraiser Records**					
The Watermark at West Palm 445 Datura Street	155	245,000						
The Grand 609 2nd Street	309	300,900						
Anya 345 Banyan Boulevard	223	227,332						
Sales								
Point at Palm Beach Gardens 2100 PGA Boulevard Palm Beach Gardens	136	150,114			$ 66,500,000 Mar-22		$ 488,971	$ 443.00

Source: Palm Beach County Property Appraiser; CoStar, Inc.; WTL+a, December 2023.

Comparison of Fishkind Absorption to Actual Trends

WTL+a prepared an analysis that compares annual unit absorption for Village Place as estimated by Fishkind against actual/verifiable absorption in new or recently-built multi-family properties in the US Highway 1 corridor. This analysis, which is illustrated in Table 4, reveals the following:

- As noted previously, 1,286 housing units proposed as part of Village Place over an 8-year buildout period would require **annual unit absorption of 186 units per year;**
- By comparison, the 2021 WTL+a real estate market study of redevelopment potentials for the former Twin City Mall site estimates **annual unit absorption of 80 units per year** over a 10-year buildout (which translates into 800 market-supportable units for the North Palm Beach portion of the site); and
- The analysis examines two absorption scenarios—low and high—based on market comparables (Table 1) as affected by construction of almost 5,100 proposed/potential units in 18 projects in the US Highway 1 corridor (Table 2). As noted, including the 1,286 units proposed at Village Place could potentially result in construction of almost 6,400 new multi-family units on the US Highway 1 corridor over the next two to eight (or more) years between 2024—2031. Market/economic uncertainties—such as increasing interest rates and construction costs, materials costs/supply chain issues and the availability of capital—are likely to affect how many units will actually be delivered during this period.

Low Absorption Scenario

- The three multi-family properties built in 2020 and 2021 (one each in North Palm Beach/Palm Beach Gardens) collectively experienced *cumulative/combined* **average annual unit absorption of 148 units per year** over three years (2021—2023). If this pace continues during buildout of Village Place, it necessitates that **Village Place *capture* fully 126% of annual unit absorption** on the US Highway 1 corridor to achieve buildout in eight years. Given the magnitude of potential competition on the US Highway 1 corridor, this is highly unlikely;
- Moreover, if this annual pace of 148 units per year is sustained over time with full construction of all announced projects (6,400 units), it would require 43 years to achieve buildout/full occupancy; and
- If Village Place achieved only its *fair share* of the total, it would result in average annual absorption of only 30 units per year if the corridor's pace of 148 units per year is sustained over

the long-term. In other words, this finding would require that **Village Place achieve a pace of absorption *well-above* its fair share** for buildout to occur in only eight years.

Table 4: Comparison of Unit Absorption—Fishkind to Market Comparables

	2024-2028	2029-2031	Total Units	Buildout Period (Years)	Required Annual Absorption
Proposed Development Program					
Fishkind Report					
Multi-family Rental	338	609	947	8	118
For sale Condominiums	133	-	133	5	27
Senior Living Facility	206	-	206	5	41
Total:	**677**	**609**	**1,286**		**186**
					Units/Year
2021 Market Study			**800**		**80**
			On NPB Portion Only		Units/Year
Proposed Projects-US Route 1 Corridor					
Competitive Units			5,072	80%	
Village Place Units			1,286	20%	"Fair Share"
Total Units If Full Buildout Achieved:			**6,358**		
Absorption Scenarios					
Low Growth (From Table 1)					
Cumulative Average Annual Absorption			148	Units/Year	
Years to Full Buildout-All Projects					
Total Units (Including Village Place)			6,358		
Average Annual Absorption			148		
Required Years to Full Buildout:			**43**		
Village Place Annual Absorption @ Fair Share					
Fair Share (of Total Projects)			20%		
Annual Unit Absorption:			**30**		
Required Village Place Capture @ 186 Units/Year			**126%**		
High Growth (From Table 1)					
Cumulative Average Annual Absorption			363	Units/Year	
Years to Full Buildout					
Total Units (Including Village Place)			6,358		
Average Annual Absorption			363		
Required Years to Full Buildout:			**18**		
Village Place Annual Absorption @ Fair Share					
Fair Share (of Total Projects)			20%		
Annual Unit Absorption:			**73**		
Required Village Place Capture @ 186 Units/Year			**51%**		

Source: Palm Beach County Property Appraiser; CoStar, Inc.; WTL+a, January 2024.

High Absorption Scenario

- The four multi-family properties delivered in downtown West Palm Beach/Northwood in 2023 are experiencing a pace of *cumulative/combined* **annual unit absorption of 363 units per year** (between pre-leasing in 2022 to year-end 2023). If this stronger pace continues during buildout of Village Place, it necessitates that **Village Place capture a minimum of 51% of annual absorption** to achieve buildout in eight years—even after accounting for full construction of 6,400 units identified in proposed/potential projects. Given the magnitude of potential competition on the US Highway 1 corridor, this is highly unlikely;
- By comparison, Village Place's *fair share* (of total proposed units) is 20%. If this annual pace of 363 units per year is sustained over time with full construction of 6,400 units, it would require a more reasonable 18 years to achieve buildout/full occupancy; and
- If Village Place achieved only its *fair share* of the total, it would result in average annual absorption of 73 units per year if the corridor's pace of 363 units per year is sustained over the long-term. In other words, even in the High Absorption Scenario it would require that **Village Place achieve a pace of absorption *above* its fair share** for buildout to occur in only eight years.

3 Hotel/Lodging

As a result of only limited supporting documentation of the project's proposed hotel use, WTL+a examined market trends in four hotel/lodging properties that reportedly sold on/near the US Highway 1 corridor between 2021—2023. This section focuses on three specific performance metrics necessary to evaluate fiscal impacts, including market valuation (i.e., sales price or value per room), average annual occupancy, and capitalization rates. A capitalization ("cap") rate converts annual income into an "asset value" at the end of a holding period. The higher the cap rate, the greater the degree of "risk" (and lower investment returns) in a specific property. Conversely, the lower the cap rate, the lower the risk (and higher investment returns). The Fishkind report refers to the cap rate as an "interest rate." Key findings indicate the following:

Potential Market Demand for Full-service Hotel

- The Fishkind report estimated fiscal impacts generated by a **222-room hotel** **delivered in 2031**—the last year of the buildout period. By comparison, **the 2021 WTL+a real estate market study identified negligible near-term demand for new hotel rooms**, as near-term demand is likely to be met in more marketable locations (such as I-95 interchanges or proximity to demand generators such as the PGA office corridor). In fact, WTL+a notes that a 174-room hotel is planned as part of expansion/repurposing of Downtown at the Gardens on PGA Boulevard; and
- The lodging industry defines a hotel containing more than roughly 125 rooms as a "full-service" property. Typically, full-service hotels contain specific amenities such as a sit-down restaurant, gift shop, gym and meeting rooms. Local examples include the Marriott, Embassy Suites and Doubletree by Hilton properties on PGA Boulevard. These properties benefit from the cluster of employment in Class A/B office buildings as well as an immediate interchange with I-95. The proposed 222-room hotel at Village Place would fall in the full-service category. In our professional opinion, **it is unlikely that this part of the US Highway 1 corridor could support a full-service hotel**, as the predominant class of hotels in/near North Palm Beach fall in the limited-service/economy levels. Area examples (i.e., competitive supply) include the nearby

Super 8, Extended Stay America in Northpoint Corporate Park and Travelodge in Riviera Beach; and

- Assuming room demand strengthens over time, it *may* be possible to support a third lodging category as part of hotel development at Village Place known as "select-service." Local examples include Hyatt House in downtown West Palm Beach. However, the typical select-service property contains roughly 90—120 rooms. **A smaller hotel at Village Place would lower both assessed values as well as future annual ad valorem/property tax revenues than those identified in the Fishkind report.**

Table 5: Comparison of Hotel Performance Metrics—Fishkind to Market Comparables

Metric	Fishkind Report	Market Sales Comparables 2021	2022	2023	% Change 2021-2023	Estimated Market Valuation 2031
Fiscal Impact						
Market Valuation Per Room	$ 533,584	$ 271,506	$ 103,150	$ 237,132	-12.7%	$ 300,392
% Annual Change		-	*-62.0%*	*129.9%*		*@ 3%/Year*
Value/Room If Fishkind Comparable Sold		$ 40,996	$ 43,197	$ 46,916	14.4%	
		-	*5.4%*	*8.6%*		
Average Annual Occupancy	71%	63.1%	74.6%	75.7%	20.0%	
% Annual Change		-	*18.3%*	*1.4%*		
Estimated Annual Occupancy of Fishkind Comparable		**70.6%**	**69.9%**	**64.0%**	**-9.4%**	
		-	*-1.0%*	*-8.5%*		
Capitalization ("Interest") Rate	5%	7.4%	7.1%	7.2%	-2.5%	
% Annual Change		-	*-3.1%*	*0.6%*		
Cap Rate if Fishkind Comparable Sold		**8.9%**	**8.7%**	**8.8%**		
		-	*-1.8%*	*1.1%*		
No. of Properties	2	3	3	4		
No. of Rooms	154	480	480	695		
	Only 1 Hotel w/ 102 Rooms Reports to STR					
Proposed Development Program						
	222 Rooms					

2021 Market Study	**- Rooms**	Opportunities for hotel roomnight demand captured in more marketable locations for the near-term (5+ years). Example: 174-room property proposed as part of expansion & repurposing of Downtown at the Gardens.

Source: CoStar, Inc.; STR Global; WTL+a, January 2024.

Market Valuation (Value) Per Room

- Fishkind utilized a **market valuation of $533,584 per hotel room** to estimate the fiscal impacts of a new 222-room hotel at Village Place. **As there is no documentation of hotel sales comparables to document this estimate, WTL+a cannot verify its validity;**
- As a result, WTL+a assembled market values based on 15 confirmed sales of hotel properties in West Palm Beach and Palm Beach Gardens as reported by CoStar, Inc. between 2021—2023. Sales data indicate **hotel values ranging from $271,506 per room in 2021 to $237,132 per room in 2023**. However, sales prices were upwardly distorted by the sale of two high-end/luxury hotel properties:
    - Hyatt Banyan Cay Resort, a 190-room resort under construction in West Palm Beach that sold for $100.0 million in December 2023 **($526,316 per key/room**), and
    - Marriott Autograph, a 208-room "Upper Upscale" class property located in downtown West Palm Beach that sold for $106.4 million in October 2021 **($511,538 per key**);
- If these two luxury properties are excluded from this analysis, the 13 remaining sales are comprised of economy/limited-service properties located on commercial corridors or at interchanges with I-95. **This significantly reduces sales values—to $127,625 per room in 2021, $103,150 per room in 2022, and $128,973 per room in 2023;**
- These findings suggest that hotel values remain well below the valuation estimates in the Fishkind report. Even the benefit of a sustained annual increase in value of 3% per year (i.e., the accepted industry standard rate of inflation) through 2031 would only increase potential sales valuation to $300,390 per room by 2031 (the year a proposed hotel would be delivered);
- In our professional opinion, unless the developer of Village Place has secured a hotel operator to open a luxury property (or another class such as "Upper Upscale" similar to Marriott Autograph) at Village Place, it is unlikely that the project will be able to secure a hotel at these class levels; and
- It is notable that Fishkind used only one comparable property in its analysis (the property name has been withheld to protect its proprietary performance data). CoStar, Inc. estimates that if this property were sold, **its valuation is estimated at a limited $49,916 per room (2023 dollars)**. This is a vivid example of limited market opportunity for new hotel development in this part of the US Highway 1 corridor, although values at this level also reflect opportunities for redevelopment of this property.

Table 6: Area Hotel Property Sales, 2021—2023

Property	Rooms	Sale Date	Property Class	Sale Price	Price Per Key (Room)	Cap Rate
Hyatt Banyan Cay Resort 2020 Banyan Resort Way West Palm Beach	190	Dec-23	Luxury	$ 100,000,000	$ 526,316	N/A
Holiday Inn WPB Airport 1301 Belvedere Road West Palm Beach	199	Dec-23	Upper Midscale	$ 16,460,000	$ 82,714 *Bankruptcy Sale*	N/A
Courtyard WPB Airport 1800 Centerpark Drive E West Palm Beach	103	Nov-23	Upscale	$ 20,500,000	$ 199,029	7.1%
Courtyard WPB Airport 1800 Centerpark Drive E West Palm Beach	103	Jun-23	Upscale	$ 15,300,000	$ 148,544	7.6%
LaQuinta Inn 1910 Palm Beach Lakes Blvd. West Palm Beach	103	Feb-23	Upper Midscale	$ 13,258,400	$ 128,722	N/A
Subtotal-2023 Sales:						
W/O Hyatt Resort	**508**			**$ 65,518,400**	**$ 128,973**	
With Hyatt Resort	**698**			**$ 165,518,400**	**$ 237,132**	
Residence Inn 2461 Metrocentre Boulevard E West Palm Beach	78	Nov-22	Upscale	$ 11,558,159	$ 148,182	N/A
LaQuinta Inn 5981 Okeechobee Boulevard West Palm Beach	114	Nov-22	Upper Midscale	$ 12,950,000	$ 113,596	N/A
Best Western Plus 11360 US Highway 1 Palm Beach Gardens	83	Sep-22	Upper Midscale	$ 12,030,000	$ 144,940	8.0%
Quality Inn-PBI Airport 1505 Belvedere Road West Palm Beach	135	Aug-22	Midscale	$ 9,487,528	$ 70,278	N/A
Inn of America 4123 Northlake Boulevard Palm Beach Gardens	95	Jul-22	Midscale	$ 5,700,000	$ 60,000	N/A
Studio 6 1535 Centerpark Drive N West Palm Beach	138	Jun-22	Economy	$ 14,600,000	$ 105,797	N/A
Subtotal-2022 Sales:	**643**			**$ 66,325,687**	**$ 103,150**	

Table 6 (Continued): Area Hotel Property Sales, 2021—2023

Property	Rooms	Sale Date	Property Class	Sale Price	Price Per Key (Room)	Cap Rate
Spring Hill Suites 2437 Metrocenter Boulevard E West Palm Beach	130	Dec-21	Upscale	$ 16,003,000	$ 123,100	N/A
Homewood Suites 2455 Metrocenter Boulevard E West Palm Beach	114	Dec-21	Upscale	$ 15,435,000	$ 135,395	N/A
Marriott Autograph Collection 251 S. Narcissus Avenue West Palm Beach	208	Oct-21	Upper Upscale	$ 106,400,000	$ 511,538	N/A
Courtyard WPB Airport 1800 Centerpark Drive E West Palm Beach	103	Sep-21	Upscale	$ 12,848,000	$ 124,738	N/A
Subtotal-2021 Sales:						
W/O Marriott Autograph	**347**			**$ 44,286,000**	**$ 127,625**	
With Marriott Autograph	**555**			**$ 150,686,000**	**$ 271,506**	
TOTAL:						
W/O Marriott/Hyatt Resort	**1,498**			**$ 176,130,087**	**$ 117,577**	
With Marriott/Hyatt Resort	**1,896**			**$ 382,530,087**	**$ 201,756**	

Source: CoStar, Inc.; WTL+a, January 2024.

Annual Hotel Occupancy

- Fishkind utilized an average annual occupancy rate of 71% derived from performance of only one hotel comparable (one of North Palm Beach's two limited-service hotels). However, CoStar, Inc. reports that **annual occupancies in this one property have *declined*—from 70.6% in 2021 to 64% in 2023**, reflecting an overall decline of 9.4% over the past two years. WTL+a notes that relying solely on one property to estimate the future performance of a new hotel at Village Place is not defensible; and
- As a result, WTL+a assembled market performance metrics of four nearby hotels, which reveal annual occupancies ranging from 63% to 76% between 2021—2023. If this performance can be

sustained over the next eight years, this suggests the 71% metric utilized by Fishkind may be reasonable.

Market Capitalization (Cap) Rate

- Fishkind also utilized a 5% capitalization ("interest") rate. As noted above, a capitalization ("cap") rate converts annual income into an "asset value" at the end of a holding period. The commercial real estate industry considers a cap rate as the most effective measure through which real estate investments are assessed for their profitability and return potential. That is, the higher the cap rate, the greater the degree of "risk" to an investor of a specific property (lower return-on-investment). Conversely, the lower the cap rate, the lower the risk to an investor (higher return-on-investment);
- Cap rates are based on projections of future income and, therefore, are subject to high variance. Moreover, cap rates are affected by a range of different metrics, such as building age/condition/quality, location/proximity to demand generators, annual net operating income, market competition and other factors. It is not clear why Fishkind refers to the cap rate as an "interest rate;"
- A 5% cap rate reflects reasonably strong performance of real estate assets in stabilized markets (i.e., lower risk/higher returns). Notably, the hotel comparables identified by CoStar, Inc. exhibited cap rates generally ranging from 7.1% to 8.0%. These **higher cap rates reflect *greater* risk, thereby lowering values**;
- If the comparable property utilized in the Fishkind report were sold between 2021—2023, CoStar, Inc. estimates the cap rate would have been in the range of 8.7% to 8.9% This finding parallels the low valuation per room and reinforces the higher degree of risk (and lower return-on-investment) generated by a potential sale of this property. This also reinforces the probability that this site would be a candidate for redevelopment; and
- In conclusion, a cap rate based on actual recent sales of several area hotels in the range of 7% (as opposed to 5% as utilized by Fishkind) would **translate into a *lower* valuation for the proposed hotel at Village Place, and therefore lower tax revenues.**

4 General Retail

As a result of only limited supporting documentation of the project's proposed retail uses in the Fishkind report, WTL+a examined market trends of recent retail properties that reportedly sold in North Palm Beach between 2021—2023. This section focuses on four performance metrics necessary to evaluate fiscal impacts, including annual absorption (i.e., lease-up of new or previously vacant retail space); market valuation (i.e., sales price or value per sq. ft.); market vacancy rates; and capitalization rates.

The Fishkind report estimated fiscal impacts generated by construction of **100,000 sq. ft. of general retail space**. The distribution between general and specialty retail, consumer services, and food & beverage uses within this 100,000 sq. ft. of space is not known. The variation in type of retail space has the potential to *significantly* affect achievable rents and, therefore, proposed values (and fiscal impacts such as ad valorem tax revenues) generated by the project's commercial uses.

Potential Market Demand for Retail

- According to the Fishkind report, the project's proposed retail space is assumed in two 50,000 sq. ft. increments—delivered in 2028 and again in 2031. By comparison, the **2021 WTL+a real estate market study suggested more limited market opportunities in the range of 22,000 to 24,000 sq. ft.** This estimate was based in part on fluctuating performance of retail space in the Village of North Palm Beach;
- On average, a proposed retail program of 100,000 sq. ft. would **require minimum annual absorption of 12,500 sq. ft. per year** assuming a buildout period of eight years (2031);
- By comparison, between 2020—2023, **annual net absorption of retail space in North Palm Beach was *negative* (-65,600 sq. ft.)**. That is, 65,600 sq. ft. of previously occupied retail space was vacated and not re-leased over the past four years. Moreover, **between 2006—2023 the Village exhibited a net *loss* of almost 83,900 sq. ft. of previously occupied retail space (negative net absorption)**—despite several years of positive absorption—over this 18-year period; and

- This suggests that **the 100,000 sq. ft. of commercial retail space proposed for Village Place is *not* market-supportable.**

Table 7: Comparison of Retail Metrics—Fishkind to Market Comparables

	2024-2028	2029-2031	Total SF	Buildout Period (Years)	Required Annual Absorption
Proposed Development Program					
Fishkind Report	50,000	50,000	**100,000**	8	12,500
2021 Market Study			**22,000 to 24,000 SF**		

Metric	Fishkind Report	West Palm/North Palm/Palm Beach Gardens 2021	2022	2023	% Change 2021-2023	Estimated Market Valuation 2031
Fiscal Impact						
Market Valuation Per SF	$ 270	$ 328	$ 201	$ -	N/A	$ 262
% Annual Change		-	*-38.8%*			*@ 3%/Year*
Market Vacancy Rate	Unknown	8.0%	8.0%	13.2%	112.9%	
% Annual Change		*29.0%*	*0.0%*	*65.0%*		
Capitalization ("Interest") Rate	5%	5.9%	5.7%	5.6%	-5.9%	
% Annual Change		-	*-2.9%*	*-3.1%*		
Average Annual Absorption	12,500	(28,026)	3,981	(41,564)	(65,609)	
Total 2006-2023 (18 Years)					(83,872)	

Source: CoStar, Inc.; STR Global; WTL+a, January 2024.

Market Valuation (Value) Per Retail SF

- Fishkind utilized a **market valuation of $270 per sq. ft.** to estimate the fiscal impacts of 100,000 sq. ft. of new retail space at Village Place. **As there is no documentation of retail sales comparables provided to document this estimate, WTL+a cannot verify its validity;**
- As a result, WTL+a assembled data on the sale of nine retail centers containing 75,000 sq. ft. or more of gross leasable area (GLA) between 2021—2023 and located in West Palm Beach, North Palm Beach and Palm Beach Gardens as reported by CoStar, Inc. These centers include neighborhood, community and specialty centers with more than 1.05 million sq. ft. of gross

leasable area. Recorded sales prices range from **$99.53 to $594.08 per sq. ft. with an all-in average of $202.38 per sq. ft.**; and

Table 8: Retail Property Sales— 75,000 SF or Greater, 2021—2023

Property	Size (SF)	Sale Date	Property Type	Sale Price	Price Per SF	Cap Rate
Northlake Commons 3896-3980 Northlake Boulevard Palm Beach Gardens	118,439	Jul-22	Community Center Anchored by Ross Dress for Less & Joann Fabric	$ 28,370,481	$ 239.54	6.9%
Polo Grounds Mall 818-992 S. Military Trail West Palm Beach	107,498	Jun-22	Community Center Anchored by Publix	$ 24,705,899	$ 229.83	N/A
Shoppes at City Center 11233 US Highway 1 North Palm Beach	78,519	May-22	Neighborhood Center Anchored by West Marine	$ 29,121,858	$ 370.89	N/A
Village Shoppes 101-137 US Highway 1 North Palm Beach **(Subject Property)**	125,000	Apr-22	Community Center Anchored by Cars of Dreams	$ 19,000,000	$ 152.00	N/A
Shoppes at Palm Coast 7591-7915 S. Dixie Highway West Palm Beach	215,379	Mar-22	Community Center Anchored by Winn Dixie	$ 21,436,728	$ 99.53	N/A
Shops at Cresthaven 2601-2675 S. Military Trail West Palm Beach	172,364	Feb-22	Community Center Anchored by Presidente Supermarket	$ 19,588,324	$ 113.65	N/A
Crystal Cove Commons 1201 US Highway 1 North Palm Beach	60,993	Nov-21	Neighborhood Center Anchored by Wellness Jar	$ 36,235,000	$ 594.08	N/A
Legacy Place 11201-11231 Legacy Avenue Palm Beach Gardens	96,000	Oct-21	Specialty Center	$ 22,017,694	$ 229.35	6.0%
Legacy Place 11230-11260 Legacy Avenue Palm Beach Gardens	81,624	Oct-21	Power Center Anchored by Best Buy	$ 13,204,766	$ 161.78	6.0%
TOTAL:	**1,055,816**			**$ 213,680,750**	**$ 202.38**	

Source: CoStar, Inc.; WTL+a, January 2024.

- The sale of Crystal Cove Commons, a 60,993 sq. ft. neighborhood center in North Palm Beach, which sold in November 2021 for $36.2 million—or $594 per sq. ft.—distorts the overall average. Assuming a sustained increase in value of 3% per year (i.e., the accepted industry standard rate of inflation) through 2031 suggests a future potential sales value of $262 per sq. ft. by 2031 (the buildout year). It is not known how Fishkind derived its market valuation of $270 per sq. ft. Setting aside whether there is sufficient market support for 100,000 sq. ft. of retail space at Village Place, the Fishkind estimate of future value for the project's retail component appears reasonable.

Market Vacancy Rate

- The Fishkind report did not include any information on market vacancies. The accepted industry standard for vacancy rates in stabilized markets is 5%. In North Palm Beach, however, **retail vacancies jumped from 8% in 2021 and 2022 to 13.2% in 2023**—an increase of almost 113%. This parallels the loss of occupied retail space (i.e., negative net absorption). In fact, as detailed in the 2021 market study, retail vacancies in North Palm Beach fluctuated from a low of 2.2% in 2017 to a high of 14.3% in 2010 as recovery from the national economic recession of 2007—2009 gained momentum.

Market Capitalization (Cap) Rate

- Similar to the project's hotel component, Fishkind also utilized a 5% capitalization ("interest") rate in its analysis of fiscal impacts of the project's retail uses. As noted above, a 5% cap rate reflects reasonably strong performance of real estate assets in stabilized markets (i.e., lower risks/higher returns). The retail comparables identified by CoStar, Inc. exhibited generally similar cap rates in the range of 6%. It is notable that cap rates in the range of 5% to 6% would reflect generally solid investment values (i.e., lower risk/higher ROI) even with increasing retail vacancy rates and negative net absorption in North Palm Beach. This may reflect the sale of well-located retail centers in/near North Palm Beach with low vacancy rates and a stable mix of creditworthy tenants.

VILLAGE OF
NORTH PALM BEACH
FEB 22 2024
COMMUNITY DEVELOPMENT
RECEIVED

NP Devland Holdings, LLC
c/o Cypress Realty of Fla LLC
3910 RCA Blvd., Suite 1015
Palm Beach Gardens, Florida 33410

February 22, 2024

Mr. Chuck Huff
Village Manager
Village of North Palm Beach
501 US Highway 1
North Palm Beach, Florida 33408

Re: PUD 2023-06 – Village Place

Dear Chuck:

As you know, based on a Village request we previously submitted a third-party Fiscal Impact Study as an add-on to our Request for Master Plan Approval for our planned Village Place mixed-use development. Please find attached the revised Fiscal Impact Study which includes the sensitivity analysis that staff requested in our 2/1/2024 conference call. I would also like to address three additional questions that staff had during our discussions.

Absorption

Village Place will be a true mixed-use development, with a variety of housing types and price levels targeting both the sale and rental markets. It will also include a hotel product and vibrant retail component, along with a large open space designed to attract the general public. In other words, we will be creating a true community. There is no other development similar to ours in the local area. We are aware of the competitive single-phased projects being discussed and/or planned in the surrounding area, however we believe that we will be at a competitive advantage and are confident that we will be creating our own market. While it is impossible to project the future demand, we (and our investors) will continue to analyze the competitive market environment at the appropriate time for each phase.

Hotel

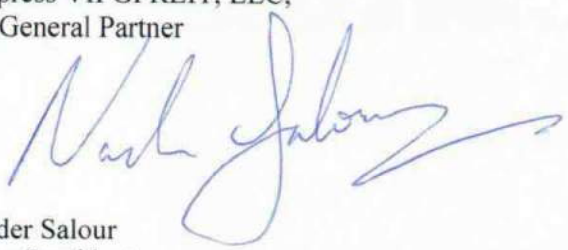
We are currently in early discussions with multiple hotel development groups. The initial feedback has been positive, but there is significant due diligence to be done. As I mentioned during our meeting, our interest lies only in a quality hotel that will have a positive impact on the overall development. If we are unable to attract a high-quality hotel, the site allocated to the hotel would be developed as another use, that most likely being residential. We would not anticipate this materially changing the positive fiscal impact of the development on the Village.

Retail

There is no other retail center that exists as part of a true mixed-use community such as Village Place in the surrounding area. While we do plan to introduce the retail in phases over the life of the development, we believe that the sum of the new internal residential communities, other planned external surrounding projects and the existing local residential base will result in sufficient demand for 100,000 square feet of new quality retail space. Again, the market environment will continue to be analyzed at the appropriate time of each future development phase.

In closing, this is a multi-phased development of a very significant size. Therefore, it will be long term project with a development program/timing that will be modified to address ever-changing market conditions (that are impossible to predict). While our Fiscal Impact Study projects an amount of fiscal impact resulting from the planned development, it is obviously subject to much future uncertainty. It is impossible to predict exactly what the final outcome will be over an 8-12 year period, however, the one fact we can be sure of is the development will not only pay for itself, but will have a significant positive fiscal impact on the Village.

NP-Devland Holdings, LLC
By: Cypress VII GPREIT, LLC,
its General Partner



By: Nader Salour
Vice President

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Village Place will be a true mixed-use development, with a variety of housing types and price levels targeting both the sale and rental markets. It will also include a hotel product and vibrant retail component, along with a large open space designed to attract the general public. In other words, we will be creating a true community. There is no other development similar to ours in the local area. We are aware of the competitive single-phased projects being discussed and/or planned in the surrounding area, however we believe that we will be at a competitive advantage and are confident that we will be creating our own market. While it is impossible to project the future demand, we (and our investors) will continue to analyze the competitive market environment at the appropriate time for each phase.

Hotel

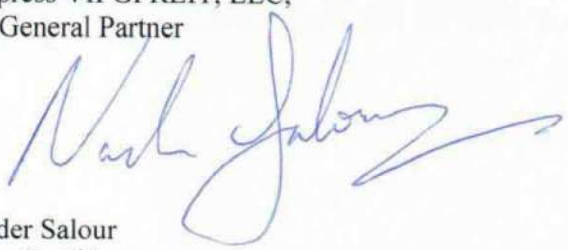
We are currently in early discussions with multiple hotel development groups. The initial feedback has been positive, but there is significant due diligence to be done. As I mentioned during our meeting, our interest lies only in a quality hotel that will have a positive impact on the overall development. If we are unable to attract a high-quality hotel, the site allocated to the hotel would be developed as another use, that most likely being residential. We would not anticipate this materially changing the positive fiscal impact of the development on the Village.

Retail

There is no other retail center that exists as part of a true mixed-use community such as Village Place in the surrounding area. While we do plan to introduce the retail in phases over the life of the development, we believe that the sum of the new internal residential communities, other planned external surrounding projects and the existing local residential base will result in sufficient demand for 100,000 square feet of new quality retail space. Again, the market environment will continue to be analyzed at the appropriate time of each future development phase.

In closing, this is a multi-phased development of a very significant size. Therefore, it will be long term project with a development program/timing that will be modified to address ever-changing market conditions (that are impossible to predict). While our Fiscal Impact Study projects an amount of fiscal impact resulting from the planned development, it is obviously subject to much future uncertainty. It is impossible to predict exactly what the final outcome will be over an 8-12 year period, however, the one fact we can be sure of is the development will not only pay for itself, but will have a significant positive fiscal impact on the Village.

NP-Devland Holdings, LLC
By: Cypress VII GPREIT, LLC,
its General Partner



By: Nader Salour
Vice President

CFN 20230435889
OR BK 34744 PG 191
RECORDED 12/27/2023 3:01 PM
Deed Consideration Amt: $10.00
DEED DOC $0.70
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 191 - 194; (4pgs)

This instrument prepared by and should be returned to:

Charles J. Abrams, Esquire
GREENBERG TRAURIG, P.A.
777 S. Flagler Dr., Suite 300E
West Palm Beach, Florida 33401

Folio Nos.: 68-43-42-21-29-007-0020
and 36-43-42-21-29-007-0030

Note to Examiner: The real property being conveyed by this instrument is unencumbered by any mortgage. Both Grantor and Grantee are entities that are 100% owned by the same member (the "Common Owner"). This conveyance from Grantor to Grantee is being reflected on the books and records of the Grantor, the Grantee and the Common Owner, under generally accepted accounting principles, as a series of transfers, as follows: (1) a distribution of the property from Grantor to the Common Owner, without any consideration received by the Grantor, followed by (2) a transfer by the Common Owner to Grantee, as an additional contribution to capital, without any consideration received by Common Owner. The books and records of the Grantor, Grantee and Common Owner do not reflect any loan receivable created as a result of this series of transfers. Accordingly, this deed is subject only to nominal State of Florida documentary stamp tax. See Technical Assistance Advisement 06(B)4-005 dated June 4, 2006.

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made on December 31, 2023, by **NP-DEVLAND HOLDINGS, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 1601 South Mopac Expressway, Suite D-175, Austin, Texas 78746, in favor of **NP-DEVLAND NORTH, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 1601 South Mopac Expressway, Suite D-175, Austin, Texas 78746.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten U.S. Dollars ($10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain and sell to Grantee and its successors and assigns forever, the parcel of land in Palm Beach County, Florida described on **Exhibit "A"** attached (the "**Property**").

TOGETHER with (i) all and singular, the benefits, rights, privileges, easements, tenements, hereditaments, and other appurtenances pertaining to the Property, if any, and (ii) all improvements of whatever kind, character, or description to or on the Property, if any.

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

AND, Grantor hereby specially covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and the Property is free and clear of all liens and encumbrances, except the Property is being conveyed to Grantee subject to all zoning and governmental regulations, all restrictions, reservations and easements of record, provided that this reference shall not serve to reimpose the same, and taxes and assessments for 2023 and subsequent years, which are not yet due and payable.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the date above.

Signed, sealed and delivered in the presence of:

Print Name: Emily Leidolf

Print Name: Denise Pangel

GRANTOR:

NP-DEVLAND HOLDINGS, LLC, a Delaware limited liability company

By: RESCAP GP, LLC, a Texas limited liability company, its Manager

By: _____
M. Timothy Clark, President

STATE OF Texas)
) ss:
COUNTY OF Travis)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of December, 2023, by M. Timothy Clark, as President of RESCAP GP, LLC, a Texas limited liability company, the Manager of **NP-DEVLAND HOLDINGS, LLC**, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ produced _____ for identification.

[NOTARIAL SEAL]

JESSICA VILLARREAL
Notary ID #125953654
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. Dec 29, 2026

Notary: _____
Print Name: Jessica Villarreal
Notary Public, State of Texas
My commission expires: 12/29/2026

EXHIBIT A

DESCRIPTION & SKETCH
PREPARED FOR:
CYPRESS REALTY OF FLORIDA, LLC

LOT 1

LEGAL DESCRIPTION - LOT 1:

A PARCEL OF LAND BEING A PORTION OF PARCEL 7 ACCORDING TO THE PLAT OF NORTHAKE PROMENADE SHOPPES, A PUD, AS RECORDED IN PLAT BOOK 102, PAGES 130 AND 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOWN OF LAKE PARK AND VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA. LYING IN A SECTION 21, TOWNSHIP 42 EAST, RANGE 43 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1B, AS SHOWN ON SAID PLAT OF NORTHLAKE PROMENADE SHOPPES, A PUD; THENCE ALONG THE NORTH LINE OF SAID PARCEL 1B AND ITS WESTERLY PROLONGATION, SOUTH 84°09'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 08°50'35" WEST, A DISTANCE OF 29.20 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE NORTH 89°59'59" WEST, A DISTANCE OF 489.69 FEET; THENCE NORTH 00°09'32 EAST, A DISTANCE OF 186.80 FEET TO A POINT ON THE SOUTH LINE OF PARCEL R-1, AS SHOWN ON SAID PLAT OF PROMENADE SHOPPES, A PUD; THENCE ALONG SAID SOUTH LINE OF PARCEL R-1, THENCE NORTH 90°00'00" EAST, A DISTANCE OF 176.69 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL R-1; THENCE ALONG THE EAST LINE OF SAID PARCEL R-1, NORTH 00°00'00" EAST, A DISTANCE OF 155.63 FEET TO THE NORTHEAST CORNER OF SAID PARCEL R-1; THENCE DEPARTING SAID EAST LINE OF PARCEL R-1; NORTH 90°00'00" EAST, A DISTANCE OF 117.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 80.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°25'35", A DISTANCE OF 48.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 55°34'25" EAST, A DISTANCE OF 99.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°43'50", A DISTANCE OF 65.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°50'35" EAST, A DISTANCE OF 220.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 125,434 SQUARE FEET OR 2.880 ACRES MORE OR LESS.

SURVEYOR'S NOTES:
1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.
5. DATE OF LEGAL DESCRIPTION: JUNE 10, 2023

LIDBERG LAND SURVEYING, INC.

Digitally signed by David C Lidberg
DN: c=US, o=LIDBERG LAND SURVEYING, dnQualifier=A01410D000001B62D359E63000525C6, cn=David C Lidberg
Date: 2023.09.22 15:06:17 -04'00'

BY: DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3613

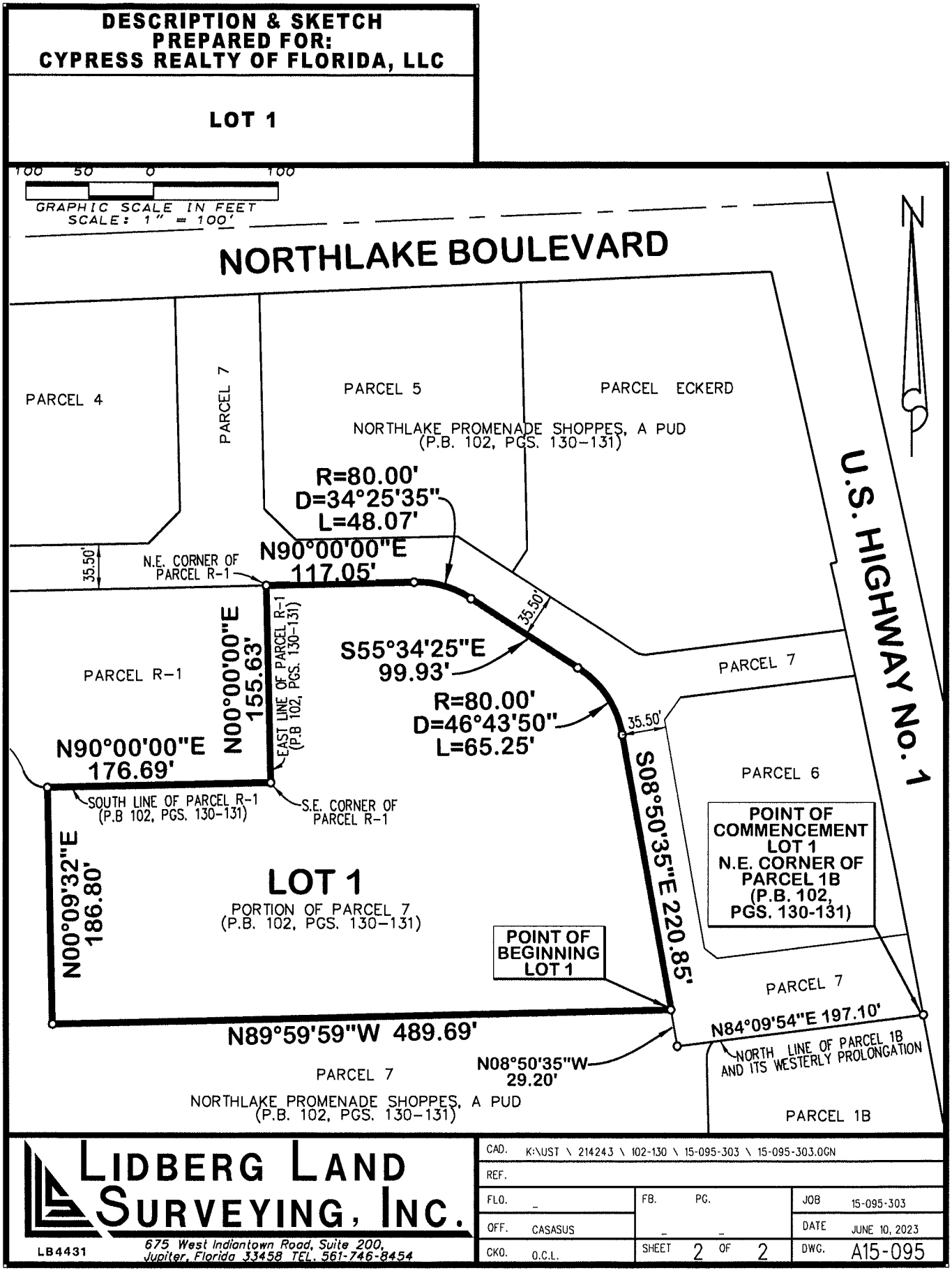
ABBREVIATIONS:
P.B. = PLAT BODK
PGS. = PAGES

09/22/23	CORRECT LEGAL	R.J.W.

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

CAD. K:\UST \ 214243 \ 102-130 \ 15-095-303 \ 15-095-303.DGN			
REF.			
FLD. _	FB. PG.	JOB	15-095-303
OFF. CASASUS	_ _	DATE	JUNE 10, 2023
CKD. D.C.L.	SHEET 1 OF 2	DWG.	A15-095

EXHIBIT A


DESCRIPTION & SKETCH
PREPARED FOR:
CYPRESS REALTY OF FLORIDA, LLC
LOT 1
100 50 0 100
GRAPHIC SCALE IN FEET
SCALE: 1" = 100'
NORTHLAKE BOULEVARD
PARCEL 4
PARCEL 7
PARCEL 5
PARCEL ECKERD
NORTHLAKE PROMENADE SHOPPES, A PUD
(P.B. 102, PGS. 130-131)
R=80.00'
D=34°25'35"
L=48.07'
N90°00'00"E
117.05'
35.50'
N.E. CORNER OF
PARCEL R-1
N00°00'00"E
155.63'
EAST LINE OF PARCEL R-1
(P.B 102, PGS. 130-131)
S55°34'25"E
99.93'
R=80.00'
D=46°43'50"
L=65.25'
PARCEL R-1
PARCEL 7
U.S. HIGHWAY No. 1
N90°00'00"E
176.69'
SOUTH LINE OF PARCEL R-1
(P.B 102, PGS. 130-131)
S.E. CORNER OF
PARCEL R-1
S08°50'35"E 220.85'
PARCEL 6
POINT OF
COMMENCEMENT
LOT 1
N.E. CORNER OF
PARCEL 1B
(P.B. 102,
PGS. 130-131)
N00°09'32"E
186.80'
LOT 1
PORTION OF PARCEL 7
(P.B. 102, PGS. 130-131)
POINT OF
BEGINNING
LOT 1
PARCEL 7
N84°09'54"E 197.10'
N89°59'59"W 489.69'
NORTH LINE OF PARCEL 1B
AND ITS WESTERLY PROLONGATION
N08°50'35"W
29.20'
PARCEL 7
NORTHLAKE PROMENADE SHOPPES, A PUD
(P.B. 102, PGS. 130-131)
PARCEL 1B
LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454
CAD. K:\UST \ 214243 \ 102-130 \ 15-095-303 \ 15-095-303.DGN
REF.
FLD. _
FB. PG.
JOB 15-095-303
OFF. CASASUS
DATE JUNE 10, 2023
CKD. O.C.L.
SHEET 2 OF 2
DWG. A15-095

CFN 20230435890
OR BK 34744 PG 195
RECORDED 12/27/2023 3:01 PM
Deed Consideration Amt: $10.00
DEED DOC $0.70
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 195 - 199; (5pgs)

This instrument prepared by and should be returned to:

Charles J. Abrams, Esquire
GREENBERG TRAURIG, P.A.
777 S. Flagler Dr., Suite 300E
West Palm Beach, Florida 33401

Folio Nos.: 68-43-42-21-29-001-0020,
68-43-42-21-29-007-0020, and
68-43-42-21-00-001-0010

Note to Examiner: The real property being conveyed by this instrument is unencumbered by any mortgage. Both Grantor and Grantee are entities that are 100% owned by the same member (the "Common Owner"). This conveyance from Grantor to Grantee is being reflected on the books and records of the Grantor, the Grantee and the Common Owner, under generally accepted accounting principles, as a series of transfers, as follows: (1) a distribution of the property from Grantor to the Common Owner, without any consideration received by the Grantor, followed by (2) a transfer by the Common Owner to Grantee, as an additional contribution to capital, without any consideration received by Common Owner. The books and records of the Grantor, Grantee and Common Owner do not reflect any loan receivable created as a result of this series of transfers. Accordingly, this deed is subject only to nominal State of Florida documentary stamp tax. See Technical Assistance Advisement 06(B)4-005 dated June 4, 2006.

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made on December 31, 2023, by **NP-DEVLAND HOLDINGS, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 1601 South Mopac Expressway, Suite D-175, Austin, Texas 78746, in favor of **NP-DEVLAND EAST, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 1601 South Mopac Expressway, Suite D-175, Austin, Texas 78746.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten U.S. Dollars ($10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain and sell to Grantee and its successors and assigns forever, the parcel of land in Palm Beach County, Florida described on **Exhibit "A"** attached (the "**Property**").

TOGETHER with (i) all and singular, the benefits, rights, privileges, easements, tenements, hereditaments, and other appurtenances pertaining to the Property, if any, and (ii) all improvements of whatever kind, character, or description to or on the Property, if any.

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

AND, Grantor hereby specially covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and the Property is free and clear of all liens and encumbrances, except the Property is being conveyed to Grantee subject to all zoning and governmental regulations, all restrictions, reservations and easements of record, provided that this reference shall not serve to reimpose the same, and taxes and assessments for 2023 and subsequent years, which are not yet due and payable.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the date above.

Signed, sealed and delivered in the presence of:

Print Name: Emily Leidolf

Print Name: Olivia Ranget

GRANTOR:

NP-DEVLAND HOLDINGS, LLC, a Delaware limited liability company

By: RESCAP GP, LLC, a Texas limited liability company, its Manager

By: _____
M. Timothy Clark, President

STATE OF Texas)
) ss:
COUNTY OF Travis)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of December, 2023, by M. Timothy Clark, as President of RESCAP GP, LLC, a Texas limited liability company, the Manager of **NP-DEVLAND HOLDINGS, LLC**, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ produced _____ for identification.

[NOTARIAL SEAL]

JESSICA VILLARREAL
Notary ID #125953654
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. Dec 29, 2026

Notary: _____
Print Name: Jessica Villarreal
Notary Public, State of Texas
My commission expires: 12/29/2026

EXHIBIT A

DESCRIPTION & SKETCH
PREPARED FOR:
CYPRESS REALTY OF FLORIDA, LLC

LOT 3

SURVEYOR'S NOTES:
1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.
5. DATE OF LEGAL DESCRIPTION: JUNE 10, 2023

LIDBERG LAND SURVEYING, INC.

Digitally signed by David C Lidberg
DN: c=US, o=LIDBERG LAND SURVEYING, dnQualifier=A01410D000001862D359E63000525C6, cn=David C Lidberg
Date: 2023.07.31 16:56:19 -04'00'

BY: DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3613

ABBREVIATIONS:
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING
PG. = PAGE
PGS. = PAGES
R.B. = RADIAL BEARING
R/W = RIGHT OF WAY

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 214243 \ 102-130 \ 15-095-303 \ 15-095-303.DGN			
REF.			
FLD. _	FB. PG.	JOB	15-095-303
OFF. CASASUS	_ _	DATE	JUNE 10, 2023
CKD. D.C.L.	SHEET 1 OF 3	DWG.	A15-095B

EXHIBIT A

DESCRIPTION & SKETCH
PREPARED FOR:
CYPRESS REALTY OF FLORIDA, LLC

LOT 3

LEGAL DESCRIPTION - LOT 3:

A PARCEL OF LAND BEING ALL OF PARCEL 1B AND A PORTION OF PARCEL 7 ACCORDING TO THE PLAT OF NORTHAKE PROMENADE SHOPPES, A PUD, AS RECORDED IN PLAT BOOK 102, PAGES 130 AND 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTION 21, TOWNSHIP 42 EAST, RANGE 43 EAST, LYING IN THE VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

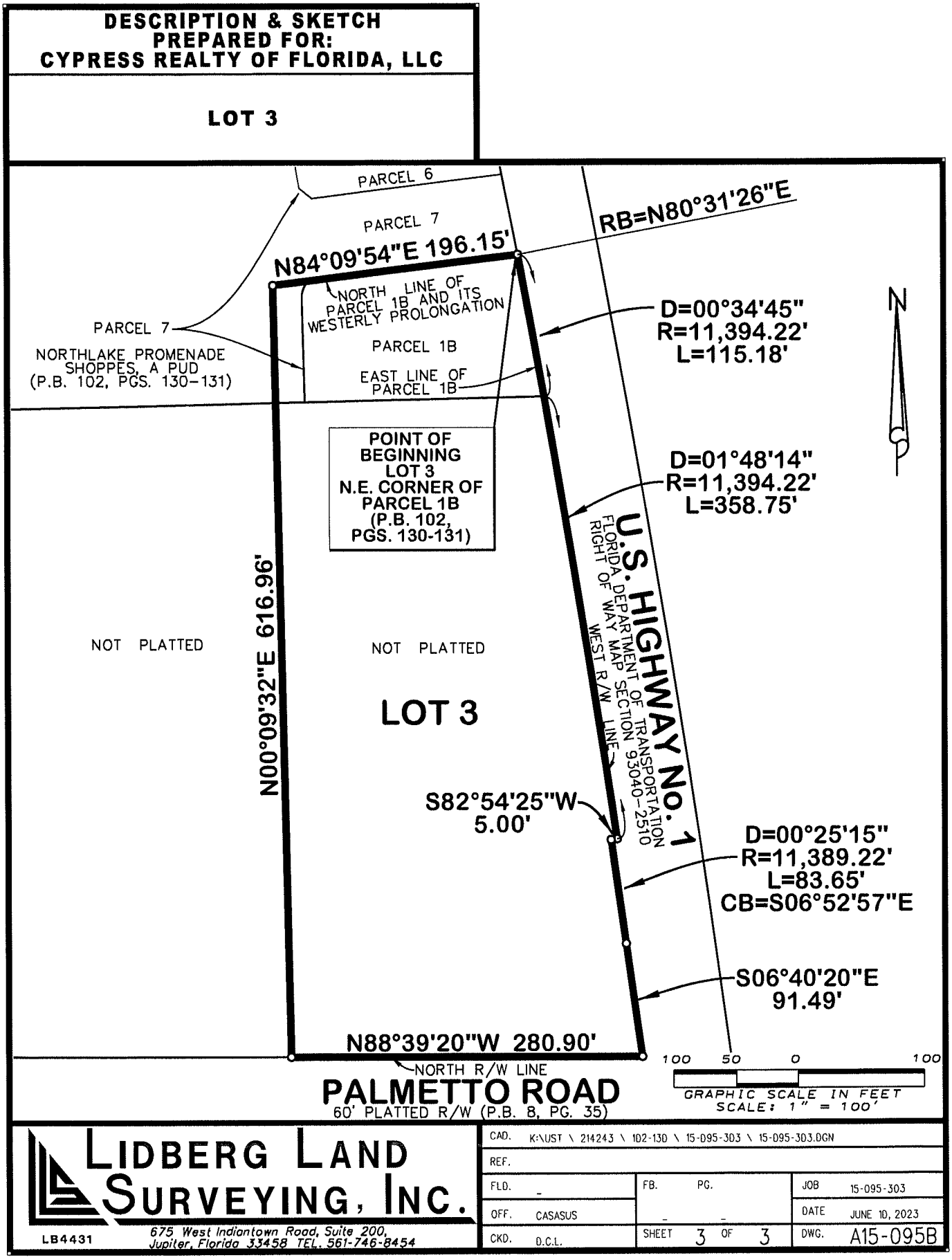
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1B, AS SHOWN ON THE PLAT OF PROMENADE SHOPPES, A PUD, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 11394.22 FEET AND A RADIAL BEARING OF NORTH 80°31'26" EAST; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL 1B AND ALONG THE EXISTING WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5), A PUBLIC ROAD, AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 93040-2510 AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°34'45", A DISTANCE OF 115.18 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1B; THENCE CONTINUE SOUTHERLY ALONG THE ARC SAID CURVE CONCAVE WESTERLY HAVING A RADIUS OF 11394.22 FEET AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5), THROUGH A CENTRAL ANGLE OF 01°48'14", A DISTANCE OF 358.75 FEET TO THE END OF SAID CURVE; THENCE SOUTH 82°54'25" WEST ALONG A LINE RADIAL TO THE JUST DESCRIBED CURVE AND RADIAL TO THE NEXT DESCRIBED CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY BEING CONCENTRIC WITH THE LAST DESCRIBED CURVE AND HAVING A RADIUS OF 11389.22 FEET AND A CHORD BEARING OF SOUTH 06°52'57" EAST; THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 00°25'15", A DISTANCE OF 83.65 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 06°40'20" EAST, A DISTANCE OF 91.49 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PALMETTO ROAD, A 60 FOOT PLATTED PUBLIC RIGHT-OF-WAY LINE, AS SHOWN ON THE PLAT FOR KELSEY CITY, RECORDED IN PLAT BOOK 8, PAGE 35, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF PALMETTO ROAD, NORTH 88°39'20" WEST, A DISTANCE OF 280.90 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°09'32" EAST, A DISTANCE OF 616.96 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE AFOREMENTIONED PARCEL 1B, NORTHAKE PROMENADE SHOPPES, A PUD; THENCE ALONG SAID NORTH LINE OF PARCEL 1B AND ITS WESTERLY PROLONGATION, NORTH 84°09'54" EAST, A DISTANCE OF 196.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 152,890 SQUARE FEET OR 3.510 ACRES MORE OR LESS.

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 214243 \ 102-130 \ 15-095-303 \ 15-095-303.DGN			
REF.			
FLD. _	FB. PG.		JOB 15-095-303
DFF. CASASUS	_ _		DATE JUNE 10, 2023
CKD. D.C.L.	SHEET 2 OF 3		DWG. A15-095B

EXHIBIT A



K:\UST\214243\102-130\15-095-303\15-095-303.DGN 7/31/2023 4:49:19 PM

THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	**Submittal Date**	10/09/2023		
	SCAD No.	**23100602D – D. O.**		
	FLU /Rezoning/D.O. No.	Not Provided – Village of North Palm Beach		
	Property Control Number	68-43-42-21-29-007-0020; 36-43-42-21-29-007-0030; 68-43-42-21-29-001-0020; 68-43-42-21-00-001-0010; 36-43-42-21-00-000-3040		
	Development Name	**Village Place**		
	Owner / Agent Name	NP-Devland Holdings, LLC / 2GHO, Inc.		
	SAC No.	074		
	Proposed D. O.	**1080 Residential Units (947 Multi-Family** and **133 High-Rise Apt/Condo Units)**		
Impact Review		**The Conservatory School at N. Palm Beach** Elementary School	**H. L. Watkins** Middle School	**Palm Beach Gardens** High School
	New Students Generated	**110**	53	70
	Capacity Available	**-372**	378	7
	Utilization Percentage	**152%**	70%	100%
School District Staff's Recommendation	**Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Village Council and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.** In order to address the school capacity deficiency generated by this proposed development at the District **elementary school level**, the property owner shall contribute **$159,060.00** to the School District of Palm Beach County prior to the issuance of first building permit. This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.			
Validation Period	1) This determination is valid from **10/19/2023** to **10/18/2024** or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to **10/18/2024** or this determination will expire automatically on **10/18/2024**.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

October 19, 2023

Date

Joyce C. Cai, Senior Planner

Print Name & Title

joyce.cai@palmbeachschools.org

Email Address

CC: Caryn Garnder-Young, Director, Village of N. Palm Beach
Joyell Shaw, PIR Manager, School District of Palm Beach County

DocuSign Envelope ID: 29E3A5CD-DB03-4F37-A2FB-FF054110A29E

COMCAST BUSINESS

Comcast Business
789 International Parkway Sunrise FL 33325

Comcast Cable Communication Management, LLC
c/o Market Development, Comcast Business

RE: Will Serve request for availability of Comcast communication services
Property Address: 68-43-42-21-29-001-0020;68-43-42-21-00-001-0010;36-43-42-21-00-000-3040;36
Date of Issue: 10/6/2023

Attention Josh Gibson

In response to your request for service, we have determined that based on our initial investigation, Comcast Cable Communication Management LLC has the ability to construct and install certain wires, cables and other equipment over, under, across and along the property located at 68-43-42-21-29-007-0020;36-43-42-21-29-007-0030;36-43-42-21-00-000-3040;68-43-42

A preliminary plan, if available, may be provided with this "Will Serve," letter. Notwithstanding the determination that Comcast may provide services at the Property, this letter does not represent any binding agreement for service. Additionally, this letter is non-transferrable and expires one hundred and eighty (180) days from issue date.

If you have any questions or need more information, feel free to contact us.

DocuSigned by:
By: Rich Rollins
6535CA4C669A4C9...
Name: Rich Rollins
Title: VP, Business Services

SEACOAST UTILITY AUTHORITY

4200 Hood Road
Palm Beach Gardens, FL
33410-2174

August 3, 2023

Josh Gibson, E.I.
Simmons & White, Inc.
2581 Metrocentre Blvd., Suite 3
WPB, FL 33407

Re: Village Shoppes

Dear Mr. Gibson:

This letter is in response to your request for capacity availability. The referenced project lies within the water and sewer service area of Seacoast Utility Authority. The following calculations are based on the proposed 1,080 MFU's, 222 hotel rooms and 260 assisted living beds.

This will confirm the current status of water and wastewater capacity and commitments for Seacoast Utility Authority (Million Gallons Per Day):

	Capacity	Committed and In Use	This Project	Balance
Water	21.09	18.36	0.33124	2.40
Sewer	12.00	8.19	0.31847	3.49

Please note that this statement reflects conditions as of this date; no guarantee of capacity availability in the future is expressed or implied, and **no capacity has been reserved for the referenced project.**

This project will require the replacement of the existing 8" gravity sewer main from the sanitary manhole on the SW corner of Palmetto Dr., crossing Palmetto Dr., heading east on Palmetto Dr., and into the project with a 10"minimum gravity sewer main.

Sincerely,

SEACOAST UTILITY AUTHORITY

Jennifer Millette

Jennifer Millette
Engineering Services Specialist

AT&T
Palm Beach

Vincent Lim
120 N K St
Lake Worth, FL 33460
561-540-2639
Email: vl4396@att.com

August 4, 2023

SIMMONS & WHITE
2581 METROCENTRE BLVD
West Palm Beach, FL 33407
Attn: Josh Gibson
P (561)478-7848 x 130

RE: Village Shoppes – Service Utility Letter
PCN: 68-43-42-21-29-007-0020,36-43-42-21-29-007-0030, 36-43-42-21-00-000-3040, 68-43-42-21- 00-001-0010, 68-43-42-21-29-001-0020

To Whom It May Concern:

This letter is in response to your request for information on the availability of service at the above Parcel numbers.
This letter acknowledges that the above referenced Parcel numbers are in an area served by AT&T. Any service arrangements for the Parcel numbers will be subject to later discussions and agreements between the developer and AT&T.

Please be advised that this letter is not a commitment by AT&T to provide service to Parcel numbers.

Please contact me at the phone number or e-mail included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,

Vincent Lim
OSPE-AT&T

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
Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Michael A. Barnett
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

November 15, 2023

Bryan G. Kelley, P.E.
Simmons & White, Inc.
2581 Metrocentre Blvd, Suite 3
West Palm Beach, FL 33407

RE: Village Place
Project #: 230813
Traffic Performance Standards (TPS) Review

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Study, revised October 27, 2023, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	North Palm Beach
Location:	SWC of Northlake Blvd and US-1
PCN:	68-43-42-21-29-007-0020 and others on file
Access:	Two right-in/right-out and one full access driveway connections onto Northlake Blvd, one directional and two right-in/right-out access driveway connections onto US-1, and four full access driveway connections onto Palmetto Drive (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing/Vested Uses:	Gen. Commercial = 126,330 SF Pharmacy w/ DT = 9,790 SF Drive-In Bank = 5,000 SF Fast Food Restaurant w/ DT = 3,028 SF Gas Station = 12 FP Convenience Store = 2,410 SF
Proposed Uses:	Adding: Multi-Family Residential = 1,080 DUs Senior Multi-Family Residential (55+) = 206 DUs Hotel = 222 Rooms; **OR** Multi-Family Residential = 275 DUs Gen. Commercial = 4,770 SF (for a total of 131,100 SF)
New Daily Trips:	5,484
New Peak Hour Trips:	425 (117/308) AM; 451 (269/182) PM
Build-out:	December 31, 2033

The proposed development is within the Coastal Residential Exception Area and, therefore, the residential portion of the proposed development is exempt from the TPS of Palm Beach County. Based on our review, the Traffic Division has determined the proposed development meets the TPS of Palm Beach County.

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

The following conditions should be added to the Development Order of this project:

1. No Building Permits for the site may be issued after December 31, 2033.

2. The Property Owner shall extend the northbound left turn lane on US-1 at the project entrance to the maximum extent feasible, as approved by the County Engineer or FDOT, as appropriate. This modification shall be completed prior to building permits resulting in 113 (25% of total) net new peak hour trips.

3. The Property Owner shall extend the eastbound left turn lane on Palmetto Drive at US-1 to the maximum extent feasible, as approved by the County Engineer or the Village, as appropriate. This, modification shall be completed prior to building permits resulting in 113 (25% of total) net new peak hour trips.

4. The Property Owner/Developer shall fund the cost of signal installation, if warranted as determined by the County Engineer, on Northlake Blvd at Project's western main entrance. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

    a. Vertical Building Permits shall not be issued until the developer provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division.

    b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner/Developer shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner.

5. The Property Owner shall close the easterly median opening on Northlake Blvd and subsequently extend the eastbound dual left turn lanes at US-1 intersection to the maximum extent feasible, as approved by the County Engineer or FDOT, as appropriate. This modification shall be completed before issuance of any new Certificates of Occupancy.

6. The Property Owner shall extend the existing eastbound "drop through lane/right turn lane" on Northlake Blvd at US-1, westerly to the east edge of the Project's westernmost driveway connection. This modification shall be completed before issuance of any new Certificates of Occupancy.

The municipality shall transmit an official, recorded copy of the Development Order with the above conditions to the County Engineer no later than ten calendar days after approval of the Development Order. 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 conditions 1 thru 6 exactly as set forth above, then the Traffic Division's conditional finding that this proposed development meets the TPS of Palm Beach County shall be deemed rescinded and rendered void.

Please note the receipt of a 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.

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 HAkif@pbcgov.org.

Sincerely,

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:jb
ec: Addressee
Jeremy Hubsch, AICP, Director, Community Development Department, Planning & Zoning Division, Village of North Palm Beach
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2023\230813 - VILLAGE PLACE (CREA).DOCX;

FLORIDA PUBLIC UTILITIES

August 17, 2023

RE: Letter of Service Availability
Village Shoppes- Mixed-Use Development

Dear Josh Gibson,

Per your request Florida Public Utilities Company has reviewed the project referenced above and the information provided and it has been determined that the project is within our service area. In addition to FPU being capable of serving this site with Natural Gas there are existing Natural Gas facilities on the site.

If you have any questions please do not hesitate to contact me at igibbs@fpuc.com or 561-723-3459

Sincerely,

IVAN GIBBS

Ivan Gibbs
Engineering Technician

Florida Power & Light Company

October 10, 2023

Josh Gibson
2581 Metrocentre Blvd, Suite 3
West Palm Beach, FL, 33407

Re: 101 US Highway 1, North Palm Beach, FL

Dear Mr.Gibson:

This is to confirm that, at the present time, FPL has sufficient capacity to provide electric service to the above captioned property. This service will be furnished in accordance with applicable rates, rules and regulations. Preliminary analysis of your request has indicated that a line extension will be required and will most likely require a Contribution in Aid of Construction to be paid in order to provide service.

Please provide the final site plan, site survey and electrical load data as soon as possible so the necessary engineering can begin.

Early contact with FPL is essential so that resources may be scheduled to facilitate availability of service when required.

Sincerely,

Nicolas Geraci
Engineer II

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

October 31, 2023

THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 31, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Bryan Kelley, P.E.
Simmons and White
2581 Metrocentre Blvd, Suite 3, West Palm Beach, FL, 33407

Dear Bryan Kelley:
RE: Pre-application Review for **Category F Driveway,** Pre-application Meeting Date: **October 12, 2023**
Palm Beach County - North Palm Beach; SR 5; Sec. # 93040000; MP: 0.5; Access Class - 5;
Posted Speed - 35; SIS - No; FDOT Ref. Project: FM 438386.4-Thuc Le-PUBLIC TRANSPORTATION SHELTER

Request:

- **Driveway 1: Maintain existing right-in/right-out access on the west side of US-1, approximately 642 feet north of the southern property line.**
- **Maintain existing northbound directional median opening on US-1 and extend existing northbound left turn lane.**
- **Driveway 2: Close existing right-in/right-out access on the west side of US-1, approximately 218 feet north of the southern property line.**

SITE SPECIFIC INFORMATION
Project Name & Address: **Village Place – 101 US Highway One, North Palm Beach**
Property Owner: **NP Devland Holdings LLC**; Parcel Size: **13.16 Acres**
Development Size:
Proposed: 1080 Multifamily DU, 206 55+ Multifamily DU, 222-room Hotel, 131,100 SF Retail, 9790 SF Pharmacy, 5000 SF Bank, 3028 SF Fast Food Restaurant with DT, Gas Station with 12 Fuel Positions and 2410 SF Convenience Store.

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- **A minimum driveway length of 150 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**
- **The northbound left turn lane on US-1 at the project entrance shall be extended and shall meet the minimum requirements in the Florida Design Manual (FDM).**
- **The revised site plan including the entire development (master plan phasing) shall be submitted to the Department for review at the time of Permit.**

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,
Carina Harvey
District Access Management Manager

cc: Patricia Moore
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-10-12\2. 93040000 MP 0.5 SR 5_Village Place\2. 93040000 MP 0.5 SR 5_Village Place.docx

South Florida Water Management District

BEG. PERMIT NUMBER 50-04324-P

APPLICATION NO. 990113-13

50-04324-P

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 50-04324-P

Form #0941
08/95

DATE ISSUED: June 4, 1999

PERMITTEE: NORTHLAKE EQUITIES INC & TWIN CITIES DEVEL INC
3265 MERIDIAN PARKWAY
WESTON, FL 33331

PROJECT DESCRIPTION: A SURFACE WATER MANAGEMENT SYSTEM SERVING 28.96 ACRE(S) OF COMMERCIAL DEVELOPMENT KNOWN AS NORTHLAKE PROMENADE SHOPPES.

PROJECT LOCATION: PALM BEACH COUNTY, SECTION 21 TWP 42S RGE 43E

PERMIT DURATION: Five years from the date issued to complete construction of the surface water management system as authorized herein. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 990113-13, dated January 13, 1999. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40 , Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.

2. the attached General Conditions.

3. the attached 11 Special Conditions, and

4. the attached 9 Exhibit(s).

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 4th day of June, 1999, in accordance with Section 120.60(3), Florida Statutes.

BY: _____
Anthony M. Waterhouse, P.E.
Director - Surface Water Management
West Palm Beach Service Center

Certified Mail No. Z 532 992 685

pres

40E-4.321 Duration of Permits

(1) Unless revoked or otherwise modified the duration of an environmental resource permit issued under this chapter or Chapter 40E-40, F.A.C. is as follows:

(a) For a conceptual approval, two years from the date of issuance or the date specified as a condition of the permit, unless within that period an application for an individual or standard general permit is filed for any portion of the project. If an application for an environmental resource permit is filed, then the conceptual approval remains valid until final action is taken on the environmental resource permit application. If the application is granted, then the conceptual approval is valid for an additional two years from the date of issuance of the permit. Conceptual approvals which have no individual or standard general environmental resource permit applications filed for a period of two years shall expire automatically at the end of the two year period.

(b) For a conceptual approval filed concurrently with a development of regional impact (DRI) application for development approval (ADA) and a local government comprehensive plan amendment, the duration of the conceptual approval shall be two years from whichever one of the following occurs at the latest date:

1. the effective date of the local government's comprehensive plan amendment.
2. the effective date of the local government development order.
3. the date on which the District issues the conceptual approval, or
4. the latest date of the resolution of any Chapter 120.57, F.A.C., administrative proceeding or other legal appeals.

(c) For an individual or standard general environmental resource permit, five years from the date of issuance or such amount of time as made a condition of the permit.

(d) For a noticed general permit issued pursuant to Chapter 40-E-400, F.A.C., five years from the date the notice of intent to use the permit is provided to the District.

(2)(a) Unless prescribed by special permit condition, permits expire automatically according to the timeframes indicated in this rule. If application for extension is made in writing pursuant to subsection (3), the permit shall remain in full force and effect until:

1. the Governing Board takes action on an application for extension of an individual permit, or
2. staff takes action on an application for extension of a standard general permit.

(b) Installation of the project outfall structure shall not constitute a vesting of the permit.

(3) The permit extension shall be issued provided that a permittee files a written request with the District showing good cause prior to the expiration of the permit. For the purpose of this rule, good cause shall mean a set of extenuating circumstances outside of the control of the permittee. Requests for extensions, which shall include documentation of the extenuating circumstances and how they have delayed this project, will not be accepted more than 180 days prior to the expiration date.

(4) Substantial modifications to Conceptual Approvals will extend the duration of the Conceptual Approval for two years from the date of issuance of the modification. For the purposes of this section, the term "substantial modification" shall mean a modification which is reasonably expected to lead to substantially different water resource or environmental impacts which require a detailed review.

(5) Substantial modifications to individual or standard general environmental resource permits issued pursuant to a permit application extend the duration of the permit for three years from the date of issuance of the modification. Individual or standard general environmental resource permit modifications do not extend the duration of a conceptual approval.

(6) Permit modifications issued pursuant to subsection 40E-4.331(2)(b), F.A.C. (letter modifications) do not extend the duration of a permit.

(7) Failure to complete construction or alteration of the surface water management system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization in order to continue construction unless a permit extension is granted.

Specific authority 373.044, 373.113 F.S. Law Implemented 373.413, 373.416, 373.419, 373.426 F.S. History—New 9-3-81, Amended 1-31-82, 12-1-82, Formerly 16K-4.07(4), Amended 7-1-86, 4/20/94, 10-3-95

NOTICE OF RIGHTS

Section 120.569(1), Fla. Stat. (1997), requires that "each notice shall inform the recipient of any administrative hearin or judicial review that is available under this section, s. 120.57, or s. 120.68; shall indicate the procedure which mus be followed to obtain the hearing or judicial review, and shall state the time limits which apply." Please note that thi Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be a applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

Petition for Administrative Proceedings

1. A person whose substantial interests are affected by the South Florida Water Management District's (SFWMD) action has the right to request an administrative hearing on that action. The affected person may request either a formal or an informal hearing, as set forth below. A point of entry into administrative proceedings is governed by Rules 28-106.111 and 40E-1.511, Fla. Admin. Code, (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109), as set forth below. Petitions are deemed filed upon receipt of the original documents by the SFWMD Clerk.

a. Formal Administrative Hearing: If a genuine issue(s) of material fact is in dispute, the affected person seeking a formal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(1), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.201(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

b. Informal Administrative Hearing: If there are no issues of material fact in dispute, the affected person seeking an informal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(2), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.301(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

c. Administrative Complaint and Order: If a Respondent objects to a SFWMD Administrative Complaint and Order, pursuant to Section 373.119, Fla. Stat. (1997), the person named in the Administrative Complaint and Order may file a petition for a hearing no later than 14 days after the date such order is served. Petitions must substantially comply with the requirements of either subsection a. or b. above.

d. State Lands Environmental Resourc Permit: Pursuant to Section 373.427, Fla. Stat., and Ful 40E-1.511(3), Fla. Admin. Code (also published as a exception to the Uniform Rules of Procedure as Rule 40E 0.109(2)(c)), a petition objecting to the SFWMD's agenc action regarding consolidated applications fc Environmental Resource Permits and Use of Sovereig Submerged Lands (SLERPs), must be filed within 14 day of the notice of consolidated intent to grant or deny th SLERP. Petitions must substantially comply with th requirements of either subsection a. or b. above.

e. Emergency Authorization and Order: A person whose substantial interests are affected by SFWMD Emergency Authorization and Order, has a rigl to file a petition under Sections 120.569, 120.57(1), an 120.57(2), Fla. Stat., as provided in subsections a. and above. However, the person, or the agent of the perso responsible for causing or contributing to the emergenc conditions shall take whatever action necessary to caus immediate compliance with the terms of the Emergenc Authorization and Order.

f. Order for Emergency Action: A perso whose substantial interests are affected by a SFWM Order for Emergency Action has a right to file a petitic pursuant to Rules 28-107.005 and 40E-1.611, Fla. Admi Code, copies of which are attached to this Notice of Right and Section 373.119(3), Fla. Stat., for a hearing on t Order. Any subsequent agency action or proposed agen action to initiate a formal revocation proceeding shall separately noticed pursuant to section g. below.

g. Permit Suspension, Revocati Annulment, and Withdrawal: If the SFWMD issues administrative complaint to suspend, revoke, annul, withdraw a permit, the permittee may request a hearing be conducted in accordance with Sections 120.569 a 120.57, Fla. Stat., within 21 days of either written not through mail or posting or publication of notice that SFWMD has or intends to take final agency acti Petitions must substantially comply with the requireme of Rule 28-107.004(3), Fla. Admin. Code, a copy of which is attached to this Notice of Rights.

2. Because the administrative hearing proc is designed to formulate final agency action, the filin a petition means that the SFWMD's final action may different from the position taken by it previou Persons whose substantial interests may be affected

any such final decision of the SFWMD shall have, pursuant to Rule 40E-1.511(2), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), an additional 21 days from the date of receipt of notice of said decision to request an administrative hearing. However, the scope of the administrative hearing shall be limited to the substantial deviation.

3. Pursuant to Rule 40E-1.511(4), Fla. Admin. Code, substantially affected persons entitled to a hearing pursuant to Section 120.57(1), Fla. Stat., may waive their right to such a hearing and request an informal hearing before the Governing Board pursuant to Section 120.57(2), Fla. Stat., which may be granted at the option of the Governing Board.

4. Pursuant to Rule 28-106.111(3), Fla. Admin. Code, persons may file with the SFWMD a request for extension of time for filing a petition. The SFWMD, for good cause shown, may grant the extension. The request for extension must contain a certificate that the petitioner has consulted with all other parties, if any, concerning the extension and that the SFWMD and all other parties agree to the extension.

CIRCUIT COURT

5. Pursuant to Section 373.617, Fla. Stat., any substantially affected person who claims that final agency action of the SFWMD relating to permit decisions constitutes an unconstitutional taking of property without just compensation may seek judicial review of the action in circuit court by filing a civil action in the circuit court in the judicial circuit in which the affected property is located within 90 days of the rendering of the SFWMD's final agency action.

6. Pursuant to Section 403.412, Fla. Stat., any citizen of Florida may bring an action for injunctive relief against the SFWMD to compel the SFWMD to enforce the laws of Chapter 373, Fla. Stat., and Title 40E, Fla. Admin. Code. The complaining party must file with the SFWMD Clerk a verified complaint setting forth the facts upon which the complaint is based and the manner in which the complaining party is affected. If the SFWMD does not take appropriate action on the complaint within 30 days of receipt, the complaining party may then file a civil suit for injunctive relief in the 15th Judicial Circuit in and for Palm Beach County or circuit court in the county where the cause of action allegedly occurred.

7. Pursuant to Section 373.433, Fla. Stat., a private citizen of Florida may file suit in circuit court to require the abatement of any stormwater management system, dam, impoundment, reservoir, appurtenant work or works that violate the provisions of Chapter 373, Fla. Stat.

DISTRICT COURT OF APPEAL

8. Pursuant to Section 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

LAND AND WATER ADJUDICATORY COMMISSION

9. A party to a "proceeding below" may seek review by the Land and Water Adjudicatory Commission (LAWAC) of SFWMD's final agency action to determine if such action is consistent with the provisions and purposes of Chapter 373, Fla. Stat. Pursuant to Section 373.114, Fla. Stat., and Rules 42-2.013 and 42-2.0132, Fla. Admin. Code, a request for review of (a) an order or rule of the SFWMD must be filed with LAWAC within 20 days after rendition of the order or adoption of the rule sought to be reviewed; (b) an order of the Department of Environmental Protection (DEP) requiring amendment or repeal of a SFWMD rule must be filed with LAWAC within 30 days of rendition of the DEP's order, and (c) a SFWMD order entered pursuant to a formal administrative hearing under Section 120.57(1), Fla. Stat., must be filed no later than 20 days after rendition of the SFWMD's final order. Simultaneous with filing, a copy of the request for review must be served on the DEP Secretary, any person named in the SFWMD or DEP final order, and all parties to the proceeding below. A copy of Rule 42-2.013, Fla. Admin. Code is attached to this Notice of Rights.

PRIVATE PROPERTY RIGHTS PROTECTION ACT

10. A property owner who alleges a specific action of the SFWMD has inordinately burdened an existing use of the real property, or a vested right to a specific use of the real property, may file a claim in the circuit court where the real property is located within 1 year of the SFWMD action pursuant to the procedures set forth in Subsection 70.001(4)(a), Fla. Stat.

LAND USE AND ENVIRONMENTAL DISPUTE RESOLUTION

11. A property owner who alleges that a SFWMD development order (as that term is defined in Section 70.51(2)(a), Fla. Stat. to include permits) or SFWMD enforcement action is unreasonable, or unfairly burdens the use of the real property, may file a request for relief with the SFWMD within 30 days of receipt of the SFWMD's order or notice of agency action pursuant to the procedures set forth in Subsections 70.51(4) and (6), Fla. Stat.

MEDIATION

12. A person whose substantial interests are, or may be, affected by the SFWMD's action may choose mediation as an alternative remedy under Section 120.573, Fla. Stat. Pursuant to Rule 28-106.111(2), Fla. Admin. Code, the petition for mediation shall be filed within 21 days of either written notice through mail or posting or

publication of notice that the SFWMD has or intends to take final agency action. Choosing mediation will not adversely affect the right to an administrative hearing if mediation does not result in settlement.

Pursuant to Rule 28-106.402, Fla. Admin. Code, the contents of the petition for mediation shall contain the following information:

(1) the name, address, and telephone number of the person requesting mediation and that person's representative, if any;

(2) a statement of the preliminary agency action;

(3) an explanation of how the person's substantial interests will be affected by the agency determination; and

(4) a statement of relief sought.

As provided in Section 120.573, Fla. Stat. (1997), the timely agreement of all the parties to mediate will toll the time limitations imposed by Sections 120.569 and 120.57, Fla. Stat., for requesting and holding an administrative hearing. Unless otherwise agreed by the parties, the mediation must be concluded within 60 days of the execution of the agreement. If mediation results in settlement of the dispute, the SFWMD must enter a final order incorporating the agreement of the parties. Persons whose substantial interest will be affected by such a modified agency decision have a right to petition for hearing within 21 days of receipt of the final order in accordance with the requirements of Sections 120.569 and 120.57, Fla. Stat., and SFWMD Rule 28-106.201(2), Fla. Admin. Code. If mediation terminates without settlement of the dispute, the SFWMD shall notify all parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Fla. Stat., remain available for disposition of the dispute, and the notice will specify the deadlines that then will apply for challenging the agency action.

VARIANCES AND WAIVERS

13. A person who is subject to regulation pursuant to a SFWMD rule and believes the application of that rule will create a substantial hardship or will violate principles of fairness (as those terms are defined in Subsection 120.542(2), Fla. Stat.) and can demonstrate that the purpose of the underlying statute will be or has been achieved by other means, may file a petition with the SFWMD Clerk requesting a variance from or waiver of the SFWMD rule. Applying for a variance or waiver does not substitute or extend the time for filing a petition for an administrative hearing or exercising any other right that a person may have concerning the SFWMD's action. Pursuant to Rule 28-104.002(2), Fla. Admin. Code, the petition must include the following information:

(a) the caption shall read:
Petition for (Variance from) or (Waiver of) Rule (Citation)

(b) The name, address, telephone number and any facsimile number of the petitioner;

(c) The name, address telephone number and any facsimile number of the attorney or qualified representative of the petitioner, (if any);

(d) the applicable rule or portion of the rule;

(e) the citation to the statue the rule is implementing;

(f) the type of action requested;

(g) the specific facts that demonstrate a substantial hardship or violation of principals of fairness that would justify a waiver or variance for the petitioner;

(h) the reason why the variance or the waiver requested would serve the purposes of the underlying statute; and

(i) a statement of whether the variance or waiver is permanent or temporary. If the variance or waiver is temporary, the petition shall include the dates indicating the duration of the requested variance or waiver.

A person requesting an emergency variance from or waiver of a SFWMD rule must clearly so state in the caption of the petition. In addition to the requirements of Section 120.542(5), Fla. Stat. pursuant to Rule 28-104.004(2), Fla. Admin. Code, the petition must also include:

a) the specific facts that make the situation an emergency; and

b) the specific facts to show that the petitioner will suffer immediate adverse effect unless the variance or waiver is issued by the SFWMD more expeditiously than the applicable timeframes set forth in Section 120.542, Fla. Stat.

WAIVER OF RIGHTS

14. Failure to observe the relevant time frames prescribed above will constitute a waiver of such right.

28-106.201 INITIATION OF PROCEEDINGS (INVOLVING DISPUTED OF MATERIAL FACT)

(2) All petitions filed under these rules shall contain:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and

(f) A demand for relief.

28-106.301 INITIATION OF PROCEEDINGS
(NOT INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

(2) All petitions filed under these rules shall contain:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and

(e) A demand for relief.

28-107.004 SUSPENSION, REVOCATION, ANNULMENT, OR WITHDRAWAL

(3) Requests for hearing filed in accordance with this rule shall include:

(a) The name and address of the party making the request, for purposes of service;

(b) A statement that the party is requesting a hearing involving disputed issues of material fact, or a hearing not involving disputed issues of material fact; and

(c) A reference to the notice, order to show cause, administrative complaint, or other communication that the party has received from the agency.

42-2.013 REQUEST FOR REVIEW PURSUANT TO SECTION 373.114 OR 373.217

(1) In any proceeding arising under Chapter 373, F.S., review by the Florida Land and Water Adjudicatory Commission may be initiated by the Department or a party by filing a request for such review with the Secretary of the Commission and serving a copy on any person named in the rule or order, and on all parties to the proceeding which resulted in the order sought to be reviewed. A certificate of service showing completion of service as required by this subsection shall be a requirement for a determination of sufficiency under Rule 42-2.0132. Failure to file the request with the Commission within the time period provided in Rule 42-2.0132 shall result in dismissal of the request for review.

(2) The request for review shall identify the rule or order requested to be reviewed, the proceeding in which the rule or order was entered and the nature of the rule or order. A copy of the rule or order sought to be reviewed shall be attached. The request for review shall state with particularity:

(a) How the order or rule conflicts with the requirements, provisions and purposes of Chapter 373, F.S., or rules duly adopted thereunder;

(b) How the rule or order sought to be reviewed affects the interests of the party seeking review;

(c) The oral or written statement, sworn or unsworn, which was submitted to the agency concerning the matter to be reviewed and the date and location of the statement, if the individual or entity requesting the review has not participated in a proceeding previously instituted pursuant to Chapter 120, F.S., on the order for which review is sought;

(d) If review of an order is being sought, whether and how the activity authorized by the order would substantially affect natural resources of statewide or regional significance, or whether the order raises issues of policy, statutory interpretation, or rule interpretation that have regional or statewide significance from a standpoint of agency precedent, and all the factual bases in the record which the petitioner claims support such determination(s); and

(e) The action requested to be taken by the Commission as a result of the review, whether to rescind or modify the order, or remand the proceeding to the water management district for further action, or to require the water management district to initiate rulemaking to adopt, amend or repeal a rule.

28-107.005 EMERGENCY ACTION

(1) If the agency finds that immediate serious danger to the public health, safety, or welfare requires emergency action, the agency shall summarily suspend, limit, or restrict a license.

(2) the 14-day notice requirement of Section 120.569(2)(b), F. S., does not apply and shall not be construed to prevent a hearing at the earliest time practicable upon request of an aggrieved party.

(3) Unless otherwise provided by law, within 20 days after emergency action taken pursuant to paragraph (1) of this rule, the agency shall initiate a formal suspension or revocation proceeding in compliance with Sections 120.569, 120.57. and 120.60, F.S.

40E-1.611 EMERGENCY ACTION

(1) An emergency exists when immediate action is necessary to protect public health, safety or welfare; the health of animals, fish or aquatic life; the works of the District; a public water supply, or recreational, commercial, industrial, agricultural or other reasonable uses of land and water resources.

(2) The Executive Director may employ the resources of the District to take whatever remedial action necessary to alleviate the emergency condition without the issuance of an emergency order, or in the event an emergency order has been issued, after the expiration of the requisite time for compliance with that order.

GENERAL CONDITIONS

1. ALL ACTIVITIES AUTHORIZED BY THIS PERMIT SHALL BE IMPLEMENTED AS SET FORTH IN THE PLANS, SPECIFICATIONS AND PERFORMANCE CRITERIA AS APPROVED BY THIS PERMIT. ANY DEVIATION FROM THE PERMITTED ACTIVITY AND THE CONDITIONS FOR UNDERTAKING THAT ACTIVITY SHALL CONSTITUTE A VIOLATION OF THIS PERMIT AND PART IV, CHAPTER 373, F.S.

2. THIS PERMIT OR A COPY THEREOF, COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND MODIFICATIONS SHALL BE KEPT AT THE WORK SITE OF THE PERMITTED ACTIVITY. THE COMPLETE PERMIT SHALL BE AVAILABLE FOR REVIEW AT THE WORK SITE UPON REQUEST BY THE DISTRICT STAFF. THE PERMITTEE SHALL REQUIRE THE CONTRACTOR TO REVIEW THE COMPLETE PERMIT PRIOR TO COMMENCEMENT OF THE ACTIVITY AUTHORIZED BY THIS PERMIT.

3. ACTIVITIES APPROVED BY THIS PERMIT SHALL BE CONDUCTED IN A MANNER WHICH DOES NOT CAUSE VIOLATIONS OF STATE WATER QUALITY STANDARDS. THE PERMITTEE SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND POLLUTION CONTROL TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS. TEMPORARY EROSION CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY. TURBIDITY BARRIERS SHALL BE INSTALLED AND MAINTAINED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATERBODY EXISTS DUE TO THE PERMITTED WORK. TURBIDITY BARRIERS SHALL REMAIN IN PLACE AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. ALL PRACTICES SHALL BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS DESCRIBED IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEPARTMENT OF ENVIRONMENTAL REGULATION, 1988), INCORPORATED BY REFERENCE IN RULE 40E-4.091, F.A.C. UNLESS A PROJECT-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED AS PART OF THE PERMIT. THEREAFTER THE PERMITTEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE BARRIERS. THE PERMITTEE SHALL CORRECT ANY EROSION OR SHOALING THAT CAUSES ADVERSE IMPACTS TO THE WATER RESOURCES.

4. THE PERMITTEE SHALL NOTIFY THE DISTRICT OF THE ANTICIPATED CONSTRUCTION START DATE WITHIN 30 DAYS OF THE DATE THAT THIS PERMIT IS ISSUED. AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ACTIVITY AUTHORIZED BY THIS PERMIT, THE PERMITTEE SHALL SUBMIT TO THE DISTRICT AN ENVIRONMENTAL RESOURCE PERMIT CONSTRUCTION COMMENCEMENT NOTICE FORM NO. 0960 INDICATING THE ACTUAL START DATE AND THE EXPECTED COMPLETION DATE.

5. WHEN THE DURATION OF CONSTRUCTION WILL EXCEED ONE YEAR, THE PERMITTEE SHALL SUBMIT CONSTRUCTION STATUS REPORTS TO THE DISTRICT ON AN ANNUAL BASIS UTILIZING AN ANNUAL STATUS REPORT FORM. STATUS REPORT FORMS SHALL BE SUBMITTED THE FOLLOWING JUNE OF EACH YEAR.

6. WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE PERMITTED ACTIVITY, THE PERMITTEE SHALL SUBMIT A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER OR OTHER APPROPRIATE INDIVIDUAL AS AUTHORIZED BY LAW, UTILIZING THE SUPPLIED ENVIRONMENTAL RESOURCE PERMIT CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION FORM NO.0881. THE STATEMENT OF COMPLETION AND CERTIFICATION SHALL BE BASED ON ONSITE OBSERVATION OF CONSTRUCTION OR REVIEW OF ASBUILT DRAWINGS FOR THE PURPOSE OF DETERMINING IF THE WORK WAS COMPLETED IN COMPLIANCE WITH PERMITTED PLANS AND SPECIFICATIONS. THIS SUBMITTAL SHALL SERVE TO NOTIFY THE DISTRICT THAT THE SYSTEM IS READY FOR INSPECTION. ADDITIONALLY, IF DEVIATION FROM THE APPROVED DRAWINGS ARE DISCOVERED DURING THE CERTIFICATION PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED. BOTH THE ORIGINAL AND REVISED SPECIFICATIONS MUST BE CLEARLY SHOWN. THE PLANS MUST BE CLEARLY LABELED AS "ASBUILT" OR "RECORD" DRAWING. ALL SURVEYED DIMENSIONS AND ELEVATIONS SHALL BE CERTIFIED BY A REGISTERED SURVEYOR.

7. THE OPERATION PHASE OF THIS PERMIT SHALL NOT BECOME EFFECTIVE: UNTIL THE PERMITTEE HAS COMPLIED WITH THE REQUIREMENTS OF CONDITION (6) ABOVE, HAS SUBMITTED A REQUEST FOR CONVERSION OF ENVIRONMENTAL RESOURCE PERMIT FROM CONSTRUCTION PHASE TO OPERATION PHASE, FORM NO.0920; THE DISTRICT DETERMINES THE SYSTEM TO BE IN COMPLIANCE WITH THE PERMITTED PLANS AND SPECIFICATIONS; AND THE ENTITY APPROVED BY THE DISTRICT IN ACCORDANCE WITH SECTIONS 9.0 AND 10.0 OF THE BASIS OF REVIEW FOR ENVIRONMENTAL RESOURCE PERMIT APPLICATIONS WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT - AUGUST 1995, ACCEPTS RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE SYSTEM. THE PERMIT SHALL NOT BE TRANSFERRED TO SUCH APPROVED OPERATION AND MAINTENANCE ENTITY UNTIL THE OPERATION PHASE OF THE PERMIT BECOMES EFFECTIVE. FOLLOWING INSPECTION AND APPROVAL OF THE PERMITTED SYSTEM BY THE DISTRICT, THE PERMITTEE SHALL INITIATE TRANSFER OF THE PERMIT TO THE APPROVED RESPONSIBLE OPERATING ENTITY IF DIFFERENT FROM THE PERMITTEE. UNTIL THE PERMIT IS TRANSFERRED PURSUANT TO SECTION 40E-1.6107, F.A.C., THE PERMITTEE SHALL BE LIABLE FOR COMPLIANCE WITH THE TERMS OF THE PERMIT.

8. EACH PHASE OR INDEPENDENT PORTION OF THE PERMITTED SYSTEM MUST BE COMPLETED IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO THE INITIATION OF THE PERMITTED USE OF SITE INFRASTRUCTURE LOCATED WITHIN THE AREA SERVED BY THAT PORTION OR PHASE OF THE SYSTEM. EACH PHASE OR INDEPENDENT PORTION OF THE SYSTEM MUST BE COMPLETED IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO TRANSFER OF RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE PHASE OR PORTION OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.

9. FOR THOSE SYSTEMS THAT WILL BE OPERATED OR MAINTAINED BY AN ENTITY THAT WILL REQUIRE AN EASEMENT OR DEED RESTRICTION IN ORDER TO ENABLE THAT ENTITY TO OPERATE OR MAINTAIN THE SYSTEM IN CONFORMANCE WITH THIS PERMIT, SUCH EASEMENT OR DEED RESTRICTION MUST BE RECORDED IN THE PUBLIC RECORDS AND SUBMITTED TO THE DISTRICT ALONG WITH ANY OTHER FINAL OPERATION AND MAINTENANCE DOCUMENTS REQUIRED BY SECTIONS 9.0 AND 10.0 OF THE BASIS OF REVIEW FOR ENVIRONMENTAL RESOURCE PERMIT APPLICATIONS WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT - AUGUST 1995. PRIOR TO LOT OR UNIT SALES OR PRIOR TO THE COMPLETION OF THE SYSTEM, WHICHEVER OCCURS FIRST. OTHER DOCUMENTS CONCERNING THE ESTABLISHMENT AND AUTHORITY OF THE OPERATING ENTITY MUST BE FILED WITH THE SECRETARY OF STATE WHERE APPROPRIATE. FOR THOSE SYSTEMS WHICH ARE PROPOSED TO BE MAINTAINED BY THE COUNTY OR MUNICIPAL ENTITIES, FINAL OPERATION AND MAINTENANCE DOCUMENTS MUST BE RECEIVED BY THE DISTRICT WHEN MAINTENANCE AND OPERATION OF THE SYSTEM IS ACCEPTED BY THE LOCAL GOVERNMENT ENTITY. FAILURE TO SUBMIT THE APPROPRIATE FINAL DOCUMENTS WILL RESULT IN THE PERMITTEE REMAINING LIABLE FOR CARRYING OUT MAINTENANCE AND OPERATION OF THE PERMITTED SYSTEM AND ANY OTHER PERMIT CONDITIONS.

10. SHOULD ANY OTHER REGULATORY AGENCY REQUIRE CHANGES TO THE PERMITTED SYSTEM, THE PERMITTEE SHALL NOTIFY THE DISTRICT IN WRITING OF THE CHANGES PRIOR TO IMPLEMENTATION SO THAT A DETERMINATION CAN BE MADE WHETHER A PERMIT MODIFICATION IS REQUIRED.

11. THIS PERMIT DOES NOT ELIMINATE THE NECESSITY TO OBTAIN ANY REQUIRED FEDERAL, STATE, LOCAL AND SPECIAL DISTRICT AUTHORIZATIONS PRIOR TO THE START OF ANY ACTIVITY APPROVED BY THIS PERMIT. THIS PERMIT DOES NOT CONVEY TO THE PERMITTEE OR CREATE IN THE PERMITTEE ANY PROPERTY RIGHT, OR ANY INTEREST IN REAL PROPERTY, NOR DOES IT AUTHORIZE ANY ENTRANCE UPON OR ACTIVITIES ON PROPERTY WHICH IS NOT OWNED OR CONTROLLED BY THE PERMITTEE, OR CONVEY ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED IN THE PERMIT AND CHAPTER 40E-4 OR CHAPTER 40E-40, F.A.C.

12. THE PERMITTEE IS HEREBY ADVISED THAT SECTION 253.77, F.S. STATES THAT A PERSON MAY NOT COMMENCE ANY EXCAVATION, CONSTRUCTION, OR OTHER ACTIVITY INVOLVING THE USE OF SOVEREIGN OR OTHER LANDS OF THE STATE, THE TITLE TO WHICH IS VESTED IN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND WITHOUT OBTAINING THE REQUIRED LEASE, LICENSE, EASEMENT, OR OTHER FORM OF CONSENT AUTHORIZING THE PROPOSED USE. THEREFORE, THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AUTHORIZATIONS FROM THE BOARD OF TRUSTEES PRIOR TO COMMENCING ACTIVITY ON SOVEREIGNTY LANDS OR OTHER STATE-OWNED LANDS.

13. THE PERMITTEE MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING, UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 40E-20.302(4), F.A.C., ALSO KNOWN AS THE "NO NOTICE" RULE.

14. THE PERMITTEE SHALL HOLD AND SAVE THE DISTRICT HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE BY REASON OF THE CONSTRUCTION, ALTERATION, OPERATION, MAINTENANCE, REMOVAL, ABANDONMENT OR USE OF ANY SYSTEM AUTHORIZED BY THE PERMIT.

15. ANY DELINEATION OF THE EXTENT OF A WETLAND OR OTHER SURFACE WATER SUBMITTED AS PART OF THE PERMIT APPLICATION, INCLUDING PLANS OR OTHER SUPPORTING DOCUMENTATION, SHALL NOT BE CONSIDERED BINDING UNLESS A SPECIFIC CONDITION OF THIS PERMIT OR A FORMAL DETERMINATION UNDER SECTION 373.421(2), F.S., PROVIDES OTHERWISE.

16. THE PERMITTEE SHALL NOTIFY THE DISTRICT IN WRITING WITHIN 30 DAYS OF ANY SALE, CONVEYANCE, OR OTHER TRANSFER OF OWNERSHIP OR CONTROL OF A PERMITTED SYSTEM OR THE REAL PROPERTY ON WHICH THE PERMITTED SYSTEM IS LOCATED. ALL TRANSFERS OF OWNERSHIP OR TRANSFERS OF A PERMIT ARE SUBJECT TO THE REQUIREMENTS OF RULES 40E-1.6105 AND 40E-1.6107, F.A.C. THE PERMITTEE TRANSFERRING THE PERMIT SHALL REMAIN LIABLE FOR CORRECTIVE ACTIONS THAT MAY BE REQUIRED AS A RESULT OF ANY VIOLATIONS PRIOR TO THE SALE, CONVEYANCE OR OTHER TRANSFER OF THE SYSTEM.

17. UPON REASONABLE NOTICE TO THE PERMITTEE, DISTRICT AUTHORIZED STAFF WITH PROPER IDENTIFICATION SHALL HAVE PERMISSION TO ENTER, INSPECT, SAMPLE AND TEST THE SYSTEM TO INSURE CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.

18. IF HISTORICAL OR ARCHAEOLOGICAL ARTIFACTS ARE DISCOVERED AT ANY TIME ON THE PROJECT SITE, THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE APPROPRIATE DISTRICT SERVICE CENTER.

19. THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE DISTRICT IN WRITING OF ANY PREVIOUSLY SUBMITTED INFORMATION THAT IS LATER DISCOVERED TO BE INACCURATE.

10. SHOULD ANY OTHER REGULATORY AGENCY REQUIRE CHANGES TO THE PERMITTED SYSTEM, THE PERMITTEE SHALL NOTIFY THE DISTRICT IN WRITING OF THE CHANGES PRIOR TO IMPLEMENTATION SO THAT A DETERMINATION CAN BE MADE WHETHER A PERMIT MODIFICATION IS REQUIRED.

11. THIS PERMIT DOES NOT ELIMINATE THE NECESSITY TO OBTAIN ANY REQUIRED FEDERAL, STATE, LOCAL AND SPECIAL DISTRICT AUTHORIZATIONS PRIOR TO THE START OF ANY ACTIVITY APPROVED BY THIS PERMIT. THIS PERMIT DOES NOT CONVEY TO THE PERMITTEE OR CREATE IN THE PERMITTEE ANY PROPERTY RIGHT, OR ANY INTEREST IN REAL PROPERTY, NOR DOES IT AUTHORIZE ANY ENTRANCE UPON OR ACTIVITIES ON PROPERTY WHICH IS NOT OWNED OR CONTROLLED BY THE PERMITTEE, OR CONVEY ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED IN THE PERMIT AND CHAPTER 40E-4 OR CHAPTER 40E-40, F.A.C.

12. THE PERMITTEE IS HEREBY ADVISED THAT SECTION 253.77, F.S. STATES THAT A PERSON MAY NOT COMMENCE ANY EXCAVATION, CONSTRUCTION, OR OTHER ACTIVITY INVOLVING THE USE OF SOVEREIGN OR OTHER LANDS OF THE STATE, THE TITLE TO WHICH IS VESTED IN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND WITHOUT OBTAINING THE REQUIRED LEASE, LICENSE, EASEMENT, OR OTHER FORM OF CONSENT AUTHORIZING THE PROPOSED USE. THEREFORE, THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AUTHORIZATIONS FROM THE BOARD OF TRUSTEES PRIOR TO COMMENCING ACTIVITY ON SOVEREIGNTY LANDS OR OTHER STATE-OWNED LANDS.

13. THE PERMITTEE MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING, UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 40E-20.302(4), F.A.C., ALSO KNOWN AS THE "NO NOTICE" RULE.

14. THE PERMITTEE SHALL HOLD AND SAVE THE DISTRICT HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE BY REASON OF THE CONSTRUCTION, ALTERATION, OPERATION, MAINTENANCE, REMOVAL, ABANDONMENT OR USE OF ANY SYSTEM AUTHORIZED BY THE PERMIT.

15. ANY DELINEATION OF THE EXTENT OF A WETLAND OR OTHER SURFACE WATER SUBMITTED AS PART OF THE PERMIT APPLICATION, INCLUDING PLANS OR OTHER SUPPORTING DOCUMENTATION, SHALL NOT BE CONSIDERED BINDING UNLESS A SPECIFIC CONDITION OF THIS PERMIT OR A FORMAL DETERMINATION UNDER SECTION 373.421(2), F.S., PROVIDES OTHERWISE.

16. THE PERMITTEE SHALL NOTIFY THE DISTRICT IN WRITING WITHIN 30 DAYS OF ANY SALE, CONVEYANCE, OR OTHER TRANSFER OF OWNERSHIP OR CONTROL OF A PERMITTED SYSTEM OR THE REAL PROPERTY ON WHICH THE PERMITTED SYSTEM IS LOCATED. ALL TRANSFERS OF OWNERSHIP OR TRANSFERS OF A PERMIT ARE SUBJECT TO THE REQUIREMENTS OF RULES 40E-1.6105 AND 40E-1.6107, F.A.C. THE PERMITTEE TRANSFERRING THE PERMIT SHALL REMAIN LIABLE FOR CORRECTIVE ACTIONS THAT MAY BE REQUIRED AS A RESULT OF ANY VIOLATIONS PRIOR TO THE SALE, CONVEYANCE OR OTHER TRANSFER OF THE SYSTEM.

17. UPON REASONABLE NOTICE TO THE PERMITTEE, DISTRICT AUTHORIZED STAFF WITH PROPER IDENTIFICATION SHALL HAVE PERMISSION TO ENTER, INSPECT, SAMPLE AND TEST THE SYSTEM TO INSURE CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.

18. IF HISTORICAL OR ARCHAEOLOGICAL ARTIFACTS ARE DISCOVERED AT ANY TIME ON THE PROJECT SITE, THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE APPROPRIATE DISTRICT SERVICE CENTER.

19. THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE DISTRICT IN WRITING OF ANY PREVIOUSLY SUBMITTED INFORMATION THAT IS LATER DISCOVERED TO BE INACCURATE.

SPECIAL CONDITIONS

1. MINIMUM BUILDING FLOOR ELEVATION: 14 FEET NGVD.

2. MINIMUM ROAD CROWN ELEVATION: 10.5 FEET NGVD.

3. DISCHARGE FACILITIES: TOTAL ON-SITE RETENTION.

4. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION OR OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM.

5. MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.

6. THE DISTRICT RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL WATER QUALITY TREATMENT METHODS BE INCORPORATED INTO THE DRAINAGE SYSTEM IF SUCH MEASURES ARE SHOWN TO BE NECESSARY.

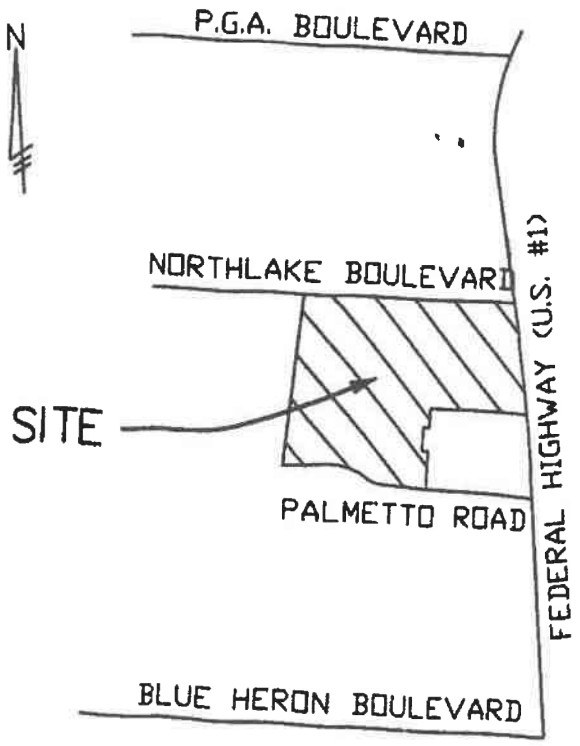
7. LAKE SIDE SLOPES SHALL BE NO STEEPER THAN 4:1 (HORIZONTAL:VERTICAL) TO A DEPTH OF TWO FEET BELOW THE CONTROL ELEVATION. SIDE SLOPES SHALL BE NURTURED OR PLANTED FROM 2 FEET BELOW TO 1 FOOT ABOVE CONTROL ELEVATION TO INSURE VEGETATIVE GROWTH.

8. FACILITIES OTHER THAN THOSE STATED HEREIN SHALL NOT BE CONSTRUCTED WITHOUT AN APPROVED MODIFICATION OF THIS PERMIT.

9. OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE PERMITTEE. PRIOR TO TRANSFER OF TITLE FOR ANY PORTION OF THE PROJECT TO A THIRD PARTY, MODIFICATION OF THE PERMIT WILL BE REQUIRED.

10. ANY PARTITIONING OF THIS PROPERTY OR SALE TO A THIRD PARTY SHALL REQUIRE THE FORMATION OF A PROPERTY OWNERS ASSOCIATION AND SUBMITTAL OF THE DOCUMENTS TO THE DISTRICT FOR REVIEW AND APPROVAL. ALSO, EACH PARCEL SHALL BE REQUIRED TO PROVIDE FULL WATER QUALITY ON-SITE.

11. A GENERAL PERMIT MODIFICATION SHALL BE REQUIRED PRIOR TO CONSTRUCTION OF ANY OF THE OUT PARCELS.



LOCATION MAP

NTS

EXHIBIT 1

NORTHLAKE PROMENADE SHOPPES
PHASING PLAN
NORTHLAKE EQUITIES, INC.
1031 PHS
SCALE: 1"=60'
FEDERAL HIGHWAY
EXISTING RECORD
EXISTING
OP#6
EXISTING
PHASE III
OP#5
PHASELINE (TYP)
EXISTING
PHASE II
NORTHLAKE BLVD
OP #4
OP #3
OP#2
OP #1
PHASE IA
PHASE II
PALMETTO ROAD

EXHIBIT 2

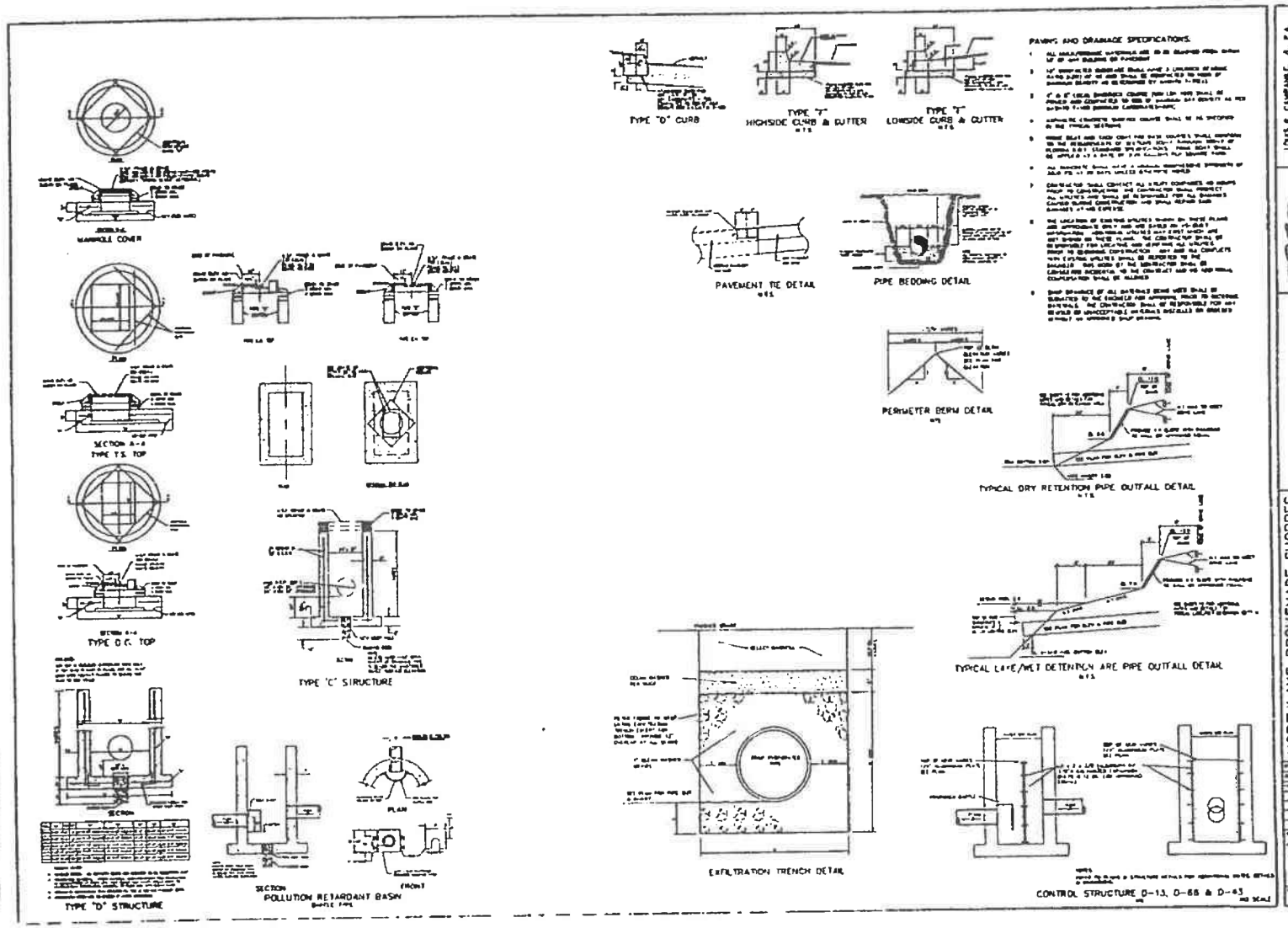
NORTHLAKE BLVD.
PALMETTO ROAD
NOT IN CONTRACT
MATCHLINE A-A SEE SHEET 5 OF 16
LEGEND
NORTHLAKE PROMENADE SHOPPES
PAVING GRADING & DRAINAGE PLAN (WEST)
NORTHLAKE EQUITIES, INC.
1031 PGD
FUTURE OUTPARCEL
FUTURE OUTPARCEL
FUTURE OUTPARCEL
RETAIL "A"
RETAIL "B"
RETAIL "C"
RETAIL "D"
RETAIL "E"
LAKE w/FOUNTAIN
WET RETENTION
PUBLIC SUPERHIGHWAY
SCALE: 1"=40'

EXHIBIT 3

NORTHLAKE BLVD
FUTURE OUTPARCEL
FUTURE OUTPARCEL
RETAIL "B"
RETAIL "A"
LAKE w/FOUNTAIN
MATCHLINE A-A SEE SHEET 4 OF 10
NOT IN CONTRACT
NOT IN CONTRACT
FEDERAL HIGHWAY
PALMETTO ROAD
LEGEND
NORTHLAKE FOUNTAIN, INC.
PAVING GRADING & DRAINAGE PLAN (EAST)
1031 PGD

EXHIBIT '4

EXHIBIT 5


TYPE "D" CURB
TYPE "F" HIGHSIDE CURB & GUTTER
TYPE "F" LOWSIDE CURB & GUTTER
PAVING AND DRAINAGE SPECIFICATIONS
PAVEMENT TIE DETAIL
PIPE BEDDING DETAIL
PERIMETER BERM DETAIL
TYPICAL DRY RETENTION PIPE OUTFALL DETAIL
TYPICAL LAKE/WET DETENTION ARE PIPE OUTFALL DETAIL
MANHOLE COVER
TYPE "S" TOP
TYPE "C" TOP
TYPE "C" STRUCTURE
TYPE "D" STRUCTURE
POLLUTION RETARDANT BASIN
EXFILTRATION TRENCH DETAIL
CONTROL STRUCTURE D-13, D-88 & D-43
LOUIS R. CLEMANS, A.I.A.
NORTHLAKE EQUITIES, INC.
NORTHLAKE PROMENADE SHOPPES
PHASE I
DRAINAGE DETAILS
1031
11

NORTHLAKE PROMENADE SHOPPES
PALM BEACH COUNTY, FLORIDA
TYPICAL SECTIONS
NORTHLAKE EQUITIES, INC.
CV Consultants, Inc.
1031
12
SECTION LEGEND
TYPICAL SECTION B-B
TYPICAL SECTION L-L
TYPICAL ENTRANCE ROAD SECTION J-J
TYPICAL ENTRANCE ROAD SECTION E-E
TYPICAL SECTION K-K
TYPICAL ENTRANCE ROAD SECTION C-C
TYPICAL SECTION F-F
TYPICAL SECTION A-A
TYPICAL SECTION DRY RETENTION AREA
TYPICAL LAKE/WET DETENTION AREA SECTION
60° ANGLED PARKING TYPICAL SECTION H-H
PERPENDICULAR PARKING TYPICAL SECTION G-G
CONCRETE PAVING JOINT DETAILS
CONCRETE PAVEMENT SECTION

EXHIBIT 6

NORTHLAKE PROMENADE SHOPPES
UTILITY DEMOLITION PLAN
NORTHLAKE EQUITIES, INC
1031
S
SCALE: 1"=40'
FEDERAL HIGHWAY
NORTHLAKE BLVD
NORTHLAKE BLVD
PALMETTO ROAD
INDICATES UTILITY TO BE REMOVED OR ABANDONED

EXHIBIT 7

PROJECT: NORTHLAKE PROMENADE SHOPPES

PERMIT SUMMARY SHEET

APPLICATION NUMBER: 990113-13
LOCATION: PALM BEACH COUNTY, S21/T42S/R43E

OWNER: NORTHLAKE EQUITIES INC & TWIN CITIES DEVEL INC

ENGINEER: LOUIS R CAMPANILE JR PA

PROJECT AREA: 28.96 ACRES DRAINAGE AREA: 28.96 ACRES

PROJECT USE: COMMERCIAL

FACILITIES:

1. EXISTING: The existing site was previously developed as part of the Twin City Mall. Portions of the site are paved and there is an existing building on the northwest corner to be removed. Runoff historically sheetflowed into the Northlake Boulevard and U.S. Hwy. 1 systems.

2. PROPOSED: Proposed is the construction and operation of a surface water management system to serve 28.96 acres of commercial development known as Northlake Promenade Shoppes. The surface water management system shall consist of inlets, culverts, dry retention and exfiltration trench. No outfall is proposed for the site, the design storm will be retained within the site boundaries.

   The existing outparcel south of Eckerd's on the west side of U.S. Hwy. 1, which was previously permitted under 50-03618-P, will be incorporated into the proposed drainage system. The existing outparcel to the west of Eckerd's on Northlake Boulevard will remain part of the previously permitted system.

   The project is owned jointly by Northlake Developers, Inc. and Twin Cities Developers, Inc. The proposed water quality system is exfiltration trench to be maintained by the permittee. Should this property be sold or partitioned, a property owners association must be formed and each parcel must provide full water quality.

PROJECT LEVEL:

DRAINAGE BASIN: INTRACOASTAL

RECEIVING BODY: ON SITE RETENTION

LOCAL ROAD CRITERIA: 10YR-1DAY STORM

Exhibit 8a

APPLICATION NUMBER: 990113-13
LOCATION: PALM BEACH COUNTY, S21/T42S/R43E

BASIN DESIGN FREQUENCY: 25YR-3DAY STORM

WATER QUALITY:

Water quality will be provided by retention of 2.5"x %impervious in the exfiltration trench and the proposed dry detention area prior to discharge to the proposed lakes. The proposed lakes are for asthetic value and flood attenuation only.

Any partitioning of this property by sale to third parties will require the formation of a property owners association and submittal of these documents to the District. Also, each parcel will be required to provide full water quality on-site.

Basin	Method	Vol Req'd. (ac·ft)	Vol Prov'd (ac·ft)
SITE	1482 LF EXFILTRATION TRENCH	2.97	2.97
SITE	.2 acres DRY DETENTION		

ENVIRONMENTAL ASSESSMENT:

PROJECT SITE DESCRIPTION:

The project site consists of an existing shopping center. There are no wetlands on the site.

ENVIRONMENTAL SUMMARY:

The applicant is proposing to demolish an existing shopping center in order to construct a new shopping center and a surface water management system. There are no wetlands on the project site. Therefore, no adverse impacts to wetlands are anticipated as a result of construction proposed in this application.

The proposed activities have been evaluated for potential secondary and cumulative impacts and to determine if the project is contrary to the public interest. Based upon the proposed project design, the District has determined that the project will not cause adverse secondary or cumulative impacts to the water resources and is not contrary to the public interest.

Exhibit 8b

APPLICATION NUMBER: 990113-13
LOCATION: PALM BEACH COUNTY, S21/T42S/R43E

APPLICABLE LAND USE:

The following Land Use Table is an acreage breakdown of the proposed development.

	TOTAL PROJECT	PREVIOUSLY PERMITTED	THIS PHASE	
TOTAL ACRES	28.96		28.96	acres
WTRM ACREAGE	.94		.94	acres
PAVEMENT	15.85		15.85	acres
BUILD COVERAGE	4.42		4.42	acres
PERVIOUS	7.75		7.75	acres

BASIN LEVEL BREAKDOWN AND FLOOD PROTECTION:

Basin Name: SITE

FLOOD PROTECTION:

LOCAL ROAD CRITERIA
FLOOD CONTOUR 10.31 FEET NGVD
MINIMUM ROAD GRADE 10.50 FEET NGVD
100 YEAR FLOOD
FLOOD CONTOUR 13.16 FEET NGVD
MINIMUM FLOOR ELEVATION 14.00 FEET NGVD
FEMA FLOOD ELEVATION FEET NGVD

DIVISIONAL APPROVAL:

NATURAL RESOURCE MANAGEMENT

Donald L. Medellin

DATE: 6/2/99

SURFACE WATER MANAGEMENT

Maria C. Clemente, P.E.

DATE: 6/1/99

Exhibit 8c

STAFF REPORT DISTRIBUTION LIST

NORTHLAKE PROMENADE SHOPPES
APPLICATION NUMBER: 990113-13
PERMIT MODIFICATION NUMBER: 50-04324-P

INTERNAL DISTRIBUTION

Reviewer:
X Julia M. Lacy, P.E.
X Kristina K. Serbesoff
X Donald L. Medellin
X Maria C. Clemente, P.E.
J. Giddings - LEC
J. Golden - REG
X J. Gronborg - REG
F. Lund - LEC
R. Robbins - NRM
X P. Walker - GPA
A. Waterhouse - REG
X P. Bell - LEG
Enforcement
X Environmental PPC Reviewer
X Environmental Resource Compliance
X Permit File

DEPT. OF ENVIRONMENTAL PROTECTION

EXTERNAL DISTRIBUTION

X Applicant:
NORTHLAKE EQUITIES INC & TWIN CITIES DEVEL INC

X Applicant's Consultant
LOUIS R CAMPANILE JR PA

X Engineer, County of:
PALM BEACH

X Engineer, City of:
North Palm Beach/Lake Park

Local Drainage District:

COUNTY

X Palm Beach -Building Division
-Environmental Res Mgmt.
-Health Dept.
-Land Development Div.
-School Brd., Growth Mgt.

BUILDING AND ZONING

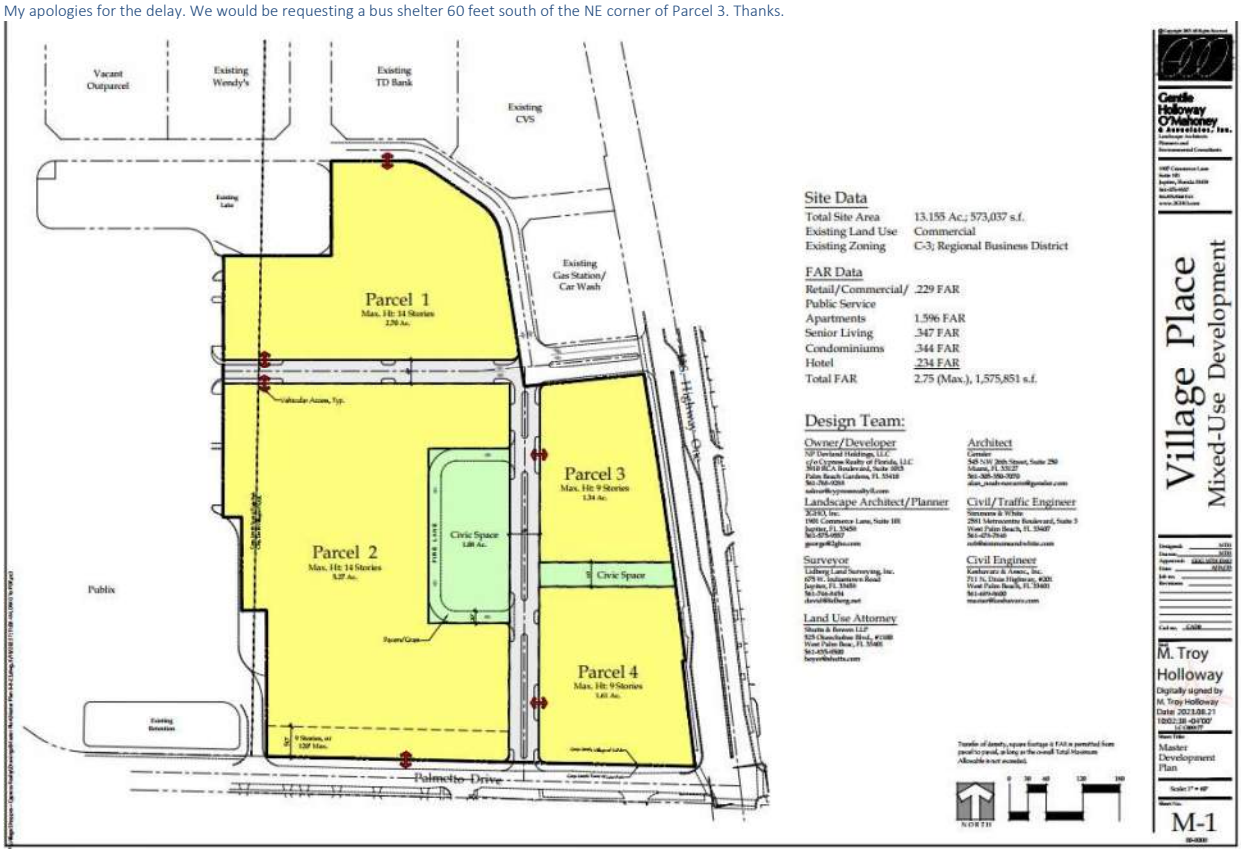
OTHER

X David Sinclair
F.G.F.W.F.C.
FDEP
Florida Audubon - Charles Lee
Mr. Ed Dailey, President

EXHIBIT 9

From: Yash Nagal
To: Alec Dickerson
Cc: George Gentile; Ira Dangleben S.; Brooke Peters; Bruce Guyton A.; Elijah Brown
Subject: RE: Concurrency Letter
Date: Wednesday, October 4, 2023 5:16:41 PM
Attachments: image002.png
image003.png

Hi Alec,
My apologies for the delay. We would be requesting a bus shelter 60 feet south of the NE corner of Parcel 3. Thanks.



Yash Nagal, PMP
Director Of Transit Planning
Tel: 561 841-4238
ynagal@pbcgov.org
http://www.palmtran.org

From: Alec Dickerson [mailto:alec@2gho.com]
Sent: Wednesday, October 4, 2023 9:26 AM
To: Yash Nagal <YNagal@pbcgov.org>
Cc: George Gentile <george@2gho.com>
Subject: RE: Concurrency Letter

This Message Is From an External Sender
This message came from outside your organization.

Hi Yash –

I wanted to follow up on the email below.
Please advise.

Thanks,
Alec Dickerson
Senior Planner
Office# 561-575-9557 x104
Alec@2gho.com
www.2gho.com [2gho.com]

2GHO INC.
Landscape Architects ■ Planners ■ Environmental Consultants
1907 Commerce Lane, Suite 101 I Jupiter, Florida 33458 I 561-575-9557 I 561-575-5260 Fax I www.2gho.com [2gho.com]

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All attached drawings, specifications and other documents, including those in electronic form, prepared by the consultant and the Consultants Sub-consultants are Instruments of Service for use exclusively to this Project. The Consultant and the Consultants Sub-consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

From: Alec Dickerson
Sent: Monday, October 2, 2023 1:11 PM
To: ynagal@pbcgov.org
Cc: George Gentile <george@2gho.com>
Subject: Concurrency Letter

Hi Yash –

I hope you are well.
The Village of North Palm is requesting that Palm Tran send us a letter for our proposed Master Plan stating that you all have reviewed, and determined that there is either a need (or no need) for the placement of a bus shelter, along our project frontage.
I have attached the proposed Master Plan as reference, as well as a letter request

If this letter, should be addressed to someone else at Palm Tran, please let me know the contact info, and we will get it routed accordingly.

Thank you for your time.

Thanks,
Alec Dickerson
Senior Planner
Office# 561-575-9557 x104
Alec@2gho.com
www.2gho.com [2gho.com]

2GHO INC.
Landscape Architects ■ Planners ■ Environmental Consultants
1907 Commerce Lane, Suite 101 I Jupiter, Florida 33458 I 561-575-9557 I 561-575-5260 Fax I www.2gho.com [2gho.com]

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All attached drawings, specifications and other documents, including those in electronic form, prepared by the consultant and the Consultants Sub-consultants are Instruments of Service for use exclusively to this Project. The Consultant and the Consultants Sub-consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

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VILLAGE OF
NORTH PALM BEACH

MAY 3 - 2024

COMMUNITY DEVELOPMENT
RECEIVED

April 24, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Caryn Gardner-Young,

As a resident and business owner in the Village of North Palm Beach, I am writing to express my support for the Village Place Redevelopment Project, specifically the Twin City Mall Site Redevelopment.

This project represents a significant opportunity for economic growth and community revitalization in our area. By transforming the vacant Twin City Mall site into a vibrant mixed-use development, we have the potential to attract new businesses, create job opportunities, and enhance property values.

Moreover, the proposed project aligns with the vision for our community's future as outlined in the Village of North Palm Beach's Comprehensive Plan. It promotes smart growth principles and sustainable development practices that will benefit residents, businesses, and visitors alike.

I believe that the Village Place Redevelopment Project has the potential to become a catalyst for positive change, fostering a sense of pride and belonging among residents while stimulating economic activity in our local economy.

Thank you for considering my perspective on this important matter.

Sincerely,

Marc Benson
Owner
Polo Salon and Spa
751 Northlake Blvd.
North Palm Beach, FL 33408
info@polosalonandspa.com

VILLAGE OF
NORTH PALM BEACH

MAY 3 - 2024

COMMUNITY DEVELOPMENT
RECEIVED

April 25, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. Gardner-Young,

After careful review of the Village Place Master Plan, it is safe to say that this mixed-use development offers an array of shopping and entertainment that benefits the entire community. This plan provides a mix of residential use for people of all ages including a senior-living facility and hotel for tourists.

The plan emphasizes green spaces and pedestrian walkways, promoting a healthier, eco-friendlier lifestyle. By integrating these features, it enhances the overall aesthetic of the area and encourages outdoor activities among residents. It's also worth noting that the project plans to incorporate local businesses and boutiques, boosting the local economy and providing unique shopping experiences that distinguish our community from others. The blend of modern living with a focus on sustainability and community enhancement makes this plan an exciting evolution for our towns.

As a long-standing resident of the community, we are in dire need of change and a wider variety of activities and entertainment options. Village Place brings urban living to the Village of North Palm Beach and our beloved neighbor of Lake Park. If both of our cities unite, we will bring the communities a wonderful and well-desired lifestyle upgrade.

Thank you,

Robin Fine (Apr 26, 2024 14:46 EDT)

Robin Fine
100 Paradise Harbor Blvd #510,
North Palm Beach, FL, 33408

PALM BEACH NORTH
CHAMBER OF COMMERCE

VILLAGE OF
NORTH PALM BEACH
MAY 3 - 2024
COMMUNITY DEVELOPMENT
RECEIVED

April 2, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place development

Dear Ms. Gardner-Young,

The Palm Beach North Chamber of Commerce proudly serves the 10 municipalities that collectively form Palm Beach North, including the Village of North Palm Beach. Our strategic plan encompasses economic growth, enhancing the quality of life, promoting regional resilience and connectivity, and developing visionary regional leadership.

To help advance these tenants, we encourage meaningful economic development having a regional impact- that benefits both the business community, as well as those who reside in the surrounding areas.

Cypress Realty of Florida presented our executive committee with its vision for the Village Place mixed-use development at the 13-acre parcel of land where the Twin City Mall formerly operated. Village Place would economically reinvigorate this important piece of Palm Beach North with the addition of restaurants, retailers, residential units and potentially a senior-living facility and hotel. This project would create a vibrant, pedestrian-friendly town center that adds jobs, tax revenues and patrons for nearby businesses.

After careful review, our Chamber fully supports and encourages approval of the Village Place application. We are confident this mixed-use project, which is being proposed by the same local developer of Abacoa in Jupiter, will similarly deliver significant long-term positive results for the Village of North Palm Beach as well as the broader Palm Beach North community.

Sincerely,

Noel Martinez
President & CEO

CC: Village of North Palm Beach Council Members

Add 5520 PGA Blvd, Ste 200, Palm Beach Gardens, FL 33418 **Tel** 561.746.7111 **Fax** 561.366.2396 **Web** www.pbnchamber.com

COASTAL MARKET

VILLAGE OF
NORTH PALM BEACH
MAY 3 - 2024
COMMUNITY DEVELOPMENT
RECEIVED

April 23, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. Gardner-Young,

I am writing to express my resounding endorsement for the transformative multi-use development, Village Place. From the moment I set my eyes on our retail space within the Villages of North Palm Beach, we were captivated by the profound potential this neighborhood held for a business of our caliber.

This project is not merely a development; it is a revitalization effort that promises to breathe new life into our community, offering significant economic, environmental, and social benefits. This endeavor will significantly improve the aesthetic and socioeconomic fabric of North Palm Beach, creating a cleaner, safer, and more vibrant community space.

Village Place is poised to have a tremendously positive impact on neighboring businesses by increasing foot traffic, enhancing property values, and creating a symbiotic environment where businesses can thrive together. It represents a beacon of progress, signaling an era of prosperity and unity for North Palm Beach and Lake Park.

I wholeheartedly endorse their involvement and the overall development, anticipating the myriad benefits they will bring to our beloved joint cities.

Thank you,

Denise Lilly
Owner, Coastal Market
561-460-1071
110 Hwy US1,
North Palm Beach, FL, 33408

KELLER, KELLER, CARACUZZO, COX & BELLUCCIO

ATTORNEYS AT LAW

636 US HIGHWAY 1, SUITE 207
NORTH PALM BEACH, FLORIDA 33408

TELEPHONE (561) 655-3133
FACSIMILE (561) 655-3676

VILLAGE OF NORTH PALM BEACH

MAY 3 - 2024

COMMUNITY DEVELOPMENT RECEIVED

CRAIG C. KELLER
J. SCOTT KELLER**
JOHN A. CARACUZZO*
JONATHAN M. COX*
ALLEN F. BELLUCCIO
WADE CARACUZZO

DAVID M. LORES
STEVEN L. KAY
W. ELLIS PETIT
MELISSA D. DWYER
LUIS A. MAROTO

*BOARD CERTIFIED CIVIL TRIAL ATTORNEY
**MANAGING PARTNER

Dear Village of North Palm Beach Council Members:

We recently made the decision to relocate our law practice and its 10 attorneys to North Palm Beach after decades in West Palm Beach.

While we considered several options in the county, we ultimately selected North Palm Beach in large part because of its geographic location, as well as it being a community that reflects our high standards.

We also factored in that we believe North Palm Beach is continuing to move in the right direction with projects such as the Country Club revitalization and redevelopment of the old Twin City Mall site.

Being a South Florida law firm that chooses to build its business on referrals rather than any advertising, having a welcoming and vibrant area near our office is especially important. That is why we are supportive of adding a first-rate, mixed-use project like Village Place to replace the existing eyesore that has sat at the old Twin City Mall site for decades. Bringing new residential, restaurants and retail will add a lot to the village, especially to its most southern end, and be positive for businesses along U.S. 1 like ours.

Please approve the request for the Village Place project to move forward and help North Palm Beach further build upon its potential and be even more attractive for business activity.

Sincerely,

John A. Caracuzzo
Partner
Keller, Keller, Caracuzzo, Cox & Belluccio, P.A.

CC: Chuck Huff, City Manager
Caryn Gardner-Young, Community Development Director

VILLAGE OF
NORTH PALM BEACH

MAY 3 - 2024

COMMUNITY DEVELOPMENT
RECEIVED

Jennifer Bickel
General Manager
607 Northlake Blvd.
North Palm Beach, FL 33408
561-845-6344
April 16, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

I am writing to express my enthusiastic support for the proposed Village Place Development in our community. As a member of the community, I believe that this project holds big promise for the future of North Palm Beach.

The vision for Village Place aligns perfectly with our community's needs. By creating a dynamic mixed-use environment, Village Place will not only enhance the aesthetic appeal of our neighborhood but also foster a sense of community and belonging among residents.

I believe that Village Place has the potential to stimulate economic growth and create new opportunities for local businesses and entrepreneurs. By attracting visitors and residents alike, the development will inject vitality into our local economy and support job creation in various sectors.

I endorse the Village Place Development and ask the Village of North Palm Beach to support this transformative project.

Thank you for your attention to this matter.

Sincerely,

Jennifer Bickel

RMH Concepts LLC

Tuesday, April 23rd, 2024

VILLAGE OF NORTH PALM BEACH
MAY 3 - 2024
COMMUNITY DEVELOPMENT
RECEIVED

Subject: Support for Village Place Redevelopment Project

Dear Nadia DiTommaso,

As the owner of RMH Concepts LLC, I am writing to express my hundred percent support for the Village Place Redevelopment Project, specifically the Twin City Mall Site Redevelopment.

The suggested project presents an exceptional opportunity to breathe new life into our community and stimulate economic growth. By repurposing the currently vacant Twin City Mall site, we have the chance to attract new businesses, create jobs, and enhance the overall appeal of our area.

RMH Concepts LLC has been an active participant in the local business landscape, and I firmly believe that the redevelopment aligns with our collective vision for progress and prosperity. It represents a strategic investment in our community's future, one that will benefit residents, businesses, and visitors alike. I believe that The Village Place Redevelopment Project has the power to rejuvenate our community, foster a sense of pride, and position us for long-term success.

Thank you for considering my perspective on this vital initiative.

Sincerely,

Roger Harrington

Owner, RMH Concepts LLC

911 Northlake Blvd.

North Palm Beach, Fl 33408

rmhconcepts@gmail.com

561-667-5903

VILLAGE OF
NORTH PALM BEACH
MAY 3 - 2024
COMMUNITY DEVELOPMENT
RECEIVED

April 11, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. Gardner-Young,

As a longtime business owner in the Village of North Palm Beach, my husband and I have waited in anticipation for growth and prosperity in this neighborhood. When we first heard about this redevelopment of the former Twin City Mall, it was a breath of fresh air. We think that a mixed-use project like Village Place would be a transformative addition that would revitalize the neighborhood.

Village Place will bring an economic boost to the Village of North Palm Beach and Lake Park and will help clean up the area. I think many business owners and residents have been waiting for something like this.

My husband Roy and I are in support of this project and are looking forward to the positive impact it will have for both communities.

Thank you,



Joy Lee

(561) 842-6255

210 U.S. Hwy 1

North Palm Beach, FL, 33408

STARK

April 22, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. Gardner-Young,

I am writing to express my full support for the Village Place project proposed for the former Twin City Mall site, consistent with North Palm Beach's Citizens Master Plan. This mixed-use development is a pivotal opportunity for our community, combining residential, commercial, and recreational spaces to cultivate a dynamic, walkable environment.

By introducing extensive open spaces and prioritizing architectural excellence, Village Place promises to significantly enhance our local landscape. It not only offers a potential boost in local tax revenue but also creates numerous employment opportunities, contributing to our economic vitality.

Moreover, the involvement of Cypress Realty of Florida and Mr. Nader Salour, both known for their commitment to quality and success, further reinforces the promising prospects of this project.

I firmly believe Village Place represents a transformative venture for North Palm Beach, and I enthusiastically endorse its realization.

Sincerely,

Jodi Kahn

1201 US Highway 1,

North Palm Beach, FL, 33408

(561) 622-6333

April 19th, 2024

VILLAGE OF
NORTH PALM BEACH

MAY 3 - 2024

COMMUNITY DEVELOPMENT
RECEIVED

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Support for Village Place Development

Dear Ms. Gardner-Young,

I hope this message finds you well. I am writing to support the proposed Village Place Development project within our community. As the owner of M2Notary, I am deeply committed to the growth and prosperity of North Palm Beach

The potential benefits that Village Place promises for our community are fascinating. As a business owner, I am particularly eager about the prospect of increased commercial activity and foot traffic in the area. This development presents an invaluable opportunity for expansion and growth for businesses like mine.

I truly endorse the Village Place Development project and urge the Village of North Palm Beach to support its approval. I am confident that this initiative will bring about significant economic growth, create new opportunities for local businesses, and enhance the overall vibrancy of our community.

Thank you for considering my perspective on this matter.

Warm regards,

Marlyn Marquez
Owner
M2Notary
603 A Northlake Blvd.
North Palm Beach, FL 33408
305-933-8537

Signature: marlyn marquez
marlyn marquez (Apr 24, 2024 09:32 EDT)

Email: anyhour@m2notary.com

Tuesday, April 23rd, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

ART de VIVRE GALLERY & DESIGN

VILLAGE OF NORTH PALM BEACH
MAY 3 - 2024
COMMUNITY DEVELOPMENT
RECEIVED

Re: Village Place Development

Dear Caryn Gardner-Young,

I hope this letter finds you well. As a member of the Palm Beach Chamber of Commerce and the proud owner of Art de Vivre Gallery & Design, I am writing to express my unwavering support for the Village Place Redevelopment Project.

I understand that our community is going through a period of change and uncertainty, and I believe that the proposed redevelopment project presents a unique opportunity to revitalize our surroundings and create a better future for all of us. By transforming the vacant Twin City Mall site into a dynamic mixed-use development, we have the potential to attract new enterprises, bring people together, and enhance the overall beauty of our neighborhood.

I am confident that the Village Place Redevelopment Project reflects our shared values of progress and inclusivity. It is a strategic investment in our community's economic growth and social well-being, promising to create a more vibrant and welcoming environment for all of us.

I appreciate the project's commitment to sustainability and community engagement, and I believe that it will help us build a stronger, more resilient, and more connected community. The Village Place Redevelopment Project embodies the spirit of innovation and renewal, and I am proud to support it as we work together to create a brighter future for North Palm Beach.

Thank you for taking the time to read my endorsement.

Sincerely,

Pascale Moleres Uhart
Owner, Art de Vivre Gallery & Design
621 Northlake Blvd.
North Palm Beach, FL 33408
pascale@artdevivregallery.com

VILLAGE OF
NORTH PALM BEACH
MAY 3 - 2024
COMMUNITY DEVELOPMENT
RECEIVED

Tuesday, April 23rd, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Support for Village Place Development

Dear Caryn Gardner-Young,

I am writing to convey my firm endorsement for the Village Place Redevelopment Project, with a specific focus on the Twin City Mall Site Redevelopment. As the proprietor of Art de Vivre Gallery & Design, a distinguished establishment within the North Palm Beach community, I am compelled to express my enthusiastic support for this transformative endeavor.

The proposed redevelopment project presents a unique opportunity to invigorate our community and foster economic revitalization. By repurposing the vacant Twin City Mall site into a dynamic mixed-use development, we have the potential to attract new enterprises, cultivate a vibrant cultural hub, and enhance the overall aesthetic appeal of our surroundings.

I am deeply convinced that the Village Place Redevelopment Project resonates with our collective aspiration for progress and enrichment. It embodies a strategic investment in our community's socioeconomic vitality, promising to reinvigorate our commercial landscape and nurture a more vibrant and inclusive environment.

I applaud the project's commitment to sustainable development principles and its capacity to cultivate a sense of community cohesion and pride. The Village Place Redevelopment Project epitomizes the spirit of innovation and renewal, positioning our community for sustained growth and prosperity in the years ahead.

Thank you for considering my endorsement of this pivotal initiative.

Sincerely,



Gilles Moleres
Owner, Art de Vivre Gallery & Design
621 Northlake Blvd.
North Palm Beach, FL 33408
gilles@artdevivregallery.com

VILLAGE OF
NORTH PALM BEACH

MAY 3 - 2024

COMMUNITY DEVELOPMENT
RECEIVED

April 22, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. Gardner-Young,

I hope this letter finds you well. As a business owner in the Village of North Palm Beach, I am writing to express my sincere support for the Village Place Redevelopment Project.

I understand that the success of this project represents a significant opportunity for economic growth and community revitalization in our area. By transforming the vacant Twin City Mall site into a vibrant mixed-use development, we have the potential to attract new businesses, create job opportunities, and enhance property values. It promotes smart growth principles and sustainable development practices that will benefit residents, businesses, and visitors alike.

As a member of the local business community, I am deeply committed to the economic and social well-being of our area. I believe that the Village Place Redevelopment Project has the potential to become a catalyst for positive change, fostering a sense of pride and belonging among residents while stimulating economic activity in our local economy.

I appreciate your efforts to make our community a better place to live, work, and do business.

Warm regards,

Felicia Benson

Felicia Benson
Owner
Polo Salon and Spa
751 Northlake Blvd.
North Palm Beach, FL 33408
info@polosalonandspa.com



VILLAGE OF
NORTH PALM BEACH

MAY 3 - 2024

COMMUNITY DEVELOPMENT
RECEIVED

April 22, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. Gardner-Young,

I am writing to express my wholehearted support for the proposed Village Place development at the former Twin City Mall site in North Palm Beach. The thoughtfully planned mixed-use project promises to be a significant asset to our community, aligning with the goals and visions outlined in the North Palm Beach Citizens Master Plan Report.

The innovative plan for Village Place emphasizes community engagement and sustainability, offering nearly a quarter of the site as open space and creating more than an acre of green space at the heart of the development. The idea of a pedestrian-friendly town center that integrates live, work, and play elements is not just progressive but essential for fostering vibrant community life.

The economic benefits of this project are particularly compelling, with a $700 million investment poised to enhance local tax revenue and spur economic activity. The inclusion of restaurants, retail space, and housing will create a hub of activity that benefits all residents and promotes the growth of local businesses.

I trust in the expertise of Cypress Realty of Florida and Mr. Nader Salour, whose deep experience in Palm Beach County development is reassuring. I believe Village Place will be another success story, contributing positively to our community's future.

Thank you for considering my support for this project.

Sincerely,

Dr. Kahlil Vadre Moses D.C.P.A.
700 US Highway 1, Suite B,
N. Palm Beach, FL, 33408
561-848-8482

VILLAGE OF
NORTH PALM BEACH
MAY 3 - 2024
COMMUNITY DEVELOPMENT
RECEIVED

April 24, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. Gardner-Young,

I am writing to express my support for the proposed new development at the old Twin City Mall site, Village Place. This promising initiative represents not only a significant step toward enhancing our community's landscape but also serves as a catalyst for economic growth and vitality.

The introduction of this development is poised to bring about substantial benefits for surrounding businesses. By attracting a larger influx of visitors and potential customers, local establishments can anticipate a notable increase in foot traffic, thereby boosting sales and profitability. This, in turn, is likely to encourage further investments, fostering a thriving business environment that benefits all.

Moreover, for the residents of North Palm Beach, this development offers an exciting array of opportunities. From creating new jobs to providing access to improved amenities and recreational facilities, the positive impact on our community's quality of life cannot be overstated. It promises to enhance the vibrancy of our village, making it an even more attractive place to live, work, and play.

In conclusion, I believe that this development is in the best interest of our community. It aligns with our goals of promoting economic prosperity, enhancing our communal spaces, and improving the livelihoods of residents and businesses alike. I eagerly anticipate its positive contributions to the Village of North Palm Beach.

Thank you,

Miichael Ginis
Owner, North Palm Hand Wash
100 US-1, North Palm Beach, FL 33408
973-733-7070

Elida Vogli
Founder
Venezia Restaurant
513 Northlake Blvd
North Palm Beach, FL 33408
561-881-8600
April 19th, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Support for Village Place Development

Dear Ms. Gardner-Young,

I am writing to express my enthusiastic support for our community's proposed Village Place Development project. As the owner of Venezia Restaurant, a beloved establishment that has been serving residents and visitors of North Palm Beach for over 33 years, I am excited about the potential benefits that this development will bring to our town.

As a restaurant owner, I am particularly excited about the prospect of having a diverse array of dining options within Village Place. Additionally, the increased foot traffic generated by Village Place will undoubtedly benefit my restaurant by bringing in new customers and expanding our customer base.

I truly support the Village Place Development project and wish the Village of North Palm Beach to support its approval. I am confident that this development will bring significant benefits to our community, including economic growth, increased foot traffic, and enhanced quality of life for residents.

Sincerely,

Elida Vogli

Elida Vogli
Founder
Venezia Restaurant

VILLAGE OF
NORTH PALM BEACH

MAY 3 - 2024

COMMUNITY DEVELOPMENT
RECEIVED

Frankie Cecere
Owner
Bucks Coal Fired Pizza
900 Northlake Blvd.
North Palm Beach, FL 33408
5611469-8816
April 23rd, 2024

Village of North Palm Beach/Lake Park
Attention: Nadia DiTommaso, Community Development Director

Dear Nadia DiTommaso,

I am writing to express my enthusiastic support for the Village Place Redevelopment Project. As the proprietor of Bucks Coal Fired Pizza, an integral part of the North Palm Beach and Lake Park community, I am eager to voice my endorsement for this transformative initiative.

The proposed redevelopment project presents a remarkable opportunity to rejuvenate our community and catalyze economic growth. By repurposing the vacant Twin City Mall site into a dynamic mixed-use development, we have the potential to attract new enterprises, generate employment opportunities, and enhance the overall ambiance of our locale.

I firmly believe that the Village Place Redevelopment Project resonates with our shared vision for advancement and enrichment. It signifies a strategic investment in our community's socioeconomic, promising to invigorate our commercial landscape and cultivate a more vibrant and prosperous environment.

I commend the project's emphasis on sustainable development principles and its capacity to engender a sense of community pride and engagement. The Village Place Redevelopment Project embodies the spirit of progress and renewal, positioning our community for sustained vitality and resilience in the years ahead.

Thank you for considering my endorsement of this pivotal initiative.

Sincerely,

Frankie Cecere
Restaurant Owner
Bucks Coal Fired Pizza

VILLAGE OF
NORTH PALM BEACH

MAY 3 - 2024

COMMUNITY DEVELOPMENT
RECEIVED

April 23rd, 2024

Re: Support for Village Place Redevelopment Project

Dear Nadia DiTommaso,

As the owner of Lake Park Bicycles, a cornerstone of the North Palm Beach and Lake Park community, I am writing to express my enthusiastic support for the Twin City Mall Site Redevelopment.

This project holds tremendous promise for our community's economic vitality and overall well-being. By revitalizing the vacant Twin City Mall site, we have the opportunity to attract new customers, foster a vibrant local economy, and create a more inviting atmosphere for residents and visitors alike.

Lake Park Bicycles has been serving our community for 50 years, and I firmly believe that the proposed redevelopment aligns with our shared vision for a thriving and dynamic community. It presents a chance to enhance the quality of life for our residents, while also bolstering our business district and stimulating growth in the surrounding area.

I am particularly impressed by the project's commitment to sustainable development practices and its potential to transform underutilized space into a hub of activity and commerce. I am confident that the Village Place Redevelopment Project will serve as a catalyst for positive change in our community for years to come.

Thank you for considering my perspective on this important matter.

Sincerely,

Tony Tranquillo

Owner, Lake Park Bicycles

910 Northlake Blvd.

North Palm Beach, FL 33408

lakeparkbicycle@gmail.com

ANDROGENIX
Advanced Health And Wellness Center

Zach Breakey

CEO and Founder

401 Northlake Blvd., Suite 7

North Palm Beach, FL 33408

561-295-4702

April 18th, 2024

VILLAGE OF
NORTH PALM BEACH

MAY 3 - 2024

COMMUNITY DEVELOPMENT
RECEIVED

Dear Ms. Gardner-Young,

I trust this correspondence finds you well. I am writing to support the proposed Village Place Development project within our community. As the CEO and Founder of Androgenix Advanced Health and Wellness Center, I am deeply committed to the advancement and prosperity of North Palm Beach.

The potential of Village Place to positively impact our community is both substantial and compelling. As a leader in the health and wellness sector, I am particularly enthused by the prospect of this development attracting a diverse array of businesses and clientele. The projected increase in foot traffic and commercial activity holds significant promise for bolstering the growth and vibrancy of our area.

I hereby endorse the Village Place Development project in its entirety and respectfully urge the Village of North Palm Beach to lend its unwavering support for its approval. I am steadfast in my belief that this initiative will not only spur economic expansion but also cultivate a thriving environment conducive to the flourishing of businesses and residents alike.

Thank you for your attention to this matter.

Warm regards,

Zach Breakey

CEO and Founder

Androgenix Advanced Health and Wellness Center

ASD SURFACES
WOOD | STONE | TILE | FIXTURES

VILLAGE OF
NORTH PALM BEACH

MAY 3 - 2024

COMMUNITY DEVELOPMENT
RECEIVED

April 16, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. Gardner-Young,

For decades, the site of the former Twin City Mall has lain dormant, a neglected canvas brimming with untapped potential. At last, this valuable space is in the works of being rejuvenated and enhanced!

As a business owner deeply engaged with developers, architects, and designers, I'm thrilled that Nader Salour, the visionary developer behind Abacoa in Jupiter, has stepped up to transform and revitalize our neighborhood with a much-needed, dynamic mixed-use development. His track record of high-quality projects stands as a testament to his expertise and the transformative power such developments can have on our community.

This initiative promises to become a vibrant hub for residents and families to gather, whether for dining, shopping, or enjoying leisure activities in the planned open spaces. It will attract new residents and tourists, providing a boost to the local economy and offering relief to businesses currently facing the challenges of inflation.

The collaboration between the Village of North Palm Beach and the Town of Lake Park in supporting this project will herald a mutually beneficial outcome, making this the premiere destination for living, working, and recreation. I wholeheartedly endorse Village Place and urge our council to recognize the immense value it will add to our community.

Thank you,

Nina Wasserman

(561) 845-5009

531 US Highway 1,

North Palm Beach, FL, 33408

WILLIAM RAVEIS

Village of North Palm Beach
501 U.S. Highway 1
North Palm Beach, FL 33408

June 3, 2024

To North Palm Beach Village Council Members:

I'm proud to lead the team at the North Palm Beach office of William Raveis, which specializes in luxury real estate, mortgage and insurance services as part of the No. 1 family-owned real estate companies in Florida.

The clientele we work with considers the appeal of a dwelling as well as the amenities and environment of the surrounding community.

For many years, the old Twin City Mall site has been a blemish on the southern end of North Palm Beach. I was delighted to learn of the Village Place project being proposed and the benefits it will bring to both existing residents as well as new members of our community.

Having worked on many residential transactions with the Abacoa project, which was also developed by Nader Salour, I have seen first-hand the positive momentum a mixed-use project of this quality level can broadly deliver to an area. Property values will increase throughout the neighboring community and the overall desirability of the Village of North Palm Beach will be bolstered for many years to come.

Please recognize there are tangible advantages for maximizing water views, open space, community-focused activities and garage parking with a project of this scale.

We all want what's best for this area and hope you approve this project to move forward without restrictions that limit its ultimate success and the level of benefits this area can receive from a parcel of land that has been underutilized for decades.

Thank you for your consideration,

Nancy Cardone

Nancy Cardone
Regional Vice President, East Coast Florida
William Raveis
1201 US Highway 1, Suite 18
North Palm Beach, FL 33408

Camargo Estefany

From: Gardner-Young Caryn
Sent: Thursday, June 13, 2024 8:53 AM
To: Camargo Estefany
Subject: FW: The Village Place

Estefany

Hello

I guess you start a folder for any communication that we receive on this petition so we can include in our packet to the Village Council, thanks

Caryn Gardner-Young

Community Development Director | Village of North Palm Beach

Phone: (561) 841-3369 • Fax: (561) 841-4242

701 U.S. Highway 1 Suite 100 • North Palm Beach • 33408 www.cgardner-young@village-npb.org

-----Original Message-----
From: Green Jessica <jgreen@village-npb.org>
Sent: Thursday, June 13, 2024 8:44 AM
To: Village Council <VillageCouncil@village-npb.org>
Cc: Huff Charles <chuff@village-npb.org>; Gardner-Young Caryn <cgardner-young@village-npb.org>
Subject: FW: The Village Place

Mayor & Council,

Please see below email from Sara & Evan Chatzidakis.

Jessica Green, MMC

Village Clerk | Village of North Palm Beach

Phone: (561) 841-3355

www.village-npb.org
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-----Original Message-----
From: Evan Chatzidakis <edakis@me.com>
Sent: Wednesday, June 12, 2024 4:10 PM
To: info@villageplacenpb.com; council <council@village-npb.org>
Subject: The Village Place

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Village of North Palm Beach Council:

A couple of weeks ago, the developer of The Village Place visited our residents in our community clubhouse.

We were presented with extensive information regarding the Village Place master plan, which will offer North Palm Beach all of the assets of a mixed-use development. This thirteen acre parcel is presently in deplorable condition. It is interesting to note that this parcel location is at the boundary of North Palm Beach and Lake Park. With this proposed mixed-use plan offering attractive architectural design for residential and commercial buildings, it will enhance both towns at a very visibly important parcel.

The proposed Civic/Open Space will invite community participation in a neighborhood-like setting. As we lack a Main Street corridor, this development will encourage community gathering, like no other location in North Palm Beach.

I am now fully retired and have lived in the village for nine years. My experience in North Palm Beach goes back to the 1960's and I visualize this development to be a village enhancement in a location that is presently not utilized.

We should be embracing this development, all in the name of progress for our local economy. With the proposed residential and commercial development, this is the perfect proposed plan for the village to incorporate during these times when residents and neighbors desire local options.

We look forward to following this proposed plan to fruition.

Thank you,
Sara & Evan Chatzidakis
111 Shore Court
Unit 201
North Palm Beach, Florida 33408

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Camargo Estefany

From: Gardner-Young Caryn
Sent: Monday, June 17, 2024 7:44 AM
To: Camargo Estefany
Subject: FW: Village Place Support

Estefany

Hello

Please include this in our records so we can provide to Village Council when appropriate.

Caryn Gardner-Young
Community Development Director | Village of North Palm Beach
Phone: (561) 841-3369 • Fax: (561) 841-4242
701 U.S. Highway 1 Suite 100 • North Palm Beach • 33408
www.cgardner-young@village-npb.org

From: Laurie Rapaport <Laurie.Rapaport@thebreakers.com>
Sent: Friday, June 14, 2024 12:02 PM
To: Gardner-Young Caryn <cgardner-young@village-npb.org>
Cc: council <council@village-npb.org>
Subject: Village Place Support

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon!

I wanted to take this opportunity to express my husband and my support for the proposed Village Place project aimed at revitalizing our community through the introduction of new shops and residences. This initiative is a significant step towards transforming the corner of US1/Northlake Blvd into a vibrant and attractive area. The introduction of the new retail will stimulate local economic activity, create job opportunities and support local businesses, contributing to the overall prosperity of our community. In addition, it will foster a sense of community for social interaction and community activities.

We strongly believe that this project will bring long-lasting positive changes and elevate our neighborhood to new heights.

Thank you for considering our support for this important initiative.

Laurie Rapaport
Senior Manager - Sales

Social/Leisure Groups
The Breakers Palm Beach

(561) 653-6610
One South County Road I Palm Beach, FL 33480
www.thebreakers.com

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Camargo Estefany

From: Gardner-Young Caryn
Sent: Sunday, June 16, 2024 8:03 PM
To: Camargo Estefany
Subject: Fwd: Twin City Mall

Include in our file to send to Village Council when appropriate

Caryn Gardner-Young
Community Services Director Village of North Palm Beach

Sent from my iPhone

Begin forwarded message:

> **From:** Laura Fournier <lafournier11@yahoo.com>
> **Date:** June 16, 2024 at 6:14:09 AM EDT
> **To:** council <council@village-npb.org>, Gardner-Young Caryn <cgardner-young@village-npb.org>
> **Cc:** sara@mcnicholas.biz, Kym Bichon <kymbichonshoreclub@gmail.com>
> **Subject: Twin City Mall**
> **Reply-To:** Laura Fournier <lafournier11@yahoo.com>
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> To whom it may concern:
>
> This is to let you know I support the Twin City Mall Redevelopment project. I think there will be economic benefits, not only for the city of North Palm Beach, but also for my property.
>
> Sincerely,
>
> Laura Bock
>
> 100 Shore Court, #211
>
> North Palm Beach, Fl 33408

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Camargo Estefany

From: Gardner-Young Caryn
Sent: Monday, June 17, 2024 7:44 AM
To: Camargo Estefany
Subject: FW: Support for Village Place

Estefany

Hello

Please include this in our records so we can provide to Village Council when appropriate.

Caryn Gardner-Young
Community Development Director | Village of North Palm Beach
Phone: (561) 841-3369 • Fax: (561) 841-4242
701 U.S. Highway 1 Suite 100 • North Palm Beach • 33408
www.cgardner-young@village-npb.org

From: Barbara Clark <bfclark81@gmail.com>
Sent: Friday, June 14, 2024 12:28 PM
To: Gardner-Young Caryn <cgardner-young@village-npb.org>
Subject: Support for Village Place

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

My name is Barbara Clark. I am the Vice President of Shore Club B Condominium Association located at 110 Shore ct. North Palm Beach, FL 33408,
I am 100% in favor of Village Pace. This project will be beneficial to our city in many ways.
1. Tax revenue
2. Needed beatification to the area.
3. Area residents will be able to enjoy the many shops, restaurants , entertainment, green markets etc. while not having to travel.

The project is a win for all. I'm hoping the council will be in favor of this project.

Sincerely,
Barbara Clark
561-307-2746

CAUTION – This email originated from outside of the Village. Please do not open any attachments or click on any links from unknown sources or unexpected email. If you are uncertain please contact the IT department before opening.

Camargo Estefany

From: Gardner-Young Caryn
Sent: Monday, June 17, 2024 4:14 PM
To: Camargo Estefany
Subject: FW: Support for Village Place Development

Please include in folder so we can provide to Village Council when appropriate

Caryn Gardner-Young
Community Development Director | Village of North Palm Beach
Phone: (561) 841-3369 • Fax: (561) 841-4242
701 U.S. Highway 1 Suite 100 • North Palm Beach • 33408
www.cgardner-young@village-npb.org

From: Clive Reinhardt <ACPcr@outlook.com>
Sent: Monday, June 17, 2024 4:13 PM
To: Gardner-Young Caryn <cgardner-young@village-npb.org>
Cc: council <council@village-npb.org>; AAA Donna <DONNAREINHARDT1@AOL.COM>; Clive Reinhardt <ACPCR@OUTLOOK.COM>
Subject: Support for Village Place Development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
I support the Village Place Development project and sincerely hope the council votes to approve this project for the betterment and revitalization of the proposed location.

I would hazard a guess to say that said development will generate generous revenue for the North Palm Beach Municipality.
In short I think it's a win, win for all including Lake Park.

Signed: Clive & Donna Reinhardt
Phone #: 713 201-2480

Address: 100 Shore Ct, Apt 106A, North Palm Beach, FL. 33408
100 Shore Ct, Apt 107A, North Palm Beach, FL. 33408
801 Lake Shore Dr, Apt 418, Lake Park, FL. 33403
801 Lake Shore Dr, Apt 506, Lake Park, FL. 33403

Thank you
Clive Reinhardt

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click on any links from unknown sources or unexpected email. If you are uncertain please contact the IT department before opening.

Camargo Estefany

From: Gardner-Young Caryn
Sent: Tuesday, June 18, 2024 7:23 AM
To: Camargo Estefany
Subject: FW: Village Place

Estefany

Good morning

Please include in folder to present to the Village Council when appropriate.

Caryn Gardner-Young

Community Development Director | Village of North Palm Beach

Phone: (561) 841-3369 • Fax: (561) 841-4242

701 U.S. Highway 1 Suite 100 • North Palm Beach • 33408 www.cgardner-young@village-npb.org

-----Original Message-----
From: Diana Kane <dkane315@aol.com>
Sent: Monday, June 17, 2024 8:49 PM
To: Gardner-Young Caryn <cgardner-young@village-npb.org>
Subject: Village Place

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms. Gardner-Young,
I attended a presentation about Village Place in my clubhouse at 100 Shore Ct. in North Palm Beach. I have had time to think about this project and have decided that I am very much in favor of this development. It will be nice to have an array of restaurants, entertainment and shopping conveniently located, surrounded in beauty with its housing, parks and greenery. I love N.P.B. however, it lacks luster in my area. In addition to the amenities, I believe it would increase the value of my property and community which would be wonderful for all who reside here.
I will remain positive with hope that the council votes to approve this development.

Kind regards,

Diana Kane
100 Shore Ct. #109

N.P.B. FL. 33408

Sent from my iPhone

CAUTION – This email originated from outside of the Village. Please do not open any attachments or click on any links from unknown sources or unexpected email. If you are uncertain please contact the IT department before opening.

Camargo Estefany

From: Gardner-Young Caryn
Sent: Monday, June 17, 2024 10:33 AM
To: Camargo Estefany
Subject: FW: Village place support

Estefany

Please include in file for distribution to Village Council when appropriate

Caryn Gardner-Young

Community Development Director | Village of North Palm Beach

Phone: (561) 841-3369 • Fax: (561) 841-4242

701 U.S. Highway 1 Suite 100 • North Palm Beach • 33408 www.cgardner-young@village-npb.org

-----Original Message-----
From: Green Jessica <jgreen@village-npb.org>
Sent: Monday, June 17, 2024 9:59 AM
To: Village Council <VillageCouncil@village-npb.org>
Cc: Huff Charles <chuff@village-npb.org>; Gardner-Young Caryn <cgardner-young@village-npb.org>
Subject: FW: Village place support

Mayor & Council,

Please see below email from Mr. Braaf.

Jessica Green, MMC

Village Clerk | Village of North Palm Beach

Phone: (561) 841-3355

501 U.S. Highway 1 • North Palm Beach, FL • 33408

www.village-npb.org
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-----Original Message-----
From: Leonard Braaf <len.braaf@icloud.com>
Sent: Monday, June 17, 2024 9:47 AM
To: council <council@village-npb.org>
Cc: Kym Bichon <kymbichonshoreclub@gmail.com>
Subject: Village place support

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

As a property owner of the Shore club apartment in North Palm Beach, I would like to express my support for the Village place project.

Thank you
Len Braaf
100 Shore court
North Palm Beach
Fl ,34952
Sent from my iPhone

CAUTION – This email originated from outside of the Village. Please do not open any attachments or click on any links from unknown sources or unexpected email. If you are uncertain please contact the IT department before opening.

Camargo Estefany

From: Gardner-Young Caryn
Sent: Thursday, June 20, 2024 11:32 AM
To: Camargo Estefany
Subject: FW: Support for Village Place

Estefany

Please include this in our folder to present to the Village Council when appropriate

Caryn Gardner-Young
Community Development Director | Village of North Palm Beach
Phone: (561) 841-3369 • Fax: (561) 841-4242
701 U.S. Highway 1 Suite 100 • North Palm Beach • 33408
www.cgardner-young@village-npb.org

From: Green Jessica <jgreen@village-npb.org>
Sent: Thursday, June 20, 2024 9:26 AM
To: Village Council <VillageCouncil@village-npb.org>
Cc: Huff Charles <chuff@village-npb.org>; Gardner-Young Caryn <cgardner-young@village-npb.org>
Subject: FW: Support for Village Place

Mayor & Council,

Please see below email from Nicholas Postle.

Jessica Green, MMC
Village Clerk | Village of North Palm Beach
Phone: (561) 841-3355
501 U.S. Highway 1 • North Palm Beach, FL • 33408
www.village-npb.org

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From: Direct Inspect LLC <directinspectfl@gmail.com>
Sent: Tuesday, June 18, 2024 7:59 PM
To: council <council@village-npb.org>; Gardner-Young Caryn <cgardner-young@village-npb.org>
Subject: Support for Village Place

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To all it may concern:

Please allow this short submission to demonstrate my approval for the "Village Place" redevelopment.

As a South Florida native, I enjoy the perks of our many cities and towns both historical and redeveloped, each giving their own unique gifts. In this particular case, I believe Village Place can serve as an anchor to drive in locals and beyond in a positive way. As a home inspector, nearly 50% of my clients are from out of state. It would be nice to see North Palm and Lake Park have a staple communal area that could bring some excitement to the area. While neighboring cities like Jupiter, Juno and Tequesta are seeing major uptrends, adapting to the increasing population makes sense... otherwise we may be left behind to a degree.

All the best and good luck!

Nicholas

--



Direct Inspect, LLC
Nicholas Postle, Owner Operator
Certified Master Home Inspector, CMI
561-777-2005
Directinspectfl.com

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Camargo Estefany

From: Gardner-Young Caryn
Sent: Thursday, June 27, 2024 1:10 PM
To: Camargo Estefany
Subject: FW: Support for Village Place

Estefany

Please include in file to present to the Village Council when appropriate

Caryn Gardner-Young
Community Development Director | Village of North Palm Beach
Phone: (561) 841-3369 • Fax: (561) 841-4242
701 U.S. Highway 1 Suite 100 • North Palm Beach • 33408
www.cgardner-young@village-npb.org

From: Robin Sabow <robin@floridianmanagement.com>
Sent: Thursday, June 27, 2024 12:06 PM
To: council <council@village-npb.org>; Gardner-Young Caryn <cgardner-young@village-npb.org>; nditommaso@lakeparkflorida.gov; rmichaud@lakeparkflorida.gov; kglas-castro@lakeparkflorida.gov; mtaylor@lakeparkflorida.gov; jthomas@lakeparkflorida.gov; mhensley@lakeparkflorida.gov
Subject: Support for Village PLace

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Good Afternoon Village of North Palm Beach and Town of Lake Park,

Please consider this notice as support for Village Place.

We are a property management firm located in North Palm Beach managing numerous condominium associations, as well as long and short-term rentals.

While our firm is in communications with our residents, they all have enjoyed hearing about new and exciting restaurants and shops that will soon be available in their own neck of the woods. This area is in need of the improvement without a doubt.

We also notice that Gardens, Palm Beach, and other surrounding areas have these new areas to accommodate families', eating out and just enjoying a night out that doesn't involve driving.

We manage many residents over 55 that especially like the sound of the golf cart pick up and drop off service.

We are here to support this project and we hope to see it approved and, in the works, soon!

Warmest regards,

Robin Sabow
11231 US Hwy One #217
North Palm Beach, FL 33408
(772) 777-1171
www.FloridianManagement.com

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Camargo Estefany

From: Richard Beltran <rbeltran920@gmail.com>
Sent: Wednesday, May 8, 2024 3:15 PM
To: Camargo Estefany
Subject: Support for Village Place project

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I am writing to express my strong support for the recently announced Village Place project proposed at the corner of US1 and Northlake. As a family, we are excited about the project's potential to revitalize the area with new restaurants, shops, and green spaces. These amenities will not only provide us with more options for dining and recreation but also create a more vibrant and walkable neighborhood that will benefit the entire community.

While I understand that some residents may have concerns about the project, I believe that the benefits it offers in terms of economic growth, community enhancement, and improved quality of life far outweigh any potential drawbacks. I am confident that with proper planning and execution, the Village Place project will be a valuable addition to our neighborhood.

Sincerely,

Richard Beltran
728 W Kalmia Dr

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Good Evening 5-8-2024

My name is Denise Robinette – I preside at 756 Prosperity Farms Road

Prior to purchasing my home in 2017, I did some research about the Village of NPB and its future community planning. This is where I saw on the Village website a beautifully planned vision of human-scaled re-development of various sites including the Twin City.

Much to my dismay, I learned in January of this year of the size and scale of this current redevelopment proposal. I only learned this from social media. I must admit that social media can be very divisive – YET it can also reach the community on topics that impact us individually and collectively. I could not believe how much the plans I saw a few years earlier had changed. I thank those who have been educating on social media for alerting us to information which may otherwise have been missed. Please stop killing the messengers!

The importance of this project can not be dismissed.
Why not have a survey mailed to each home to find out residents thoughts on this proposal? Attending meetings are amost impossible for many

The fundamental question is - HOW did we get here?

- In approx. 2016, The community created a Master Vision for the Village. How did the size and density scale change from a maximum of 4/6 stories to 14 stories?
- How were so many in the community not aware of this?
- What will the impact be for traffic? Putting the daily impact aside we must ask: What about bridge closures and malfunctions that put us into gridlock? What about hurricane evacuations? RR crossing malfunctions?
- There are many more questions which I have yet to receive answers. Public comment should be followed up with answers ... not just a complaint session.

It is evident we all love this Village. I have no doubt that each person here wants the best for our community. It boils down to vision and how our future generations will be impacted. One thing I love about our Village is the inclusion of all types of homes and people who reside there – apartments/condos/single-family/duplexes and town-homes – Elderly/single people/families raising children/ families aging in place – All colors and ethnic backgrounds! What is now being proposed is for the wealthy – not to the inclulsion of many Villagers.

The definition for Inclusion is: the action or state of including or of being included within a group or structure. The practice or policy of providing equal access to opportunities and resources for people who might otherwise be excluded or marginalized.

I saw this inclusion in the Master Vision by Dover Kohl I do not see this with the current proposal.

Human scaled urbanism is defined as creating a human scale environment and making sure that the objects that we interact with every day are of a size and shape that is reasonable for an average person to use.

Examples in our own state are Seaside in the Panhandle, New Smyrna Beach, even areas in Orlando. These communities are highly sought after and their branding was at the forefront of each decision made in their development.

Please take into consideration the scale and density of this project. It can be the transformational project we are all proud of.

Thank you.

Attached are several articles written regarding Mid-Rise building design.
https: www.planetizen.com node 67761

An excerpt from this is "You immediately sense how the heights of the buildings are in harmony with the width of the street on the Avenues and major streets, the sidewalks are lined with small shops and restaurants. While walking, you have the sense that you "fit". Its not unlike retrieving your jacket after mistakenly slipped into someone else's that was several sizes too large. It just feels right."

Listed below are a few other references you may find helpful in your decision.
Other Florida examples of re-developed Florida communities:

https: viemagazine.com article the-seaside-institute

https: www.orlandoarchitecture.org post building-communities-building-connections

https: florida.cnu.org an_introduction_to_new_urbanism_in_florida

An excerpt from this article specific to Dover Kohl and the Charrettes they used in their public planning:
"There is not room here to review the impact of New Urbanist thinking on Florida planning in any detail, but perhaps a couple of examples will suffice.

- The Treasure Coast Regional Planning Council has played a significant role not only in shaping development in the region, but in the development of the use of the charette as a tool for public planning."

Camargo Estefany

From: Robin Fine <robinlorifine1@gmail.com>
Sent: Wednesday, May 8, 2024 3:45 PM
To: Camargo Estefany
Subject: Village place

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My name is Robin Fine and I reside in a condo at 100 paradises hrbr. NPB
I believe it is everyone's best interest for the proposed Village Place. Let's face it the area is in dire need of not just an upgrade but a new place to enjoy in our community. It will no doubt help property values and be frequented if done right...by all the new condo dwellers to come with all of the building.It is an untapped natural resource for growth and beatification.

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Camargo Estefany

From: Deana Wasserman <deana@asdsurfaces.com>
Sent: Wednesday, May 8, 2024 4:44 PM
To: Camargo Estefany
Subject: Village Plazza

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Good afternoon,

I am writing this email because I am unable to attend the meeting tonight due to a work event. Sara has been so informative of this new project and all the benefits can bring to our community!

Adding this new village will bring great foot traffic to the area and help generate good business to local restaurants/companies . The Lake Park/ North Palm community could use a town center to walk around and enjoy their city and meet new people!

I do condone this new project and hope that the city approves of this!

Deana Wasserman
301 Lake Shore Drive unit 302 West Palm Beach FL 33403

Best Regards,



ASD SURF/

Deana Wasserman
Phone: 561-845-5009 Ext. 102
Mobile: 561-889-6685
Email: Deana@asdsurfaces.com
Address: 531 US Highway 1
North Palm Beach, FL 33408
www.asdsurfaces.com

Please leave us a Google review by clicking on the logo

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Camargo Estefany

From: Daniella Galuppi <dgaluppi@mac.com>
Sent: Wednesday, May 8, 2024 2:55 PM
To: Camargo Estefany
Subject: Support for Village Place

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Dear North Palm Beach Commission and staff,

I love living in North Palm Beach, but there aren't enough new housing options, especially ones below millions of dollars. Allowing the Village Place project will help address this need and provide a community that you can walk around for most of the necessary day-to-day shopping and activities.

There isn't much land left in the area for building something so amazing that the entire community can enjoy. I enthusiastically support this project.

Sincerely,

Daniella Galuppi
2100 PGA BLVD #218
North Palm Beach, FL 33408

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From: **Richard Beltran** <rbeltran920@gmail.com>
Date: Tue, May 7, 2024 at 6:23 PM
Subject: Support for Village Place project
To: <nditommaso@lakeparkflorida.gov>
Cc: <townmanager@lakeparkflorida.gov>

Dear Ms. DiTommaso,

My name is Richard Beltran, and I am a resident of Lake Park, residing at 728 W Kalmia Dr. My wife, 3.5-year-old daughter, and I moved to this wonderful town in May 2022, and we have quickly fallen in love with the community. You can often find us at the playground in Kelsey Park, walking along Park Avenue during the holidays, or enjoying meals at local restaurants like the Locale, Camilli's Pizza, The Catch, Southern Kitchen, and Nature's Way.

I am writing to express my strong support for the recently announced Village Place project proposed at the corner of US1 and Northlake. As a family, we are excited about the project's potential to revitalize the area with new restaurants, shops, and green spaces. These amenities will not only provide us with more options for dining and recreation but also create a more vibrant and walkable neighborhood that will benefit the entire community.

We frequently shop at the nearby Publix and have been disappointed with the underutilized shopping center and its poor reflection on our community, given its prime location. The Village Place project presents an opportunity to transform this area and boost property values for residents in the area.

While I understand that some residents may have concerns about the project, I believe that the benefits it offers in terms of economic growth, community enhancement, and improved quality of life far outweigh any potential drawbacks. I am confident that with proper planning and execution, the Village Place project will be a valuable addition to our neighborhood.

My family is excited to set down roots in Lake Park for decades to come, and we are optimistic about the town's future with its support of smart development projects like Village Place. Please share my endorsement with those reviewing the project and let me know if there are other ways I can help advocate for this initiative. I would be happy to attend any public meetings or provide further support to ensure the project's success.

Sincerely,

Richard Beltran
305-815-0859
728 W Kalmia Dr

April 25, 2024

Town of Lake Park
Attention: Nadia DiTommaso, Community Development Director
535 Park Avenue,
Lake Park, FL 33403

Re: Village Place Development

Dear Ms. DiTommaso,

Residing in Lake Park for half a decade has granted me the unique perspective of witnessing the ebb and flow of our community's growth. As a young professional carving out my space in this vibrant area, it was with great enthusiasm that I learned of Nader Salour's plans to breathe new life into the long-abandoned site of the former Twin City Mall. This expansive, underutilized plot has languished in neglect for far too long, representing a missed opportunity for revitalization and communal enrichment. The proposition of transforming this dormant space into the much-anticipated Village Place project is nothing short of exhilarating.

Currently, there's a distinct void in our locale when it comes to comprehensive, accessible commercial and leisure spaces. The convenience of ambling to nearby retail outlets and dining facilities, without the necessity of navigating to West Palm Beach or Palm Beach Gardens, would not only enrich our daily lives but also foster a stronger sense of community connectivity. The envisioned Village Place, with its promise of blending retail convenience with social venues, is a beacon of progress that we have been eagerly awaiting.

My wholehearted endorsement of the Village Place initiative stems from a deep belief in its potential to catalyze positive change, not just in the immediate area, but in the wider community's social and economic fabric. It is an urgent appeal to our council members to recognize and prioritize the aspirations and needs of the younger demographic in North Palm Beach. By championing developments like Village Place, we can lay the groundwork for a more vibrant, inclusive, and sustainable community, ensuring that our town remains a dynamic and appealing hub for generations to come.

Sincerely,



Deana Wasserman
301 Lake Shore Drive, #302
Lake Park, FL, 33403
561-889-6685

April 15, 2024

Town of Lake Park
Attention: Nadia DiTommaso, Community Development Director
535 Park Avenue,
Lake Park, FL 33403

Re: Village Place Development

Dear Ms. DiTommaso,

Earl Stewart Toyota has been serving clients in Lake Park and the surrounding areas for over a decade. Throughout our time at this location, we have seen some growth in the area but always pondered about the empty land sitting off Northlake and US 1.

It was refreshing to hear about the redevelopment of the former Twin City Mall and learning that the developer was adding a mix of residential, retail, restaurants and over an acre of open space. Village Place is a project that could really make our neighborhood thrive and would also revitalize the area.

This development also follows the Village Master Plan criteria, which shows that Cypress Realty thought this plan out thoroughly and is following all regulations needed. It is a true investment in our community.

I am in full support of this project and am looking forward to the positive changes it will bring to our beloved neighborhood.

Thank you,

Jason Lady

1215 N. Federal Hwy #1,

Lake Park, FL, 33403

May 1, 2024

Town of Lake Park
Attention: Nadia DiTommaso, Community Development Director
535 Park Avenue,
Lake Park, FL 33403

Re: Village Place Development

Dear Ms. DiTommaso,

I am writing to express my support for the proposed new development at the old Twin City Mall site, Village Place. This promising initiative represents not only a significant step toward enhancing our community's landscape but also serves as a catalyst for economic growth and vitality.

The introduction of this development is poised to bring about substantial benefits for surrounding businesses. By attracting a larger influx of visitors and potential customers, local establishments can anticipate a notable increase in foot traffic, thereby boosting sales and profitability. This, in turn, is likely to encourage further investments, fostering a thriving business environment that benefits all.

Moreover, for the residents of North Palm Beach, this development offers an exciting array of opportunities. From creating new jobs to providing access to improved amenities and recreational facilities, the positive impact on our community's quality of life cannot be overstated. It promises to enhance the vibrancy of our village, making it an even more attractive place to live, work, and play.

In conclusion, I believe that this development is in the best interest of our community. It aligns with our goals of promoting economic prosperity, enhancing our communal spaces, and improving the livelihoods of residents and businesses alike. I eagerly anticipate its positive contributions to the Village of North Palm Beach.

Thank you,

Cary Jones
Owner, DV8 Motorsports
1018 N Federal Hwy,
Lake Park, FL, 33403

PREVATTE FLORIST

April 23, 2024

Town of Lake Park
Attention: Nadia DiTommaso, Community Development Director
535 Park Avenue,
Lake Park, FL 33403

Re: Village Place Development

Dear Ms. DiTommaso,

As a forward-thinking business owner in the Town of Lake Park, I am writing to express my unwavering support for the proposed multi-use development project, Village Place. This project aims to bring together residential, retail, restaurants, open space amenities, and more into our community. These benefits will significantly enhance the quality of life for the entire neighborhood, as well as foster a vibrant, inclusive, and sustainable future for our community.

This development will act like a catalyst for economic growth. By introducing a variety of retails outlets, dining, residences, and a hotel, will not only attract investments but also create numerous job opportunities for residents, reducing unemployment rates and stimulating our local economy.

The development promises to introduce a range of housing options that cater to various demographic segments, including singles, families, and the elderly. This diversity in housing fosters a mixed-use community that is inclusive and reflective of our society's multifaceted nature.

This progressive approach to urban planning aligns with the needs and aspirations of our community. It heralds a future where convenience, sustainability, and community are interwoven into the fabric of our daily lives. Therefore, I wholeheartedly support this project and urge others to recognize its potential in transforming our area into a more livable, prosperous, and cohesive community.

Thank you,

Jessica Simcox
Owner, Prevatte Florist
804 U.S. Highway 1, #5,
Lake Park, FL, 33403

April 18, 2024

Village of North Palm Beach
Attention: Nadia DiTommaso, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. DiTommaso,

It is with much pleasure that I write to you in support of the redevelopment of the former Twin City Mall. This town has been waiting for a development like Village Place for quite some time. As a business owner in the Town of Lake Park, this project could bring a great influx of economic growth as well as a much-needed makeover of the area.

The inclusion of more than an acre of open space in the development plan is crucial for community gathering and recreation. Such spaces provide a venue for community events, fostering a sense of belonging and unity among residents. These communal areas are essential for the mental and physical well-being of community members, offering a natural escape and a place for leisure and social interaction. We have seen this first-hand experience from the vast growth of pickleball in multiple communities.

It's time to utilize this unoccupied space and make it a destination for all to enjoy. I hope that the council sees the potential Village Place can have both in the Town of Lake Park and the Village of North Palm Beach.

Thank you,

Joesph Sherman

Shake n Bake Pickleball

804 US-1#2, Lake Park, FL, 33403

(561) 810-8759

Camargo Estefany

From: Viva Italian Pizza <vivaitalianpizza@gmail.com>
Sent: Saturday, May 11, 2024 1:04 PM
To: Camargo Estefany
Subject: Strong Support for Village Place Development

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Re: Village Pace Development,

I hope you're well. As a proud member of Lake Park and owner of Viva Italian Pizza, I'm writing to express my enthusiastic support for the Village Place development.

Village Place's mixed-use concept aligns perfectly with our community's goals. The pedestrian-oriented town center and dedicated green space for events promise vibrancy and community connection.

The economic benefits are significant, with an estimated $700 million investment to boost our local economy. I'm impressed by the attention to detail in design, emphasizing accessibility and connectivity.

I'm excited about the potential of Village Place to enhance our community and look forward to being part of this exciting new chapter.

Warm regards,

Avni Rexhaj

Owner, Viva Italian Pizza

815 US HWY 1,

Lake Park, FL 33403

(561) 766-1478

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June 25, 2024

Village of North Palm Beach
501 U.S. Highway 1
North Palm Beach, FL 33408
Re: Village Place Development

Dear Ms. Gardner-Young,

I am writing to express my sincere enthusiasm and support for the Village Place development project at the former Twin City Mall in North Palm Beach. As a new resident who recently moved to this area, I chose North Palm Beach with the understanding and excitement of its potential for growth and development.

The transformation of the vacant Twin City Mall site into Village Place represents a significant opportunity to enhance our community's livability and economic vitality. The concept of a mixed-use development integrating residential, retail, dining, and open spaces aligns perfectly with the vision I had when deciding to make North Palm Beach my new home.

Village Place will create a welcoming and inclusive neighborhood where residents can live, work, and socialize in proximity. This integration fosters a strong sense of community and enhances the overall quality of life for everyone. The diverse mix of businesses within Village Place will attract visitors from neighboring areas, stimulating economic activity and providing new job opportunities for residents like me. This economic growth is essential for the sustainable development of our community.

By revitalizing this site, Village Place will transform an underutilized space into a modern urban center. This renewal not only enhances property values but also attracts further investment and development, ensuring North Palm Beach remains a desirable place to live. With planned green spaces, pedestrian-friendly pathways, and entertainment for all, Village Place will offer accessible amenities that contribute to a more attractive lifestyle for residents of all ages.

I am eager to see Village Place come to fruition and believe it will greatly enrich the fabric of North Palm Beach. I hope the Committee sees the vision and transformation a project like this can offer generations to come. You have my full support as a new resident who is eager to contribute to the future success of our community.

Warm regards,

Jeffrey J. Pasquale
52 Yacht Club Dr.
#405
North Palm Beach, FL 33408

June 24, 2024

Town of Lake Park
Attention: Nadia DiTommaso, Community Development Director
535 Park Avenue,
Lake Park, FL 33403

Re: Village Place Development

Dear Ms. DiTommaso,

My husband James and I have been proud residents of the Town of Lake Park for 13 years. James is a small business owner in the area and our children are heavily involved in community activities and hobbies in our beloved neighborhood.

When I first heard about the redevelopment of the former Twin City Mall, I was thrilled. We live a few blocks away from the site and have been waiting for the city to do something about this wasted space. James and I absolutely love the idea of a mixed-use project with green space for our family as well as more retail and restaurant options.

We normally take the kids up North to Jupiter or down South to West Palm Beach for activities and dining, so having more options in our own backyard would be incredible – no more driving when we can walk as a family to enjoy these amenities!

A project like this would really bring our community together and give the locals more to do without having to drive anywhere. It fills my heart knowing that my children are growing up in this tightknit neighborhood that has a development like this to bring us together as a family.

I really hope that you approve of the Village Place development and see all the good that it could bring to our community and families.

Thank you,



Krystle Altman
598 N. Redwood Drive,
Lake Park, FL, 33403

Mr. Chuck Huff
Village Manager
Village of North Palm Beach
501 US Highway 1
North Palm Beach, Florida 33408

July 11, 2024

RE: Community Support Letters for Village Place Project

Dear Chuck,

As part of our development efforts for the Village Place project, we have met with and continue meeting with residents and businesses in the Village of North Palm Beach, as well as Lake Park, to outline our vision and address questions.

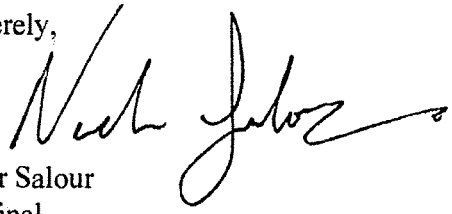
During our engagements, we have found that there are many who share our excitement for the revitalization of the old Twin City Mall site and the added public benefits, including the large civic space, abundant landscaping and additional retail and restaurant options for the area.

Enclosed you will find more than 50 letters from members of the community who are expressing their support for the Village Place project. While some were submitted to your Council members or Community Development Department, others were given directly to our team. As such, we wanted to ensure you have the same visibility as us regarding letters up to this point.

We are delivering them now to allow ample time to review the letters and share them with the Village Council and staff prior to the Council Meeting regarding the Master Site Plan review.

Please don't hesitate to reach out if you or members of the Village of North Palm Beach team have any questions about the Village Place project.

Sincerely,



Nader Salour
Principal
NP-Devland Holdings, LLC

May 23, 2024

Village of North Palm Beach
501 U.S. Highway 1
North Palm Beach, FL 33408

Dear Village Council Members,

Please give consideration to this letter of support as you review the Village Place development project request.

There are many of us in the community who are looking forward to meaningful redevelopment of the old Twin City Mall site. Adding more shops, restaurants and activity space will make our community better.

The benefits of this project far outweigh any concerns for those who live in North Palm Beach.

Regards,

Kathleen Sullivan
c/o Yacht Club Dr
#410
NPB

May 23, 2024

Village of North Palm Beach
501 U.S. Highway 1
North Palm Beach, FL 33408

RE: Village Place project support

Dear Village Council Members,

I live in the Ports O'Call neighborhood located in North Palm Beach and encourage you to approve the Village Place project being proposed at the old Twin City Mall site.

This is a great opportunity to have a first-rate, mixed-use development that residents across the village can enjoy and benefit from.

There are not other large parcels of land for a project like this. Let's not lose out on something that will make our community better for decades to come.

Sincerely,

Dorothy Litaras
20 Yacht Club Dr 408B
North Palm Bch
FL 33408

CC: Community Development Director Caryn Gardner-Young

May 23, 2024

Village of North Palm Beach
Attention: North Palm Beach Council Members
501 U.S. Highway 1
North Palm Beach, FL 33408

Subject: Support for Village Place development

Dear Village Council Members,

Please approve the Village Place project that is being proposed for the old Twin City Mall site.

While I live in the Ports O'Call community located in the northern part North Palm Beach, I am excited for the project on the southern side of our Village because it will bring additional options for shops and restaurants that we certainly can enjoy. Plus, it will bring many positive financial benefits to North Palm Beach that can help funding for the high level of services we expect.

We need to keep North Palm Beach moving forward in a positive direction. If this development isn't approved, we will miss out on a special project that offers a lot of public benefit for our residents and the Village itself.

Sincerely,

Corine Mc Cormack 25 Yacht Club Dr #208, NPB

CC: Caryn Gardner-Young, Community Development Director

To Village of North Palm Beach Council:

A couple of weeks ago, the developer of The Village Place visited our residents in our community clubhouse.

We were presented with extensive information regarding the Village Place master plan, which will offer North Palm Beach all of the assets of a mixed-use development. This thirteen acre parcel is presently in deplorable condition.
It is interesting to note that this parcel location is at the boundary of North Palm Beach and Lake Park. With this proposed mixed-use plan offering attractive architectural design for residential and commercial buildings, it will enhance both towns at a very visibly important parcel.

The proposed Civic/Open Space will invite community participation in a neighborhood-like setting. As we lack a Main Street corridor, this development will encourage community gathering, like no other location in North Palm Beach.

I am now fully retired and have lived in the village for nine years. My experience in North Palm Beach goes back to the 1960's and I visualize this development to be a village enhancement in a location that is presently not utilized.

We should be embracing this development, all in the name of progress for our local economy. With the proposed residential and commercial development, this is the perfect proposed plan for the village to incorporate during these times when residents and neighbors desire local options.

We look forward to following this proposed plan to fruition.

Thank you,

Evan Chatzidakis Sr Evan Chatzidakis Sr

Sara & Evan Chatzidakis
111 Shore Court
Unit 201
North Palm Beach, Florida 33408

Support for Village Place Development

CR

Clive Reinhardt <ACPcr@outlook.com>
To: cgardner-young@village-npb.org
Cc: council@village-npb.org; AAA Donna; Clive Reinhardt

Reply | Reply All | Forward

Mon 6 17 2024 4:13 PM

I support the Village Place Development project and sincerely hope the council votes to approve this project for the betterment and revitalization of the proposed location.

I would hazard a guess to say that said development will generate generous revenue for the North Palm Beach Municipality.
In short I think it's a win, win for all including Lake Park.

Signed: Clive & Donna Reinhardt
Phone #: 713 201-2480

Address: 100 Shore Ct, Apt 106A, North Palm Beach, FL. 33408
100 Shore Ct, Apt 107A, North Palm Beach, FL. 33408
801 Lake Shore Dr, Apt 418, Lake Park, FL. 33403
801 Lake Shore Dr, Apt 506, Lake Park, FL. 33403

Thank you
Clive Reinhardt

Fwd: Village Place

DK

Diana Kane <dkane315@aol.com>
To Sara Cardenas

Mon 8:55 PM

Start your reply all with: No problem, thanks! | No worries! | Thank you! | Feedback

Sent from my iPhone

Begin forwarded message:

From: Diana Kane <dkane315@aol.com>
Date: June 17, 2024 at 8:49:29 PM EDT
To: cgardner-young@village-npb.org
Subject: Village Place

Dear Ms. Gardner-Young,
I attended a presentation about Village Place in my clubhouse at 100 Shore Ct. in North Palm Beach. I have had time to think about this project and have decided that I am very much in favor of this development. It will be nice to have an array of restaurants, entertainment and shopping conveniently located, surrounded in beauty with its housing, parks and greenery. I love N.P.B. however, it lacks luster in my area. In addition to the amenities, I believe it would increase the value of my property and community which would be wonderful for all who reside here. I will remain positive with hope that the council votes to approve this development.

Kind regards,

Diana Kane
100 Shore Ct. #109
N.P.B. FL. 33408

Sent from my iPhone

Fwd: Village place support

KB

Kym Bichon <kymbichonshoreclub@gmail.com>
To Sara Cardenas

Reply Reply

You replied to this message on 6/17/2024 3:02 PM.

Begin forwarded message:

From: Leonard Braaf <len.braaf@icloud.com>
Date: June 17, 2024 at 9:46:44 AM EDT
To: council@village-npb.org
Cc: Kym Bichon <kymbichonshoreclub@gmail.com>
Subject: Village place support

As a property owner of the Shore club apartment in North Palm Beach,
I would like to express my support
for the Village place project.

Thank you
Len Braaf
100 Shore court
North Palm Beach
Fl ,34952
Sent from my iPhone

Fwd: Support for Village Place

BC

Barbara Clark <bfclark81@gmail.com>
To Sara Cardenas

Reply

---------- Forwarded message ---------
From: **Barbara Clark** <bfclark81@gmail.com>
Date: Fri, Jun 14, 2024 at 12:28 PM
Subject: Support for Village Place
To: <cgardner-young@village-npb.org>

My name is Barbara Clark. I am the Vice President of Shore Club B Condominium Association located at 110 Shore ct. North Palm Beach, FL 33408, I am 100% in favor of Village Pace. This project will be beneficial to our city in many ways.

1. Tax revenue
2. Needed beatification to the area.
3. Area residents will be able to enjoy the many shops, restaurants , entertainment, green markets etc. while not having to travel.

The project is a win for all. I'm hoping the council will be in favor of this project.

Sincerely,
Barbara Clark
561-307-2746

Twin City Mall

LF

Laura Fournier <lafournier11@yahoo.com>
To: council@village-npb.org; cgardner-young@village-npb.org
Cc: Sara Cardenas; Kym Bichon

Reply | Reply All | Forward | ...

Sun 8/18/2024 6:14 AM

To whom it may concern:

This is to let you know I support the Twin City Mall Redevelopment project. I think there will be economic benefits, not only for the city of North Palm Beach, but also for my property

Sincerely,

Laura Bock

100 Shore Court, #211

North Palm Beach, Fl 33408

June 16, 2024

Village of North Palm Beach
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. Gardner-Young,

I am writing in support of the Village Place Development. The property as it stands now is an underutilized eyesore that needs a lot of work. The Village Place Master Plan envisions community space, retail space, a hotel, residential options and more. This plan will benefit the community and bring revenue into our area.

I grew up in North Palm Beach and am a resident again as an adult. We are in need of a vibrant mixed-use space that will enrich and enhance the Village. This is a much-needed upgrade for that space and two communities, both North Palm Beach and Lake Park, will benefit.

Thank you,

/s Sarah Cohen

Sarah Cohen

118 Ebbtide Dr.
N. Palm Beach, FL 33408

Village Place

Village Place
561.247.1751
info@villageplacenpb.com
Visit our website to learn more

...

Reply Forward

NP

Nikki Paladino<niknik56@bellsouth.net>
To: Village Place

Reply Reply all Forward ...
Sat 6/15/2024 9:44 AM

Sent from my iPhone

Begin forwarded message:

From: Nikki Paladino <niknik56@bellsouth.net>
Date: May 23, 2024 at 1:26:46 PM EDT
To: council@village-npb.org
Subject: Village Place

My name is Nikki Paladino and I live in North Palm Beach!!! I am so excited about the prospect of Village Place; the old twin city mall is such an eye sore!!! This should really perk up the area and make a huge difference for the city!! Thank you
Sent from my iPhone

Village Place Support

LR

Laurie Rapaport <Laurie.Rapaport@thebreakers.com>
To 'cgardner-young@village-npb.org'
Cc 'council@village-npb.org'

Reply | Reply All | Forward | ...

Fri 6/14/2024 12:02 PM

Good Afternoon!

I wanted to take this opportunity to express my husband and my support for the proposed Village Place project aimed at revitalizing our community through the introduction of new shops and residences. This initiative is a significant step towards transforming the corner of US1/Northlake Blvd into a vibrant and attractive area. The introduction of the new retail will stimulate local economic activity, create job opportunities and support local businesses, contributing to the overall prosperity of our community. In addition, it will foster a sense of community for social interaction and community activities.

We strongly believe that this project will bring long-lasting positive changes and elevate our neighborhood to new heights.

Thank you for considering our support for this important initiative.

Laurie Rapaport
Senior Manager - Sales
Social/Leisure Groups
The Breakers Palm Beach

(561) 653-6610
One South County Road I Palm Beach, FL 33480
www.thebreakers.com

June 25, 2024

Village of North Palm Beach
501 U.S. Highway 1
North Palm Beach, FL 33408
Re: Village Place Development

Dear Ms. Gardner-Young,

I am writing to express my sincere enthusiasm and support for the Village Place development project at the former Twin City Mall in North Palm Beach. As a new resident who recently moved to this area, I chose North Palm Beach with the understanding and excitement of its potential for growth and development.

The transformation of the vacant Twin City Mall site into Village Place represents a significant opportunity to enhance our community's livability and economic vitality. The concept of a mixed-use development integrating residential, retail, dining, and open spaces aligns perfectly with the vision I had when deciding to make North Palm Beach my new home.

Village Place will create a welcoming and inclusive neighborhood where residents can live, work, and socialize in proximity. This integration fosters a strong sense of community and enhances the overall quality of life for everyone. The diverse mix of businesses within Village Place will attract visitors from neighboring areas, stimulating economic activity and providing new job opportunities for residents like me. This economic growth is essential for the sustainable development of our community.

By revitalizing this site, Village Place will transform an underutilized space into a modern urban center. This renewal not only enhances property values but also attracts further investment and development, ensuring North Palm Beach remains a desirable place to live. With planned green spaces, pedestrian-friendly pathways, and entertainment for all, Village Place will offer accessible amenities that contribute to a more attractive lifestyle for residents of all ages.

I am eager to see Village Place come to fruition and believe it will greatly enrich the fabric of North Palm Beach. I hope the Committee sees the vision and transformation a project like this can offer generations to come. You have my full support as a new resident who is eager to contribute to the future success of our community.

Warm regards,

Jeffrey J. Pasquale
52 Yacht Club Dr.
#405
North Palm Beach, FL 33408

April 25, 2024

Village of North Palm Beach
Attention: Caryn Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. Gardner-Young,

After careful review of the Village Place Master Plan, it is safe to say that this mixed-use development offers an array of shopping and entertainment that benefits the entire community. This plan provides a mix of residential use for people of all ages including a senior-living facility and hotel for tourists.

The plan emphasizes green spaces and pedestrian walkways, promoting a healthier, eco-friendlier lifestyle. By integrating these features, it enhances the overall aesthetic of the area and encourages outdoor activities among residents. It's also worth noting that the project plans to incorporate local businesses and boutiques, boosting the local economy and providing unique shopping experiences that distinguish our community from others. The blend of modern living with a focus on sustainability and community enhancement makes this plan an exciting evolution for our towns.

As a long-standing resident of the community, we are in dire need of change and a wider variety of activities and entertainment options. Village Place brings urban living to the Village of North Palm Beach and our beloved neighbor of Lake Park. If both of our cities unite, we will bring the communities a wonderful and well-desired lifestyle upgrade.

Thank you,

Robin Fine (Apr 26, 2024 14:46 EDT)

Robin Fine
100 Paradise Harbor Blvd #510,
North Palm Beach, FL, 33408

Allora + BAR
PIZZA & PASTA
Your Neighborhood Italian

Tory Roaf

General Manager

420 US Highway 1

Northlake Palm Beach, FL 33408

561-729-7776

Monday, May 20, 2024

RE: Support for Village Place Development

Dear Ms. Gardner-Young,

I'm writing to express my strong support for the proposed Village Place Development in our community. As the General Manager of Allora Pizza and Pasta, I am deeply committed to the growth and well-being of North Palm Beach.

The potential impact of Village Place on our community is truly significant. As someone deeply involved in the health and wellness sector, I am particularly excited about the possibility of this development attracting a diverse range of businesses and clientele. The projected increase in foot traffic and commercial activity presents a unique opportunity to revitalize our area and contribute to its ongoing prosperity.

I endorse the Village Place Development project and encourage the Village of North Palm Beach to fully support its realization. I firmly believe that this initiative will stimulate economic growth and create a dynamic environment conducive to the success and fulfillment of businesses and residents.

Thank you for considering my perspective on this matter.

Best regards,

Tory Roaf

General Manager

Allora Pizza and Pasta

ALL-STAR RENTAL CO.
WHERE THE PROS RENT

June 25, 2024

Village of North Palm Beach
501 U.S. Highway 1
North Palm Beach, FL 33408
Re: Village Place Development

Dear Ms. Gardner-Young,

I am writing to express our wholehearted endorsement of the Village Place redevelopment project at Twin City Mall in North Palm Beach. As a cornerstone of our local business community, we firmly believe that this innovative development will bring invaluable benefits to both residents and businesses alike.

The transformation of Twin City Mall into Village Place represents a pivotal opportunity to create a dynamic hub that integrates residential, retail, dining, and civic spaces. Such a comprehensive approach not only meets the diverse needs of our community but also enhances its overall livability and appeal.

Here are several compelling reasons why we support the Village Place redevelopment and its potential to thrive in our area:

1. **Community Connectivity**: Village Place will serve as a central gathering place where residents can live, work, and play within a cohesive urban environment. This fosters a strong sense of community and encourages local engagement.
2. **Economic Boost**: By attracting a mix of retail outlets, restaurants, and service providers, Village Place will draw in foot traffic and patrons from the surrounding area. This influx of activity will bolster economic growth, supporting local businesses and creating job opportunities for residents.
3. **Urban Renewal**: The redevelopment of Twin City Mall into a modern mixed-use complex revitalizes an underutilized space, bringing new life and vitality to our neighborhood. This renewal can act as a catalyst for further urban development and investment.
4. **Quality of Life Enhancement**: With thoughtfully planned green spaces, pedestrian-friendly pathways, and recreational amenities, Village Place will contribute to the well-being of residents by offering accessible leisure options and a healthier lifestyle.

We are excited about the prospects of Village Place and its potential to transform North Palm Beach into a more vibrant and inclusive community. We applaud the vision and dedication of the Committee in spearheading this transformative project and offer our full support as it progresses.

Regards,

Matthew Hillsberry
9043 Prosperity Farms Rd,
North Palm Beach, FL 33403

June 24, 2024

Village of North Palm Beach
501 U.S. Highway 1
North Palm Beach, FL 33408
Re: Village Place Development

Dear Ms. Gardner-Young,

I am writing on behalf of Tidal Wave Customs, a proud member of the North Palm Beach community, to express our enthusiastic support for the Village Place redevelopment project. We believe that transforming this area into a vibrant mixed-use development will bring substantial benefits to our community, local businesses, and residents alike.

As a longstanding business in North Palm Beach, we have witnessed firsthand the evolving needs and preferences of our customers and community members. A development like Village Place offers a dynamic environment that combines residential, retail, dining, and recreational spaces. This integration not only enhances the overall appeal of our community but also fosters a more connected and engaging neighborhood experience.

Here are several reasons why we believe Village Place will thrive in our area and bring significant benefits:

1. **Enhanced Community Engagement**: By creating a mixed-use environment, Village Place will become a focal point where residents can live, work, shop, and socialize in one convenient location. This will promote community interaction and a sense of belonging among residents.
2. **Support for Local Businesses**: The presence of diverse retail and dining options within Village Place will attract foot traffic and customers from both residents and visitors. This influx of potential customers will provide local businesses, including ours, with increased visibility and sales opportunities.
3. **Economic Growth**: The redevelopment project will generate jobs during construction and create long-term employment opportunities in retail, hospitality, and service sectors once operational. This economic activity will contribute to the prosperity of our community.
4. **Urban Revitalization**: Transforming an underutilized space like Twin City Mall into a modern, mixed-use development revitalizes the area, making it more attractive for investment and future developments. This revitalization can spur further economic growth and property value appreciation.
5. **Quality of Life Improvements**: With amenities such as green spaces, pedestrian-friendly walkways, and recreational facilities, Village Place will enhance the overall quality of life for residents by providing them with convenient access to essential services and leisure activities.

I believe that Village Place aligns perfectly with the vision for a vibrant and sustainable future for North Palm Beach. The integration of residential, commercial, and recreational elements will create a balanced and thriving community hub that benefits everyone.

Sincerely,

Clarissa Stepano, Managing Partner
421 Northlake Boulevard Suite I, North Palm Beach, Florida 33408

June 21, 2024

Village of North Palm Beach
Attention: Ms. Gardner-Young, Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. Gardner-Young,

I am happy to write in support of the Village Place development. The Town of North Palm Beach has been eagerly awaiting a development like this for quite some time. As a business owner in North Palm Beach, I believe this project could lead to significant economic growth and greatly improve the area.

Including more than an acre of open space in the development plan is crucial for community gatherings and recreational activities. These spaces provide a venue for community events, fostering a sense of belonging and unity among residents. This development will bring a dynamic mixed-use space, which will have the potential to attract new customers, cultivate a vibrant cultural hub, and enhance the overall aesthetic appeal of the neighborhood.

It's time to make use of this unoccupied space and turn it into a destination for everyone to enjoy. I hope that the council recognizes the potential that Village Place holds for both the Village of North Palm Beach and the Town of Lake Park.

Thank you,

Justin Sta Rosa
Owner, The Daily Grind Coffee
11370 US-1
North Palm Beach, FL 33408

Monday, June 24, 2024

Village of North Palm Beach
Attention: Community Development Director
501 U.S. Highway 1
North Palm Beach, FL 33408

Re: Village Place Development

Dear Ms. Gardner-Young

I am writing to express my support for the mixed-use development of Village Place. This development is a crucial opportunity for our neighborhood, combining residential, commercial, and recreational spaces to create an enjoyable and dynamic environment.

Village Place is committed to enhancing our local landscape by adding residential spaces while prioritizing architectural excellence. This development will not only increase local tax revenue but also create numerous employment opportunities, contributing to our economic growth. Additionally, it will attract more customers to businesses, including mine.

The Village Place will provide an economic boost to the Village of North Palm Beach and Lake Park while also helping to clean up the area. I believe many business owners and residents have been eagerly awaiting a development like this.

Sincerely.

Chris Lino
Owner, Big Apple Pizza
11249 US 1
North Palm Beach, FL 33408
bigapplepizza@att.net

May 20th, 2024

Bobby Stone
Sales Manager
420 US Highway 1, Suite 8
Northlake Palm Beach, FL 33408
561-842-5704

RE: Support for Village Place Development

Dear Ms. Gardner-Young,

I hope you are doing well. I would like to take this opportunity to share that the Village Place Development in our community has my full support. As a longtime advocate for sustainable urban planning, I am excited about the potential impact this initiative could have on our area.

The prospect of Village Place attracting a diverse range of businesses and clientele is particularly inspiring to me. I believe that the projected increase in foot traffic and commercial activity presents a unique opportunity to invigorate our surroundings and contribute to their long-term vitality.

I am supporting the Village Place Development project and urging the Village of North Palm Beach to extend its full support for its realization. I am confident that this initiative will stimulate economic growth and foster a dynamic environment conducive to the success and fulfillment of businesses and residents.

Thank you for considering my perspective on this matter.

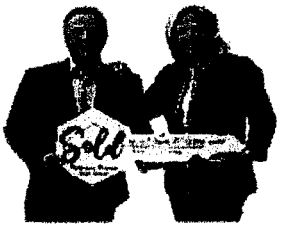
Warm regards,

Bobby Stone

Sales Manager

DRSA Light It Up

THE Craven & Weiss GROUP
CWG@raveis.com | CWG.raveis.com



May 10, 2024

Village Of North Palm Beach

Attention: Caryn Gardner-Young, community Development Director

501 US Highway 1

North Palm Beach, FL 33408

RE: Village Place Development

Dear Ms. Gardner-Young,

After attending the meeting in our office with Mr. Nader Salour, we felt that a mixed-use development project in North Palm to be a plus. It will offer a transformative opportunity to revitalize the area, blending residential spaces, restaurants, retail outlets, senior living facilities, and potentially a hotel. By incorporating green spaces into this development, the project not only enhances the aesthetic appeal but also promotes environmental sustainability.

The integration of diverse facilities within a single development fosters a vibrant community atmosphere, encouraging social interaction and community engagement. This mix of uses supports various lifestyle needs and preferences, making it an attractive destination for a wide demographic, including families, young professionals, and seniors.

Economically, the development can stimulate local business growth, increase property values, and generate employment opportunities. Restaurants and retail outlets will draw visitors, boosting foot traffic and sales, while the residential component ensures a steady customer base for these businesses. The potential inclusion of a hotel can further attract tourists and business travelers, contributing to the area's economic vitality.

Moreover, the project can provide positive feedback to the surrounding community by improving infrastructure, enhancing safety, and increasing accessibility. The creation of green spaces offers recreational areas for residents and visitors, promoting health and well-being.

In summary, this mixed-use development project promises significant economic benefits and social enhancements for North Palm, fostering a thriving, interconnected community.

Thank you for your time,

David Craven & Johnna Weiss
1201 US Hwy 1 Suite 18
North Palm Beach, Fl 33408

Support for Village Place

DL

Direct Inspect LLC <directinspectfl@gmail.com>

To: council@village-npb.org; cgardner-young@village-npb.org

Tue 6/18/2024 7:59 PM

Some content in this message has been blocked because the sender isn't in your Safe senders list. Trust sender Show blocked content

To all it may concern:

Please allow this short submission to demonstrate my approval for the "Village Place" redevelopment.

As a South Florida native, I enjoy the perks of our many cities and towns both historical and redeveloped, each giving their own unique gifts. In this particular case, I believe Village Place can serve as an anchor to drive in locals and beyond in a positive way. As a home inspector, nearly 50% of my clients are from out of state. It would be nice to see North Palm and Lake Park have a staple communal area that could bring some excitement to the area. While neighboring cities like Jupiter, Juno and Tequesta are seeing major uptrends, adapting to the increasing population makes sense... otherwise we may be left behind to a degree.

All the best and good luck!

Nicholas

--

Direct Inspect, LLC
Nicholas Postle, Owner Operator
Certified Master Home Inspector, CMI
561-777-2005
Directinspectfl.com

April 23, 2024

Town of Lake Park
Attention: Nadia DiTommaso, Community Development Director
535 Park Avenue,
Lake Park, FL 33403

Re: Village Place Development

Dear Ms. DiTommaso,

I trust this letter finds you in good spirits. As a dedicated member of the Lake Park community, a full-time college student, and the proud proprietor of Viva Italian Pizza—an establishment dedicated to authentic Italian cuisine—I am writing to express my wholehearted support for the proposed Village Place development at the former Twin City Mall site.

The vision outlined for Village Place deeply resonates with our shared aspirations for growth and enrichment. The concept of a mixed-use space, seamlessly blending residential areas, dining establishments, retail boutiques, and communal gathering spots, perfectly captures our community's desire for a vibrant, interconnected environment. Personally, as someone who has always been captivated by the culinary traditions of Italy, I am particularly thrilled about the idea of a pedestrian-oriented town center. Not only does it echo the essence of Viva Italian Pizza, but it also promises to infuse our streets with the lively atmosphere of enthusiastic patrons, eager to experience the genuine flavors of our cherished cuisine.

Moreover, the dedication of one acre of green space for community events fills me with anticipation. Envisioning the possibilities—colorful local produce markets, where businesses like ours can proudly showcase the freshest, locally-sourced ingredients—evokes a profound sense of community pride and shared heritage.

The economic opportunities presented by Village Place are equally compelling. With an estimated $700 million investment, this development stands to invigorate our local economy, generating additional tax revenues and fostering an environment conducive to business expansion. I am heartened by the meticulous attention given to design elements, such as spacious sidewalks and designated golf cart parking, which underscore a commitment to accessibility and community connectivity—values that are deeply ingrained in the ethos of Viva Italian Pizza.

In conclusion, I am brimming with excitement for the limitless possibilities that Village Place offers our community. I eagerly anticipate the opportunity to continue serving and growing alongside our neighbors in this exciting new chapter.

Unequivocally,

Avni Rexhaj
Owner, Viva Italian Pizza
815 US HWY 1,
Lake Park, FL, 33403
561-766-1478

KYM BICHON EVENTS

LIVE FOR THE MOMENTS YOU CAN'T PUT INTO WORDS

7/27/24

Dear Village Council Members,

As a resident of our lovely village, I fully support the development of Village Place. In addition to my business, I'm president of Shore Club Apartments, "A", Inc. I do not speak on behalf of our owners however many have submitted letters of support. I'm confident additional owners will be forwarding letters of support based on the feedback I've received.

I support the council and the decisions that will be made on behalf of all residents as you navigate the tedious details of traffic, density, etc. Please consider the median age in similar developments which represents elderly or seasonal owners and contributes very little to the increased traffic concerns.

My support for the project and local developer is driven by a future forward vision for the village. The mixed-use development will entice the next generation to reside in the village and boost financial assistance for our town's necessities. I want the money I spend to benefit the municipality where I live. Residents far too often travel to WPB and PBG for services and restaurants.

Along with the 55+ communities to the south of Shore Club we represent close to 1000 residents and the majority are generational ownership. We are struggling with tremendous windstorm insurance increases and maintenance costs of our 50-year-old buildings. Sadly, I am witnessing the next generation selling their grandparent/parents units. We urgently need Village Place for revitalization, increased property values, encourage young adults to stay and enhanced lifestyle opportunities. If our property values do not increase my fear is our communities only option will be to sell to developers. This would certainly change the landscape of the village. The charm of these intracoastal waterfront communities will be lost. We need a community hub, and Village Place embodies that perfectly.

Thank you,
Kym Bichon
100 Shore Court, 213A
NPB, FL 33408

VILLAGE OF NORTH PALM BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Honorable Mayor and Council

THRU: Chuck Huff, Village Manager

FROM: Caryn Gardner-Young, Community Development Director

DATE: August 8, 2024

SUBJECT: **Impact Fees Ordinance (first reading) –** AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING CHAPTER 6, "BUILDINGS AND BUILDING REGULATIONS," OF THE VILLAGE CODE OF ORDINANCES BY ADOPTING A NEW ARTICLE VI, "IMPACT FEES;" PROVIDING FOR AN INTENT AND PURPOSE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR THE IMPOSITION OF IMPACT FEES; PROVIDING FOR THE ESTABLISHMENT OF TRUST FUNDS; PROVIDING FOR THE USE OF FUNDS COLLECTED, ACCOUNTING, AND REPORTING; PROVIDING FOR CREDITS; PROVIDING FOR REFUNDS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Impact fees are one-time fees municipal and county governments and some special districts in Florida may charge a developer to cover a portion of the anticipated cost of additional infrastructure and public facilities needed to support a new development. The fees are charged to help pay for the "impact" of new development on roads, parks, schools and other critical infrastructure. The rationale is that new development necessitates new or expanded infrastructure to accommodate new residents. Without the fees, existing residents would in effect subsidize the costs of new development.

In order to assess impact fees, a local government must adopt an ordinance that meets a series of requirements identified in the Florida Impact Fee Act (Section 163.31801, F.S.) (Act) The Act defines infrastructure as "a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service."

The Act also allows certain vehicles and associated equipment as needed for law enforcement, emergency medical services and schools. Impact fees must meet the criteria of the dual rational nexus test to be considered legal. This means that impact fees must have a reasonable connection (rational nexus) between:

1. The proposed new development and the need for additional capital facilities; and,
2. The expenditure of funds and the benefits accruing to the proposed new development.

In order to adopt Impact Fees, the Village must adopt an Ordinance with support from an Impact Fee Study (Study) to outline the "impacts" of new development upon the Village's infrastructure including Police, Fire, Waste Management, Parks and General Administration. The Village hired Marlin Engineering to draft this Study.

The Study utilizes a methodology to determine an initial Village of North Palm Beach Impact Fee for the following public services: Park and Recreation, Public Safety, Library, Solid Waste and Governmental Services. The study has analyzed population and housing characteristics, evaluated the 2023 Village Property Appraiser's Tax Roll and inventoried the facilities of the of the various departments for which the impact fees are proposed. The Village's Capital Improvement revenues and expenses were studied for a 10-year period to ascertain on-going improvement needs and funding.

The proposed one-time payment of Impact Fees are as follows:

Description	***Parks & Rec***	***Public Safety***	***Library***	***Solid Waste***	***Govt'al Services***	***Total Impact Fee***
Single Family	$1,785.38	$977.40	$1,060.39	$328.32	$700.34	$4,851.83
Multi-Family	$1,094.78	$599.53	$650.22	$201.32	$429.44	$2,975.09
Hotel/Motel	$1,036.25	$1,268.69		$190.56	$485.62	$2,981.12
Commercial Retail		$1,268.69		$322.15	$510.74	$2,101.58
Commercial Office		$1,268.69		$322.15	$606.35	$2,197.19
Medical Office		$2,222.60		$322.15	$606.35	$3,151.10
Warehouse		$1,268.69		$322.15	$278.73	$1,869.57
Church		$1,209.78		$322.15	$615.27	$2,147.20
Nursing Home		$2,222.60	$408.94	$322.15	$615.27	$3,568.96
Hospital		$2,222.60		$322.15	$615.27	$3,160.02
School		$1,209.78		$322.15	$345.99	$1,877.92
Gov't Building		$1,209.78		$322.15	$615.27	$2,147.20
Parks		$1,422.04		$987.10	$395.95	$2,805.09

The attached Ordinance has been prepared/reviewed by the Village Attorney for legal sufficiency.

The proposed impact fees will help to foster new development because they will create the ability of the Village to pay the necessary infrastructure to allow the Village to expand. It increases the Village's diversification of revenue sources and provides a lump sum, as opposed to waiting over an extended period of time, for the monies to provide the necessary infrastructure. How much collected will be determined by the amount of new development proposed within the Village's municipal limits.

Recommendation:

Village Staff recommends Village Council consideration and approval of the attached Ordinance on first reading to impose Impact Fees for new development to cover the impacts of the development upon the Village's Parks and Recreation, Public Safety, Library, Solid Waste and Governmental Services.

ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING CHAPTER 6, "BUILDINGS AND BUILDING REGULATIONS," OF THE VILLAGE CODE OF ORDINANCES BY ADOPTING A NEW ARTICLE VI, "IMPACT FEES;" PROVIDING FOR AN INTENT AND PURPOSE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR THE IMPOSITION OF IMPACT FEES; PROVIDING FOR THE ESTABLISHMENT OF TRUST FUNDS; PROVIDING FOR THE USE OF FUNDS COLLECTED, ACCOUNTING, AND REPORTING; PROVIDING FOR CREDITS; PROVIDING FOR REFUNDS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, grants the Village the governmental, corporate, and proprietary power to enable it to conduct municipal government, perform municipal functions, render municipal services, and exercise any power for a municipal purpose except when expressly prohibited by law; and

WHEREAS, Section 163.3181, Florida Statutes, recognizes that impact fees are an important source of revenue for a municipality to use in funding the infrastructure necessitated by new growth and are an outgrowth of the home rule power of a municipality to provide certain services within its jurisdiction; and

WHEREAS, the Village Council wishes to impose impact fees on new development that are proportional and reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by new residential or non-residential construction; and

WHEREAS, the Village Council determines that adoption of this Ordinance is in the best interests of the health, safety and welfare of the Village and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA as follows:

Section 1. The foregoing recitals are ratified as true and correct and are incorporated herein.

Section 2. The Village Council hereby amends Chapter 6, "Buildings and Building Regulations," by adopting a new Article VI, "Impact Fees," to read as follows (additional language underlined):

ARTICLE VI. IMPACT FEES

Sec. 6-121. Intent and purpose.

The intent and purpose of these impact fee procedures are:

(a) To establish uniform procedures for the imposition, calculation, collection, expenditure, and administration of impact fees imposed on new development;

(b) To implement the goals, objectives, and policies of the village's comprehensive plan relating to assuring that new development contributes its fair share towards the costs of public facilities reasonably necessitated by new development;

(c) To ensure that new development is reasonably benefited by the provision of public facilities provided with the proceeds of impact fees; and

(d) To ensure that all applicable legal standards and criteria are properly incorporated in these procedures.

Sec. 6-122. Legislative findings.

The village council finds, determines, and declares that:

(a) In order to maintain current level of service standards for parks and recreation, public safety services (police and fire rescue), library services, solid waste services, and government services, the village must ensure that new development may be accommodated without decreasing current level of service standards.

(b) The State of Florida, through the enactment of Section 163.31801, Florida Statutes, finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth and that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction.

(c) The imposition of impact fees is one of the preferred methods of ensuring that new development bears a proportionate share of the cost of capital facilities necessary to accommodate such development. Allocation of a proportionate share of costs promotes and protects the public health, safety, and general welfare of the residents of the village.

(d) Each of the types of land uses described in the schedule of impact fees set forth below shall create demands for the acquisition of, or expansion of, municipal services facilities and the construction of municipal services capital improvements.

(e) The report entitled "Impact Fee Study", dated July 2024 by Walter H. Keller of Marlin Engineering, Inc. sets forth a reasonable

methodology and analysis for the determination of the impact of new development on the need for and costs of additional municipal services capital facilities in the village and is based on the most recent and localized data.

(f) The impact fees set forth in this article are proportional and reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by new residential or non-residential construction.

Sec. 6-123. Authority.

The village council is authorized to enact this section pursuant to Article VIII, Section 2(b) of the Florida Constitution and Sections 166.021 and 163.31801, Florida Statutes.

Sec. 6-124. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant means any person or entity who seeks to develop land within the village by applying for a building permit for impact-generating land development.

Director means the community development director or other village employee designated by the director to review applications for building permits that require impact fee payments pursuant to this article.

Impact-generating land development is land development designed or intended to permit a use of the land that will contain more dwelling units or floor space than the existing use of the land in a manner that increases the demand for parks and recreation, public safety services (police and fire rescue), library services, solid waste services, and government services.

Sec. 6-125. Imposition of impact fees.

(a) Any person who applies for the issuance of a building permit for an impact-generating land development shall be required to pay impact fees in the manner and amounts set forth in this section. No building permit for any impact-generating development requiring payment of impact fees pursuant to this article shall be issued unless and until the impact fees hereby required have been paid either concurrently with or subsequent to the filing of a complete building permit application.

(b) No extension of a building permit issued after the adoption of this article for any impact-generating land development shall be granted unless and until the impact fees required by this article have been paid. In the event a building

permit is amended after issuance, the applicant shall pay the applicable impact fees in effect at the time the amended building permit is issued with credit being given for any previous fees paid.

(c) The impact fees due shall be determined by using the applicable fee schedule below:

Description	Unit	Park and Recreation	Public Safety	Library	Solid Waste	Governmental Services
Single Family Dwelling	DU	$1,175.38	$ 977.40	$1,060.39	$328.32	$700.34
Multi-Family Dwelling	DU	$1,094.78	$ 599.33	$ 660.22	$201.32	$429.44
Hotel/Motel	KSF/Room*	$1,036.25	$1,268.69	-	$190.56	$485.62
Commercial Retail	KSF	-	$1,268.69	-	$322.15	$510.74
Commercial Office	KSF	-	$1,268.69	-	$322.15	$606.35
Medical Office	KSF	-	$2,222.60	-	$322.15	$606.35
Warehouse – General Industrial	KSF	-	$1,268.69	-	$322.15	$278.73
Places of Worship	KSF	-	$1,209.78	-	$322.15	$615.27
Nursing Homes – ALF's	KSF/Bed**	-	$2,222.60	$ 408.94	$322.15	$615.27
Hospitals	KSF	-	$2,222.60	-	$322.15	$615.27
Schools	KSF	-	$1,209.78	-	$322.15	$345.99
Governmental Buildings	KSF	-	$1,209.78	-	$322.15	$615.27
Parks and Open Space	KSF/Acre***	-	$1,422.04	-	$987.10	$395.95

Notes: KSF is per one thousand (1,000) square feet of floor area.
*Hotel/Motel – impact fees are calculated per room except the Public Safety impact fee is calculated per KSF.
**Nursing Homes – ALF's – impact fees are calculated per KSF except the Library impact fee is calculated by bed.
***Parks and Open Space – impact fees are calculated per KSF except the Solid Waste impact fee is calculated by acreage.

(d) The director shall determine the appropriate land use category or categories for the proposed development. The determination shall be based on the categories listed in the fee schedule and the proposed primary use of the site. In the event the building permit covers multiple primary uses, the fees for each primary use shall be calculated separately and summed. If the type of development activity that a building permit is applied for is not specified in the impact fee table above, the director shall use the impact fee applicable to the most nearly comparable type of land use specified.

(e) If a development involves the replacement, expansion, and/or change of use related to an existing development, the impact fees due shall be determined by the difference between the fees that would otherwise have been due for the most recent use of the existing site and the fees for the proposed development or redevelopment.

Sec. 6-126. Establishment of trust funds.

(a) The impact fees collected by the village pursuant to this article shall be kept in separate accounts for each fee type and separate from other revenue of the village.

(b) Funds withdrawn from these accounts must be used solely in accordance with the provisions of this article. The disbursal of funds shall require the approval of the village council, upon recommendation of the village manager.

(c) Funds in these accounts shall be deemed to have been expended on a first-in, first-out basis.

Sec. 6-127. Use of funds collected; accounting and reporting.

(a) The funds collected by reason of the establishment of the park and recreation impact fee in accordance with this article shall be used solely for the purpose of administering, planning, acquiring, expanding, and developing park facilities and recreation open space, as well as the acquisition of additional land and amenities for public park and recreation purposes.

(b) The funds collected by reason of the establishment of the public safety services impact fee in accordance with this article shall be used solely for the purpose of acquiring, equipping, and/or making capital improvements to village public safety facilities, including the acquisition of police department, fire department, and emergency medical services vehicles.

(c) The funds collected by reason of the establishment of the library services impact fee in accordance with this article shall be used solely for the purpose of acquiring, equipping, and/or making capital improvements to village library facilities.

(d) The funds collected by reason of the establishment of the solid waste services impact fee in accordance with this article shall be used solely for the purpose of acquiring, equipping, and/or making capital improvements to the village's sanitation collection and administrative facilities, including the acquisition of sanitation vehicles with a life expectancy of over five (5) years.

(e) The funds collected by reason of the establishment of the government services impact fee in accordance with this article shall be used solely for the purpose of administering, planning, acquiring, expanding, and developing additional land, facilities, vehicles, and equipment for general government facilities. All vehicles and equipment shall have a life expectancy of over five (5) years.

(f) Funds collected by reason of the establishment of the park and recreation, public safety services, library services, solid waste services, and government services impact fees may be used for related land acquisition, land

improvement, design, engineering, and permitting costs, provided, however, that they shall not be used for maintenance, rehabilitation, repair, or replacement of existing facilities.

(g) Any funds on deposit not immediately necessary for expenditure shall be invested in interest-bearing accounts, and all income derived from the funds shall remain in the account.

(h) In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent the facilities are of the type authorized by this article.

(i) The village shall be entitled to retain up to three percent (3%) of the impact fees collected to offset the actual administrative costs associated with the collection and use of said funds pursuant to this article.

(j) The village shall provide an accounting and reporting of impact fee collections and expenditures in a separate accounting fund. Audits of financial statements of the village must include an affidavit signed by the chief financial officer of the village stating that the village has complied with Section 163.31801, Florida Statutes.

Sec. 6-128. Developer credits.

(a) *General.*

(1) Any person who shall initiate any impact-generating land development may apply for a credit against any impact fee assessed pursuant to this part for any contribution, payment, construction, or dedication of land accepted and received by the village for those capital facilities.

(2) Credit for contributions, payments, construction, or dedications against one type of impact fee shall not be transferable to another type of impact fee. Credits shall be transferable between developments within the village.

(3) Credit shall be in an amount equal to the estimated fair market value of the land dedication or improvement at the time of the application, or the value of the contribution or payment at the time it is made.

(4) The village shall enter into a capital contribution front-ending agreement with any person who proposes or is required to dedicate or construct impact fee-eligible improvements.

(b) *Credit agreement procedures.*

(1) The determination of any credit shall be undertaken through the submission of an application that includes a draft capital contribution front-ending agreement, which shall be submitted to the director.

(2) If the proposed application involves credit for the dedication of land, the application agreement shall include the following information: a drawing and legal description of the land; the appraised fair market value of the land at the date a building permit is proposed to be issued for the impact-generating land development, prepared by a professional real estate appraiser; and if applicable, a certified copy of the development order in which the land was agreed to be dedicated.

(3) If the proposed application involves construction, the application shall include the proposed plan of the specific construction prepared and certified by a duly qualified and licensed Florida engineer or contractor; and the estimated cost of the proposed improvement, which shall be based on local information for similar improvements, along with the construction timetable for the completion thereof. Such estimated cost shall include the cost of construction or reconstruction, the cost of all labor and materials, the cost of all lands, property, rights, easements and franchises acquired, financing charges, interest prior to and during construction and for one year after completion of construction, cost of plans and specifications, surveys of estimates of costs and of revenues, cost of professional services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction.

(4) If the proposed application involves a credit for any other contribution or payment, the application shall include a certified copy of the development order in which the contribution or payment was agreed; if payment has been made, proof of payment; or if payment has not been made, the proposed method of payment.

(5) Within fourteen (14) days of receipt of the proposed application for credit agreement, the director shall determine if the application is complete. If it is determined that the proposed application is not complete, the director shall mail a written statement to the applicant outlining the deficiencies. No further action shall be taken on the proposed

application until all deficiencies have been corrected or otherwise settled.

(6) Within forty-five (45) days after an application for credit is determined complete, the director shall review the application and determine if it meets the standards set forth in this section. If the application for credit agreement meets the standards set forth in this section, a capital contribution front-ending agreement shall be prepared and presented to the village council for consideration. It shall specifically outline the contribution, payment, construction, or land dedication; the time by which it shall be completed, dedicated, or paid, and any extensions thereof; and the dollar credit the applicant shall receive for the contribution, payment, or construction.

(c) *Use of credits.* Credits may be used by the credit holder to reduce impact fees that would otherwise be due from any development project within the village. The dollar value of the credits to be used shall be inflated or reduced by the same percentage by which the fee for the land use for which the credits shall be used has changed since the date of the credit agreement. Any credit amount not used within ten (10) years of the date of the credit agreement shall expire and be of no further value.

Sec. 6-129. Refunds.

If it is determined by the village that fee assessments collected pursuant to this article have not been spent or encumbered for expenditure by the end of the calendar quarter immediately following ten (10) years from the date that the fee was received, or if the land uses for which the fees were paid were never begun, then said funds shall be eligible for refund to the then-present owner in accordance with the following procedures:

(a) The then-present owner must petition the village council for the refund within one year following the end of the calendar quarter immediately following ten (10) years from the date on which the fee was received by the village.

(b) The petition must be submitted to the director and must contain:

(1) A notarized sworn statement that the petitioner is the current owner of the development site;

(2) A copy of the dated receipt issued for payment of the fee;

(3) A certified copy of the latest recorded deed;

(4) A copy of the most recent ad valorem tax bill; and

(5) Such other information which may be reasonably necessary to ascertain current ownership of the development site.

(c) Within sixty (60) days from the date of receipt of petition for refund, the director shall advise the petitioner and the village council of the determination of whether the fee requested for refund remains in the trust fund and has been there for ten (10) years. For the purpose of determining whether fees have been spent or encumbered, the first money placed in a trust fund account shall be deemed to be the first money taken out of that account when withdrawals have been made.

(d) If the money requested for refund is still in the trust fund account and has not been spent or encumbered by the end of the calendar quarter immediately following ten (10) years from the date the fees were paid, the money shall be returned.

(e) In the event that the building permit for which impact fees were paid has expired without opportunity for renewal and the permitted development has not begun, the entity that paid the fee may request a refund by filing an application for refund within ninety (90) days of the final expiration of the permit. The application shall contain a copy of the applicable development permit and evidence that the permit has expired and that the permitted development was not begun. The director shall review the application and make a written determination of whether it meets the standards of this subsection within thirty (30) days. If the determination is affirmative, the director shall cause the refund to be issued for ninety-seven percent (97%) of the original impact fee payment to the entity that paid the impact fee.

Sec. 6-130. Appeals of impact fee determinations.

(a) Any persons desiring to appeal the decision of the director regarding the assessment of an impact fee or a refund shall file with the village clerk a written notice of appeal to the village council within ten (10) days of the decision by the director.

(b) The notice of appeal shall include a full explanation of the reasons for the appeal, specifying the grounds therefor and containing any documentation which the applicant desires to be considered. The appeal shall contain the name and address of the person filing the appeal and shall state his/her capacity to act as a representative or agent if he/she is not the owner of the property to which the impact fees pertain.

(c) The village clerk shall schedule the appeal for the first village council meeting following thirty (30) days from receipt of the written notice of appeal to the village council. Postponement of the appeal date may be granted by the village clerk if a postponement is requested by either the applicant or the director in writing at least ten (10) days in advance of the scheduled village council meeting date.

(d) The applicant and the director shall each be given opportunity to make oral presentations before the village council.

(e) The village council, after hearing, shall have the power to affirm or reverse the decision of the director. In making its decision, the village council shall make written findings of fact and conclusions of law, and apply the standards in this part. If the village council reverses the decision of the director, it shall instruct the director to determine the outcome in accordance with its findings. In no case shall the village council have the authority to negotiate the amount of the fee, refund the fee, or waive the fee. The decision of the village council shall be final and not subject to further administrative appeal.

Section 3. The provisions of this Ordinance shall become and be made a part of the Code of the Village of North Palm Beach, Florida.

Section 4. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

Section 5. All ordinances or parts of ordinances and resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall take effect ninety (90) days after adoption. Impact fees shall not apply to current or pending building permits submitted prior to the effective date.

PLACED ON FIRST READING THIS _____ DAY OF _____, 2024.

PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF _____, 2024.

(Village Seal)

_____
MAYOR

ATTEST:

_____
VILLAGE CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
VILLAGE ATTORNEY

Table 1 - North Palm Beach Maximum Possible Impact for 5 Public Services (Revised)

Description	Unit	Park and Recreation	Public Safety	Library	Solid Waste	Governmental Services	Max. Total Impact Fee
Single Family Dwelling	DU	$1,785.38	$977.40	$1,060.39	$328.32	$700.34	$4,851.83
Multi-Family Dwelling	DU	$1,094.78	$599.33	$650.22	$201.32	$429.44	$2,975.09
Hotel/Motel	KSF/Rm	$1,036.25	$1,268.69	-	$190.56	$485.62	$2,981.12
Commercial Retail	KSF	-	$1,268.69	-	$322.15	$510.74	$2,101.58
Commercial Office	KSF	-	$1,268.69	-	$322.15	$606.35	$2,197.19
Medical Offices	KSF	-	$2,222.60	-	$322.15	$606.35	$3,151.10
Warehouse - Gen Industrial	KSF	-	$1,268.69	-	$322.15	$278.73	$1,869.57
Churches	KSF	-	$1,209.78	-	$322.15	$615.27	$2,147.20
Nursing Homes	KSF/Bed	-	$2,222.60	$408.94	$322.15	$615.27	$3,568.96
Hospital, Clinics	KSF	-	$2,222.60	-	$322.15	$615.27	$3,160.02
Schools	KSF	-	$1,209.78	-	$322.15	$345.99	$1,877.92
Government Buildings	KSF	-	$1,209.78	-	$322.15	$615.27	$2,147.20
Parks and Open Space	KSF/Ac	-	$1,422.04	-	$987.10	$395.95	$2,805.09

Source: Marlin Engineering, Inc.

Notes: KSF is per 1,000 SF of Floor Area
Hotel/Motel is per Room except it is by KSF for Public Safety
Nursing Homes is per KSF except it is by Bed for Library
Parks and Open Space is by KSF except it is by Ac for Solid Waste

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Table 2 - Max. North Palm Beach Park Impact Fees with other Municipalities (Revised)

Description	Unit	N Palm Bch Parks	Boca Raton Parks	Royal P Bch Parks	Palm B Grds Parks
Single Family Dwelling	DU	$1,785	$4,570	$2,213	$3,308
Multi-Family Dwelling	DU	$1,095	$4,000	$1,636	$3,345
Hotel/Motel	Rm	$1,036	$3,000	$921	$2,772

Source: Marlin Engineering, Inc.

Notes: Boca Raton Single Family for 2,000 - 3,599 SF
Boca Raton Multi-Family for 1,400 - 1,999 SF
Royal Palm Bch Single Family for 2,500 SF +
Royal Palm Bch Multi-Family for >1,000 SF +
Palm Beach Gardens Single Family for 2,500 SF
Palm Beach Gardents Multi-Family for 1,500 SF

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FOR
REVIEW ONLY

Table 3 - Comparison of Max. North Palm Bch Public Safety & Government Service Impact Fees w/Palm Bch Gardens (Revised)

Description	Unit	N Palm Bch Public Safety	N Palm Bch Gov Services	Palm B Grds Public Safety	Palm B Grds Public Bldgs
Single Family Dwelling	DU	$977.40	$700.34	$947.50	$230.00
Multi-Family Dwelling	DU	$599.33	$429.44	$955.50	$231.00
Hotel/Motel	KSF/Rm	$1,268.69	$485.62	$985.00	$238.00
Commercial Retail	KSF	$1,268.69	$510.74	$2,021.00	$116.43
Commercial Office	KSF	$1,268.69	$606.35	$1,120.00	$65.50
Medical Offices	KSF	$2,222.60	$606.35	$1,318.00	$65.50
Warehouse - Gen Industrial	KSF	$1,268.69	$278.73	$540.00	$130.00
Churches	KSF	$1,209.78	$615.27	$425.00	$103.00
Nursing Homes	KSF	$2,222.60	$615.27	$1,369.00	$331.00
Hospital, Clinics	KSF	$2,222.60	$615.27	$1,318.00	$331.27
Schools	KSF	$1,209.78	$395.95	$1,255.00	$331.27

Source: Marlin Engineering, Inc.
Palm Beach Gardens 2024 Impact Fee Schedule

DRAFT FOR REVIEW ONLY

Village of North Palm Beach

Impact Fee Study

July 2024



PREPARED FOR:
Village of North Palm Beach
501 US Highway 1
North Palm Beach, FL 33408

PREPARED BY:
MARLIN

Village of North Palm Beach

Impact Fee Study

Draft Tech Report

July 2024

PREPARED FOR:

Village of North Palm Beach
501 US Highway 1
North Palm Beach, FL 33408

PREPARED BY:

MARLIN Engineering, Inc.
3363 W Commercial Blvd, Suite 115
Fort Lauderdale, FL 33309

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I. Introduction

The Village of North Palm Beach, Florida engaged MARLIN Engineering, Inc. to prepare Impact Fees for the Village. This Technical Report documents the 2024 Impact Fee Study.

The first portion of the Technical Report provides information on the demographic analysis of the Village. Information from the 2020 U.S. Census and the 2022 American Community Survey are used to provide estimates of population and housing characteristics. Land use characteristics are presented based on information provided by the Palm Beach County Property Appraiser's Office.

Section III of the Technical Report addresses the methodology for preparing impact fees for the following governmental services: Parks and Recreation; Public Safety; Solid Waste; and Governmental Services. The Public Safety fee includes the Police and Fire Rescue services. This section reviews the methodology for preparing each of the various impact fees.

The Recreation and Open Space Impact Fee is developed in Section IV. An inventory of Village owned Active Parks are identified along with the land and improvement value. Programmed improvements from the Village's Capital Improvement Program (CIP) are presented. Per capita park costs are calculated and an Impact Fee Schedule is provided.

The Public Safety Impact Fee is addressed in Section V of the Report. An analysis of the Police, Fire and Rescue efforts are reported. The technical analysis of recent Public Safety budgets and the cost for residential and non-residential uses are presented. The Fee Schedule for the Public Safety Impact Fee is included in this Section of the Report.

Section VI of the Report reviews the Village's Library services. An inventory of existing facilities and library resources are presented. A technical review of recent Library budgets and projected capital improvements are described. A Fee Schedule for Library Impact Fees are described.

Solid Waste services are presented in Section VII. Existing solid waste equipment and projected capital improvements are discussed. A Fee Schedule for Solid Waste Impact Fees are given.

Section VIII addresses the Governmental Services Impact Fee. An inventory of Village buildings and equipment are tabulated. A Fee Schedule is presented for the Governmental Services Impact Fee.

II. Demographic Analysis

Population and Housing Characteristics

The population of the Village of North Palm Beach, Florida was 11,343 residents in 1990 and 12,064 residents in the 2000 U.S. Census. The Village population remained steady for the next 10 years having a 2010 resident population of 12,015. The Village's population increased to 13,160 residents in 2020. Information from the 2020 U.S. Census and the American Community Survey 2018-2022 data set was utilized to provide information on the Village's dwelling unit types, occupancy, seasonal units and persons per household. **Table 1** on the following page provides the 2015, 2020 and 2022 Village population and housing characteristics.

Table 2 utilizes the above information along with **Table 1** to estimate 2022 population and household characteristics for the Village of North Palm Beach. Growth in seasonal units and hotel motel units is expected to continue in the future. The 2015 – 2040 seasonal and weighted population estimates are rounded to the nearest hundred.

Table 1 – Village of North Palm Beach Population & Household Characteristics

2015 ACS Est	2020 Census	2022 ACS Est	2022-2015 Difference	Characteristic	% 2015	% 2020	% 2022
12,425	13,162	13,092	667	Total Pop			
12,396	13,128	13,063	667	Pop in H/H			
29	34	29	-	Pop in Group Qtrs			
0.23%	0.26%	0.20%	0.22%	% of Tot Pop in Group Qtrs			
7,979	8,023	8,420	441	Total Housing Units			
6,092	6,692	6,363	271	Occupied Units	76.4%	83.4%	75.6%
1,887	1,331	2,057	170	Vacant Units	23.6%	16.6%	24.4%
4,577	4,926	4,938	361	Owner Occupied	75.1%	73.6%	77.6%
1,515	1,766	1,425	(90)	Renter Occupied	24.9%	26.4%	22.4%
2.03	2.09	2.05	0	Avg H/H Size			
2.04	2.08	2.08	4%	Avg H/H Size - Owner			
2.01	2.15	1.95	-6%	Avg H/H Size - Renter			
9,354	10,007	10,291	937	Population in Owner Units	75.5%	76.2%	78.8%
3,042	3,049	2,772	(270)	Population in Renter Units	24.5%	23.2%	21.2%
				UNITS IN STRUCTURE			
7,979	8,023	8,420	441	Total housing units			
2,740	2,688	2,821	81	1-unit, detached	34.3%	33.5%	33.5%
482	262	275	(207)	1-unit, attached	6.0%	3.3%	3.3%
60	123	129	69	2 units	0.8%	1.5%	1.5%
245	303	318	73	3 or 4 units	3.1%	3.8%	3.8%
299	309	324	25	5 to 9 units	3.7%	3.9%	3.8%
822	637	668	(154)	10 to 19 units	10.3%	7.9%	7.9%
3,331	3,688	3,871	540	20 or more units	41.7%	46.0%	46.0%
-	13	14	14	Mobile home	0.0%	0.2%	0.2%
-	-	-	-	Boat, RV, Van, etc.	0.0%	0.0%	0.0%

Source: 2020 U.S. Census
2015, 2020 and 2022 American Community Survey 5 Year Estimates
Marlin Engineering, Inc.

Table 2 – Village of North Palm Beach 2020 Population & Household Characteristics

Selected Housing Characteristics	Analysis Sub-category	Total	%
Total Housing Units			
	Total	8,023	
	Year Round Units	6,692	83.4%
	Vacant & Seasonal	1,331	16.6%
Vacancy Status			
	Total	1,331	
	For Rent	196	2.4%
	Rented, Not Occupied	27	0.3%
	For Sale Only	98	1.2%
	Sold, Not Occupied	42	0.5%
	For Seasonal or Occasional Use	810	10.1%
	Other Vacant	158	2.0%
Units in Structure			
	Total	8,023	
	1, detached	2,687	33.5%
	1, attached	262	3.3%
	2 to 9	735	9.2%
	10 to 19	637	7.9%
	20 to 49	1,589	19.8%
	50 or more	2,098	26.1%
	Mobile Home	15	0.2%
Structure Type by Occupancy			
	Total	8,023	
Occupied Units		6,692	83.4%
	1, detached	2,676	33.4%
	1, attached	272	3.4%
	2 - 9 Units	669	8.3%
	10 or more Units	3,060	38.1%
	Mobile Home	15	0.2%
Vacant Units		1,331	16.6%
	1, detached	179	0.0%
	1, attached	10	0.1%
	2 - 9 Units	87	1.1%
	10 or more Units	1,055	13.1%

Source: 2020 US Census & American Community Survey 2018-2022 5 Yr Est.
Marlin Engineering, Inc.

The Village's year-round resident population serves as a basis for the State Revenue Sharing. The Village's peak population however occurs during the winter season. A better indicator of demands on public services can be measured by using a weighted population value. The seasonal units reported in the U.S. Census are utilized to estimate the peak seasonal population. The weighted population estimate averages the resident population for 7 months with the seasonal population averaged for 5 months. **Table 3** provides 2022 weighted population estimate for the Village. **Table 4** identifies population projections from the Palm Beach County Population Allocation Model and from the Florida Housing Data Clearing House.

Table 3 – Village of North Palm Beach 2022 Seasonal and Weighted Population

		Housing Units			Resident Pop in					
Unit Type	% Occ.	Occ Units	Vac Units	Total Units	Occupied Units	Persons Per HH	Vac Rate %	Seasonal Units	Persons Per HH	Seasonal Pop
Single Family	90.5%	2,803	293	3,096	7,385	2.63	9.5%	195	2.00	390
Multi-Family	66.8%	3,546	1,764	5,310	5,638	1.59	33.2%	1,550	1.59	2,465
Mobile Home	100.0%	14	0	14	40	2.86	0.0%	0	2.00	0
Resident Population		6,363	2,057	8,420	**13,063**	2.05	24.4%	1,745		2,855
		75.6%			2.05			20.7%		
				1.55						
Hotel/Motels								109	2.00	196
Peak Season Occ %								90.0%		
										3,051
Seasonal Population										**16,114**
Weighted Population										**14,334**

Source: US Census Bureau ACS 2018-2022
Marlin Engineering, Inc.
Group Quarters are not included

Table 4 – Village of North Palm Beach Future Population Estimates

Population Forecast Method	2022	2025	2030	2035	2040
2023 PBC Pop Allocation Model	12,862	13,053	13,297	13,503	13,838
FL Housing Data Clearinghouse	13,168	13,390	13,676	13,835	13,900
Rounded Resident Average	13,015	13,222	13,487	13,669	13,869

Source: Palm Beach County Planning, Zoning & Bldg Div., Property Appraiser, U.S.Census Bureau
Shimberg Ctr for Housing Studies, 2010 & 2020 U.S. Census & BEBR Univ of FL.
Marlin Engineering, Inc.

Existing Land Use by Land Use Type

The Palm Beach County Property Appraiser's (PBCPA) Tax Roll data for the Village was obtained. The Tax Roll information was dated January 1, 2023. The Tax Roll information includes all property parcels within the Village and indicates items such as ownership, PBCPA Use Code, Assessed Values, parcel size and floor area information. The Tax Roll information will be used to develop generation rate estimates for the impact fees.

Non-residential land use information is provided for a wide range of PBCPA use codes and by groups including Commercial uses (C); Office uses (O); Industrial uses (W); Institutional (I), Medical (M); and Parks (P). Dependent on the data analysis, land use groups may be combined or treated separately.

The Residential land use data provides single family parcels including townhouses. Multi-family information varies dependent on ownership. Condominium and cooperatives are given by ownership therefore, provide totals of all units. Rental properties of multi-family buildings are grouped by size of building: less than 10 units per building and 10 units or more. In these instances when the actual number of units was not provided the Palm Beach County GIS data was used to determine the number of units.

The Village PBCPA Tax Roll data was analyzed and grouped into major land use categories. **Table 5** provides the analysis of the non-residential floor area information by major land use categories. **Table 6** provides the residential tabulation and hotel/motel data.

Past Payment Credit identifies the payment of property taxes on vacant or undeveloped lands. **Table 7** provides this information.

Table 5 – Village of North Palm Beach Floor Area by Land Use

Land Use		Size (AC)	Flr Area (SF)	Group
Residential Uses				
Code	Land Use			
1000	Commercial - Vacant	14.46		
1100	Commercial - Stores	20.66	237,185	C
1200	Commercial - Stores, Offdices and Residential	10.68	155,481	C
1300	Commercial - Department Stores	1.54	41,816	C
1400	Commercial - Supermarket and Drug Store	2.72	24,163	C
1600	Commercial - Community Shopping Center	18.66	229,666	C
1700	Commercial - Office Bldgs -1-3 Stories (Non-Medical)	27.93	366,951	O
1704	Commercial - Office Bldgs -1-3 Stories (Non-Medical) Condo	9.69	230,000	O
1800	Commercial - Office Bldgs - 4+ Stories (Non-Medical)	2.78	52,044	O
1900	Commercial - Medical Office Bldgs - Up to 4 Stories	6.41	56,484	MO
2010	Commercial - Working Waterfront	23.05	47,596	C
2100	Commercial - Restaurants	8.66	36,676	C
2200	Commercial - Drive-In Restuarnts	2.35	8,724	C
2300	Commercial - Financial Institutions	7.37	39,347	C
2600	Commercial - Service Stations	4.25	16,357	C
2700	Commercial - Auto Sales & Repairs	13.17	121,959	C
2800	Commercial - Parking Lot - MH Park	0.43		
3300	Commercial - Nightclub/Lounge/Bar	0.35	2,937	C
3800	Golf Course	150.87	40,872	P&R
4000	Vacant Industrial	2.04		
4800	Industrial - Warehousing, Distribution	3.66	140,530	W
7100	Institutional - Religious	51.61	235,082	I
7200	Institutional - Private School/College	16.42	169,755	I
7600	Institutional - Mortuary/Cemetery	0.83	6,300	I
7800	Institutional - Sanitarium/Rest Home	2.70	40,888	N
8200	Institutional - Forest/Park/Recreation	317.93	19,451	P&R
8300	Institutional - Public County School	9.92	118,271	I
8700	Institutional - State Property	7.54		
8800	Institutional - U.S. Gov't Property	14.00		
8800	Institutional - Municipal Property	52.31	81,248	I
9100	Utility	2.20		
9400	R/W Buffer	1.71		
9500	River/Lakes	35.67		
9700	Outdoor Recreation/Park	11.41		
	Total Non-Residential	855.98	2,519,783	

Source: Palm Beach County Property Appraiser's Village Municipal Tax Roll - 1/1/2023
Palm Beach County GIS Data Hub Parcel Data Property Size
Marlin Engineering, Inc.

Table 6 – Village of North Palm Beach Housing Units by Type

Land Use		Size (AC)	Fl Area (SF)	Units	Totals
Residential Uses					
Code	Land Use				
0000	Residential - Vacant	10.54			7,980
0100	Single Family	653.92		2,488	
0110	Townhouse	15.67		183	
0300	Multi-Family - 10 or more Units	39.61		579	
0400	Condominium	180.73		4,267	
0510	Co-op	6.76		248	
0800	Multi-Family - < 5 Units	14.61		145	
0810	Multi-Family - 5 - 9 Units	4.96		70	
0900	Residential Common Areas	86.18			
3900	Hotel/Motel (Rooms)	2.45	40,062		109
	Total Residential	1,015.43			

Source: Palm Beach County Property Appraiser's Village Municipal Tax Roll - 1/1/2023
Palm Beach County GIS Data Hub Parcel Data Property Size
Marlin Engineering, Inc.

Table 7 – Past Payment Credit Calculation

Property Taxes For Vacant and Undeveloped Lands	
Taxable Values:	
Total Taxable Value	$3,315,053,322
Value of Vacant Property	$44,996,009
% of Total	1.36%
General Funds Receipts:	
Total Receipts	$33,019,933
Fund Balances	$16,043,376
Transfers	$1,875,194
Interest	$548,724
Net	$51,487,227
Property Taxes	$26,785,506
% of Total	52.02%
Past Payment Credit	0.71%

Source: Village of North Palm Beach
Palm Beach County Property Appraiser's 2023 Tax Roll
Marlin Engineering, Inc.

Capital Improvements

An analysis of recent and projected capital improvements was performed to identify the recent trends in for capital improvements in areas where impact fees are needed. **Tables 8** and **9** illustrate recent funding of capital improvements from FY 2019 through FY 2023 and future projections for FY 2024 through FY 2028. Additional discussion is provided in Sections on each impact fee.

Table 8 Capital Improvements FY 2019 – FY 2023

YEAR	FY2019 - 2023 Public Service Area Capital Improvements							COST
	Country Club	Park & Recreation	Police	Fire Rescue	Library	Solid Waste Collection	Governmental Adm	
2019	Pool Chiller, Pump Room Reno, Pool Resurfacing, Tennis Ct Drainage	Community Ctr Lighting, Resurface Pathways Anchorage Ph I & II		Cardiac Difibrillator		Vehicle Replacement		$1,385,768
	$482,000	$663,768	$0	$40,000	$0	$200,000	$0	
2020		Lakeside Pk Paths, Achorage Dog Fence, PH II	LPR Cameras, Kitchen Remodel*	BACF Station, Kitchen Remodel*		Vehicle Replacement, Public Wks Cmplx*	IT Software	$7,184,000
	$0	$925,000	$137,500	$100,500	$0	$5,940,000	$81,000	
2021	Lightning Detection System, Tennis Ct Lighting, Tennis Ct Fence		Patrol Boat Engine			Vehicle Replacement		$968,952
	$500,000	$0	$50,000	$0	$0	$418,952	$0	
2022	Pool Heater	Anchorage Boat Ramp				Vehicle Replacement		$366,070
	$70,000	$6,000	$0	$0	$0	$290,070	$0	
2023		Anchorage Boat Ramp		Cardiac Difibrillator, Power Stretchers	Front Lobby Reno	Vehicle Replacement	Webstreaming	$781,470
	$0	$75,000	$0	$240,000	$80,000	$342,570	$43,900	
Totals	$1,052,000	$1,669,768	$187,500	$380,500	$80,000	$7,191,592	$124,900	$10,686,260

Source: Village of North Palm Beach
Marlin Engineering, Inc.
Notes: * Partially Funded by Solid Waste Collection

Table 9 - Capital Improvements FY 2024 – FY 2028

YEAR	FY 2024 - 2028 Public Service Area Capital Improvements							COST
	Country Club	Park & Recreation	Police	Fire Rescue	Library	Solid Waste Collection	Governmental Services	
2024	Emergency Generator Swim Wall Dividers Tennis Ct New Const Tennis Ct Lighting/Fencing Clubhouse Imprvmts Pond Impvts	Community Ctr Enhance Lakeside Pk Bulkhead Osborne Pk BB Lighting Veteran's Pk Enhance Anchorage Ramp Reno Anchorage Path/Kayak Anchorage South	PSB Emerg Generator* Radio Replacement PSB A/C Automation*	PSB Emerg Generator* PSB A/C Automation*		Vehicle Replacement Emerg Generator		$5,379,384
	$1,990,000	$2,241,084	$563,300	$305,000	$0	$280,000	$0	
2025	Wash Plant Driving Range Impvt	Community Ctr Roof Replace Anchorage Sand Volleyball Ct Reno	Vehicles Replace Radio Replacement	SCBA Replacement	A/C Replace	Front Load Veh Replace	Village Hall Roof Replace	$4,402,860
	$1,250,000	$710,000	$542,860	$700,000	$600,000	$350,000	$250,000	
2026	Chipping Area Re-Design	Community Ctr Reno Anchorage South Seawall	Vehicles Replace Radio Replacement	Fire Rescue Veh Replace		Grapple Truck Replace		$3,097,860
	$45,000	$2,200,000	$542,860	$85,000	$0	$225,000	$0	
2027	GC Maint Trailer	Lakeside Shoreline Restore Lakeside Playground Replace Osborne Pk Enhance	Vehicles Replace Radio Replacement	Fire Engine Replace	Front Lobby Reno	GO-4 Replace Front Load Veh Replace		$3,272,860
	$150,000	$800,000	$542,860	$1,300,000	$50,000	$430,000	$0	
2028		Lakeside BB Ct Reno	Vehicles Replace Boat Engine Replace	Ambulance Replace				$1,229,560
	$0	$55,000	$374,560	$800,000	$0	$0	$0	
Totals	$3,435,000	$6,006,084	$2,566,440	$3,190,000	$650,000	$1,285,000	$250,000	$17,382,524

Source: Village of North Palm Beach
Marlin Engineering, Inc.
Notes: * Funded Jointly by Police and Fire Rescue Departments

III. Impact Fee Methodology

Overview

The authority for use of impact fees in Florida is established through local home rule power and ordinances and not by legislative authorization and statutory mandates. In 2011, the Florida Legislature placed the burden of establishing the reasonableness of an impact fee on the local government. The calculation of the impact fee must be based on the most recent and local data. While a specific impact fee methodology is not specified, the calculation of facility costs on a per capita and or floor area basis, credits for taxpayer capital contributions, collecting and expending fees by geographic areas and expending the collected fees within a limited time frame, are professionally accepted provisions.

Florida Impact Fees are generally categorized as one of two types: "Consumption Based" and or "Improvement Based." The methodology used for the Recreation and Open Space and Public Safety Impact Fees are presented in this Section.

Recreation and Open Space Impact Fee

The methodology for this fee establishes the value of the Village's recreation and open space facilities. The value includes existing improvements, contents and planned improvements. Any grant funding and or debt will be subtracted from the overall value. The resulting value will be reduced to account for past payment credits for vacant property. The population information will be used to determine a per capita cost. Two scenarios will be prepared: one based on resident population only and the housing unit type; and, a weighted population incorporating seasonal residents and hotel/motel units.

Note, the Village's Country Club which includes the golf course, clubhouse, tennis facility and swimming facility are funded by an enterprise process, these facilities are not included in the Recreation and Open Space Impact Fee.

The Recreation and Open Space Impact Fee per residential unit type is calculated based on the following formula:

$$R_F = P_U \times \{[(V_\$ - D_\$) / P_S\} - G_\$ - C_\$\}$$

Where:

R_F = The Recreation and Open Space Impact Fee Rate for the Housing Unit Type;

P_U = The Unit Population for the Specific Housing Unit Type;

$V_\$$ = The Total Value of Recreation & Open Space Facilities

$D_\$$ = The Outstanding Debt for the Recreation and Open Space Facilities;

P_S = The Population Based on Either the Resident or Weighted Scenario;

$G_\$$ = Available Revenue; and,

$C_{\$}$ = The Past Payment Credit.

Public Safety Impact Fee

The Village's Public Safety Impact Fee is comprised of two components: Police Services; and Fire-Rescue Services. The methodology for the Public Safety Impact Fee involves developing separate fees for each service and adding the fees together. Both fees are based on the land use type.

Police

The methodology for the Police Impact Fee establishes the value of the Village's Police facilities. The value includes the Public Safety Building (50%), existing improvements, contents and planned capital improvements. Any grant funding and or debt will be subtracted from the overall value. The resulting value is further reduced to account for past payment credits for vacant property. Police value will be developed considering a combination of Village capital costs. The weighted population information will be used to determine a per capita cost. The residential uses will be based on the housing unit type. Non-residential uses will be based on the size of the non-residential use. Police incident service experience will be used to assign the costs.

The Police Impact Fee per land use type is determined based on the following formula:

$$P_F = IR_P \times \{[(V_{\$} - D_{\$}) / P_W\} - R_{\$} - C_{\$}\}$$

Where:

P_F =The Law Police Impact Fee Rate for the Land Use Type

IR_P = The Police Incident Rate for the Specific Land Use

$V_{\$}$ = The Total Value of Police Facilities

$D_{\$}$ = The Outstanding Debt for Police Facilities

P_W = The Weighted Population

$R_{\$}$ = Available Revenue; and,

$C_{\$}$ = The Past Payment Credit.

Fire Rescue

The methodology for the Fire Rescue Fee also establishes the value of the Village's Fire Rescue facilities. The value includes land, existing improvements, contents and planned capital improvements. Any grant funding and or debt will be subtracted from the overall value. The resulting value is further reduced to account for past payment credits for vacant property. As appropriate, the Fire Rescue value will be developed considering a combination of Village capital costs. The weighted population information will be used to determine a per capita cost. Residential uses will be based on the housing unit type and non-residential uses will be based on the size of the non-residential use. Fire/Rescue call service experience will be used to assign the costs.

The Fire Rescue Impact Fee per land use type is determined based on the following formula:

$$FR_F = IR_{FR} \times \{[(V_\$ - D_\$) / P_W\} - R_\$ - C_\$\}$$

Where:

FR_F =The Fire Rescue Impact Fee Rate for the Land Use Type

IR_{FR} = The Fire Rescue Incident Rate for the Specific Land Use

$V_\$$ = The Total Value of Fire Rescue Facilities

$D_\$$ = The Outstanding Debt for Fire Rescue Facilities

P_W = The Weighted Population

$R_\$$ = Available Revenue; and,

$C_\$$ = The Past Payment Credit.

Public Safety Impact Fee

The Public Safety Impact Fee per land use type is determined based on the following formula:

$$PS_F = P_F + FR_F$$

Where:

PS_F =The Public Safety Impact Fee Rate for the Land Use Type

P_F =The Police Impact Fee Rate for the Land Use Type; and,

FR_F =The Fire Rescue Impact Fee Rate for the Land Use Type.

Library Impact Fee

The Library Impact Fee for the Village is stratified into two (2) components: Building; and, Materials. The Fee is collected countywide.

The Library Impact Fee Schedule is based on land use type: Residential; and, Non-Residential. The residential fee is based on the number of occupied units and the floor area size. The non-residential fee is limited to Nursing Home and ACLF land uses based on the size of the square foot size.

The Library Impact Fee per land use type is calculated based on the following formula:

$$L_F = P_U \times \{[(V_\$ - D_\$) / P_{WU}] - G_\$ - C_\$\}$$

Where:

L_F = The Library Impact Fee Rate for the Land Use Type

P_U = The Unit Population for the Specific Land Use

$V_\$$ = The Total Value Libraries & Library Collections in Dollars

$D_\$$ = The Outstanding Debt for Libraries & Library Collections Facilities in Dollars

P_{WU} = The Weighted Population

$G_\$$ = Available Revenues in Dollars; and,

$C_\$$ = The Past Payment Credit.

Solid Waste Impact Fee

The Solid Waste Impact Fee for the Village is stratified into two (2) components: Equipment; and Vehicles.

The Solid Waste Impact Fee Schedule is based on land use type: Residential; and, Non-Residential. The residential fee is based on the number of weighted single family and multifamily units. The non-residential fee is based on the number of acres of non-residential land uses.

The Solid Waste Impact Fee per land use type is calculated based on the following formula:

$$SW_F = T_U \times \{[(V_\$ - D_\$) / P_W] - G_\$ - C_\$\}$$

Where:

SW_F = The Solid Waste Impact Fee Rate for the Land Use Type

T_U = The tons per Unit for the Specific Land Use

$V_\$$ = The Total Value of Solid Waste Facilities in Dollars

$D_\$$ = The Outstanding Debt for Solid Waste Facilities in Dollars

P_W = The Weighted SF & MF DUs and Non-Residential Acres

$G_\$$ = Available Revenues in Dollars; and,

$C_\$$ = The Past Payment Credit.

Governmental Services

The Governmental Services Impact Fee for the Village is stratified into two (2) components: Village Hall; and Vehicles.

The Governmental Services Impact Fee Schedule is based on Public Building Units. The demand for Governmental Services utilizes an equal weighting of population and employment. The residential portion is based on the resident population in households, group quarters and non-resident population in seasonal dwellings and hotel/motel rooms. The non-residential fee is based on the employment associated with the Village area.

The Governmental Services Impact Fee per land use type is calculated based on the following formula:

$$G_F = T_U \times \{[(V_\$ - D_\$) / P_W] - G_\$ - C_\$\}$$

Where:

G_F = The Government Services Impact Fee Rate for the Land Use Type;

T_U = The tons per Unit for the Specific Land Use;

$V_\$$ = The Total Value of Village Hall Facilities in Dollars;

$D_\$$ = The Outstanding Debt for Village Hall Facilities in Dollars;

P_W = The Weighted Building Population and Employment;

$G_\$$ = Available Revenues in Dollars; and,

$C_\$$ = The Past Payment Credit.

IV. Recreation and Open Space Impact Fee

Overview

The Village of North Palm Beach has a wide variety of recreation and open space facilities. Some of these include the North Palm Beach Country Club with clubhouse, golf, tennis and swimming facilities. Other community and neighborhood parks include the Community Center, Anchorage Park and Anchorage Marina, Lakeside, Osborne and Veterans Memorial. All of these facilities are owned and operated by the Village.

The State of Florida operates John D MacArthur Beach State Park on the barrier island within the Village limits.

Village Recreation and Open Space Facilities

Information on the Village's recreation and open space facilities has been tabulated using Village and Palm Beach County Property Appraiser's information. The Village's property schedule for insurance purposes was also an important source of information.

The North Palm Beach Country Club is a major location for significant recreation activities with the 150-acre golf course, the large driving range, large clubhouse. tennis facilities and Olympic sized swimming facilities. A Village Enterprise Fund is established for the Country Club facilities and based on that the Country Club and facilities were excluded in the final Parks and Recreation Impact Fee effort. Likewise, John D MacArthur Beach State Park is also not included.

Table 10 provides the tabulation of all Village owned active Recreational and Open Space facilities. The improvement value and contents are based on the Village Insurance Property Schedule.

Table 10 – Village of North Palm Beach Park Inventory

Park	Size (Ac)	Building Value	Contents
Neigborhood Parks			
Anchorage	9.93	$1,025,509	$687,426
Anchorage Marina	9.37		$936,699
Lakeside	7.00	$54,694	$155,514
Osborne	12.65	$1,160,040	$425,072
Veteran's Memorial			$211,743
Community Parks			
Community Center	12.65	$0	$0
Community Center		$3,093,405	$111,100
Concession/Restroom Bldg		$152,364	$20,695
Other		$226,312	$21,610
Country Club	150.42		
Clubhouse		$20,261,955	$1,759,521
Golf		$576,209	$107,127
Tennis		$562,810	$16,766
Swimming Pool		$1,511,055	
Other		$53,474	$252,359
Total	**202.02**	**$28,677,827**	**$4,705,632**

Source: Village of North Palm Beach
PBC Property Appraiser's North Palm Beach Tax Roll 1/1/2023
Village Insurance Summary Report - RCV
Marlin Engineering, Inc.

The Village's recent capital improvements for parks and recreation totaling $1,669,768 were previously provided on **Table 8** (page 10). Proposed capital improvements for parks and recreation through FY 2028 totaling $6,006,084 were provided in **Table 9** (page 11).

Table 11, on the following page, highlights the funding basis for parks and recreation from FY 2019 through FY2028. General Revenues have provided 30.4% of the funds, Grants provided 40.2% and the Infrastructure Tax provided 4.6% of the funding.

Table 11 – Funding Basis for Parks FY2019 – FY 2028

Park and Recreation Capital Improvements			
Funding Source	**Value**	**Funding Amount**	**%**
Capital Improvements 2019-2023			
Total Improvement Costs	$1,919,768		
General Revenues		$492,000	25.6%
Grant Funding		$784,000	40.8%
Infrastructure Tax		$200,000	10.4%
Fund Balance		$443,768	23.1%
Capital Improvements 2024-2028			
Total Improvement Costs	$6,129,384		
General Revenues		$1,958,884	32.0%
Grant Funding		$2,453,500	40.0%
Infrastructure Tax		$367,000	6.0%
Special Project Funding		$500,000	8.2%
Fund Balance		$850,000	13.9%

Source: Village Finance Department
Marlin Engineering, Inc.

Per Capita Recreation and Open Space Cost

Per capita cost for Recreation and Open Space is provided in **Table 12**. **Table 12** is based on the 2030 resident and weighted population forecast. Because the Village has 202.52 acres of parks and recreation facilities when the North Palm Beach Country Club is included, the Park Level of Service is acceptable when **Table 12** is less than 4 acres of parks per 1,000 population. Note, the land values are not included in **Table 12** for conservative purposes.

Table 12– Village of North Palm Beach Per Capita Park Cost

Description	Level of Service	Existing Value	5 Yr Capital Improvements
Park Type & Value			
Neighborhood Parks	2 Acres per 1,000	$4,656,697	
Community Parks	2 Acres per 1,000	$3,625,486	
	4 Acres per 1,000	$8,282,183	$6,129,384
Total Value			$14,411,567
Level of Service	Village Parks (Acres)	Resident	Weighted
2022 Population		13,092	14,334
2022 LOS w/Village Owned Parks	52.02	52.37	57.34
2030 Population		13,487	14,768
2030 LOS w/City Owned Parks	52.02	3.86	3.52
Village Owned Active Parks Total Value			$14,411,567
Less Outstanding Debt			$0
Less Grants, Infrastructure Tax, etc.			$4,170,500
Citizen's Equity			$10,241,067
Past Payment Credit			0.71%
2030 Resident Cost Per Capita			$753.94
2030 Weighted Cost per Capita			$688.54

Source: Village of North Palm Beach
Marlin Engineering, Inc.

Maximum Possible Recreation and Open Space Impact Fee

Table 1 previously presented different housing unit types and population characteristics. The Resident Population Based numbers do not incorporate the seasonal population and therefore, only apply to residential dwelling units. Resident Population Based numbers include single family (and townhouse) units, multi-family dwellings and mobile homes.

The Weighted Population Based numbers incorporate seasonal population and hotel/motel rooms. This information is based on averaging seven months of resident population with five months of peak season population.

The per capita cost from **Table 12** is used with the housing unit population characteristics from **Table 1** to calculate the "Maximum Possible" Recreation and Open Space Impact Fee. **Table 13**, identifies the Impact Fee for different population-based conditions.

Table 13 – Maximum Possible Recreation & Open Space Impact Fee

Unit Type	Persons per Unit	Maximum Possible ROS Impact Fee
Resident Population Based:		
Single Family Dwelling	2.635	$1,986.39
Multi-Family Dwelling	1.590	$1,198.73
Mobile Home	2.857	$2,154.11
All Residential Units	2.053	$1,547.81
Weighted Population Based:		
Single Family Dwelling	2.593	$1,785.38
Multi-Family Dwelling	1.590	$1,094.78
Mobile Home	2.857	$1,967.16
All Residential Units	1.963	$1,351.60
Hotel/Motel Rooms	1.505	$1,036.25

Source: Marlin Engineering, Inc.

V. Public Safety Impact Fee

Overview

The Village Public Safety Department includes the Police and Fire Rescue Departments which are housed in the Public Safety Facility. The Police Department includes 39 sworn Police Officers, a records clerk, administrative assistant, a police service aide, a Crime Intelligence Analyst and a Functional Manager. There are 15 part-time personnel, 14 school crossing guards, 12 reserve officers and 4 non-sworn volunteers. The Department has 3 functional areas: operations/patrol; operations support/detective squad and internal affairs; and professional standards/accreditation/training.

There are 4 Patrol Squads assigned to work two shifts with a minimum of four Police Officers on each squad. The Detective Squad includes a Police Detective Sergeant, a Criminal Intelligence Analyst, 2 Police Detectives and 2 Police Detective/Crime Scene Investigators. A marine unit is available for the village waterways. The Police Department also performs code enforcement for the Village. It is estimated between FY2022 and FY2023, the Police Department addressed 439 code compliance items, issued 2,486 traffic warnings and prepared 334 traffic crash reports.

The Fire Department includes a Fire Chief, District Chief, a Senior Fire Inspector, a Fire Inspector an Administrative Coordinator, 3 Fire Rescue Captains, three Driver/Engineers, 15 Firefighter/Paramedics and 18 volunteers. The Fire Chief responds to emergency incidents and may serve in any capacity up to incident commander during man-made or natural disasters. The District Chief serves as a command officer at emergency operations. The Sr. Fire Inspector is responsible for existing business inspections and for code compliance and may provide initial cause investigation at fire scenes. The Fire Rescue Captains are each assigned a six-personnel shift with one being a Driver/Engineer. Each shift works a 24 hour on-duty/48 hour off-duty schedule. The mandatory minimum daily staffing is 5 people with 2 on Rescue/Ambulance and 3 on a Fire Engine. For the 3-year period between 2020 through 2022, an average of 1,952 yearly calls were received within the Village.

Police Crime Incident Experience

The Florida Incident Based Reporting System (FIBRS) was analyzed to identify land use crime rates for North Palm Beach. A total of 537 crime incidents were reported by the Village to the State and Federal Bureau of Investigation. **Table 14** stratifies the incident data to the Village land use categories.

Table 14 – Village Crime incident Experience by Land Use

Land Use	Amount	Unit	<------ Police ------> Calls	%	Call Rate
Single Family Residential	3,012	du	63	11.7%	0.0209
Multifamily Residential	5,408	du	133	24.8%	0.0246
Hotel/Motel	109	rms	7	1.3%	0.0642
Non-Res (Commercial, Office & Industrial)	1,807.920	sf	281	52.3%	0.1554
Institutional	651.540	sf	7	1.3%	0.0107
Recreation - Open Space	519.950	ac	46	8.6%	0.0885
			537	100%	

Source: Florida Incident Based Reporting System 2021 through 2Q 2023
Marlin Engineering, Inc.

Police Budget Review

The Village's recent capital improvements for Police totaling $155,000 were previously provided on **Table 8**, page 10. Proposed capital improvements for Police through FY 2028 totaling $2,261,440 were provided in **Table 9** on page 11.

Village Capital Improvement budget documents for Police Services were utilized to establish the recent budget trends of the Police Department. Five (5) years of proposed fiscal year budget documents provided ten (10) years of budget information. **Table 15** on the following page, summarizes the budget information. The majority of the funds (96%) are from the Village's General Revenues.

Table 15 – Village Police Department CIP Funding Basis

Police Capital Improvements				
	Funding Source	Value	Funding Amount	%
Capital Improvements 2019-2023				
	Total Improvement Costs	$155,000		
	General Revenues		$50,000	32.3%
	Other		$105,000	67.7%
Capital Improvements 2024-2028				
	Total Improvement Costs	$2,261,440		
	General Revenues		$2,261,440	100.0%

Source: Village Finance Department
Marlin Engineering, Inc.

Police Per Capita & Floor Area Cost

The Village Wide Asset List provided a listing of equipment and vehicles utilized by the Police Department (see **Table 16**). The Police Services value is also shown in **Table 16**. The Police Services value includes 50% of the Public Safety Building, equipment and vehicles and proposed capital improvements funded.

Table 16 – Village Police Department Equipment and Vehicles

Equipment & Vehicles	Value
Boats, Motors & Equip	$424,112
25 Passenger Van	$69,758
Trucks	$320,256
Cars	$623,367
MPH Trailer	$62,875
Boat Trailer	$27,981
Utility Vehicles	$576,331
Motorcycles & Trailers	$59,536
Computers	$20,209
Communication & Radios	$218,217
Cameras	$69,051
Public Safety Evidence Rm	$78,532
Equipment and Tools	$96,605
	$2,646,830

Source: Village Wide Asset List
Marlin Engineering, Inc.

Table 17 – Police Per Capita & Floor Area Cost

Station/Facility	Size (GSF)	Building	Value
Public Safety Building (50%)	27,664	$2,221,714	
Police Equipment & Vehicles			$2,646,830
Police Capital Outlay FY24-28			$2,766,337
Less Vehicle & Equipment Changes			$891,584
Total			$4,521,583
Population Served	13,063		
	14,334		
Non-Residential Fl Area Served	2,520		
Total Value			$4,521,583
Less Outstanding Debt			$0
Less Grant Funding			$0
Past Payment Credit			0.71%
Citizen's Equity			$4,489,480
Cost Per 2022 Resident Population			$125.44
Cost Per 2022 Weighted Population			$114.32
Cost Per 1,000 SF Non-Residential Floor Area			$1,131.39

Source: Village Finance Department
North Palm Beach Insurance Report
Marlin Engineering, Inc.

Fire Incident Review

The Village Fire Chief printed a tabulation of Village Fire Rescue incidents which occurred in the first 148 days of 2024. A total of 1,070 incident were noted in 47 incident types (see **Table 18** on the following page). Note, the table was adjusted to reflect one year of activities.

Table 18 – Fire 2024 Estimated Incidents

Land Use	Amount	Unit	<------ Fire ------> Calls	%	Call Rate	<------ EMS ------> Calls	%	Call Rate
Single Family Residential	3,110	du	96	22.0%	0.0309	570	27.1%	0.1833
Multifamily Residential	5,310	du	237	54.2%	0.0446	861	40.9%	0.1621
Non-Res (Commercial, Office & Industrial)	1,791.494	sf	69	15.8%	0.0385	372	17.7%	0.2076
Medical Office, Clinics, Nursing Homes	97.372	sf	15	3.4%	0.1540	215	10.2%	2.2080
Institutional	630.107	sf	15	3.4%	0.0238	72	3.4%	0.1143
Recreation - Open Space	519.950	ac	5	1.1%	0.0096	15	0.7%	0.0288
			437	100%		2,105	100%	

Source: Village of North Palm Beach Fire Rescue Department
Marlin Engineering, Inc.

Fire Capital Budget Review

The Village's recent capital improvements for Fire totaling $348,000 were previously provided on **Table 8**, page 10. Proposed capital improvements for Fire through FY 2028 totaling $2,885,000 were provided in **Table 9** on page 11.

Village Capital Improvement budget documents for Fire Services were utilized to establish the recent budget trends of the Fire Department. Five (5) years of proposed fiscal year budget documents provided ten (10) years of budget information. **Table 19** below, summarizes the budget information. The majority of the FY2024 – FY2028 funds (73%) will incur debt or special projects sources (24%).

Table 19 – Village Fire Department CIP Funding Basis

Fire Capital Improvements			
Funding Source	Value	Funding Amount	%
Capital Improvements 2019-2023			
Total Improvement Costs	$348,000		
Grant Funding		$348,000	100.0%
Capital Improvements 2024-2028			
Total Improvement Costs	$2,885,000		
General Revenues		$85,000	2.9%
Special Projects		$700,000	24.3%
Debt		$2,100,000	72.8%

Source: Village Finance Department
Marlin Engineering, Inc.

Fire Department Per Capita & Floor Area Cost

The Village Wide Asset List provided a listing of equipment and vehicles utilized by the Fire Department (see **Table 20**). The Fire Department Services value is shown in **Table 21** on the following page. The Fire Services value includes 50% of the Public Safety Building, Fire engines, equipment and proposed capital improvements funded.

Table 20 – Village Fire Department Fire Engines and Equipment

Fire Engines and Equipment	Value
Fire Engine E1	$282,806
Fire Engine Pumper	$242,809
Fire Engine Aerial Ladder	$1,008,600
2021 Ambulance	$312,203
Trucks	$121,828
Equipment & Tools	$756,145
Communication & Radios	$1,885
Cameras	$31,125
	$2,757,401

Source: Village Wide Asset List
Marlin Engineering, Inc.

Table 21 – Fire Rescue Per Capita and Floor Area Cost

Station/Facility	Size (GSF)		Building	Value
Public Safety Building (50%)	27,664		$2,221,714	$2,221,714
Fire Rescue Equip & Vehicles				$2,757,401
Fire Capital Outlay FY24-28				$2,885,000
Less Fire Vehicles & Equip Changed				$505,860
Total				$7,358,255
Population Served	13,063	(2022 Resident Pop Est)		
	14,334	(2022 Weighted Pop Est)		
Non-Residential Fl Area Served	2,757	(SF in 000's)		
Total Value				$7,358,255
Less Outstanding Debt				$2,100,000
Less Grant Funding				$0
Citizen's Equity				$5,258,255
Past Payment Credit				0.71%
Per Call Capital Cost	Fire	$7,831.69	EMS	$1,824.44
Residential Unit Captial Cost	Fire	$236.25	EMS	$210.83
Non-Residential Fl Area (000's)	Fire	$246.65	EMS	$331.64

Source: Village Finance Department
North Palm Beach Insurance Inventory & Schedule of Values
Marlin Engineering, Inc.

Maximum Possible Public Safety Impact Fee

The "Maximum Possible" Public Safety Impact Fee is reported in **Table 22** on the following page. The Table is calculated from the Police, Fire and Rescue categories. The resulting Impact Fee is based on the Dwelling Unit Type for Residential Fees and by the Floor Area in Thousands of Square Feet by Land Use Type. The Fee is rounded to the nearest dollar.

Table 22 – Maximum Possible Public Safety Impact Fee by Land Use Type

Land Use	Police	Fire	Rescue	Max Possible Public Safety Impact Fee*
Residential (Per Dwelling Unit)				
Single Family Dwelling	$ 296.42	$ 359.85	$ 321.13	$ 977.40
Multi-Family Dwelling	$ 181.76	$ 220.66	$ 196.91	$ 599.33
Mobile Home	$ 326.60	$ 396.49	$ 353.82	$ 1,076.92
Non-Residential (Per 1,000 SF of Floor Area)				
Commerical				
General Commercial	$1,131.28	$ 54.86	$ 82.55	$ 1,268.69
Restaurant	$1,131.28	$ 54.86	$ 82.55	$ 1,268.69
Hotel-Motel	$1,131.28	$ 54.86	$ 82.55	$ 1,268.69
Offices	$1,131.28	$ 54.86	$ 82.55	$ 1,268.69
Medical Offices	$1,131.28	$ 216.30	$ 875.02	$ 2,222.60
Industrial				
Warehouse - Distribution	$1,131.28	$ 54.86	$ 82.55	$ 1,268.69
General Industrial	$1,131.28	$ 54.86	$ 82.55	$ 1,268.69
Community Facilities & Institutional				
Churches	$1,131.28	$ 33.43	$ 45.07	$ 1,209.78
Hospital	$1,131.28	$ 216.30	$ 875.02	$ 2,222.60
Nursing Home-Asst Lvg	$1,131.28	$ 216.30	$ 875.02	$ 2,222.60
Schools	$1,131.28	$ 33.43	$ 45.07	$ 1,209.78
Government Bldgs	$1,131.28	$ 33.43	$ 45.07	$ 1,209.78
Clubs, Lodges & Union Halls	$1,131.28	$ 33.43	$ 45.07	$ 1,209.78
Utilities	$1,131.28	$ 33.43	$ 45.07	$ 1,209.78
Non-Residential (Per 1,000 SF of Floor Area)				
Recreation				
Public Park & Open Space	$1,131.28	$ 158.28	$ 132.48	$ 1,422.04

Source: Marlin Engineering, Inc. * Max Possible Fee Rounded to Nearest Cent

VI. Library Impact Fee

Overview

The Village Library was dedicated in October 1969. The free standing, two-story Library is in the western portion of the Village Hall Complex. The building totals 24,045 square feet and includes a multi-purpose room, a Florida book collection, a genealogy section, the local history and archives section, a main reading area, a children's library and a computer lab. The library is open six days a week with print and media items. Additional electronic resources are available through the library's website.

Data and Analysis

Table 23 below, presents an inventory of the library collection.

Table 23 – Village Library Collection and Value

Description	Volumes	Value
Adult Section		
Books	17,048	
Magazines	397	
DVDs	3,070	
Audiobooks on CD	363	
Weekly Newspapers	6	
Youth Section		
Books	9,956	
DVDs	512	
Audiobooks on CD	21	
Village Owned Digital Collection		
eBooks	10,712	
eAudiobooks	4,249	
Consortium Access (via Cloudlibrary/Libby Apps)		
eBooks	202,497	
eAudiobooks	140,630	
	389,461	$942,177
Total Volumes (owned physical & digital items	51,139	6/19/24
Circulation of Items in FY2023	81,666	

Source: Village Library Collections Inventory - January 2024
Marlin Engineering, Inc.

Library Capital Budget Review

The Village's recent capital improvements for the Library totaled $80,000 were previously provided on **Table 8** (page 10). Proposed capital improvements for the Library through FY 2028 totaling $650,000 were provided in **Table 9** (page 11).

Village Capital Improvement budget documents for Library Services were utilized to establish the recent budget trends of the Fire Department. Five (5) years of proposed fiscal year budget documents provided ten (10) years of budget information. **Table 24** below, summarizes the budget information. The majority of the FY2024 - FY2028 funds will require special projects sources (92%).

Table 24 – Village Library CIP Funding Basis

Library Capital Improvements			
Funding Source	Value	Funding Amount	%
Capital Improvements 2019-2023			
Total Improvement Costs	$80,000		
Grant Funding		$40,000	50.0%
Friends of the Library		$40,000	50.0%
Capital Improvements 2024-2028			
Total Improvement Costs	$650,000		
Special Projects		$600,000	92.3%
General Revenues		$25,000	3.8%
Friends of the Library		$25,000	3.8%

Source: Village Finance Department
Marlin Engineering, Inc.

Library Per Capita & Floor Area Cost

Per capita costs for the Library are provided in **Table 25** on the following page. **Table 25** is based on the 2030 weighted population forecast. **Table 26** presents the maximum Library Impact Fee by land use type.

Table 25 – Village Library Per Capita & Floor Area Cost

Description	Size (SF)	Building	Contents
Village Library	24,045	$2,884,156	$2,107,567
EDP		$123,422	
Village Library Collection Value		$942,177	
Subtotal Existing Library Value		$3,949,755	$2,107,567
2024 Library Total Value			$6,057,322
5 YR Library CIP Improvements		$650,000	$6,707,322
Total Volumes (owned physical & digital items)	51,139		
	Resident	Weighted	
2022 Population Served	13,092	14,334	
Volumes per Capita	3.91	3.57	
Area per Capita	1.84	1.68	
2030 Population Served	13,487	14,768	
Total Value			$6,707,322
Outstanding Debt			$0
Less Grant and Special Project Funding			$625,000
Citizen Equity			$6,082,322
Past Payment Credit			0.71%
2030 Weighted Population Served			14,768
Cost Per Capita			$408.94
Building			$345.33
Collections			$63.61

Source: Village Library Collections Inventory - January 2024
Village Insurance Report 2024
Marlin Engineering, Inc.

Table 26 – Village Library Maximum Impact Fee

Residential	Unit	Weighted Population Per Unit	Library Building Costs	Library Collections Costs	Maximum Library Impact Fee
Single Family	Dwelling	2.593	$895.45	$164.94	$1,060.39
Multi-Family	Dwelling	1.590	$549.08	$101.14	$650.22
Mobile Home	Dwelling	2.857	$986.61	$181.73	$1,168.34
Nursing Home/ACLF	Bed	1.000	$345.33	$63.61	$408.94

Source: Marlin Engineering, Inc.

VII. Solid Waste Impact Fee

Overview

The Village Solid Waste Division is one of five (5) divisions of the Public Works Department. The Field Operations Manager is responsible for Solid Waste and Streets and Stormwater Maintenance for the Department. Other staff in the division include a Foreman, 14 Solid Waste Drivers/Operators and 5 Solid Waste Collectors.

The Division provides residential side door refuse collection with garbage and vegetation (Monday, Wednesday and Friday). Plastic and glass recycling (Blue Bin) and Bulk items for single family on Tuesday. Multi-Family paper (Yellow Bin) and bulk items are collected on Thursday. Dumpster service for multi-family building occurs 3 days per week and once per week for recycling. Commercial dumpsters are collected at various times during the week with cardboard collection twice per week and recycling once per week.

Data and Analysis

The Solid Waste Division collected 10,725 tons of solid waste in FY 2022. Recycling efforts in FY 2022 yielded 522 tons of glass and plastic. Additionally, 741 tons of paper and cardboard were also recycled. The Division is comprised of 22 vehicles which collect throughout the Village. Other equipment at the Public Works complex includes a wash rack and Dump Bed with Tipper. **Table 27** on the following page, presents an inventory of the Division's existing vehicles and collection equipment.

Table 27 – Village Solid Waste Vehicles and Value

Unit #	Year	Vehicle Type	Current Value
366	2014	Ford F150	$ -
379	2015	Mack Front Loader	$ 61,269
380	2015	Mack Front Loader	$ 61,269
386	2016	Mack Grapple Truck	$ 40,500
411	2019	Ford F150	$ 17,669
420	2019	Mack Rear Loader	$ 153,682
424	2020	Mack Rear Loader	$ 169,934
436	2021	Mack Rear Loader	$ 200,876
439	2022	Mack Grapple Truck	$ 167,111
445	2022	Mack Front Loader	$ 297,939
7001	2023	Mack Rear Loader	$ 155,877
7002	2023	Peterbilt Front Loader	$ 305,406
G 1	2019	Go 4 Interceptor	$ 25,716
G 2	2019	Go 4 Interceptor	$ 23,659
G 3	2022	Go 4 Interceptor	$ 32,156
G 4	2022	Go 4 Interceptor	$ 32,156
G 5	2022	Go 4 Interceptor	$ 32,156
G 6	2022	Go 4 Interceptor	$ 32,156
G 7	2022	Go 4 Interceptor	$ 32,156
G 8	2022	Go 4 Interceptor	$ 34,850
G 9	2022	Go 4 Interceptor	$ 34,850
G 10	2022	Go 4 Interceptor	$ 34,850
			$ 1,946,237

Source: Village Public Works Department
Marlin Engineering, Inc.

Solid Waste Capital Budget Review

The Village's recent capital improvements for Solid Waste totaled $1,691,592 were previously provided on **Table 8** (page 10). Proposed capital improvements for the Solid Waste through FY 2028 totaling $1,005,000 were provided in **Table 9** (page 11).

Table 28, summarizes the budget information. The majority of the FY2024 - FY2028 funds are providing replacement vehicles for the Division and will incur debt (92%).

Table 28 – Village Solid Waste CIP Funding Basis

Solid Waste Capital Improvements			
Funding Source	Value	Funding Amount	%
Capital Improvements 2019-2023			
Total Improvement Costs	$1,691,592		
General Revenues		$1,271,592	75.2%
Grant Funding		$220,000	13.0%
Other		$200,000	11.8%
Capital Improvements 2024-2028			
Total Improvement Costs	$1,005,000		
Debt		$925,000	92.0%
General Revenues		$80,000	8.0%

Source: Village Finance Department
Marlin Engineering, Inc.

Solid Waste Per Capita and Floor Area Cost

The Capital Improvement Program for the Solid Waste Division projects significant replacement of older vehicles in the FY2024 through FY 2028 time frame. The newer vehicles will increase the value of the Solid Waste Division however the majority of the improvements will incur debt which will subtract from the Citizen's Equity.

Weighted per capita and non-residential acreage costs for the Solid Waste Division are provided in **Table 29** on the following page. **Table 29** is based on the 2022 weighted population and the acreage cost per non-residential acres. The Property Appraiser's land use and floor area information from **Table 5** on page 7 was used to develop solid waste cost factors for different non-residential land uses by floor area. **Table 30** provides the maximum Solid Waste Impact Fee by Land Use type.

Table 29 – Village Solid Waste Per Capita and Non-Residential Acreage Cost

Description	Size (SF)	Building	Contents
Solid Waste Division	TBD	$300,000	$65,000
EDP +PITO		$37,500	
Vehicles		$ 1,946,237	
Subtotal Existing Solid Waste Value		$2,283,737	$65,000
2024 Solid Waste Total Value			$2,348,737
Less Vehicles Replaced			$276,726
FY 2024-2028 Vehicles & CIP Improvements			$1,473,000
2028 Solid Waste Value			$3,545,011
	Resident	Weighted	
2022 Population Served	13,092	14,334	
2030 Population Served	13,487	14,107	
2023 Non-Residential Acres	803.81		
Total			$3,545,011
Outstanding Debt			$925,000
Less Grant and Special Project Funding			$0
Citizen Equity			$2,620,011
Past Payment Credit			0.71%
			$2,601,409
Cost Per 2022 Weighted Capita			$126.62
Cost Non Residential (AC)			$978.46

Source: Village Solid Waste Division Inventory - January 2024
Village Insurance Report 2024
Marlin Engineering, Inc.

Table 30 – Village Solid Waste Impact Fee by Land Use Type

Description	Unit	Weighted Population Per Unit	Solid Waste Costs	Max Solid Waste Impact Fee
Single Family	Dwelling	2.593	$328.32	$328.32
Multi-Family	Dwelling	1.590	$201.32	$201.32
Mobile Home	Dwelling	2.857	$361.74	$361.74
Hotel/Motel	Room	1.505	$190.56	$190.56
Commercial Retail	KSF	-	$322.15	$322.15
Commercial Office	KSF	-	$322.15	$322.15
Medical Offices	KSF	-	$322.15	$322.15
Warehouse - Gen Industrial	KSF	-	$322.15	$322.15
Churches	KSF	-	$322.15	$322.15
Nursing Homes	KSF	-	$322.15	$322.15
Schools (Public and Private)	KSF		$322.15	$322.15
Parks and Open Space	Ac	-	$978.46	$978.46

Source: Marlin Engineering, Inc.

VIII. Governmental Services Impact Fee

Overview

The Governmental Services portion of the Village of North Palm Beach includes General Government. The majority of these activities take place within the Village Hall located at 501 US Highway 1, although some take place off-site of Village Hall. General Government includes the following: the Village Council, Village Manager, Village Attorney, Village Clerk, Human Resources and Risk Management, Information Technology, Finance and Village Hall.

The Community Development Department is located off-site of Village Hall at 701 US Highway 1 and includes the Building Division, the Code Compliance Division and the Planning and Zoning Division.

Data and Analysis

Information from the Palm Beach County Property Appraiser, the Village Insurance Report and the Village Wide Active Asset list were the basis for identifying the value of the Government Services associated with Village Hall and the Community Development Department. **Table 31** provides a listing of the various departments and equipment values.

Table 31 – Village Governmental Services Contents & Values

Department	Location	Value
Village Clerk	Village Hall	$23,901
Finance	Village Hall	$22,038
Information Technology	Village Hall	$150,160
Village Hall Other	Village Hall	$123,931
General Services	Village Hall	$2,426,453
		$2,746,483
Planning & Community Dev.	Off-Site	$83,682
Building Division	Off-Site	$105,008
Vehicles for General Services		$165,859
		$3,101,032

Source: Village Insurance Report 2024
Village Wide Asset Report
Marlin Engineering, Inc.

Governmental Services Capital Budget Review

The Village's recent capital improvements for Government Services totaled $124,900 were previously provided on **Table 8**. Proposed capital improvements for the Government Services through FY 2028 totaling $250,000 were provided in **Table 9**.

Table 32 summarizes the budget information. The majority of the FY2024 - FY2028 funds are replacing the roof of Village Hall and will be funded from the Village's General Revenues.

Table 32 – Village General Governmental Services CIP Funding Basis

Governmental Services Capital Improvements			
Funding Source	Value	Funding Amount	
Capital Improvements 2019-2023			
Total Improvement Costs	$124,900		
General Revenues		$124,900	100.0%
Capital Improvements 2024-2028			
Total Improvement Costs	$250,000		
General Revenues		$250,000	100.0%

Source: Village Finance Department
Marlin Engineering, Inc.

The Governmental Services Impact Fee is based on Public Building Units. There is an equal weighting of population and employment. The Residential Fee is based on the unit type: Single Family, and Multi-family. Mobile Homes are considered single family for this fee. Employment is used for the non-residential land uses. Employment within the Village was based on the Census OTM estimate with reductions associated with the existing hotel/motel and the NPB Country Club. **Table 33** illustrates the calculation of Public Building Units.

Table 33 – Public Building Units

Year	Resident Population	Weighted Population	Total Employment	Employment-Weighted Pop Ratio	%
2015	12,425	13,455	4,975	36.98%	
2020	13,162	14,334	4,594	32.05%	
			Avg Ratio =	34.52%	
2022	13,063	14,334	4,709	32.85%	
Public Building Units :					
	Resident Population		13,092		
	Households			13,063	62.90%
	Group Quarters			29	0.14%
	Non-Resident Population		3,051		
	Seasonal Units			2,855	13.75%
	Hotel-Motel Rooms			196	0.94%
	Employment		4,625		22.27%
	Total Public Bldg Units =		20,768		

Source: U.S. 2020 Census and 2015, 2020 and 2022 ACS
U.S. Census OTM 2021, 2020 and 2015
Marlin Engineering, Inc.

The total cost of a Public Building Unit is provided in **Table 34**. The Governmental Services cost by Land Use is provided in **Table 35**.

Table 34 – Governmental Services Cost per Public Building Unit

Description	Size (SF)	Building	Contents
Village Hall	10,381	$2,493,590	$2,746,483
Site Improvements			$54,643
Off-Site Offices - Computers & Equipment			$188,690
Vehicles for Town Hall Departments			$165,859
			$5,649,265
Total Value			$5,649,265
Total Public Bldg Units			20,768
Outstanding Debt			$0
Grant Funding			$0
Citizen's Equity			$5,649,265
Past Payment Credit			0.71%
Cost Per Bldg Unit			$270.09

Source: Village Insurance Report 2024
Village Asset Report
Marlin Engineering, Inc.

Table 35 – Governmental Services Impact Fee by Land Use

Land Use	Unit	Factor	Governmental Services Impact Fee	Max Gov. Services Impact Fee
Residential				
Single Family	Dwelling	2.593	$700.34	$700.34
Multi-Family	Dwelling	1.590	$429.44	$429.44
Mobile Home	Dwelling	2.857	$771.65	$771.65
Hotel/Motel	Room	1.798	$485.62	$485.62
Non-Residential				
Commercial	Per KSF	1.891	$510.74	$510.74
Office	Per KSF	2.245	$606.35	$606.35
Industrial	Per KSF	1.032	$278.73	$278.73
Institutional	Per KSF	2.278	$615.27	$615.27
Schools (Public & Private)	Per KSF	1.281	$345.99	$345.99
Park and Recreation	Per KSF	1.466	$395.95	$395.95

Source: Marlin Engineering, Inc.

IX. Summary and Conclusions

This Technical Report utilizes a methodology to determine an initial Village of North Palm Beach Impact Fee for the following public services: Park and Recreation, Public Safety, Library, Solid Waste and Governmental Services. The study has analyzed population and housing characteristics, evaluated the 2023 Village Property Appraiser's Tax Roll and inventoried the facilities of the of the various departments for which the impact fees are proposed. The Village's Capital Improvement revenues and expenses were studied for a 10-year period to ascertain on-going improvement needs and funding.

Table 36 below, illustrates the maximum draft Impact Fee for different land uses.

Table 36 – Village's Draft Maximum Impact Fee for Different Land Uses

Description	Unit	Park and Recreation	Public Safety	Library	Solid Waste	Governmental Services	Max. Total Impact Fee
Single Family Dwelling	DU	$1,785.38	$977.40	$1,060.39	$328.32	$700.34	$4,851.83
Multi-Family Dwelling	DU	$1,094.78	$599.33	$650.22	$201.32	$429.44	$2,975.09
Hotel/Motel	KSF/Rm	$1,036.25	$1,268.69	-	$190.56	$485.62	$2,981.12
Commercial Retail	KSF	-	$1,268.69	-	$322.15	$510.74	$2,101.58
Commercial Office	KSF	-	$1,268.69	-	$322.15	$606.35	$2,197.19
Medical Offices	KSF	-	$2,222.60	-	$322.15	$606.35	$3,151.10
Warehouse - Gen Industrial	KSF	-	$1,268.69	-	$322.15	$278.73	$1,869.57
Churches	KSF	-	$1,209.78	-	$322.15	$615.27	$2,147.20
Nursing Homes	KSF/Bed	-	$2,222.60	$408.94	$322.15	$615.27	$3,568.96
Hospital, Clinics	KSF	-	$2,222.60	-	$322.15	$615.27	$3,160.02
Schools	KSF	-	$1,209.78	-	$322.15	$345.99	$1,877.92
Government Buildings	KSF	-	$1,209.78	-	$322.15	$615.27	$2,147.20
Parks and Open Space	KSF/Ac	-	$1,422.04	-	$987.10	$395.95	$2,805.09

Source: Marlin Engineering, Inc.

Notes: KSF is per 1,000 SF of Floor Area
Hotel/Motel is per Room except it is by KSF for Public Safety
Nursing Homes is per KSF except it is by Bed for Library
Parks and Open Space is by KSF except it is by Ac for Solid Waste

VILLAGE OF NORTH PALM BEACH
NPB COUNTRY CLUB

TO: Honorable Mayor and Council

THRU: Chuck Huff, Village Manager

FROM: Beth Davis, CCM General Manager

DATE: August 8, 2024

SUBJECT: **MOTION – Accepting the ranking by the Selection Committee for the Food and Beverage Operator at the North Palm Beach Country Club and authorizing Village Manager and Village Attorney to commence negotiations of an Agreement**

Village Staff is recommending Village Council approval of the Selection Committee's ranking of the firms submitting proposals in response to the Village's RFP for Food and Beverage Operator at the North Palm Beach Country Club.

Background: On June 6, 2024, the Village issued a Request for Proposals (RFP), soliciting proposals from qualified food and beverage restaurant and banquet operators to provide proposals for the food and beverage operation service at North Palm Beach Country Club. The proposals were submitted on July 8, 2024, with four (4) different food and beverage operators submitting responses. All responses were reviewed by the Village's Food and Beverage Operator Selection Committee, with the intent to shortlist two (2) vendors for future presentations. The Selection Committee members included the following individuals:

- Dr. Darryl Aubrey, Former VNPB Mayor and Council Member
- Bob Gebbia/David Norris, Former VNPB Mayors and Council Members
- Karen Marcus, Former VNPB Council Member
- Allan Bowman, Head Golf Professional NPBCC
- Stephen Poh, Superintendent of Parks VNPB

On July 15, 2024, the Food and Beverage Selection Committee met to create a shortlist of two (2) food and beverage operators following a review of proposal statements submitted in response to the RFP. The following two food and beverage operators were shortlisted: Lessing's Hospitality Group, and MLM Food Group.

On July 22, 2024, the Food and Beverage Selection Committee hosted presentations by the shortlisted food and beverage operators. The vendors presented their qualifications for food and beverage operations and menu item tasting. Following the presentations, the Selection Committee ranked the firms as follows (ranking sheet included in backup materials):

1. Lessing's, Inc. d/b/a Lessing's Hospitality Group
2. MLM Food Group LLC

The committee's selection of Lessing's Hospitality Group as the top-ranked firm was based on several key considerations including:

- Proposed Revenue: Lessing's Hospitality Group demonstrated a successful track record in similar food and beverage operations and offered a clear plan for financial growth and capital investment in the NPB Country Club. First-year sales projections are $6.5M with a total capital

commitment of $1.2M. At contract signing, $200,000 will be allocated to be used at the Village's discretion for prior building investments at the country club. Lessing's Hospitality Group is proposing a minimum base rent of $200,000 per year, with annual 3% increases. Additionally, the Group will pay 5% on all non-banquet food and beverage sales exceeding two million dollars and 5% on the first one million dollars of banquet food and beverage sales, increasing to 10% on all food and beverage sales above one million dollars.

- Successful Restaurant and Banquet Experience: Lessing's Group has a vast amount of experience working with municipalities, private clubs, restaurants, and catering food and beverage venues. They currently operate the food and beverage services at 15 golf and country clubs, and 15 full-service restaurants, with a significant operational focus centered in Florida, particularly in the Palm Beach area.
- Qualifications of Staff and Firm: Lessing's Hospitality Group is family-owned with 130 years of history managing a diverse restaurant and catering portfolio across 14 municipalities, with offices located in Jupiter, Florida, and Great River, New York. Each team member possesses extraordinary qualifications, including a dynamic marketing team that partners with local Jupiter-based, Venue Marketing Group
- Project Vision and Fit: Lessing's Hospitality Group envisions the country club as a central hub for residents, members, guests, and the Palm Beach North community, offering a warm and inviting atmosphere where families and friends gather for special events like Family Fun Night, Wine and Dine Nights, Artist Nights, Community Pool Parties, Dive-In Movie Nights, Holiday Celebrations, and many others. Also important to Lessing, is supporting First Responder Nights, Member Mixers, NPB Swim Club events, Summer Golf Leagues, and Golf and Tennis events.
- Understanding Village Needs: Lessing's Group demonstrated a strong commitment to the Village community and will contribute 1% of annual food and beverage sales towards North Palm Beach community event sponsorships. They have been a sponsor of the Palm Beach Holiday Boat Parade since 2019, and look to partner with the Village to continue hosting the Fourth of July celebration at the NPBCC, as well as, become part of the Village's Annual Heritage Day Festival, and support sports and recreation events in the VNPB community.
- Ability to Hire/Retain Current Food and Beverage Staff: Lessing's Hospitality Group has agreed to interview/hire and retain the current food and beverage staff of the departing Farmer's Table restaurant group. Lessing's values its employees and focuses on retention and growth by offering extensive training programs, recognition programs, scholarships, and benefits.
- Community Integration and Member-Focused Initiatives: Lessing's Hospitality Group will host resident and member recognition events, and implement reward programs for all customers of the restaurant(s) on the property to foster a sense of community.

In accordance with the requirements of the RFP issued by the Village, Village Council approval of the Food and Beverage Operator Selection Committee's rankings is required. Both vendors will be available to make presentations and answer questions from the Council. If the Selection Committee's ranking is approved, the Village Manager and Village Attorney would commence negotiations with Lessing's Hospitality Group the top-ranked firm. This would involve the scheduling of a "contract negotiation" meeting to establish the comprehensive scope of work, preliminary schedule, and corresponding fees. The proposed Agreement would be placed on a future Village Council agenda for review, discussion, and approval.

Recommendation:

Village Staff recommends Council consideration and approval of a motion accepting the NPBCC Food and Beverage Operator Selection Committee's ranking of Lessing's Hospitality Group as the top-ranked firm (with MLM Food Group. as the second-ranked firm) and authorizing Village Manager and Village Attorney to commence negotiations for a Food and Beverage Operator Agreement with Lessing Hospitality Group in accordance with statutory requirements and Village policies and procedures.

RFP RESPONSE EVALUATION SCORE CARDS **FOOD & BEVERAGE OPERATOR NPBCC**

7/15/2024 - Shortlist Top 2 Vendors

EVALUATOR	LESSINGS HOSPITALITY GROUP	MLM FOOD GROUP	PRESECCO CAFÉ	RREMC
Maximum Individual Score 210				
EVALUATOR # 1	205	185	145	165
EVALUATOR # 2	183	170	133	160
EVALUATOR # 3	200	160	85	130
EVALUATOR # 4	210	216	175	190
EVALUATOR # 5	192	164	139	122
TOTAL	990	895	677	767
AVERAGE (Total divided by five evaluators)	198.00	179.00	135.40	153.40

7/22/2024 - Presentation Top 2 Vendors

EVALUATOR	LESSINGS HOSPITALITY GROUP	MLM FOOD GROUP
Maximum Individual Score 125		
EVALUATOR # 1	125	118
EVALUATOR # 2	123	98
EVALUATOR # 3	125	85
EVALUATOR # 4	118	82
EVALUATOR # 5	121	106
TOTAL	612	489
AVERAGE (Total divided by five evaluators)	122.40	97.80

Total Maxiumum Individual Score 335		
TOTAL EVALUATION SCORES (Shortlist & Presentation)	1602	1384
AVERAGE (Total divided by five evaluators)	320.4	276.8

OVERALL EVALUATION COMMITTEE RANKING **#1** **#2**

VILLAGE OF NORTH PALM BEACH

REQUEST FOR PROPOSALS
FOOD AND BEVERAGE OPERATOR
NORTH PALM BEACH COUNTRY CLUB

VILLAGE OF NORTH PALM BEACH
501 U.S. HIGHWAY ONE
NORTH PALM BEACH, FL 33408

ADVERTISEMENT, INSTRUCTION, SPECIFICATIONS,
GENERAL TERMS AND CONDITIONS

REQUEST FOR PROPOSALS

The Village of North Palm Beach will be receiving sealed proposals to provide **Food and Beverage Operator Services for the North Palm Beach Country Club.**

Sealed proposals (one original plus five copies and one digital copy) will be received by the Village Clerk's Office at 501 U.S. Highway One, North Palm Beach, Florida 33408 until **2:30 p.m. EST on July 8**, **2024**. Any proposals received after the time specified will not be accepted and shall be returned unopened to the Proposer. All proposals will be publicly opened and read aloud in the Village Council Chambers.

The Request for Proposals is open to inspection and may be obtained at Village Hall, 501 U.S. Highway One, North Palm Beach, Florida 33408, on DemandStar or on the Village's website: www.village-npb.org.

A **mandatory pre-proposal meeting** is scheduled for **2:00 p.m. EST on June 17, 2024,** at the North Palm Beach Country Club Ballroom, 915 US Highway One, North Palm Beach, Florida 33408. Failure to attend the mandatory pre-proposal meeting may result in the rejection of your Proposal.

No proposal may be withdrawn for a period of sixty (60) days after the scheduled closing date for the receipt of proposals except as otherwise provided in the Instructions to Proposers and Terms and Conditions.

The Village of North Palm Beach reserves the right to reject any or all proposals, to waive technicalities, and to re-advertise. The award, if made, will be made to the most responsive Proposer whose proposal is determined by the Village, in its sole discretion, to be most advantageous.

VILLAGE OF NORTH PALM BEACH, FLORIDA
Chuck Huff
Village Manager

Publish: **DemandStar**
June 3, 2024

Palm Beach Post
June 3, 2024

INSTRUCTIONS TO PROPOSERS AND TERMS AND CONDITIONS

GENERAL INFORMATION

The Proposal Documents consist of:

1. Request for Proposals;
2. Instructions to Proposers and Terms and Conditions;
3. General Information
4. Scope of Work/Specifications
5. Drug-Free Workplace Certification;
6. Sworn Statement on Public Entity Crimes;
7. Scrutinized Vendor Certification
8. Proposer's Acknowledgement and Proposal Form;
9. Any Addenda issued prior to the date designated for receipt of proposal.

Complete sets of the Proposal Documents shall be used in preparing the submitted Proposal. The Village of North Palm Beach ("Village") does not assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets. The Proposal Form is to be filled in, signed, and all required documents are to be placed in a sealed envelope bearing the words "**Food and Beverage Operator for North Palm Beach Country Club**" on the outside and mailed or hand-delivered to the Village Clerk on or before the specified time and date. **Each Proposer shall submit one (1) original, five (5) copies and (1) one digital copy of its Proposal.**

A **mandatory pre-Proposal meeting** is scheduled for **2:00 p.m. EST on June 17, 2024** at the North Palm Beach Country Club, 951 US Highway One, North Palm Beach, Florida 33408. Failure to attend the mandatory pre-proposal meeting may result in the rejection of your Proposal.

It is the Proposer's sole responsibility to ensure that its Proposal is received by the Village Clerk on or before the closing date and time. The Village shall in no way be responsible for delays caused by any other occurrence. Proposals submitted by telephone, telegram or facsimile will **not** be accepted.

The proposal opening time shall be scrupulously observed. Under no circumstances shall proposals delivered after the time specified be considered. Such proposals shall be returned unopened.

All proposals must be typewritten or filled in with pen and ink. Proposals by corporations must be executed in the corporate name by the president or a vice-president (or other corporate officer accompanied by evidence of authority to sign) and the corporate seal must be affixed or the signature attested to by the secretary or an assistant secretary. The corporate address and state of incorporation shall be shown below the signature.

Proposals by partnerships must be executed in the partnership name and signed by a partner, whose title must appear under the signature and the official address of the partnership must be shown below the signature.

All corrections made to the proposal price must be initialed. Proposers shall not be allowed to modify their proposals after the opening time and date.

Pursuant to Section 119.071(1)(b)2, Florida Statutes, sealed proposals remain exempt from public disclosure until such time as the Village provides notice of its intended decision to accept a Proposal or for sixty (60) days after opening, whichever is earlier.

The submission of a Proposal shall constitute an incontrovertible representation by the Proposer that the Proposal Documents and Contract are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance of the requested services.

For information concerning this Proposal, please contact:

Beth Davis, CCM
General Manager
North Palm Beach Country Club
951 US Hwy 1
North Palm Beach, FL 33408
561-296-1060

All questions must be submitted in writing by e-mail to bdavis@village-npb.org **at least five (5) days prior to the proposal opening date**.

ACCEPTANCE/REJECTION

The Village reserves the right to accept or to reject any or all proposals in whole or in part, with or without cause, to waive any informalities and technicalities and to make the award to the Proposer, who in the sole opinion of the Village, is the lowest responsive, responsible Proposer and whose Proposal will be most advantageous to the Village. The Village reserves the right to reject the Proposal of any Proposer who has previously failed in the proper performance of an award or to deliver on time contracts of a similar nature or who is not in a position to perform properly under this award. The Village reserves the right to re-issue the Request for Proposals.

ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the Proposal Response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal, whether submitted either purposely through intent or design or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the terms and conditions in this proposal solicitation are the only conditions applicable to the Proposal and the Proposer's authorized signature affixed to the Proposer acknowledgment form attests to this.

INTERPRETATIONS, CLARIFICATIONS AND ADDENDA

No oral interpretations will be made to any Proposer as to the meaning of the Proposal Documents.

Any inquiry or request for interpretation received five (5) or more days prior to the date fixed for opening of Proposals will be given consideration. All such changes and interpretations will be made in writing in the form of an addendum and, if issued, will be mailed or sent by available means to all known prospective Proposers prior to the established Proposal opening date. Submission of a Proposal constitutes acknowledgment by the Proposer of the receipt of addenda. All addenda are a part of the Proposal Documents and each Proposer will be bound by such addenda, whether or not actually received. It is the responsibility of each Proposer to verify that he has received all addenda issued before Proposals are opened. No authorization is allowed by Village personnel to interpret, or give information as to Proposal requirements in addition to that which is contained in the written Proposal document and addenda.

CONTRACTUAL AGREEMENT

All terms and conditions of the Proposal Documents shall be included and incorporated into the resulting Restaurant Operator Agreement to Conduct Food and Beverage Operations at the North Palm Beach Country Club. The order of contract precedence shall be the Contractual Agreement, the Proposal Documents, and the Proposal Response. Any and all legal action necessary to enforce the Contract will be held in Palm Beach County and the Contract will be interpreted according to the laws of Florida.

FEDERAL AND STATE TAX

The Village is exempt from Federal and State taxes for tangible personal property. However, vendors or contractors doing business with the Village shall **not** be authorized to use the Village's Tax Exemption Number in securing materials for performance of the work associated with this Project.

LEGAL REQUIREMENTS

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

VARIANCES

The Proposer shall be responsible for reading very carefully, and understanding completely, the requirements and the specifications for the Contract being proposed. For purposes of proposal evaluation, Proposers must indicate any variances to the specifications, terms and conditions, no matter how slight. If variations are not stated in the proposal, the Village shall construe the Proposal to fully comply with the specifications, terms, and conditions as given herein.

AWARD

The Village reserves the right to hold all Proposals and Proposal Guarantees for a period not to exceed sixty (60) days after the date of proposal opening stated in the Request for Proposal.

PROPOSAL WITHDRAWAL

Any proposal may be withdrawn up until the time set for opening of the proposals. Any proposals not so withdrawn shall, upon opening, constitute an irrevocable offer to sell to the Village the goods or services set forth in the attached specifications until one or more of the proposals have been duly accepted by the Village.

If, within twenty-four (24) hours after Proposals are opened, any Proposer files a duly signed written notice with the Village and promptly demonstrates to the reasonable satisfaction of the Village that there was a material and substantial mistake in the preparation of his/her Proposal, that Proposer may withdraw his/her Proposal. Thereafter, that Proposer will be disqualified from further proposals on the work.

CERTIFICATION

When applicable, vendor must hold Certificate of Competency issued by the State of Florida or the Palm Beach County Construction Industry Licensing Board and a current Business Tax Receipt. Copies of such Certificate and Receipt must be submitted with the Proposal and must be in the name of the vendor shown on the Proposal page.

NON-APPROPRIATIONS

The obligations of the Village to make a Proposal award and execute a Contract under the terms of this "Request for Proposal" are contingent upon funds lawfully appropriated for this purpose. Should funds not be appropriated for this purpose, the Village, at its sole discretion, shall have the right to reject all proposals.

PROPOSAL FORMS

In filling out proposal forms, Proposers shall be governed by the following provisions.

A. Proposals must be made on the blanks provided herewith.

B. Total Proposal amount (Section One of Proposal Form) shall be shown in words and figures.

C. Any Proposal which in any manner fails to conform to the condition of the published notice may be rejected.

D. Proposals must be signed in ink by the Proposer with the signature in full.

E. Proposals that contain any omission, erasure, alteration, addition, or item not called for, or that show irregularities of any kind, will be considered as informal or irregular. This will constitute cause for the rejection of the Proposal.

F. If a Proposer wishes to change prices, they shall strike the price and add the changes in the appropriate space. Changes shall be initialed by the person submitting the proposal. Failure to initial these changes or illegible entries or corrections or prices will be cause for the rejection of the proposal as informal or irregular.

QUALIFICATIONS OF PROPOSERS

The Village shall award the resulting Contractual Agreement only to a responsible Proposer, qualified by experience to provide the services specified. Each Proposer may be required, before the award of any contract, to show to the complete satisfaction of the Village of North Palm Beach, that is has the necessary facilities, ability, and financial resources, to furnish the services as specified herein in a satisfactory manner. The Proposer will also be required to demonstrate its history in providing the requested services and provide references to enable the Village to satisfactorily evaluate the Proposer's qualifications. Failure to qualify according to the foregoing requirements may justify the rejection of the Proposal.

REGULATIONS, PERMITS AND FEES

The selected Proposer will be required to obtain at its own expense all licenses required to provide the required services to the Village. The selected Proposer must comply with all federal, state and local laws and regulations that may apply, including, but not limited to, those specifically referenced in the Proposal Documents.

INSURANCE REQUIREMENTS

The insurance requirements for the successful Proposer are as follows:

A. Commercial General Liability for limits of not less than $1,000,000 per occurrence from claims for damages for bodily injury and personal injury, including wrongful death, as well from claims of property damages which may arise from any operations under this resulting Contractual Agreement, whether such operations be by the Successful Proposer or anyone directly employed by or contracting with the Successful Proposer.

B. Liquor Liability with limits of not less than $1,000,000 each occurrence.

C. Comprehensive Business Automobile Liability in the minimum amount of $1,000,000 combined single limit for bodily injury and property damages liability to protect the Successful Proposer from claims for damages for bodily and personal injury, including death, as well as claims for property damage which arise from the ownership, use or maintenance of owned and non-owned vehicles, including rented vehicles and valet parking activities, whether such operations be by the Successful Proposer or by anyone directly or indirectly employed by the Successful Proposer.

D. Workers' Compensation and Employer's Liability insurance for all employees of the Successful Proposer as required by Florida Statutes.

All policies shall provide the Village with a thirty (30) day written notice of cancellation and include the Village as an Additional Insured. Insurance coverage shall be provided by carriers having an AM Best rating of A+ or higher.

TERM OF LEASE CONTRACT

The initial term of the proposed Contractual Agreement is estimated to commence in August 2024 on a date to be determined by the parties and shall extend for a period of five (5) years. In the absence of material default by the successful Proposer, the Contractual Agreement shall automatically renew for an additional five (5) year term unless either party provides one hundred and eighty (180) days' notice of its intent not to renew. No cost increase to the Village shall be imposed within the initial term or renewal terms, as applicable, unless otherwise agreed to in writing by both parties.

CONE OF SILENCE

This Request for Proposals is expressly subject to the Cone of Silence provisions of Section 2-355 of the Palm Beach County Code of Ordinances. Any agreement executed in violation of the Cone of Silence provisions shall render the transaction voidable.

NON-COLLUSION

By submitting a Proposal, each Proposer affirmatively represents that neither the Proposer nor any of its officers, partners, owners, agents, representatives, or employees have in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Proposer to submit a collusive or sham Proposal or have in any manner directly or indirectly sought by agreement or collusion to fix the prices of the Proposal or to secure through any agreement or collusion any advantage. The prices quoted in the Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, or employees.

SOCIAL, POLITICAL, OR IDEOLOGICAL INTERESTS

Pursuant to section 287.05701, Florida Statutes, the Village may not request documentation of or consider a Proposer's social, political, or ideological interests when determining if the Proposer is responsible. Further, the Village may not give a preference to a Proposer based on the Proposer's social, political, or ideological interests.

GENERAL INFORMATION

The Village of North Palm Beach ("Village") is interested in obtaining proposals from qualified, licensed, and insured vendors to provide **Food and Beverage Operations** for the North Palm Beach Country Club ("NPBCC") as described in these Specifications.



The Village, incorporated in 1956, is located on the east coast of Florida, nine miles north of West Palm Beach in Palm Beach County. The North Palm Beach Country Club sits on a 145-acre site that was purchased in 1961. It has excellent north-south access along U.S. Highway One. Primary east-west arterial roadways include Northlake Boulevard and PGA Boulevard. The North Palm Beach Country Club is publicly owned by the Village of North Palm Beach and is open to members of the general public seven days a week. While membership is not required to enjoy any of the clubhouse amenities, they are available with special rates and privileges for those who prefer them.

Initially opened in 1963, the clubhouse was the hub of social activity and significant life events for generations until it was demolished in 2018. Residents expressed a strong desire for a gathering place with a community feel, and in the Village's pursuit to continue bringing members of the community together, the club re-emerged as an elegant, new 37,000-square-foot clubhouse, offering panoramic views of the newly redesigned, Jack Nicklaus Signature golf course.

CLUB AMENITIES:

GOLF:
Our famed 18-hole links-style golf course is one of only two municipal courses in the U.S. designed by the Golden Bear himself. Our unique par 71-course design features elevation changes rarely found in South Florida, along with rolling fairways and undulated well-bunkered greens. Nicklaus purposefully designed this "thinkers" course to be challenging, yet enjoyable to play. Highlighted as one of the Florida Historic Golf Trails' most notable courses, the former club and course may look a little different but is still publicly accessible today.

PRACTICE & TEACHING FACILITIES:
The Country Club includes a lighted driving range featuring 17 stations, putting green, chipping green, and a Members-Only practice green. PGA Professional instruction and clinics are provided for all ages and skill levels.

POOL:
Our renovated L-shaped 50-meter pool offers a spacious pool deck, cabanas, snack shack, chaise lounges, and a colorful interactive splash pad. The Olympic-sized pool offers metered swim lanes, a dive well with three boards, and a bevy of lessons and classes for all ages. The NPBCC swimming pool is home to the NPB Swim Club, the largest active swim club in South Florida.

TENNIS:
The Tennis Center features ten lighted Har-Tru tennis courts with a full-service tennis shop including merchandise, restrooms, and showers. Tennis instruction is available in one of our many clinics, or those interested may schedule a private court session with a USPTA or PTR-certified professional instructor.

DINING
Overlooking the 9th and 18th greens with the best sunsets in the North Palm Beach area, the clubhouse dining facilities feature an upscale pavilion restaurant with inside and outside covered seating, and a casual sports bar & grille offering pub-like fare. Our banquet space features a beautiful circular ballroom, outside garden and pool patios, and a conference room for meetings. The Club also offers daily beverage cart service on the golf course and a poolside Snack Shack that services the pool patrons and golfers making the turn from the 9th green to the 10th tee.

AWARDS & ACCOLADES

- Distinguished Golf Destination by The Boardroom Magazine and Forbes Travel Guide 2020 – Present 2024
- #20 Ranked out of Top 30 Municipal Course in America by Golf Magazine 2021
- #1 Ranked Municipal Course in Florida and #27 Municipal Course in America by Golf Week Magazine
- Voted the #1 Public Course in Palm Beach County by the Palm Beach Post
- Named by AAA Magazine as a Must Play Course in Florida
- Ranked in the Top Ten Courses you can play in Florida by Golf Week Magazine

- American Society of Interior Designers, Design Excellence Award 2020 for Municipal Design

In its 60th Anniversary year (2016), in concurrence with rebuilding the new country club, the Village of North Palm Beach created a Master Plan to guide development and redevelopment within the Village over the next ten years. See **Master Plan** at: https://www.village-npb.org/DocumentCenter/View/2147/NPB-Village-Master-Plan_10-27-16. The implementation of the Master Plan will facilitate redevelopment along the U.S. Highway One Corridor in the Village and encourage a mixed-use development model that will increase residential and commercial activity near the NPBCC. The demographics for the 28-square mile primary trade area of North Palm Beach and adjacent surrounding communities can be found on the **Retail Market Analysis** report at: https://www.village-npb.org/DocumentCenter/View/3700/Appendix-B-Retail-Market-Analysis?bidId

US Census Bureau Quick Facts:

North Palm Beach Village, Florida	2022
Population 2022	13,083
Number of Households 2018-2022	6,363
Median Household Income 2018-2022	$89,175
% HH with incomes $75,000 or higher	35.5%
Persons 65 years and older, percent	32.8%
Female Persons, percent	50.2%
Race, White alone, not Hispanic or Latino, percent	83.5%
Race, Hispanic or Latino, percent	10.2%
Race, Two or more Races, percent	7.1%

Interested Qualified Vendors are encouraged to research and study this unique opportunity to collaborate with the Village to provide casual dining and banquet facility services to our many residents, members, and individuals who desire to dine and/or hire the Vendor for a special event held at the North Palm Beach Country Club.

GENERAL CLUB INFORMATION

The NPBCC serves as the host site for two large community events each year, the Village's July 4th Fireworks Celebration, and the County's Annual Boat Parade, where several thousand residents and guests converge on the country club property.

Annually, the NPBCC services 58,000 rounds of golf, 32,000 tennis reservations, and 50,000 pool visits, which includes the daily NPB Swim Team. Golf will host 5-6 major member tournaments and 3-5 charity tournaments based on availability.

The Women's Golf Association (WGA) plays every Wednesday and annually hosts a Ladies Member Guest Tournament and Luncheon.

The Club looks to host season opening and season closing golf events, member nine & dine twilight, and various member tournaments with a food and beverage offering.

Summer Golf Leagues take advantage of the longer days and reduced golf rates and gather for happy hour drinks and appetizers in the Grill after play.

NPBCC Tennis is very active with 128 women representing NPB in the PBCWTA Team Tennis League. Special tournament lunch menus are offered in the restaurant (October through April) and members bring guests from the opposing clubs on their Match Play days. Several social round robins, tournaments, and mixers are held at the Tennis Center with the restaurant partner providing food and beverage offerings.

The NPBCC Swimming Pool is open daily featuring water aerobics, lap swim, recreational swim, splash pad, and Swim Team practice. The NPB Swim Club hosts several local and college swim team meets throughout the year. Summertime features monthly community pool parties for families at the aquatics facility. The Splash Pad and Cabanas are available to rent for parties year-round.

Social Memberships offered year-round provide preferred reservations, discounted food and beverage pricing, special member rates for private parties, July 4th Viewing Party, and monthly member mixers with live entertainment and a light buffet to connect all membership categories and prospects.

SCOPE OF WORK / SPECIFICATIONS

Food and Beverage Service Area:

The NPB Country Club's food and beverage area is approximately 13,500 square feet under air and includes the following (rooms and capacity):

- The **Pavilion Restaurant** air-conditioned with movable Nano doors capacity of 120 people with a covered outside non-air-conditioned Dining Terrace capacity of 60.

- The **Grill Room** air-conditioned capacity of 96, with an adjacent covered outside non-air-conditioned Dining Terrace and pass-through Bar Seating for approximately 40.

- The **Banquet Room** air-conditioned area is approximately 3,378 square feet with a maximum reception standing capacity of 445, and banquet seating capacity for 200 persons, including space for a dance floor and a band riser.

- The **South Patio** non-air-conditioned area is approximately 2,000 square feet and adjacent to the Pavilion Restaurant.

- The **Garden Patio** and **Putting Green Patio** non-air-conditioned area is approximately 4,667 square feet and adjacent to the Grill Room

- The **Snack Shack** air-conditioned area is approximately 126 square feet and adjacent to the swimming pool and clubhouse for To-Go food and beverage orders.

Operating Hours:

The Operating Hours of the Restaurant(s) will be daily from 6:30 a.m. to 9:00 p.m., with additional hours at the option of the Food & Beverage Operator. The banquet facility will be available when booked for an event. Note that early morning food service is necessary for golf patrons but may be a limited menu depending upon volume, particularly at certain times of the year. Beverage Cart service is provided daily when the golf course is open.

Minimum Qualifications:

The minimum qualifications listed below demonstrate that the Proposer is qualified to conduct a successful food and beverage operation and is capable of satisfying the obligations under the Food and Beverage Operations Agreement with the Village. The Village, in its sole discretion, will determine if the Proposer meets the minimum qualifications by evaluating the information supplied by the Proposer, and if necessary, conducting investigations, interviews, site visits, or use any other means deemed appropriate by the Village. Proposers must clearly state and substantiate how they meet the minimum qualifications stated below. Any Proposal received from a Proposer that does not meet all of the minimum experience and qualification requirements will be deemed non-responsive.

Food & Beverage (F&B) Experience

The minimum qualifications are five (5) years of successful food and beverage management experience within the last ten (10) years of experience in the following:

- Operation, management, and/or ownership of a restaurant, country club, resort, catering facility, and/or municipal golf concession or military club restaurant facility;
- Operation, management, and/or ownership of an event catering business, and/or operation, management, and/or ownership of a hotel with an active ballroom, banquet facility, similar assembly venue; and
- Administration of a liquor license and the sale of alcoholic beverages as a retail vendor.

Participants may combine years of experience to meet the minimum qualifications. Individuals who are listed as having part or all, or being part of the team having part or all, of the experience required herein shall have clearly identified roles in the proposal. If selected, such individuals are expected to perform work under this RFP and the corresponding Contractual Agreement. Failure to have such individuals perform work under the Contractual Agreement may result in the termination of the Agreement.

Financial Capability

Proposer must demonstrate financial capability sufficient for the Evaluation Committee to conclude that the Proposer has the capital and operational financial resources to perform the required Food and Beverage Operator services.

- Proposers must provide a statement of Proposer's financial stability, including, but not limited to, amounts and source of funding for anticipated capital improvement(s), purchases, and operations.
- Annual financial reports for the last three (3) years of the Proposer's entity, and information regarding prior bankruptcy proceeding(s), pending litigation, and judgment(s) against the Proposer's entity.
- Proposer must provide a financial projection covering the first three (3) years of the contract.

NPBCC Food and Beverage Operator Scope of Work

The selected vendor shall be the exclusive provider for all food and beverage services within the boundaries of the North Palm Beach Country Club. While the Village does not intend to dictate how the Food and Beverage Operator will run its operation, the Village does wish to partner with the successful vendor and is requesting the following minimum services below.

Vendors interested in offering proposals shall:

1. Aggressively market and advertise the new Food and Beverage Operator's restaurant opening and banquet facility availability. Continue appropriate marketing throughout the term of the Contractual Agreement. **Note:** Proposers shall obtain approval from the Village Manager and/or NPBCC General Manager before releasing any publicity pertaining to this RFP ***before*** the opening of the Restaurant.

2. Repair and maintain all equipment and personal property in use for food and beverage operations within the Country Club whether it was provided by the Village or the Vendor. This shall also include the glass windows, bulbs, light fixtures, vents, floors, doors, and walls. **Note:** The Village will maintain the infrastructure of the Building, the parking, and landscaping, as well as the general public areas of the Clubhouse.

3. Be responsible for updating marquee sign at the entrance to the Country Club. Provide conceptual sign and rendering to be approved by the Village's Planning, Zoning and Adjustment Board.

4. Ensure that "paint, decorations, furniture, and general operating areas" are updated regularly but no less than once every three (3) years. Update to include, but not limited to, cleaning, repair, and painting of walls, doors, and baseboards. Repair, maintenance, and replacement of decorations, furniture, and fixtures in the general operating areas of the food and beverage operation.

5. Secure an annual preventive maintenance service for coolers, freezers, ice machine, dishwashing machines, hoods, and ANSUL systems.

6. Provide any additional food and beverage equipment including flatware, glassware, smallware, etc., for dining and banquet services. The Food and Beverage Operator provides all food and beverage inventory required to service breakfast, lunch, dinner, and banquet operations on a year-round basis at the Country Club.

7. Operate the Restaurant at a minimum, from 6:30 a.m. until 9:00 p.m. daily. Note that early morning food service is necessary for golf patrons but may be a limited menu depending upon volume, particularly at certain times of the year.

8. Operate the Snack Shack to service golf and pool patrons. Hours are determined by the General Manager and based upon demand from golf and pool patrons; generally open daily by the first tee time of 7:30 am until 5:00 pm, and until the end-time of community parties.

9. Operate a beverage and food cart on days the golf course is open for play during hours determined by the General Manager and Head Golf Professional. Depending on the season, the normal hours of the beverage cart are 10:00 a.m. to 5:00 p.m., and to7:00 pm in summer.

10. Provide delivery of food and beverages to tennis facility patrons during season play. This can be beverage cart service, and hours are to be coordinated with the Tennis Center Manager. Restaurant delivery service to local Village residents determined by the Food and Beverage Operator.

11. Coordinate, schedule, and negotiate contracts with groups desiring the use of the banquet room or other public areas of the Clubhouse to hold an event. Be able to provide basic food and beverage service for a morning meeting in the conference room, an extravagant wedding event in the ballroom, or full catering services at any of the outside dining venues or special Village community events at the country club.

12. Each Proposer will demonstrate its ability to interview, hire, and/or retain the current restaurant and banquet staff of the departing vendor.

13. Honor all definite private event and/or catering contracts and pricing transferred from the previous vendor.

14. Staff the Restaurant(s), Snack Shack, Banquets, and areas serving food and beverages around the Country Club with customer service-oriented people who are professional, friendly, and courteous to all golfers and the public. Staff must maintain a neat appearance and be appropriately dressed in uniforms and work shoes. They shall wear nametags identifying the company and name of the employee at all times during the performance of their services, and conduct themselves in a professional manner acceptable to the Village.

15. Require food & beverage staff to park in the NPBCC Employee Parking lot, located in the lighted lot north of the Tennis Center.

16. Staff and operate or subcontract an **annual** Valet Parking service contract. Operate daily with emphasis on peak times to make parking easy for customers. Coordinate schedule with the General Manager.

17. Pay for electricity, gas, phone, alarm service, fire/safety check fees, music licensing fees, music system, camera system, and internet services for the Restaurants, including services as needed to provide free Wi-Fi service to customers. Operate and pay for credit card processing and operate and pay for the Point of Sale system. Purchase fuel for the beverage cart.

18. Contract with daily cleaning service to clean all restaurant and banquet spaces including the kitchen, dining rooms, snack bar, verandas, ballroom, conference room, receiving, chef's office, beverage cart, and all areas around Country Club serving food and beverages. Clean all designated restaurant and employee bathrooms and walk-in coolers and freezers daily or more frequently as needed. Maintain clean and supplied public restrooms during hours of operation to ensure the facility is always guest and member-ready.

19. Contract with a linen service company to provide all linen, mats, decorations, and other equipment as needed for restaurant and banquet events (including portable dance floor and band riser). Storage will be available in the facility.

20. Schedule and pay for all required third-party inspections. (Fire / Safety /ANSUL Fire Suppression System/ Extinguishers /Hoods, etc.)

21. Move all refuse and waste materials generated by all Food and Beverage Operations to designated collection points. Vendor shall pay for refuse service for the Food and Beverage Operations and maintain sanitary conditions in and around the Premises and shared dumpster area, including the receiving area and can cleaner. Cardboard boxes must be broken down.

22. Pay for all permits, licenses, and federal, state and local taxes chargeable to the operation of the Restaurant, including ASCAP and BMI licenses for live, broadcast, transmitted, or played music; Annual Ad Valorem property taxes assessed by the Palm Beach County Property Appraiser and Tax Collector as a result of its operation as well as any impact fees, if applicable.

23. Agreed-upon payments each month will be made no later than the **5th** of each month for the preceding month.

24. Maintain books of accounts, reports, and records customarily used in this type of operation. All records shall be made accessible to the Village for purposes of inspection, reproduction, and audit without restriction.

25. Provide the State of Florida Department of Revenue Sales Tax report no later than the **10th** of each month for the preceding month.

26. Maintain Insurance in accordance with the RFP and Contractual Agreement requirements.

27. All labor and materials supplied by the Vendor must comply with all local, state, federal, and OSHA standards.

28. Operate the Food and Beverage operation as a drug-free workplace.

29. Attend a meeting at least once per month with the General Manager to discuss the schedule of events and to coordinate events and functions between the various departments of the Country Club and for such other purposes set forth by the General Manager.

30. Provide the Village with priority for scheduling events at the country club that the Village will want to book with the Vendor to provide food and beverages (4th of July, Village Employee Holiday Dinner, Holiday Boat Parade, and Advisory Board Dinner). Monthly Environmental Committee meetings are to be held in the Grille Room on agreed-upon Saturday mornings, and NPB Youth Symphony in the Ballroom on agreed-upon Monday evenings.

31. Agrees to permit the Village to occupy the exclusive use premises when services are suspended for a stated emergency, including hurricane warnings, to temporarily house first responders and municipal staff.

32. Agrees to allow the Village to use the Banquet Room for public voting purposes, golf events, community events, training, and other scheduled purposes without charge when no food or beverages are requested.

33. Additional Services: The Village may require or allow additional services from the Vendor on the grounds of the North Palm Beach Country Club Facility as the requirements of the Village may change. This could entail additional facility areas and/or additional services that will be incorporated into the Contractual Agreement.

PROPOSAL REQUIREMENTS AND EVALUATION PROCESS

1. ***Tentative Schedule of Events*:**

The schedule of events, relative to this procurement shall be as follows:

Event:	Date:
Issuance of Request for Proposals	June 3, 2024
Pre-Proposal Meeting **(Site Tour)**	June 17, 2024
Last Day to Ask Questions	July 1, 2024
Opening of Proposals	July 8, 2024
Evaluation Committee Shortlist Meeting	July 15, 2024
Evaluation Committee Presentation – Top 3	July 22, 2024
Village Council Finalists' Presentation – Top 2	August 8, 2024
Award of Contract	August 22, 2024

2. Submission of Proposals:

One (1) original, five (5) copies and one (1) electronic copy (USB flash drive or CD) to include the following shall be submitted for consideration:

A. **Title Page.** Title Page shall provide the Request for Proposals subject, the Proposer's legal name, primary place of business, the name of the person authorized to make representations for the Proposer, his/her title, address, phone numbers, and email; and the Contact person's name, address, phone numbers, and email.

B. **Table of Contents.** The table of contents of the proposal should include a clear and complete identification of the materials submitted by section and page number.

C. **Letter of Transmittal.** Summarize in a brief and concise manner that the Proposer understands the requirements of the RFP and why the Vendor believes itself to be best qualified to provide the services.

D. **Proposer's Acknowledgement and Proposal Form.** Complete and fully executed by the person authorized to make representations for the Proposer.

E. **Drug Free Workplace Certification.** Complete and fully executed by the person authorized to make representations for the Proposer.

F. **Sworn Statement on Public Entity Crimes.** Complete and fully executed by the person authorized to make representations for the Proposer.

G. **Scrutinized Vendor Certification.** Complete and fully executed by the person authorized to make representations for the Proposer.

H. **Organizational Profile.** Provide the Corporate Name and Parent Company (if applicable) and a succinct history of the company. Include information on corporate ownership changes, reorganizations or other similar events that have occurred during the past five (5) years.

I. **Licenses.** Provide evidence that Proposer holds valid state, county and local licenses and receipts proving authority to conduct business in the jurisdiction of the work.

J. **Financial Information**. In order to evaluate the Proposer's ability to provide the resources and necessary working capital to provide the requested services, include the most recent and three (3) prior years of reviewed or audited Financial Statements including notes with letter from a CPA or other documented information showing evidence of financial resources to be able to operate Restaurant and Banquet Catering services.

K. **Insurance**. Provide a statement from the Proposer's Insurance Agency confirming total insurance capability of the firm.

L. **Fee Proposal**. Provide the following:

Capital Contribution – Provide the amount of money the Proposer will pay the Village to invest into this facility.

Base Monthly Rent – Identify the amount of monthly rent the Proposer will pay the Village for use of the restaurant space to provide restaurant services at breakfast, lunch, dinner, and snacks during operating hours.

Percentage of Gross Revenue – In addition to the Base Monthly rent, identify the percentage of gross revenue for all activity on the Country Club grounds, exclusive of banquet services, the Proposer will share with the Village.

Banquet Revenue – Identify the proposed process for handling the rental fees for events and the percentage of gross banquet revenue the Proposer will share with the Village for an event.

Member Preference – Identify programs that promote member relations by offering preferred reservations, menu and private event pricing, happy hour, and/or member dining evenings and/or themed events.

Resident Recognition – Identify a program that promotes resident participation

Additional Revenue – Identify any additional revenue sharing offered by the Vendor.

M. **Successful Experience Operating Restaurants**
Describe the experience the Proposer has in operating restaurants.

Provide a list of all restaurants operated by the Proposer. Include facilities currently open and those, which were in operation anytime during the past five (5) years.

For each Restaurant Operation:

- ➢ Years of operation under your firm's management
- ➢ Size of facility
- ➢ Up to 3 Published articles (not ads) for each facility
- ➢ Total number of workers at each facility
- ➢ Age of each facility
- ➢ Category of service (fast food, casual food, fine dining, etc.)
- ➢ Statement of operating success including gross revenue from food and beverage operation and other information for the past 3 years, or if closed why?

N. **Successful Experience providing Banquet Services**

Describe the experience Proposer has in providing banquet services.

Provide a list of all banquet facilities utilized or owned by the Proposer at any time during the past five (5) years.

For each Banquet Location:

- ➢ Years of operating banquets at this facility
- ➢ Number of banquets by category, i.e., weddings, birthday parties, corporate events, etc. provided at each location identified by year for the past three (3) years.
- ➢ Size of banquet facility
- ➢ Total number of workers Proposer utilized at each banquet facility; indicate if these were employees of Proposer, subcontractors hired by the Proposer, or employees or subcontractors of the banquet facility if applicable.
- ➢ Statement of operating success including gross revenue from banquet food and beverage operation and other information for the past three (3) years, or if closed why?

O. **Project Management Plan:** Describe how the Proposer will plan and meet the move-in, hiring of new staff, and general start-up of food and beverage operations.

- ➢ **It is preferred that the Proposer show the ability to interview, hire, and/or retain the current food and beverage staff that remains from the exiting Vendor.**

P. **Qualifications of Team**:

Identify the staffing levels and team who will be assigned to this facility: For members not yet selected, please include the job description. Include a resume for all others.

- ➢ Project Manager for facility set-up of Food and Beverage Operations
- ➢ Manager of Restaurant(s) once opened
- ➢ Marketing Person/ Sales Team/ Advertising Company if applicable

- ➢ Head Chef
- ➢ Banquet /Catering Sales Manager
- ➢ Banquet Operations Manager
- ➢ Beverage Manager
- ➢ Other members of Team
- ➢ **It is preferred that the Proposer show the ability to interview, hire, and/or retain the current food and beverage staff that remains from the exiting Vendor**

NOTE: Any change of a key team member after submittal of the Proposal must be submitted in writing to the NPBCC General Manager with the reason for the change and the replacement's resume.

Q. **Project Vision and Fit into the Location**

Describe the vision of the Proposer's Food and Beverage Operation and how this would fit into the Village of North Palm Beach Country Club facility and the surrounding area. Provide sample menus and any innovative concepts and recommendations the Proposer's restaurant will bring to the facility.

R. **Banquet Fit into the location**:

Describe the vision of the Proposer's banquet offering and how this would fit into the Village of North Palm Beach Country Club facility and the surrounding area. Provide a sample of your brochure and menus.

S. **Inspections, Safety Record and Contract Litigation**.

Inspections/Safety Record – Provide a copy of the Proposer's food handling/inspections and safety program that the Proposer utilizes as part of its Restaurant(s). For all restaurants listed as part of your response to question M, the Proposer shall provide Health Department Inspections for past three (3) years with information on time of correction for any violations

Litigation – Provide a list of all ligation during the past three (3) years in which the Proposer was been a named party. Provide information including case number, case venue, a brief description of facts, and the disposition.

T. **References from other restaurants operated by Vendor**

Using the list of all restaurants operated by the Proposer listed in response to question M, provide references for each restaurant location.

For each Restaurant Location:

- ➢ References from landlord or statement that property is owned by the Proposer.
- ➢ References from guests rating restaurant operated by the Proposer.
- ➢ Information on employee longevity/turnover rate.
- ➢ Other relevant information supporting references of the Proposer.

U. **References from other Banquet Facilities**

Provide references for banquet services provided by the Proposer during the past five (5) years.

- ➢ References from up to three (3) customers regarding service provided by the Proposer for each location identified in question N.
- ➢ Up to three (3) published articles or printed ads for the Proposer's banquet services
- ➢ Other relevant information supporting references of the Proposer.

U. Additional Information.

Proposer may provide additional information that they feel is relevant to the selection of the most qualified Proposal. Such information shall be submitted as an Appendix to the Proposal and shall be clearly marked in the Index for ease of review.

***3. Evaluation Criteria and Procedures*:**

A. Proposers will be evaluated to determine if they are responsive to the Request for Proposals. This includes the responsibility for holding proper licenses, being financially capable, and being insurable. Proposers not meeting these criteria will not be considered. All other proposals will be evaluated as per the Evaluation Criteria. The Village reserves the right to obtain additional information from Proposers.

B. Proposers have a continuing obligation to provide the Village with any material changes to the information requested.

C. Points for each of the Evaluation Criteria are identified below.

The Evaluation Committee will utilize the evaluation criteria to rank proposals. Based on the total average score, up to three (3) of the Proposers scoring in the competitive range shall be invited to make a presentation to the Evaluation Committee who will determine the most advantageous package for the Village. The Evaluation Committee shall rank the proposals and the two (2) top-ranked Proposers shall make presentations to the Village Council.

The Village expressly reserves the right to modify the procedures set forth herein for the selection/evaluation process.

D. The Village Manager or his designee will commence contract negotiations with the Proposer selected by the Village Council as most advantageous to the Village and will continue negotiations in order of ranking, if required. Final approval of the Contractual Agreement will be by vote of the Village Council.

Evaluation Rating Categories:

40 Maximum Points	Proposed Revenue
40 Maximum Points	Successful Restaurant and Banquet Experience
30 Maximum Points	Project Management/Qualifications of Team
30 Maximum Points	Project Vision and Fit into the Location
30 Maximum Points	Inspections, Safety Record, and Contract Litigation
30 Maximum Points	References from other restaurants/banquet services operated by Vendor
200 Maximum Total Points	

Evaluation Scoring Scale:

40 Point Scale

Superior Response:	30 – 40 Points
Good Response:	20 – 29 Points
Fair Response:	10 – 19 Points
Failed Response:	0 – 9 Points

30 Point Scale

Superior Response:	20 – 30 Points
Good Response:	10 – 19 Points
Fair Response:	5 – 9 Points
Failed Response:	0 – 4 Points

Evaluation Scoring Scale Definitions:

Superior Response: Comprehensively meets the requirements and intent for the RFP. Information was clearly presented and complete. Response demonstrated a thorough understanding of the RFP scope and requirements. Evaluation demonstrates a mastery of the evaluation category. Response demonstrates proposers' selection would be both a considerable value and benefit to the RFP project goals.

Good Response: Meets the majority of the requirements and intent for the RFP. Information was clearly presented and complete with minimal deficiencies. Response demonstrated a good understanding of the RFP scope and requirements. Evaluation demonstrates considerable knowledge of the evaluation category. Response demonstrates proposers' selection would be both valuable and beneficial to the RFP project goals.

Fair Response: Minimally meets the requirements and intent for the RFP. Information was presented with some deficiencies. Response demonstrated an average understanding of the RFP scope and requirements. Evaluation demonstrates a minimal knowledge of the evaluation category.

Failed Response: Does not meet the requirements and intent for the RFP. Information was presented with excessive deficiencies. Response demonstrated an insufficient understanding of the RFP scope and requirements. Evaluation demonstrates an insufficient knowledge of the evaluation category.

Evaluation Committee members will independently evaluate each proposer based on the rating categories for the evaluation process. Points will be awarded from zero (0) to the maximum points allowed for the category. Points are not awarded in a winner-takes-all format. Proposers may tie in individual categories and cumulative point awards. Following award of points by the Evaluation Committee to all proposers, the General Manager will combine and average points awarded to each firm for each category.

Oral Presentations – Upon completion of the evaluation process, the Evaluation Committee shall determine whether to invite up to three (3) firms in the Competitive Range to give an oral in-person presentation. Only those proposers with the highest rated scores in accordance with the stated criteria and their weights will be invited to give oral presentations.

Final Selection – After presentations to the Village Council, the Council will approve the selected vendor and will subsequently approve the Contractual Agreement.

PROPOSER'S ACKNOWLEDGMENT AND PROPOSAL FORM

Food and Beverage Operator at the North Palm Beach Country Club

Proposer 's Name:
_____
(Please specify if a corporation, partnership, other entity or individual)

Fed. ID# or SSN:_____

Address:
_____

Telephone No.: _____ Fax No._____

E-Mail: _____

Contact representative:_____

The undersigned authorized representative of the Proposer agrees to all terms and conditions stated in the RFP, or has clearly identified any variations included in the proposal and proposes and agrees that if this proposal is accepted by the Village, the Proposer will enter into good faith negotiations with the Village to contract to provide the services as stated in this proposal and in accordance with all terms and conditions of this RFP and the pricing set forth in the proposal document.

_____ _____
Authorized Representative's Signature Date

_____
Name: Position:

DRUG-FREE WORKPLACE

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids or proposals which are equal with respect to price, quality, and service are received by any political subdivision for the procurement of commodities or contractual services, a bid or proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid or proposal a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid or proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

_____

Proposer's Signature

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

1. This sworn statement is submitted to the Village of North Palm Beach, Florida by _____
(print individual's name and title)
for _____
(print name of entity submitting sworn statement)

whose business address is _____

and (if applicable) its Federal Employer Identification Number (FEIN) _____

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision or any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:

   a. A predecessor or successor of a person convicted of a public entity crime; or

   b. An entity under the control any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public

c. entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(indicate which statement applies.)**

_____Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **(attach a copy of the final order)**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT HIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____

(Signature)

The foregoing document was sworn and subscribed before me this _____ day of _____, 2024 by _____, who is personally known to me or produced _____ as identification.

_____
Notary Public
My Commission Expires:

SCRUTINIZED VENDOR CERTIFICATION
PURSUANT TO SECTION 287.135, FLORIDA STATUTES

This sworn statement is submitted to the Village of North Palm Beach, Florida

by_____
(print individual's name and title)

for_____
(print name of entity submitting sworn statement)

whose business address is_____

and (if applicable) its Federal Employer Identification Number (FEIN) is: _____

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: _____)

1. I hereby certify that the above-named entity:

A. Does not participate in the boycott of Israel; and

B. Is not on the Scrutinized Companies that Boycott Israel List.

2. If the Contract for goods and services is for more than $1,000,000, I hereby certify that the above-named entity:

A. Is not on the Scrutinized Companies with Activities in Sudan List; and

B. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and

C. Has not engaged in business operations in Cuba or Syria.

Section 287.135, Florida Statutes, prohibits the Village from: (1) contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; and (2) contracting with companies, for goods or services over $1,000,000 that are on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created pursuant to Section 215.473, Florida Statutes or is engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of the above-named entity, I hereby certify that the statements set forth above are true and that pursuant to Section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees and/or costs. I further understand that any contract with the Village for goods or services may be terminated at the option of the Village if the company has been found to have submitted a false certification.

_____
(Signature)

The foregoing document was sworn and subscribed before me this _____ day of _____, 2024 by _____, who is personally known to me or produced _____ as identification.

_____
Notary Public
My Commission Expires:



REQUEST FOR PROPOSALS
FOOD AND BEVERAGE OPERATOR
NORTH PALM BEACH COUNTRY CLUB

JULY 8, 2024

SUBMITTED BY:

LESSING'S
HOSPITALITY GROUP
est. 1890


LESSING'S
HOSPITALITY GROUP
est. 1890

LESSING'S
HOSPITALITY GROUP
est. 1890

REQUEST FOR PROPOSALS
FOOD AND BEVERAGE OPERATOR
NORTH PALM BEACH COUNTRY CLUB

SUBMITTED BY:

LESSING'S HOSPITALITY GROUP

Michael Lessing, CEO
T 561.768.9118 • C 516.456.1255
michael@lessings.com

825 S US Highway 1
2nd Floor, Suite 230
Jupiter, FL 33477

3500 Sunrise Highway
Building 100, Suite 100
Great River, New York 11739


LESSING'S
HOSPITALITY GROUP
est. 1890

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LESSING'S
HOSPITALITY GROUP
est. 1890

July 8, 2024

Beth Davis, CCM
General Manager
North Palm Beach Country Club
951 US Highway 1
North Palm Beach, FL 33408

Dear Ms. Davis,

I am pleased to submit our proposal for the Food and Beverage Operator at the North Palm Beach Country Club.

At Lessing's Hospitality Group, we are genuinely excited about the opportunity to partner with your club, combining our extensive experience and commitment to excellence with your tradition of outstanding service and community engagement. We are proud to call the Palm Beach area home, with successful operations at Charlie and Joe's at Love Street, the Pelican Club, the Kravis Center, the Crane Club at Tesoro, and Hatch in Fort Lauderdale. Our local presence and dedication to exceptional dining and event experiences uniquely qualify us to serve the members and community of the North Palm Beach Country Club.

As a family-owned business with over 130 years of history, we take pride in being deeply embedded in the communities we serve. Our commitment goes beyond providing services; we align our operations with the values and expectations of each unique community, fostering a genuine sense of belonging. We believe that understanding and integrating into the community is key to our success. Alongside this community-centered approach, our team brings expertise in managing transitions smoothly. We ensure that existing events and schedules continue seamlessly, maintaining the high standards your members expect. We are confident in our ability to elevate the food and beverage services at your club.

Thank you for considering Lessing's Hospitality Group for this important role. We are eager to discuss our proposal further and demonstrate how we can exceed your expectations as your Food and Beverage Operator.

Sincerely,



Michael Lessing
Chief Executive Officer
Lessing's Hospitality Group





PROPOSER'S ACKNOWLEDGMENT AND PROPOSAL FORM

Food and Beverage Operator at the North Palm Beach Country Club

Proposer's Name: Lessing's Hospitality Group
(Please specify if a corporation, partnership, other entity or individual)

Fed. ID# or SSN: 13-5203715

Address: 825 US Highway 1, Second Floor, Suite 230 Jupiter, FL 33477

Telephone No.: 561-768-9118 Fax No. _____

E-Mail: michael@lessings.com

Contact representative: Michael Lessing, CEO

The undersigned authorized representative of the Proposer agrees to all terms and conditions stated in the RFP, or has clearly identified any variations included in the proposal and proposes and agrees that if this proposal is accepted by the Village, the Proposer will enter into good faith negotiations with the Village to contract to provide the services as stated in this proposal and in accordance with all terms and conditions of this RFP and the pricing set forth in the proposal document.

Authorized Representative's Signature — Date: 6/10/2024

Michael Lessing — Name:
CEO — Position:

Proposal Form

DRUG-FREE WORKPLACE

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids or proposals which are equal with respect to price, quality, and service are received by any political subdivision for the procurement of commodities or contractual services, a bid or proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid or proposal a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid or proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

Drug Free Workplace

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

1. This sworn statement is submitted to the Village of North Palm Beach, Florida by Michael Lessing, CEO
(print individual's name and title)
for Lessing's Hospitality Group
(print name of entity submitting sworn statement)

whose business address is 825 US Highway 1, Second Floor, Suite 230 Jupiter, FL 33477

and (if applicable) its Federal Employer Identification Number (FEIN) 13-5203715

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision or any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:

   a. A predecessor or successor of a person convicted of a public entity crime; or

   b. An entity under the control any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public

c. entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(indicate which statement applies.)**

__X__ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **(attach a copy of the final order)**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT HIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
(Signature)

The foregoing document was sworn and subscribed before me this 10th day of June, 2024 by Michael Lessing, who is personally known to me or produced _____ as identification.

Notary Public
My Commission Expires: 3/14/2026

THOMAS S McKELVEY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC4922733
Qualified in Suffolk County
My Commission Expires 3/14/2026

Sworn Statement 3

SCRUTINIZED VENDOR CERTIFICATION
PURSUANT TO SECTION 287.135, FLORIDA STATUTES

This sworn statement is submitted to the Village of North Palm Beach, Florida

by Michael Lessing, CEO
(print individual's name and title)

for Lessing's Hospitality Group
(print name of entity submitting sworn statement)

whose business address is 825 US Highway 1, Second Floor, Suite 230 Jupiter, FL 33477

and (if applicable) its Federal Employer Identification Number (FEIN) is: 13-5203715

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: _____)

1. I hereby certify that the above-named entity:

A. Does not participate in the boycott of Israel; and

B. Is not on the Scrutinized Companies that Boycott Israel List.

2. If the Contract for goods and services is for more than $1,000,000, I hereby certify that the above-named entity:

A. Is not on the Scrutinized Companies with Activities in Sudan List; and

B. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and

C. Has not engaged in business operations in Cuba or Syria.

Section 287.135, Florida Statutes, prohibits the Village from: (1) contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; and (2) contracting with companies, for goods or services over $1,000,000 that are on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created pursuant to Section 215.473, Florida Statutes or is engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of the above-named entity, I hereby certify that the statements set forth above are true and that pursuant to Section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees and/or costs. I further understand that any contract with the Village for goods or services may be terminated at the option of the Village if the company has been found to have submitted a false certification.

_____
(Signature)

The foregoing document was sworn and subscribed before me this 10th day of June, 2024 by Michael Lessing, who is personally known to me or produced

Scrutinized Vendor 2

_____ as identification.

Notary Public
My Commission Expires: 3/14/2026

THOMAS S McKELVEY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC4922733
Qualified in Suffolk County
My Commission Expires _____

Scrutinized Vendor 2

ORGANIZATIONAL PROFILE

ABOUT LESSING'S

Founded in 1890 in New York by Maxwell Lessing, Lessing's Hospitality Group has grown from a single proprietorship into a trusted name in the hospitality industry. With a history spanning over 130 years, Lessing's is managed by 15 family members across six generations, reflecting a tradition of excellence and innovation. From humble beginnings as a small lunch counter operator in Manhattan, Lessing's has expanded through the decades by consistently offering quality service and adapting to the evolving needs of our customers.

Over the years, Lessing's has diversified and expanded our operations, always staying true to our roots of family values and community focus. Today, we are proud to operate the food and beverage services at **15 golf and country clubs, and 15 full-service restaurants,** with a significant operational focus centered in Florida, particularly in the Palm Beach area. Our family-owned company takes pride in our deep roots and community-focused approach, ensuring that each venue reflects our commitment to quality and personalized service.

Lessing's has established a reputation for creating signature venues that embody the best of local culture and hospitality. Our venues are celebrated for their superior service, stunning settings, and unique dining experiences that capture the essence of the local culinary scene. We are known for our innovative dining concepts and active community involvement, which go beyond hospitality to build lasting relationships, enrich local dining, and create cherished memories for our members and guests.

Lessing's manages a diverse restaurant and catering portfolio across 13 municipalities, with our offices located at 825 US Highway One, 2nd Floor, Suite 230, in Jupiter, Florida and 3500 Sunrise Highway, Bldg. 100, Suite 100, in Great River, New York.

Our organizational structure is streamlined into three focused divisions:

1. The Restaurant Group
2. Catering and Special Events, Country Club Operations, and Golf Courses
3. Food Service Management (Education, Corporate, Senior Care, and Vending)



LESSING'S KEY FACTS











ORGANIZATIONAL STRUCTURE



Stephen M. Lessing
Chairman of the Board, Lessing's Hospitality Group

Steve is currently the Chairman of Global Senior Relationship Management at Barclays and has worked at Lehman Brothers/Barclays since 1980. Steve is a member of the Board of Trustees of Fairfield University and the International Tennis Hall of Fame. He received his BA from Fairfield University and his MBA from Fordham University. He is one of the owners of the McArthur Golf Club in Hobe Sound and Co-Chairman of Summit Golf Brands, comprised of Fairway and Greene, Zero Restriction, B. Drady and EPNY. Steve and his wife Sandra now reside in Jupiter, Florida. Sandra, a longtime North Palm Beach resident, is a member of the Lessing's Board of Directors.

Executive Board



Michael S. Lessing Chief Executive Officer
Michael is the Chief Executive Officer of Lessing's Hospitality Group and a Chairman of the company's Executive Committee. He oversees a workforce that swells to over 2,476 employees in the height of the season. Throughout the past 40 years, Michael has held several key positions at Lessing's. Michael is active in many local, professional and charitable organizations. He is on the Board of Advisors for the Business Development Board of Palm Beach, is an active member of the Palm Beach North Chamber of Commerce, Kravis Center Corporate Partners Executive Council, FRLA, the Office of Community Revitalization, and Living Hungry. Michael is a member of the board of the Long Island Association and has recently served as a Trustee on the Board of Good Samaritan Hospital Medical Center (NY) and as a member of the Hospital's Foundation Board. Michael has a residence in Jupiter, Florida.



Lawrence Lessing Chief Operating Officer
Since joining Lessing's Hospitality Group in 2014, Lawrence has been a pivotal force in the company's growth and innovation. In January 2024, he ascended to the role of Chief Operating Officer, leveraging his extensive experience in the hospitality industry to steer the company's strategic direction. Prior to this, as the Executive Vice President of the Restaurant Division, he significantly expanded the group's portfolio, including the introduction and development of Lessing's emerging breakfast concept, Hatch. Lawrence's journey with Lessing's began with overseeing operations for the franchise group. This role included managing nine Blaze Pizza locations, where his expertise in operational efficiency and customer service excellence was instrumental. Before his tenure at Lessing's, Lawrence honed his skills at Shake Shack, where he served as a manager and a new restaurant opening trainer for three years. His educational background includes a B.A. from the University of Richmond.



Scott McKelvey
Chief Financial Officer



John S. Lessing, Jr.
Executive Vice President Facilities



Ellen Barrett
Executive Vice President Human Resources



Kevin Lessing
Executive Vice President LFSM Group



Mark Lessing
Executive Vice President Restaurants

INSURANCE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/11/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
ROCKWELL GROUP LTD 640 Fulton St #4 Farmingdale, NY 11735	PHONE (A/C, No, Ext): (516)454-6364	FAX (A/C, No): (516)454-6399
	E-MAIL ADDRESS: mariosacc@aol.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : AMERICAN AUTOMOBILE INSURANCE	
INSURED LESSING'S INC 3500 SUNRISE HIGHWAY BLDG 100, SUITE 100 GREAT RIVER, NY	INSURER B : WESCO INSURANCE COMPANY	
	INSURER C : CAPITOL INDEMNITY INSURANCE	
	INSURER D : WESCO INSURANCE COMPANY	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			SAG2004668-23	11/12/2023	11/12/2024	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							LIQUOR LIABILITY	$ 1,000,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [X] OWNED AUTOS ONLY [X] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			WPP1164798-08	4/6/2024	4/6/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$ 1,000,000
							BODILY INJURY (Per accident)	$ 1,000,000
							PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
C	[ ] UMBRELLA LIAB [X] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $			XS22024838-01	4/6/2024	4/6/2025	EACH OCCURRENCE	$ 10,000,000
							AGGREGATE	$ 10,000,000
								$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WWC3710032	4/1/2024	4/1/2025	[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

EVIDENCE OF INSURANCE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mario Saccente

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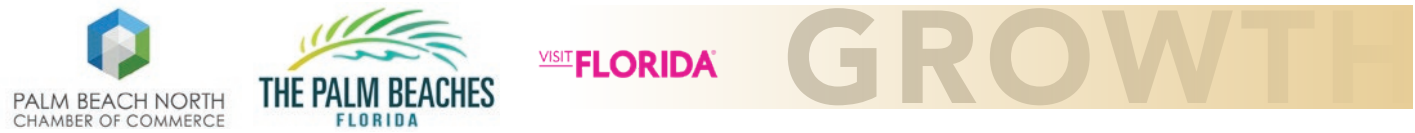
ACORD 25 (2016/03)

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REVENUE GROWTH DRIVERS



NON-BANQUET REVENUE GROWTH

- New Menu & Concepts: Our Executive Chef has updated and tailored menus to reflect the taste and preferences of similar successful Lessing's run country club restaurants. Menus will be continuously updated to reflect North Palm Beach Country Club member and guest preferences. *See Addendum A*
- Member Connection: Strengthening our relationship with members through personalized services and exclusive member benefits will increase loyalty and repeat visits. *See Project Vision and Fit into Location*
- Expanding Customer Base: Lessing's will boost visibility and attract new patrons from outside the Village of North Palm Beach, including residents of North Palm Beach County and visitors to the area through loyalty programs and marketing initiatives.
- Food and Beverage Marketing: Utilizing an extensive marketing toolkit, including targeted social media campaigns, email newsletters, and collaborations with local influencers. *See Omni-Channel Marketing Plan*
- Collaboration: We will work with local chambers, Discover the Palm Beaches, Visit Florida, and other similar organizations to maximize awareness of the club.
- Enhancing Other F&B Operations: Lessing's also plans to increase guest participation from other areas of the Club including the pool, tennis courts, and golf course based on elevated offerings. *See Project Vision and Fit Into Location*
- Guest Count and Average Spend: Our projections are based on similar sized operations that Lessing's currently manages.

BANQUET REVENUE GROWTH

- Sales Playbook: Leveraging dynamic pricing and event packages, Lessing's will work to increase the number of events hosted at the North Palm Beach Country Club.
- Community Partnerships: Lessing's plans to enhance our partnerships with the North Palm Beach Community businesses and social organizations to establish the North Palm Beach Country Club as the go-to partner for all events.
- Combining Excellence: By combining the North Palm Beach Country Club's established infrastructure and reputation within the surrounding community with the Lessing's expertise in sales and execution, the space will become the premier event space for the community.
- Event Count and Average Spend: Our projections are based on our proven track record of increasing sales after a Lessing's partnership. *See page 41*

TECHNOLOGY

- Mobile Ordering: Enabling on-the-go ordering for guests participating in any activity on the Club grounds.
- Dynamic Pricing: Adjusting pricing continuously based on open dates and demand to maximize banquet revenue.
- Member & Guest Feedback: Utilizing advanced third party software to gather feedback and generate actionable insights for continuous service improvement.

CAPITAL INVESTMENT

- Restaurant: Creating a fresh and clean look to build excitement around the space.
- Catering: Creating a premier wedding and event venue by refreshing FF&E.
- Flooring: Updating to wood floors to enhance the aesthetic and functionality of the space.

SUCCESSFUL EXPERIENCE
OPERATING RESTAURANTS



HATCH

715 North Federal Highway
Fort Lauderdale, FL 33304

OPERATING SINCE	2023	EMPLOYEES	38
CAPACITY	150	CATEGORY OF SERVICE	Casual Dining



TOPSIDE

1116 Love Street
Jupiter, FL 33477

OPERATING SINCE	2021	EMPLOYEES	20
CAPACITY	150	CATEGORY OF SERVICE	Casual Dining

*Statement of operating success shown in our audited financial statements.

SUCCESSFUL EXPERIENCE
OPERATING RESTAURANTS



LUCKY SHUCK

1116 Love Street
Jupiter, FL 33477

OPERATING SINCE	2021
CAPACITY	200

EMPLOYEES	128
CATEGORY OF SERVICE	Casual Dining

InFlorida

CHARLIE & JOE'S AT LOVE STREET OF JUPITER NAMED "BUSINESS OF THE YEAR"

READ FULL ARTICLE IN ADDENDUM C



BEACON

1116 Love Street
Jupiter, FL 33477

OPERATING SINCE	2021
CAPACITY	115

EMPLOYEES	57
CATEGORY OF SERVICE	Polished Casual

Please see additional locations in Addendum B.
*Statement of operating success shown in our audited financial statements.

SUCCESSFUL EXPERIENCE
PROVIDING BANQUET SERVICES



THE PELICAN CLUB

1065 North Highway A1A
Jupiter, FL 33477





OPERATING SINCE	2019
NUMBER OF CATERED EVENTS	2021: 147 2022: 244 2023: 230
CAPACITY	450
EMPLOYEES	59

Welcome to Paradise. The Jupiter Inlet Lighthouse takes center stage at this stunning waterfront event space. Our guests are immersed in the warmth and charm of this classic Floridian venue, with spectacular dockside vistas. Pelican Club offers 25,000 square feet of unique indoor and outdoor settings, perfect for weddings, charitable & social events. Now offering private charters on the historic Honey Fitz, events take on a new dimension of luxury and unforgettable allure.

*Statement of operating success shown in our audited financial statements.



KRAVIS CENTER

701 Okeechobee Boulevard
West Palm Beach, FL 33401

OPERATING SINCE	2022
NUMBER OF CATERED EVENTS	2022: 67 2023: 221 2024: 144**
CAPACITY	700
EMPLOYEES	59

Step into a world of grandeur at the Kravis Center Events, the perfect venue for your next memorable celebration or corporate gathering. Our majestic ballroom, accommodating up to 700 guests, provides an awe-inspiring backdrop for any event, from grand galas to dynamic conferences. Experience the seamless integration of top-tier technology, professional event management, and unparalleled service. With Kravis Center, your event isn't just another date on the calendar—it's the social highlight of the year.



CRANE CLUB AT TESORO

2000 SE Via Tesoro
Port St. Lucie, FL 34984

OPERATING SINCE	2022
NUMBER OF CATERED EVENTS	2022: 34 2023: 91 2024: 100**
CAPACITY	250
EMPLOYEES	45

At 1,400 acres, Crane Club at Tesoro is the crowning jewel of Florida's Treasure Coast. An official PGA TOUR host, the club comprises two signature-designed championship golf courses by the golf legends Arnold Palmer and Tom Watson, and a three-story, 100,000 plus square-foot Grand Clubhouse.

Please see additional locations in Addendum B.

*Statement of operating success shown in our audited financial statements.

** Note: These figures represent events so far this year and will increase.

PROJECT MANAGEMENT PLAN

Lessing's Hospitality Group is committed to ensuring a seamless transition and successful start-up of food and beverage operations at the North Palm Beach Country Club. Our comprehensive Project Management Plan outlines the steps we will take to manage the move-in, hire new staff, and integrate existing employees, ensuring continuity and excellence in service from day one.

MOVE-IN AND SETUP

Our experienced project management team will coordinate the move-in process with precision. This includes:

1. **CONTACT EXISTING CLIENTS:** Sales manager will reach out to all existing clients who have booked events.
2. **DETAILED PLANNING:** Implementing project timeline and checklist to ensure all necessary equipment, supplies, and furnishings are transported and set up efficiently.
3. **COORDINATION WITH NORTH PALM BEACH COUNTRY CLUB'S MANAGER & STAFF:** Working closely with the North Palm Beach General Manager and team to understand the existing setup and streamline the transition process.
4. **FACILITY PREPARATION:** Ensuring all facilities are ready for operation, including kitchens, dining areas, and storage spaces.
5. **SECURE LICENSES & PERMITTING:** Health, liquor and any other necessary operating licenses and permits.

STAFFING AND HR INVOLVEMENT

Our Human Resources team will play a crucial role in staffing and training, leveraging our extensive pool of employees in the Palm Beach area.

1. **RETENTION OF EXISTING STAFF:** We have had preliminary discussions with General Manager Don Lullo and his team to continue their roles after the changeover. We aim to retain as many existing employees as possible to ensure continuity and leverage their experience and familiarity with the club's operations and members.
2. **INTERVIEW AND HIRING PROCESS:** We will conduct interviews to hire any additional staff needed. Our HR team will work diligently to identify qualified candidates who align with our service standards and values.
3. **TRAINING PROGRAMS:** Any newly hired and retained staff will undergo comprehensive training programs, aligning our goals with the goals of North Palm Beach Country Club. Training will cover our operational standards, customer service excellence, and specific duties within the club's food and beverage services. *See Addendum H.*

OPERATIONAL READINESS

Our plan includes thorough preparations to ensure we are fully operational from the start.

1. **INVENTORY MANAGEMENT:** Conducting a complete inventory of food, beverages, and supplies to ensure we are well-stocked and ready to meet guests needs.
2. **MENU DEVELOPMENT:** Collaborating with chefs and culinary experts to develop and refine menus that reflect the club's standards and resident preferences.
3. **SYSTEM INTEGRATION:** Implementing our advanced POS and management systems to streamline operations, track sales, and manage inventory efficiently.

ONGOING SUPPORT AND EVALUATION

To maintain high standards and address any challenges promptly, we will:

1. **REGULAR CHECK-INS:** Schedule regular meetings with club management to review operations, gather feedback, and make necessary adjustments.
2. **PERFORMANCE METRICS:** Monitor key performance indicators (KPIs) such as customer satisfaction, staff performance, and financial metrics to ensure North Palm Beach Country Club's goals are being met.
3. **FEEDBACK LOOP:** By encouraging feedback from both members and staff and utilizing third-party survey software to implement enhancements based on this input, we will foster a culture of continuous improvement.

QUALIFICATIONS OF TEAM



Michael S. Lessing
Chief Executive Officer



Lawrence Lessing
Chief Operating Officer



Michele Palischak Area Manager

Michele earned a Bachelor of Science in Management & Marketing and an MBA from Monmouth University. She began her career at Caesars Hotel & Casino in Atlantic City and spent 13 years with Hyatt Hotels and Resorts in various managerial roles. Michele then became a Corporate Event Systems Trainer, traveling globally to train hotels. In 2017, she became the Director of Catering and Conference Services at PGA National Resort & Spa in Palm Beach Gardens, FL. Michele now oversees both Pelican Club and Crane Club at Tesoro for Lessing's Hospitality Group.



Liz Soulen Director of Operations

Liz brings over 20 years of professional experience to Lessing's, overseeing operations at Charlie & Joe's at Love Street. Raised in South Florida, she began her hospitality career in the kitchen and gained service experience at Charley's Crab, 11 Maple Street, and Sailfish Point Country Club. Liz attended the Florida Culinary Institute for Food & Beverage Management and was recruited by The Capital Grille to open their Palm Beach Gardens restaurant, earning several awards. She later became the Corporate Director of Marketing for GR Restaurant Group and launched Farmhouse Kitchen Catering and three virtual concepts serving Boca Raton and Delray Beach.



Billy Muzio Executive Chef

Billy Muzio brings a wealth of experience and culinary excellence to Florida's vibrant dining scene. A top graduate from The Culinary Institute of America, Billy refined his craft in some of New York's most prestigious kitchens, including the Michelin-rated Le Bernardin under Eric Ripert.

Billy has been an integral part of Lessing's Hospitality Group for almost two decades, where he oversees the creation and culinary direction for our diverse portfolio of restaurants and catering venues. His innovative menus and commitment to quality have set new standards in dining. Billy has been instrumental in the success of key locations like Hatch Fort Lauderdale, Crane Club, Pelican Club, and the Kravis Center, where his leadership and creativity shine.



Shayna DeLeo Human Resources

Shayna DeLeo is a Florida-certified Professional in Human Resources (PHR) with a dual bachelor's degree in Human Resource Management and Organizational Dynamics, graduating magna cum laude from Immaculata University. Shayna has extensive experience in various aspects of HR, including payroll and benefits specialization, as well as a broad understanding of the entire employee life cycle. Additionally, she is a certified Notary in Florida. Shayna is dedicated to leveraging her skills and knowledge to support and enhance organizational effectiveness.

MEET OUR
MARKETING TEAM

At the heart of Lessing's Hospitality Group's marketing is a dynamic local team. Led by the Vice President of Marketing, our team is structured to leverage both creativity and strategic insight, ensuring that every campaign and initiative is both innovative and impactful.



Patrick Smith
VP of Marketing



Sandra Krut
Director of Marketing



Tamra FitzGerald
Venue Marketing

Roles and Expertise

Vice President of Marketing: Steers the overall marketing strategy, aligning it with Lessing's business objectives and ensuring cohesion across all venues and initiatives.

Director of Marketing: Crafts compelling digital narratives, engaging with our audience through thoughtful content that highlights our services and community involvement.

Photographer: Captures the essence of our venues, events, and culinary delights, providing authentic visuals that underscore our brand's commitment to quality and atmosphere.

Partnership with Venue Marketing Group: Lessing's Hospitality Group proudly partners with Jupiter-based Venue Marketing Group to elevate our marketing efforts. With more than 35 years of experience, Venue collaborates closely with our team to enhance our branding, digital marketing strategies, advertising, media placement, public relations, social media, and event production. Their extensive experience serving businesses and high-profile residents in the Palm Beaches for more than three decades speaks volumes about their knowledge and expertise. Founded by Tamra FitzGerald, who resides in North Palm Beach, Venue ensures our restaurants and properties receive premier marketing support. This partnership helps us connect with local audiences and achieve our goals.

Collaboration and Impact

Through our marketing team's collective efforts, we effectively market and advertise across various platforms and audiences. Our team's deep understanding of both community and government landscapes in Palm Beach County enables us to not just reach, but truly engage with our audience, driving both growth and loyalty.

Resources and Connections

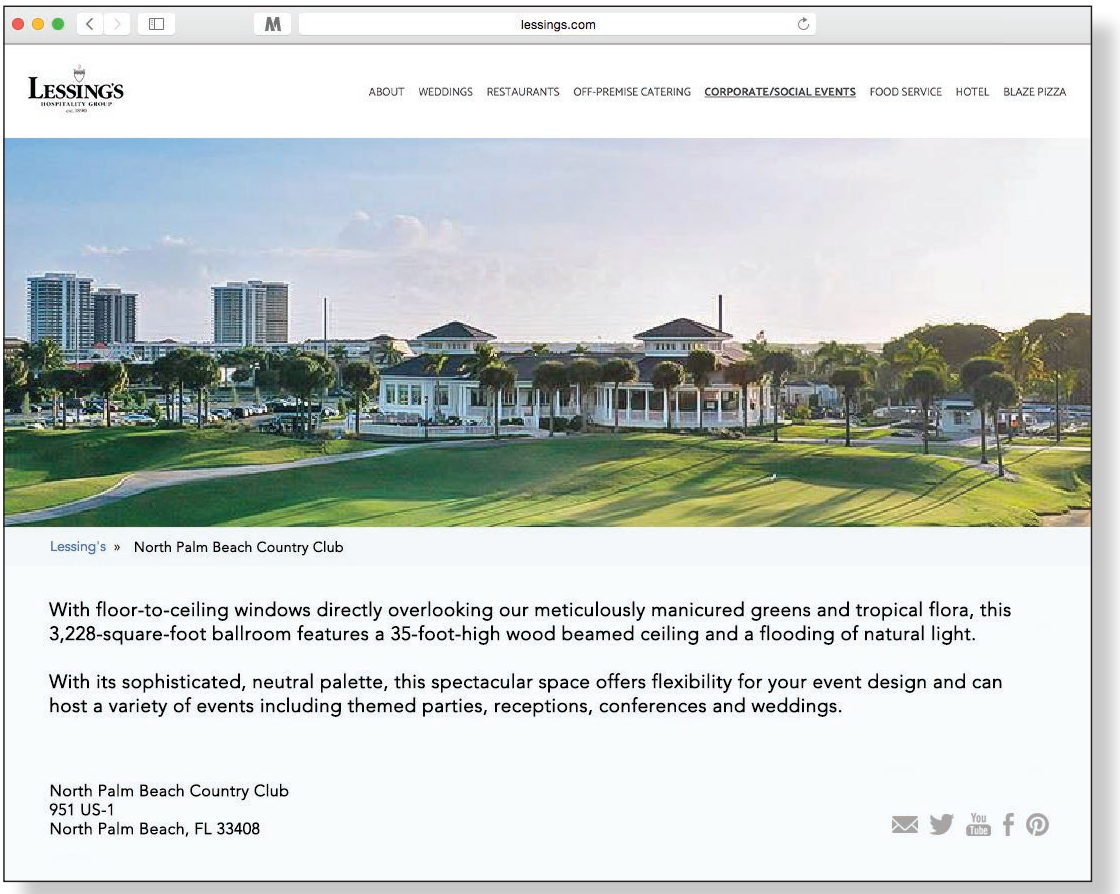
Backed by our resources and network of community and government connections, our marketing team is equipped to handle challenges and seize opportunities. Whether it's launching a new venue, promoting a special event, or navigating market changes, our team ensures that the sites we manage are continuously exceeding expectations, keeping our venues relevant, in the public eye, and driving business.

OMNI-CHANNEL
MARKETING PLAN

At Lessing's Hospitality Group, we implement a customer-centric omni-channel marketing strategy that seamlessly integrates all channels to deliver a consistent and unified brand experience. Our team, comprising in-house marketing experts and external agency partners, employs a variety of techniques—from state-of-the-art AI software to traditional advertising methods—to drive lead generation, conversions, and customer loyalty at North Palm Beach Country Club.

KEY MARKETING STRATEGIES AND HIGHLIGHTS

1. **Digital and Traditional Marketing**
   We balance digital and traditional media, engaging in print advertising in key local publications and direct mail, alongside a dynamic digital strategy.
2. **Google Ads**
   An essential tool for increasing online visibility, driving website traffic, and generating leads. It allows for precise targeting by demographics, locations, and interests, and provides valuable insights to optimize ad performance and ROI.
3. **Social Media (Meta Platforms)**
   With over 130,000 website visits sourced from our social media channels and a community of over 400,000 users, we design customized ads targeted at specific audiences on Facebook and Instagram in Palm Beach County.
4. **Email Marketing**
   Our database contains over 45,000 emails from our marketing activities in the West Palm Beach area. We design customized email campaigns and track key metrics such as open rates, click-through rates, and conversions.
5. **LinkedIn Ads**
   We use LinkedIn ads to target corporate and charitable events, enhancing our lead generation for social event bookings.
6. **Wedding Forums**
   Platforms like The Knot and Wedding Wire serve as major lead generators, where our venues hold premium listings and receive top-tier exposure. Additional partnerships with Zola, Party Slate, and Wedding-Spot further extend our reach to prospective couples.



PRESENTING THE CLUBHOUSE AT NORTH PALM BEACH COUNTRY CLUB:
A VISION FOR SUCCESS

THE CLUBHOUSE: A CENTRAL HUB FOR MEMBERS

In collaboration with the Village of North Palm Beach, Lessing's envisions renaming the main restaurant to The Clubhouse. Working closely with the Village, we will create renderings to update the marquee sign for approval. Our goal is to create an exceptional dining experience that caters to all who come to the North Palm Beach Country Club. **To achieve this, we designed our The Grill Room menu to also be available to guests of The Clubhouse restaurant.**

We picture The Clubhouse as a central hub for members, guests, and the Palm Beach North community, offering a warm and inviting atmosphere where families and friends can gather. Imagine members and residents arriving on golf carts, enjoying a meal on the terrace with stunning views, or relaxing in the cozy dining room after a round of golf. Our friendly and professional staff will ensure every visit is memorable, providing impeccable service and a personal touch.

KEY ELEMENTS OF OUR REBRANDING STRATEGY:

- Updated Branding
- Updated Marketing Strategies
- Seasonal Menus Tailored to Members and Community
- Year-Round Operations
- Promoting Additional Services:
  - Operation of the Snack Shack
  - Food Cart Operations for the Golf Course
  - Delivery to Tennis Facility Patrons

UPDATED MENUS:

- Classic Favorites
- Family-Friendly Options
- Signature Salads
- Seafood Selections
- Dessert Delights

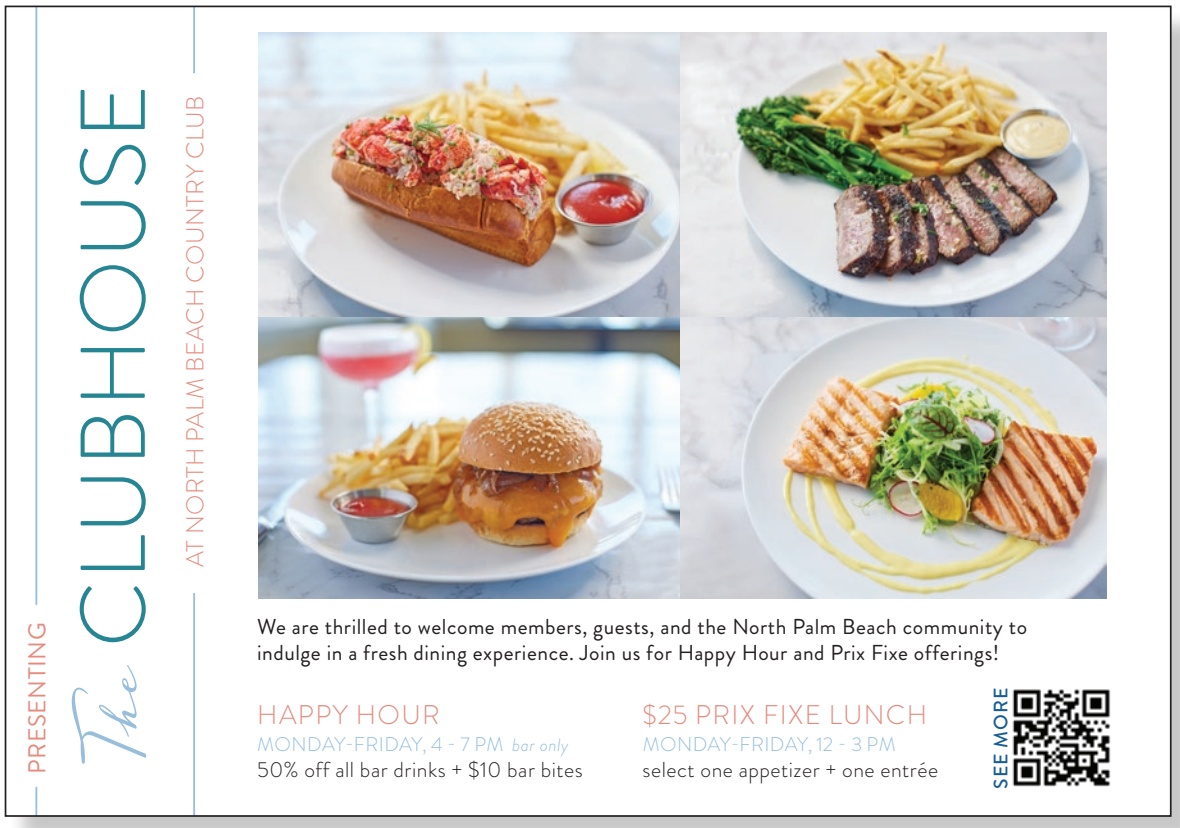
DOMAIN NAMES*

northpalmbeachcc.com
theclubhouseatnpbcc.com
thesnackshackatnpbcc.com
thegrillroomatnpbcc.com

DEDICATED DOMAIN

In order to properly market the NPBCC to prospective clients on the Internet, Lessing's has secured these domain names for optimal search engine results and placement.

*Domains will be given to the NPBCC regardless of who is awarded the contract.



Please see menus in Addendum A.

RELEVANT
TRANSITION EXPERIENCE

At Lessing's Hospitality Group, our approach to taking on new ventures is characterized by meticulous planning and deep community integration, ensuring every transition is smooth and successful. We pride ourselves on honoring the prior commitments of any venue that we acquire. We believe that strong client and member communication coupled with a detailed and swift approach to back-end planning is key to this success.

A prime example of this was our seamless takeover of operations at the Kravis Center in Palm Beach County in 2022.

When Lessing's Hospitality Group took over the management of the Kravis Center, previously handled by The Breakers, our integration exemplified our expertise and community-focused approach. Upon transition, we successfully transitioned 144 previously booked events.

We also undertook the operations of two bistros and the full Intermission Bars at the Kravis Center, handling everything from menu creation to securing all necessary permitting.

Our local presence in Palm Beach County, coupled with our boots-on-the-ground approach, played a crucial role in this seamless transition. Being deeply embedded in the community allowed us to mobilize and fully staff the Kravis Center swiftly, ensuring that all operations continued without interruption.



TRANSITION TIMELINE
AND PROJECT MANAGEMENT



PHASE 1: KICK OFF

- Contract Awarded *(August 22, as per RFP)*
- Schedule meeting with key transition stakeholders
- Secure necessary permits
- Launch website to reflect new management and offerings
- Initiate contact with clients who have booked events
- Events to proceed as scheduled
- Kick-off meeting to outline objectives and assign roles
- Human Resources reaches out to legacy staff to discuss retention and begins onboarding process
- Assign key roles and responsibilities within the team
- Halfway House, Pool Snack Bar and Beverage Cart operational upon contract award*
- 19th Hole operational*

PHASE 2

- The Clubhouse opens*
- Launch public relations and community outreach campaigns

PHASE 3

- Implement marketing strategies
- Begin capital improvement projects and assessments

*Liquor service subject to permitting

PROJECT VISION AND FIT INTO THE LOCATION

Vision for Food and Beverage Operation

The North Palm Beach Country Club, with its golf course, tennis courts, and pool, serves as a central hub for residents. This makes our 134-year-old family-owned hospitality company an ideal choice to become the food and beverage operator for the North Palm Beach Country Club. Our values truly align.

The Village of North Palm Beach hosts a variety of cultural and social events that are important to the community, which we will be proud to support.

Community Sponsors

Lessing's will contribute 1% of annual food and beverage sales towards North Palm Beach community event sponsorships.

Lessing's Hospitality Group has been a sponsor of the Palm Beach Holiday Boat Parade since 2019. We are proud that this year we are the presenting sponsor of this beloved tradition that brings holiday cheer to residents and visitors alike. We know we can expand the event at North Palm Beach Country Club and make it the best yet.

The Independence Day Celebration is an important event in North Palm Beach, featuring a fireworks display, live entertainment, food, and family-friendly activities. We would be proud to partner with the Village to continue hosting the Fourth of July celebration at the North Palm Beach Country Club.

The Annual Heritage Day Festival, which is one of the village's signature events, celebrates the history and culture of North Palm Beach. We would be honored to become a part of the Village's rich heritage.

Supporting sports and recreation events is also something we will do on a regular basis. Many of these events already call North Palm Beach Country Club home.

- Season Opening and Closing Golf Events: Providing food and beverage services for these significant events to ensure members enjoy every moment.
- Member Nine & Dine Twilight and Tournaments: Offering delicious dining options for these events to create a memorable experience.
- Summer Golf Leagues: Hosting happy hour drinks and appetizers in The Grill Room after play, making the most of the longer days and reduced golf rates.
- North Palm Beach Swim Club: Refueling the team after practice and during events.

All these elements contribute significantly to the social and cultural fabric of North Palm Beach, reinforcing community ties and fostering cherished memories for residents. We eagerly anticipate becoming an integral part of this vibrant community.





PROJECT VISION AND FIT INTO THE LOCATION

Our goal is to make a meaningful impact with the Country Club and within North Palm Beach, fostering a tight knit community that promotes fun family orientated activities where the club remains a central part of the local lifestyle. On the club grounds, we aim to create a welcoming and vibrant atmosphere where members and residents feel at home, greeted by staff who know them by name. Off property, we are committed to actively engaging with the local area through a variety of events and initiatives that foster connection and community spirit.

On Property:

- Family Fun Nights: Special nights dedicated to families, with tailored menus, games, and entertainment that cater to all ages.
- Wine and Dine Nights: Featuring curated wine and food pairings offering a fun night out for adults.
- Community Reward Programs: We will implement reward programs that will be available for all customers of the restaurant(s) on property to access.
- Holiday Celebrations: Unique menus and themed decorations for holidays like Thanksgiving, Christmas, Mother's Day and Father's Day creating a festive atmosphere.
- Artist Nights: Integrating with local schools like the North Palm Beach Conservatory School, St. Clare, and The Benjamin School to showcase young artists and musicians.
- Honoring First Responders: Events that spotlight Village of North Palm Beach first responders.

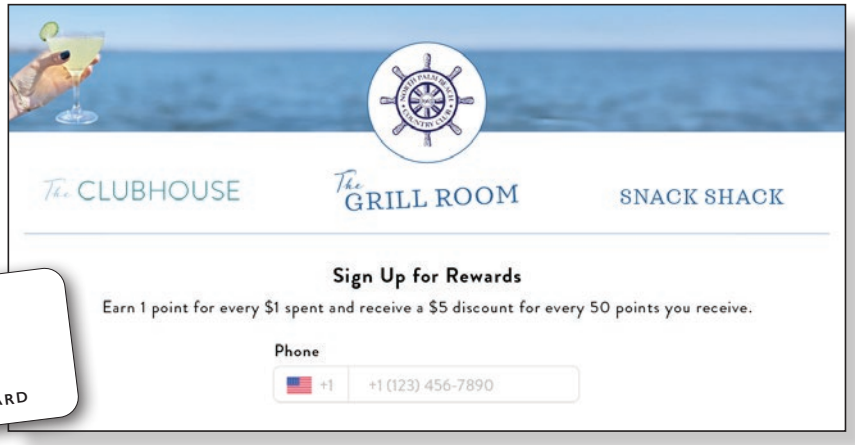


In the Community:

- Sponsorships at local events such as the Annual Hot Cars and Chili
- Fishing Village Tournament at Anchorage Park
- Annual 'Touch a Truck'
- Summer Movie Nights
- Osborne Park Community Garden Support
- Internship opportunities for village residents in high school and college who are considering a career in Hospitality Management
- We are excited for the opportunity to collaborate with members, guests, and staff to create the perfect mix of events and celebrations!

Promoting Social Memberships

- Providing preferred reservations at all the restaurants on property for members.
- We will offer a 10% discount to member for all food and beverage at The Clubhouse, The Grill Room, Snack Shack, and beverage cart(s).
- Special discounts will be offered to members for catered events.
- Fourth of July viewing parties, Member Mixers, live entertainment, and buffet events.





BANQUET
FIT INTO THE LOCATION

Vision for Banquet Offering

Our vision for the banquet services at the North Palm Beach Country Club is to create elegant and memorable events that seamlessly integrate with the club's esteemed character and community symbolism. We strive to enhance the club's reputation as a premier venue while preserving its unique charm and heritage.

Seamless Integration with the Country Club

We are committed to working closely with the Country Club to ensure that our banquet offerings align with the club's mission and the vision of the Village administration and residents. Our approach is to blend our services so seamlessly that our presence feels like a natural extension of the club itself. By understanding and respecting the traditions and expectations of the North Palm Beach community, we aim to create a smooth transition that enhances the overall member experience.

Preserving Character and Symbolism

At Lessing's Hospitality Group, we understand the importance of preserving the character and symbolism of the North Palm Beach Country Club within the community. We will collaborate with the club's management to ensure that every event reflects the club's values and upholds its prestigious reputation. Our team will be dedicated to maintaining the highest standards of service and excellence, ensuring that each event is a true representation of the club's identity.



Aligned Goals and Shared Vision

Our goals will remain closely aligned with the vision and mission of the Village administration and residents. We will prioritize open communication and collaboration with the club's leadership to ensure that our banquet services support and enhance the club's objectives. By aligning our efforts with the community's expectations, we aim to foster a strong partnership that benefits all stakeholders.

Priority Scheduling for Village Events

We will provide the Village with priority for scheduling events at the country club to provide food and beverages. These events include:

- Village Employee Holiday Dinner
- Advisory Board Dinner
- Business After Hours 'Thank You' Dinners

Additionally, we will accommodate:

- Monthly Environmental Committee Meetings: Held in the The Grill Room on agreed-upon Saturday mornings.
- NPB Youth Symphony: Held in the Ballroom on agreed-upon Monday evenings.

GIVING BACK
TO OUR COMMUNITIES

- Joe Namath Foundation
- Palm Beach Holiday Boat Parade
- Andrea C. Cameron Foundation
- Jupiter Inlet Lighthouse & Museum
- Els for Autism Foundation
- The Arc of Palm Beach County









Carlin Park Clean-up, Jupiter, Florida



Loggerhead Marinelife Center

*See more on Lessing's Gives Back in Addendum E.

GIVING BACK
TO OUR COMMUNITIES

LESSING'S SPONSORSHIPS	
Organization	
Business Development Board of Palm Beach	Jupiter Inlet Lighthouse & Museum
North Palm Beach Holiday Boat Parade	Joe Namath Foundation
Salvation Army	Andrea C Cameron Gala
Living Hungry	Treasure Coast Wildlife Center
Furry Friends	American Heart Association
Maltz Theater	Florida Restaurant & Lodging Association
National Alliance for Eating Disorders	Cancer Alliance of Help & Hope
PB North Chamber of Commerce	Cultural Council
Wish Upon a Wedding	POST - Pediatric Oncology Support Team
Kravis Center for the Performing Arts	Quantum House
Fort Lauderdale International Boat Show	Voices For Children of Broward County
The Heart Gallery of Broward County	Fort Lauderdale High School Speech and Debate
Seaglass Rose Experience	Broward Running Society
Florida Fish & Wildlife	Las Olas Wine & Food Festival

LESSING'S VOLUNTEERS	
Organization	**How We Helped**
Carlin Park	Love Street employees helped clean up the park
Furry Friends	Cross company volunteer day
Furry Friends	Pelican Club team helped build dog beds
Jupiter Lighthouse	Hosted the 'Oyster Eating Contest'
Jupiter Lighthouse	Topside hosted the 'Rendezvous at the Light'
Living Hungry	Lessing's employees assisted with donated food box drive
PBC Office of Community Revitalization	Assisted with Turkey Donation
Local Fisherman	Love Street Docks
Loggerhead Marine Center	Topside concocts a special drink that when ordered, raised money for Loggerhead
Loggerhead Marine Center	Love Street employees participate in the Beach Cleanup
Marine Industry / Toys for Tots	Holiday Boat Parade held at Lucky Shuck
Meals on Wheels	We donated food for the Annual Pie It Forward
Rotary Club	Beacon held the Swank Farms Wine Dinner
Susan G Komen	Pink Wig Campaign with Joe Namath
US Military	Lucky Shuck - Honoring soldiers who gave their lives in Afghanistan
Quantum House	*Hosted the 'Chef for a Day'*
Heal The Planet	Beach Cleanup

MEMBERSHIPS	
Organization	**Membership Level**
Business Development Board	Board of Advisors
Discover the Palm Beaches	Flagler Business Advisory Board Member
Palm Beach North Chamber of Commerce	Executive Trustee Member for Pelican Club
Palm Beach Chamber	Member for Kravis Events
Florida Restaurant & Lodging Association	Member for PB & Martin Counties
St. Lucie County Chamber of Commerce	Member for Crane Club
Martin County Chamber of Commerce	Member for Crane Club
Greater Ft. Lauderdale Chamber of Commerce	Member for Hatch
MASS, Ft. Lauderdale	Member for Hatch
Greater Ft. Lauderdale Alliance	Member for Hatch
Kravis Center Corporate Partners	Executive Council
Forum Club	

INSPECTIONS, SAFETY RECORD AND CONTRACT LITIGATION

Food Handling/Inspections and Safety Program

Lessing's Hospitality Group is committed to maintaining the highest standards of food safety and hygiene across all our restaurant operations. Our comprehensive food handling and safety program includes rigorous staff training, regular internal audits, and strict adherence to local, state, and federal health regulations.

Our record across all of our business locations is stellar. This is a testament to our unwavering dedication to food safety and our proactive approach to maintaining clean and safe environments for our guests and staff.

Given the extensive number of locations we operate, providing detailed Health Department Inspections for each restaurant over the past three years would be an exceedingly large volume of information. However, we assure you that all our restaurants consistently meet or exceed health department standards. Our track record demonstrates our commitment to excellence and adherence to the highest safety protocols.

To further assure you of our compliance and dedication to food safety, we can provide summaries or specific reports for individual locations upon request. We welcome any additional questions or the opportunity to discuss our food safety practices in more detail during the proposal review process.

Contract Litigation

Lessing's Hospitality Group is proud to report that we have not been the subject of any litigations. This record underscores our commitment to operating with integrity, professionalism, and adherence to the highest standards in all aspects of our business. We are dedicated to maintaining transparent and ethical practices, ensuring that our clients and partners can trust in our reliability and excellence.



Statement of Employee Longevity

At Lessing's Hospitality Group, we strive to achieve high retention rates through various programs and incentives. Talent retention is crucial in the hospitality industry, and we focus on career development opportunities, meaningful rewards and recognition, and fostering a positive organizational culture. By ensuring that our employees feel valued and supported, we aim to exceed industry standards and enhance overall success.

REFERENCES FROM OTHER RESTAURANTS OPERATED BY VENDOR

CHARLIE AND JOE'S at LOVE STREET
8985 SE Bridge Road
Hobe Sound, FL 33455

July 1, 2024
Chuck Huff
Village Manager
Village of North Palm Beach, Florida
501 US Highway One
North Palm Beach, FL 33408

Dear Mr. Huff,
I have known the Lessing family, specifically Steve and Michael Lessing, the Chairman and CEO of Lessing's Hospitality Group, for many years dating back to when we lived and worked in New York. After moving to Jupiter, Florida, I had the opportunity to purchase a restaurant and the adjoining land along the Jupiter Inlet. I partnered with the Lessing's to manage the catering operations and later the restaurants to ensure success for my company and the community that we serve and where I have lived for the past 30 years.

The partnership began with the conversion of The Rustic Inn Restaurant in Jupiter. Working closely with Lessing's, we developed a new 25,000 sq ft classic Floridian event venue, The Pelican Club. As construction was going on, they were busy selling dates with nothing more than renderings, and they opened on April 13, 2019, with over 65 weddings already booked for that year. This success has continued as The Pelican Club will do over 325, events in 2022. Lessing's Hospitality Group has built The Pelican Clubs' reputation as one of Florida's premier event venues.

Based on the success of the Pelican Club, Lessing's was an easy choice when Joe Namath and myself were looking for a management company for the restaurants that would comprise Charlie and Joe's at Love Street Restaurant Group adjacent to the Pelican Club. Lessing's hired, trained, and now manages over 250 employees across the locations. They are also responsible for culinary operations, marketing, administration, and financial reporting. Lessing's management expertise is responsible for transforming Charlie and Joe's at Love Street into a South Florida dining and hospitality destination.

Lessing's commitment to our aligned goals of delivering first-class hospitality while creating a positive work culture and a sense of responsibility to the community they serve is evident daily. We are working on some new projects with the Lessing Group, in South Florida, and I am confident we will have many shared successes moving forward with our partnership. Based on my experiences with Lessing's Hospitality Group in South Florida, I can enthusiastically recommend them to provide the food, beverage, and catering services at North Palm Beach Country Club. If I can be of any further help, please feel free to contact me.

Sincerely yours,



Charles Modica
President

Additional referenced provided in Addendum D.

REFERENCES FROM OTHER RESTAURANTS OPERATED BY VENDOR

REFERENCES FROM GUESTS

★★★★★

Andre Mothersill | June 9, 2024 | Google
First time at Hatch. Definitely will be coming back soon. Not only for the ambiance but the service was impeccable. Joanna is amazing, great smile and warm personality. Also gave great attention to detail.

HATCH

★★★★★

Lisa Joyner | June 6, 2024 | Google
We had a great experience at Hatch. The food and service were both great. Enjoyed my latte and everything was priced well for what we received. Wish we had one in Georgia. Didn't take pics of great appetizers, orange croissants were so light and fluffy.

HATCH

★★★★★

Anne D. | June 9, 2024 | Yelp
We love Lucky Shuck! We usually eat at the bar, or stop in for a drink and take food home. The bartenders are awesome... friendly, knowledgable, and always making great suggestions when we ask. The food is consistently delicious, and you cannot beat the ambiance and view there! Highly recommend Lucky Shuck!

LUCKY SHUCK

★★★★★

Alecia B. | June 8, 2024 | Yelp
Amazing happy hour with my company NV realty that I love so much! Great time! Food was delicious, drinks, perfect and service outstanding! Ocean, lighthouse, boats, wow! The view is breathtaking! Can't wait to go back! If you are in Jupiter it's a must go place!

BEACON



Additional reviews provided in Addendum D.



ADDENDUM A

SAMPLE MENUS

LESSING'S HOSPITALITY GROUP


LESSING'S
HOSPITALITY GROUP
est. 1890

FOOD & DRINKS

STARTERS

WINGS
mild, regular, hot, sicilian, honey bbq, chipotle bbq or thai, homemade blue cheese..... 18

BONELESS WINGS
mild, regular, hot, sicilian, honey bbq, chipotle bbq or thai, homemade blue cheese.....16

CACIO E PEPE ARANCINI
pecorino romano, spiced vodka sauce 13

SPINACH AND ARTICHOKE DIP
four cheese blend, spiced pita chips 14

CHICKPEA FRIES
harissa aïoli.....12

THAI CALAMARI
peanuts, lime, sweet chili glaze.....17

BBQ NACHOS
tortilla chips, tangy bbq sauce, queso, lettuce, tomatoes, jalapeños, southwestern chipotle chicken 15

**Consuming raw oysters, raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.*

The GRILL ROOM

SALADS & BOWLS

CAESAR
baby gem lettuce, croutons, shaved parmesan 12

WARM GOAT CHEESE SALAD
red and golden beets, organic greens, sherry vinaigrette 15

HOUSE SALAD
mixed greens, cherry tomatoes, herbed mozzarella, shaved red onion, cucumbers, white balsamic vinaigrette 10

POKE TUNA BOWL*
udon noodles, avocado, edamame, pickled vegetables, sriracha aïoli 27

Add any of the following :
Steak..... 8
Chicken 5
Shrimp 7
Salmon..... 8

HANDHELDS

Served with choice of side

ALL AMERICAN BURGER*
american cheese, lettuce, pickles, onion, special sauce, sesame seed bun 18

SMOKEHOUSE BURGER*
thick smoked bacon, smoked cheddar, crispy onion rings, sweet baby ray's bbq sauce, pretzel bun..... 19

VEGGIE BURGER
veggie burger, sliced red onion, monterey jack, avocado..... 18

CLUB SANDWICH
turkey, smoked bacon, cranberry mayo, lettuce, tomato, toasted multigrain..... 15

NASHVILLE HOT CRISPY CHICKEN
hot and spicy glaze, pickles, coleslaw, buttered brioche bun..... 16

BLT
bacon, baby gem lettuce, vine ripened tomato, green goddess aïoli on toasted multi-grain bread..... 14
add avocado 3

SALMON WRAP
kale, smoked bacon, vine ripened tomato, garlic dijon aïoli, whole wheat wrap..... 21

LOBSTER ROLL
melted butter, lemon, chive, amagansett sea salt, butter toasted new england roll 32

GRILLED CHICKEN CLUB
gruyère, avocado, lettuce, tomato, applewood smoked bacon, sriracha aïoli, toasted multi-grain 17

DAPPER DOG
chicago style wagu beef hot dog..... 15

SIDES

Fries 8
Fresh Fruit..... 5
Side Salad 7

GIFT CARDS AVAILABLE

Grill Room gift cards make a great gift for any occasion. Available to purchase at the bar during regular hours.

LET US COME TO YOU

Scan to order for delivery to the pool or tennis courts.

WE ALSO HANG OUT

Follow us online and tag us to say hi!

THIS MENU IS ALSO AVAILABLE TO ORDER FROM THE CLUBHOUSE



The CLUBHOUSE

LUNCH

STARTERS

Parker House Bread 6
amagansett sea salt, caramelized onion butter

Oysters*
east coast 3 ea • west coast 4 ea

Spinach and Artichoke Dip 14
four cheese blend, spiced pita chips

Everything Seasoned Bavarian Pretzel Sticks 13.50
smoked gouda beer cheese

Salmon Tartare* 15
avocado, shallot, lemon, yuzu crème fraîche

Peking Duck Tacos 16
avocado, hoisin sauce, five spice mango salsa

Poke Tuna Tacos* 15
avocado, sriracha aïoli, cilantro

Jumbo Lump Crab Cakes 22
corn salsa, spiced yellow pepper coulis

Crispy Oysters Rockefeller 18
creamed spinach, meyer lemon aïoli

French Onion Soup 10
caramelized vidalia onions, crouton, gruyère

GREENS

Warm Goat Cheese Salad 15
red and golden beets, organic greens, sherry vinaigrette

Strawberry, Rocket & Quinoa Salad 15
walnuts, feta, cranberries, honey-dijon vinaigrette

Caesar Salad 12
baby gem lettuce, croutons, shaved parmesan

*Add: Marinated Steak** 8 • *Blackened Chicken* 5
Seared Jumbo Shrimp 7

HANDHELDS

All served with french fries

Grilled Chicken Club 17
gruyère, avocado, lettuce, tomato, applewood smoked bacon, sriracha aïoli, toasted multi-grain

Lobster Roll 32
melted butter, lemon, chive, amagansett sea salt,

Club Sandwich 15
turkey, smoked bacon, cranberry mayo, lettuce, tomato, toasted multigrain

Bistro Burger* 18
smoked cheddar, bourbon caramelized onion, pickles, roasted garlic aïoli, sesame bun

Nashville Hot Crispy Chicken 16
hot and spicy glaze, pickles, coleslaw, buttered brioche bun

Prime Rib French Dip* 27
mozzarella, caramelized onion, horseradish, baguette, au jus

MAINS

Chilled Shrimp & Crab Stack 26
avocado, tomato, crumbled hard boiled egg, mâche greens, citrus vinaigrette

Grilled Salmon Paillard 27
avocado, citrus, shaved fennel, pistachio, lemon vinaigrette

Poke Tuna Bowl* 27
udon noodles, avocado, edamame, pickled vegetables, sriracha aïoli

Fresh Catch 33
simply grilled, blackened, pan seared or pecan crusted wild rice pilaf, broccolini, tropical salsa

Cajun Chicken 25
lemon butter, french fries, dressed greens

Steak Frites* 34
french fries, grilled broccolini, roasted garlic aïoli

MARKET SIDES

broccolini with marcona almonds • creamed corn with jalapeño
french fries • baked potato • creamed spinach • sautéed spinach
- 8 -

Craving something different?
Order from the Grill Room menu

Before placing your order, please inform your server if a person in your party has a food allergy.

**This menu item can be cooked to order. Menu item consists of or contains meat, fish, shellfish or fresh shell eggs that are raw or not cooked to proper temperature to destroy harmful bacteria and/or viruses. Consuming raw or under cooked meats, fish, shellfish may increase your risk or food-borne illness, especially if you have certain medical conditions.*

The CLUBHOUSE

DINNER

STARTERS

Parker House Bread 6
amagansett sea salt, caramelized onion butter

Oysters*
east coast 3. ea • west coast 4 ea

Spinach and Artichoke Dip 14
four cheese blend, spiced pita chips

Everything Seasoned Bavarian Pretzel Sticks 13.50
smoked gouda beer cheese

Salmon Tartare* 15
avocado, shallot, lemon, yuzu crème fraîche

Peking Duck Tacos 16
avocado, hoisin sauce, five spice mango salsa

Poke Tuna Tacos* 15
avocado, sriracha aïoli, cilantro

Jumbo Lump Crab Cakes 22
corn salsa, spiced yellow pepper coulis

Crispy Oysters Rockefeller 18
creamed spinach, meyer lemon aïoli

French Onion Soup 10
caramelized vidalia onions, crouton, gruyère



GREENS

Warm Goat Cheese Salad 16
red and golden beets, organic greens, sherry vinaigrette

Strawberry, Rocket & Quinoa Salad 16
walnuts, feta, cranberries, honey-dijon vinaigrette

Caesar Salad 12
baby gem lettuce, croutons, shaved parmesan

*Add: Marinated Steak** 8 • *Blackened Chicken* 6
Seared Jumbo Shrimp 10

MARKET SIDES

broccolini with marcona almonds • creamed corn with jalapeño
french fries • baked potato • creamed spinach • sautéed spinach
- 8 -

Craving something different?
Order from the Grill Room menu



SEA

Lobster Roll 32
melted butter, lemon, chive, amagansett sea salt, butter toasted new england roll

Fresh Catch 33
simply grilled, blackened, pan seared or pecan crusted wild rice pilaf, broccolini, tropical salsa

Pan Seared Scallops 36
creamed corn, jalapeño, smoked piquillo pepper-chorizo jam

Faroe Island Salmon 33
"paella style" risotto, spring peas, saffron, shrimp, mussels

Poke Tuna Bowl* 29
udon noodles, avocado, edamame, pickled vegetables, sriracha aïoli

Lobster Pasta 16 half • 31 full
nduja, campari tomato, tagliatelle, lemon

Chilled Shrimp & Crab Stack 26
avocado, tomato, crumbled hard boiled egg, mâche greens, citrus vinaigrette

Grilled Salmon Paillard 27
avocado, citrus, shaved fennel, pistachio, lemon vinaigrette

LAND

Bistro Burger* 18
smoked cheddar, bourbon caramelized onion, pickles, dijon-garlic aïoli, sesame seed bun, french fries

Prime Rib French Dip* 27
mozzarella, caramelized onion, horseradish, baguette, au jus, french fries

Cajun Chicken 25
lemon butter, french fries, dressed greens

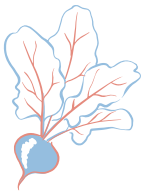
Pork Chop Milanese* 30
arugula, campari tomato, onions, parmesan reggiano, lemon, aged balsamic

Steak Frites* 34
french fries, grilled broccolini, roasted garlic aïoli

Prime 12 oz. NY Strip Steak* 49
creamed spinach, smashed black pepper parmesan yukon potatoes, cowboy butter

Filet Mignon* 44
garlic mashed potatoes, butter poached jumbo asparagus, brandy-peppercorn sauce

Cacio e Pepe e Tartufo 14 half • 27 full
bucatini, burgundy black truffle, pecorino romano



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The CLUBHOUSE

$25 PRIX FIXE LUNCH MENU

One appetizer or a glass of house wine, and your choice of entrée

— OR —

One appetizer and your choice of entrée, add a glass of house wine for $10

APPETIZER

Caesar Salad
baby gem lettuce, croutons, shaved parmesan

Warm Goat Cheese Salad
red and golden beets, organic greens, sherry vinaigrette

French Onion Soup
caramelized vidalia onions, crouton, gruyère

Poke Tuna Tacos* (2)
avocado, sriracha aïoli, cilantro



ENTRÉE

Grilled Salmon Paillard
avocado, citrus, shaved fennel, pistachio

Chilled Shrimp & Crab Stack
avocado, tomato, mâche greens, crumbled hard boiled egg, citrus vinaigrette

Bistro Burger*
smoked cheddar, bourbon caramelized onion, dijon-garlic aïoli, sesame seed bun, french fries

Cajun Chicken
lemon butter, french fries, dressed greens

Grilled Chicken Club
gruyère, avocado, lettuce, tomato, applewood smoked bacon, sriracha aïoli, toasted multi-grain, french fries

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The CLUBHOUSE

HAPPY HOUR

Monday - Friday | 4-7pm at the Bar

50% Off All Bar Drinks
prices reflected on menu
Select Oysters* 1.50

WINE

Prosecco 5.5
Millenio, Italy

Rosé 6.5
Figuiere "Premiere", Provence, France

Chardonnay 6.5
Frei Brothers "Reserve", Russian River Valley, California

Riesling 6.5
Spreitzer 101, Rheingau, Germany

Pinot Grigio 6
Kettmeir, Trentino Alto Adige, Italy

Bordeaux Blanc 6
"Clarendelle" Clarence Dillon, Bordeaux, France

Pinot Noir 6.5
Banshee, Sonoma, California

Cabernet 6
CS, Charles Smith "Substance", Washington

Malbec 6
Bedell, North Fork, LI

HANDCRAFTED COCKTAILS 8

The Banyan
ford's london dry gin, fresh blueberries, lemon juice, simple syrup, egg white

Pear Pressure
tito's vodka, fruitful prickly pear, spiced ginger syrup, lime juice

Scottish Cure
monkey shoulder scotch, talisker storm scotch, drambuie, lemon juice, spiced ginger syrup

Amigos de Sangre
herradora reposado, casamigos mezcal, blood orange juice, lime juice, blood orange bitters, agave nectar

MacArthur
sage infused astral blanco tequila, aperol, amaro montenegro, lemon juice

The Five Rings
roku japanese gin, yuzu juice, lime juice, triple syrup

Wise One
ron zacapa 23, diplomatico planas rum, black pepper demerara syrup, angostura, orange bitters

Bacon Me Crazy
bacon fat washed woodford reserve, pure vermont maple syrup, orange juice, lemon juice, angostura bitters

ZERO PROOF 5.5

The Free Spirit *N/A*
cleanco tequila, fresh cilantro & jalapeño, lime juice, agave nectar, half tajin rim

Lavender Blosson *N/A*
cleanco gin, lemon juice, lavender & honey simple syrup

BITES 10

Everything Seasoned Pretzel Bites
guinness beer cheese

Poke Tuna Tacos*
avocado, sriracha aïoli, cilantro

Chickpea Fries
harissa aïoli

Peking Duck Tacos
avocado, hoisin sauce, five spice mango salsa

Filet Mignon Sliders*
mozzarella, arugula, horseradish cream

The CLUBHOUSE

KIDS MENU

- 10 -

choice of french fries or fresh fruit and beverage

Buttermilk Chicken Tenders
honey mustard

Hot Dog

Cheeseburger

Pasta
butter and parmesan reggiano

Grilled Cheese

PB&J



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The GRILL ROOM

KIDS MENU

- 10 -

choice of french fries or fresh fruit and beverage

BUTTERMILK CHICKEN TENDERS
honey mustard

HOT DOG

CHEESEBURGER

PASTA
butter and parmesan reggiano

GRILLED CHEESE

PB&J

Before placing your order, please inform your server if a person in your party has a food allergy.

SNACK SHACK

BREAKFAST

BACON, EGG, & CHEESE SANDWICH* 7
served untill 11:00am

OVERNIGHT OATS 5

MUFFINS 3

LUNCH

PB&J 6

BLT 10

CLUB SANDWICH 12

CHICKEN CAESAR WRAP 12

HOT DOG 5

CHICKEN SALAD CUP 10 • SANDWICH 12
chicken, apples, golden raisins, celery, almonds, scallions, mayo

Scan to order from the Grill Room menu for delivery to the pool or tennis courts.

SNACKS

- 3 -	Chips	- 3 -	Candy
- 3 -	Pretzels	- 3 -	Cookies
- 3 -	Peanuts	- 4 -	Protein Bars
- 3 -	Crackers	- 4 -	Kind Bars

BEVERAGES

- 3 -	Coffee	- 4 -	Iced Tea
- 3 -	Soda	- 4 -	Gatorade
- 3 -	Bottled Water	- 4 -	Vitamin Water
- 4 -	Lemonade	- 4.5 -	Celsius

BEER & WINE

BEER

- 6 - Bud Light
- 6 - Budweiser
- 6 - Coors Light
- 6 - Miller Lite
- 6 - Michelob Ultra
- 7 - Corona
- 7 - Heinekin
- 8 - Stella
- 8 - Stormhouse

SELTZER

- 8 - High Noon
- 8 - White Claw

NON ALCOHOLIC

- 8 - Athletic N/A

WINE

- 9 - Chardonnay
- 9 - Prosecco
- 9 - Rosé

BUCKETS
(6 EACH)

- 29 - Domestic
- 34 - Imports
- 39 - Craft
- 39 - Seltzer
- 45 - Wine

ICE CREAM

KIDS 3.50 SMALL 4.50 LARGE 6.50

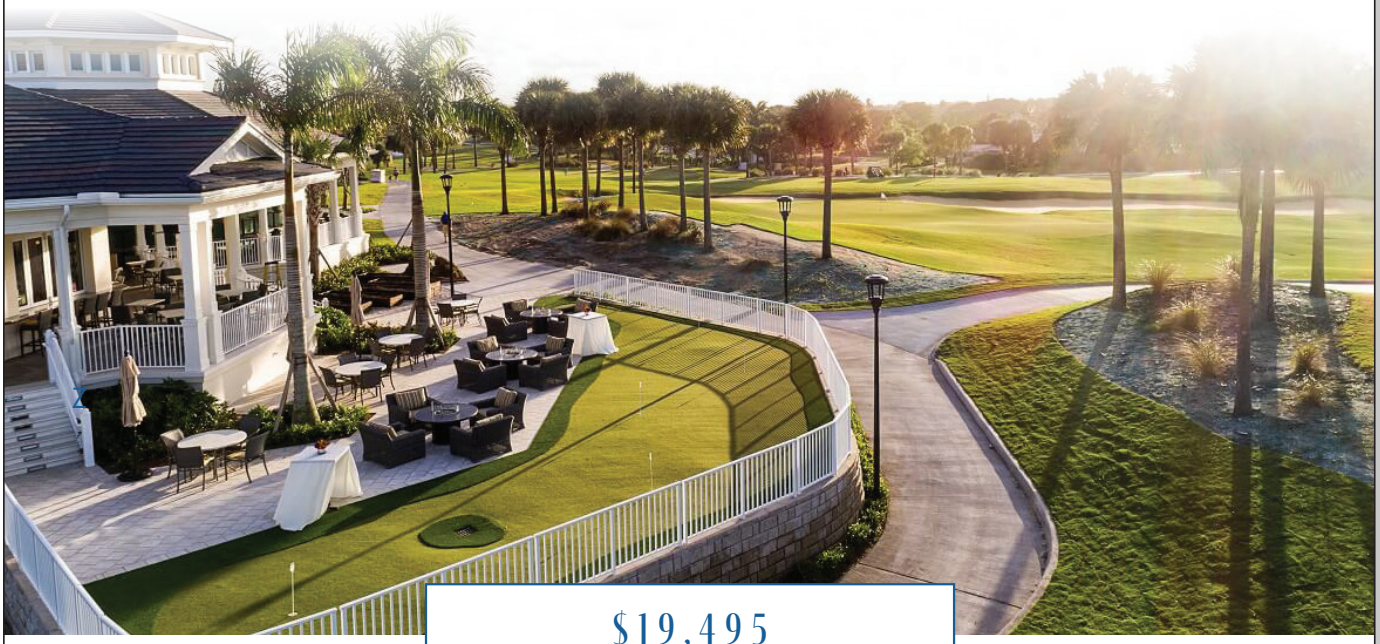
Vanilla
Oreo
Chocolate
Cookie Dough
Mint Chocolate Chip
Strawberry

SPRINKLES .50 WAFFLE CONE 2

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Complete Wedding Package



$19,495

COCKTAIL HOUR

includes

Four Butler Passed Hors d'Oeuvres
Main Reception Table Featuring a
Fruit Display, Meats & Cheese Board
OR One Themed Station
Four Hour Premium Open Bar & Bartenders

THREE COURSE PLATED DINNER

includes

Wedding Cake
Table Side Coffee & Tea Service
Wine Service with Dinner
Champagne Toast
Event Valet
Elegant Ballroom Chairs, Tables, White House Linens & Votive Candles
Access to Wedding Suites 3 hours prior to your event

PHOTOGRAPHY

includes

Photography: Park Avenue Studios
Up to 8 Hours of Unlimited Photography
Flush Album with 30 Pictures
2 Parents Albums with 15 5" x 7" Photos
50 Thank You Cards
P: 561.770.9677
florida@parkavestudio.com

DJ

includes

Absolute Entertainment
DJ/MC Combo
Up to 4 Hours
Full Sound System
Basic Light Show
P: 561.895.0142
info@absolutedjsfl.com

**Price Based On 100 Guests*

951 US-1, North Palm Beach, FL 33408 | 561-691-3433

Wedding Menu

MAIN RECEPTION TABLE

artisan cheese, tropical fruit display, olives and spreads with assorted breads and crackers

HOT AND COLD HORS D'OEUVRES

COLD CANAPES

MINI LOBSTER SALAD ROLLS
lemon dill aïoli

BLACKENED SHRIMP CROSTINI
mango-lime relish

AHI TUNA TARTARE*
wasabi crème fraiche

SPICY SALMON TARTARE*
wonton cone, avocado crème

CITRUS CRAB SALAD
phyllo cup and micro watercress

MINI BLT CUPS
peppered bacon, roma tomato and mayo

WATERMELON-FETA BITES
aged balsamic vinegar

TOMATO MOZZARELLA
bruschetta micro basil

GOAT CHEESE AND FIG CONE
balsamic pearls

HOT CANAPES

LUMP CRAB CAKES
light mustard sauce

COCONUT SHRIMP
ginger lime chili sauce

SCALLOPS* WRAPPED IN BACON

MAHI MAHI FISH TACOS
chipotle aioli & mango salsa

LOLLIPOP LAMB CHOPS*
minted au jus

ARTISAN FLAT BREAD PIZZA
caramelized onion and smoked bacon

WILD MUSHROOM ARANCINI
truffle aioli

RASPBERRY BRIE EN CROUTE

MICRO GRILLED CHEESE
asiago & truffle, tomato soup

SESAME CHICKEN SKEWERS
sweet chili dipping sauce

MINI CUBAN SANDWICH
serrano ham, swiss, pickle

MINI ANGUS BEEF CHEESEBURGERS*
melted american, special sauce

JUMBO FRANKS IN A PUFF PASTRY
spiced brown mustard

FILET MIGNON CROSTINI*
horseradish cream

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951 US-1 | North Palm Beach | FL 33408
561.691.3433 |

Wedding Menu

COCKTAIL RECEPTION STATIONS

SELECT ONE STATION

add an additional for $10 per person
create an action station; chef attended $150 per chef

LITTLE ITALY
penne pasta a la vodka
tri-colored tortellini,
creamy alfredo sauce pesto gnocchi
marinated tomato and mozzarella salad
garlic bread

ASIAN WOK STATION
vegetable fried rice, chicken pad thai,
assorted dim sum and spring rolls,
steamed edamame

MEATBALL STATION
italian style meatballs with classic tomato sauce
herbed chicken meatballs with sweet and sour
black angus beef meatballs with mushroom gravy

SOUTH OF THE BORDER
chicken, steak* and shrimp fajitas
soft shell flour tortillas & hard taco shells
accompanied with mexican rice, sour cream,
guacamole, corn salsa, chorizo queso dip,
tri-color tortillas and salsa

TASTE OF CARIBBEAN
jerk marinated chicken, bahamian conch fritters,
calamari salad, black beans and rice, plantain chips

MEDITERRANEAN MEZZE
grilled chicken skewers and falafel
tzatziki sauce, spanakopita, spiced olives,
roasted garlic hummus, grilled pita chips
cucumber, tomato, olive and feta salad,
bulgur wheat salad

"MAC" THE CHEESE BAR
cavatappi pasta with aged vermont cheddar,
parmesan panko served three ways:
lobster and truffle, braised short ribs and
spring peas and asparagus

SLIDER STATION*
prime beef sliders,
caramelized onions and "special sauce",
pressed cuban sandwiches
hawaiian pulled pork sliders
spicy chicken sliders

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Wedding Menu

ENHANCEMENTS

SUSHI*
rolls: spicy tuna, california and dragon
sashimi: salmon, tuna and smoked eel
wakame, soy sauce, ginger and wasabi

$30 per person

RAW BAR*
littleneck clams and east coast oysters, fresh gulf catch ceviche, jumbo shrimp cocktail, chilled calamari salad
red wine mignonette, cocktail sauce and remoulade, horseradish sauce and lemons

$30 per person

RISOTTO
creamy parmesan risotto, wild mushroom risotto, lobster and asparagus risotto

Chef Required at $150 Each
$28 Per Person

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Wedding Menu

WEDDING DINNER

FIRST COURSE

select one

BURRATA SALAD
heirloom marinated cherry tomatoes, baby arugula, toasted pistachios and aged balsamic pearls with french bread crisp

FRENCH COUNTRY SALAD
organic honey poached beets, grilled asparagus, fire roasted peppers, baby mixed lettuces, candied walnuts and goat cheese, white balsamic vinaigrette

CAESAR SALAD
romaine heart, parmesan crisp focaccia crouton, classic caesar dressing

JUMBO LUMP CRAB AND SHRIMP TIAN
lite key lime mustard sauce, watermelon radish, avocado mousse, lemon scented crisp

APPLE AND PEAR SALAD
sliced apples and pears with sundried, cranberries, walnuts and vanilla dressing, over baby mixed greens

ROASTED PEAR AND GORGONZOLA
roasted pear, heirloom cherry tomatoes, gorgonzola, walnuts, applewood bacon, romaine and radicchio with balsamic vinaigrette

TUSCAN BISTRO
tri-colored greens, marinated artichokes, roasted peppers, heirloom tomatoes, goat cheese, avocado and grilled ciabatta bread

THAI SALAD*
sliced ahi tuna with an asian salad of frisée, lolla rosso, romaine, daikon radish, shitake mushrooms and carrots with sesame ginger vinaigrette, yuzu-soy glaze and crispy wonton

SERVED WARM

WARM LUMP CRAB CAKE
lime-cumin aioli and mango salsa chef's blend of baby greens

GNOCCHI
pesto cream, white truffle drizzle

WILD MUSHROOM-GOAT CHEESE TARTLET
watercress salad

PAN SEARED DIVER SCALLOP*
over green cauliflower purée, vanilla-saffron butter sauce

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Wedding Menu

ENTRÉES

pre-select up to three

MACADAMIA ENCRUSTED CORVINA
grilled pineapple beurre blanc

PAN SEARED DIVER SCALLOPS
asparagus, white truffle risotto,
citrus beurre blanc

GENTLY BLACKENED MAHI-MAHI
bahamian fruit salsa

MISO GLAZED SEABASS
gentle wasabi sauce

BAKED GROUPER
citrus beurre blanc

ROSEMARY & GARLIC
FRENCH CUT CHICKEN BREAST
caramelized shallot pan jus

CHICKEN PICCATA
lemon caper butter

CHIANTI BRAISED SHORT RIBS

GRILLED FILET MIGNON*
port-wine braised shallots,
garlic herb compound butter

FILET MIGNON*
gorgonzola crust, cabernet reduction

SUGGESTED DUET ENTRÉES

FRENCH CUT CHICKEN AND
SEARED SOFRITO MARINATED SHRIMP
citrus herb butter sauce
over grilled corn and avocado relish

BRAISED SHORT RIBS AND SCALLOPS*
natural pan jus, compound butter

GRILLED PETITE FILET MIGNON
AND SEARED MAHI MAHI*
wild mushroom bordelaise, citrus beurre blanc

ULTIMATE SURF AND TURF - *market price*
pan seared filet and lobster tail

VEGETARIAN ENTRÉE ALWAYS AVAILABLE
all entrées accompanied with seasonal
vegetable and starch

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DESSERT

CUSTOM WEDDING CAKE
wedding cake provided by sweet tiers

TABLE SIDE COFFEE SERVICE
freshly brewed coffee, decaffeinated coffee and tea

MINI DESSERT DISPLAY
add $12 per person

ICE CREAM SUNDAE BAR
chocolate and vanilla ice cream assorted toppings
$12 Per Person
attendant required at $150

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Wedding Menu

LATE NIGHT STATIONS

FRY BAR
french fries, sweet potato fries, waffle fries
and tater tots
accompanied by assorted dipping sauces

$12 per person

DONUTS ABOUT YOU
warm cider donuts to include:
cider, blueberry & chocolate
accompanied by assorted dipping sauces and
vanilla ice cream

$12 per person
attendant required at $150

NIGHT NIGHT STATION
warm breakfast sandwiches, buttery croissant
with bacon, egg and cheese, hash brown pancakes,
hot coffee and water

$12 per person

CIAO BELLA PIZZA STATION
assorted pizzas: four cheese, pepperoni,
veggie delight, bbq chicken pizza, garlic knots

$12 per person

ALSO INCLUDED IN OUR WEDDING PACKAGE

a personal maitre'd and captain will see that every detail of your special day is perfect

exclusive use of our bridal suites for you and your bridal party

white linen and votive candles for your tables

tables and gold cross back chairs

**Holidays, Holiday Weekends, and High Demand Dates may impact published pricing.*

951 US-1 | North Palm Beach | FL 33408
561.691.3433 |

Wedding Menu

BEVERAGE SERVICE

one bartender per 50 guests

YOUR PREMIUM BAR

TITO'S HANDMADE VODKA,

ASSORTED VODKA FLAVORS

TANQUERAY

BACARDI SILVER

MALIBU RUM

CAPTAIN MORGAN SPICED RUM

CROWN ROYAL

JIM BEAM

JACK DANIELS

ESPOLON TEQUILA

add $10 per person for a 6th hour of bar

TOP SHELF BAR

IN ADDITION TO YOUR PREMIUM BAR:

GREY GOOSE

HENDRICKS GIN

JOHNNY WALKER BLACK

MAKER'S MARK

BULLEIT BOURBON AND RYE

MCCALLAN 12

CASAMIGOS

add $10 per person for top shelf

ALL BARS INCLUDE IMPORTED AND DOMESTIC BEER AND ASSORTED HOUSE WINES:

cabernet sauvignon, pinot noir, chardonnay, pinot grigio, sauvignon blanc and prosecco

BEERS ON TAP

BUD LIGHT

BLUE MOON

LOCAL BREWERY

BOTTLED

BUDWEISER

COORS LIGHT

CORONA

HEINEKEN

MICHELOB ULTRA

MILLER LITE

STELLA ARTOIS

YUENGLING

HEINEKEN 00

HARD SELTZERS

951 US-1 | North Palm Beach | FL 33408
561.691.3433 |

Social Buffet

$59 PER PERSON

COCKTAIL HOUR

Fresh Vegetable Crudités with Assorted Dips
Fruit & Cheese Display
Chef's Variety of (5) Passed Hors D'oeuvres

SALAD STATION

CHOICE OF ONE

Classic Caesar Salad with Chopped Romaine Hearts, Crispy Croutons, Parmesan Cheese and Tossed in our own Caesar Dressing
Mixed Greens Salad with Carrots, Tomatoes and Cucumbers, Served with Balsamic Vinaigrette
Bethpage Salad, Mixed Greens, Candied Walnuts and Gorgonzola Cheese, Dried Cranberries with Balsamic Vinaigrette
All Served with Fresh Rolls and Sweet Butter

CHEF'S CARVING

CHOICE OF ONE

Fresh Roasted Turkey Served with Cranberry Compote
Apple Stuffed Pork Loin
*Grilled Flank Steak with Mushroom Sauce
*Asian Marinated Skirt Steak
New Orleans Deep Fried Turkey in a Cajun Barbecue Sauce

OR

PASTA STATION

CHOICE OF 2 SAUCES

Ala Vodka, Marinara, Bolognese, Roasted Garlic Broth, Alfredo, Gorgonzola Cream, Pesto, Primavera or Wild Mushroom Cream

CHOICE OF 2 PASTAS

Cavatappi, Tortellini, Gnocchi, Penne or Orecchiette
House Baked Specialty Breads

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561.691.3433 |

Social Buffet

ENTRÉE STATION

CHOICE OF THREE

*Sliced Sirloin with a Merlot Reduction
*Chianti Braised Short Rib
Eggplant Rollatini
Chicken Stefan in a White Wine Sauce with Lemons,
Capers and Artichoke Hearts
Tuscan Chicken, Seared Chicken Breast with Sun-Dried
Tomatoes, Lemon, Garlic and Fresh Rosemary
Chicken Marsala
*Grilled Salmon with Ginger Teriyaki Glaze
*Striped Bass Provencal
Chef's Selection of Seasonal Vegetable, Potato or Rice Pilaf
Vegetarian & Specialty Dietary Dishes Available Upon Request

DESSERT

CHOICE OF ONE

Occasion Cake
Sundae Bar
Cookies and Brownies
Beverages to Include Coffee, Tea and Soft Drinks

*This menu item can be cooked to order. Consuming raw or uncooked meats and fish may increase your risk of food-borne illnesses, especially if you have certain medical conditions.

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561.691.3433 |

Social Buffet

ENTRÉE STATION

CHOICE OF THREE

*Sliced Sirloin with a Merlot Reduction
*Chianti Braised Short Rib
Eggplant Rollatini
Chicken Stefan in a White Wine Sauce with Lemons,
Capers and Artichoke Hearts
Tuscan Chicken, Seared Chicken Breast with Sun-Dried Tomatoes,
Lemon, Garlic and Fresh Rosemary
Chicken Marsala
*Grilled Salmon with Ginger Teriyaki Glaze
*Striped Bass Provencal
Chef's Selection of Seasonal Vegetable, Potato or Rice Pilaf
Vegetarian & Specialty Dietary Dishes Available Upon Request

DESSERT

CHOICE OF ONE
Occasion Cake
Sundae Bar
Cookies and Brownies
Beverages to Include Coffee, Tea and Soft Drinks

*This menu item can be cooked to order. Consuming raw or uncooked meats and fish may increase your risk of food-borne illnesses, especially if you have certain medical conditions.

951 US-1 | North Palm Beach | FL 33408
561.691.3433 |

Social Sit Down

$65 PER PERSON

COCKTAIL HOUR

Fresh Vegetable Crudités with Assorted Dips
Fruit & Cheese Display
Chef's Variety of (8) Passed Hors D'oeuvres

APPETIZER

CHOICE OF ONE

Bethpage Salad, Mixed Greens, Candied Walnuts and Gorgonzola Cheese, Dried Cranberries with Balsamic Vinaigrette
Tuscan Bistro Salad with Tri-Colored Greens (Romaine, Radicchio, Baby Arugula), Yellow Grape Tomatoes, Avocados and Roasted Peppers with Grilled Ciabatta Bread and Herb Crusted Goat Cheese Roulade, Drizzled with Balsamic Dressing
Fresh Burrata Mozzarella & Heirloom Tomato Salad with Field Greens, White Balsamic Vinegar, Pink Himalayan Salt, Cracked Black Pepper, Balsamic Glaze and Olive Oil

ENTRÉES

CHOICE OF THREE

*Filet Mignon with a Merlot Reduction
*Chianti Braised Short Ribs
*Sliced Sirloin with Mushroom Sauce
Chicken Stefan, Served in a White Wine Sauce with Lemons, Capers and Artichoke Hearts
Tuscan Chicken with Sun-Dried Tomatoes, Lemon, Garlic and Fresh Rosemary
Grilled Salmon with a Ginger Teriyaki Glaze
*Striped Bass Provencal
Chef's Selection of Seasonal Vegetable, Potato or Rice Pilaf

DESSERT

CHOICE OF ONE

Platter of Cookies and Brownies
Apple Cobbler ala Mode
Occasion Cake
Sliced Flourless Chocolate Cake with Vanilla Sauce
Slice of New York Cheesecake with Raspberry Sauce
Beverages to Include Coffee, Tea and Soft Drinks

*This menu item can be cooked to order. Consuming raw or uncooked meats and fish may increase your risk of food-borne illnesses, especially if you have certain medical conditions.

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ADDENDUM B

LESSING'S PORTFOLIO

LESSING'S HOSPITALITY GROUP


LESSING'S
HOSPITALITY GROUP
est. 1890

SUCCESSFUL EXPERIENCE
OPERATING RESTAURANTS

BAYBERRY



OPERATING SINCE
2007
CAPACITY
168
EMPLOYEES
112
CATEGORY OF SERVICE
Polished Casual

FINNEGAN'S



OPERATING SINCE
2003
CAPACITY
73
EMPLOYEES
23
CATEGORY OF SERVICE
Casual Dining

GOLDY'S GEMS



OPERATING SINCE
2010
CAPACITY
50
EMPLOYEES
27
CATEGORY OF SERVICE
Casual Dining

LIBRARY CAFE



OPERATING SINCE
2002
CAPACITY
110
EMPLOYEES
53
CATEGORY OF SERVICE
Casual Dining

MIRABELLE



OPERATING SINCE
2004
CAPACITY
120
EMPLOYEES
200
CATEGORY OF SERVICE
Polished Casual

SANDBAR



OPERATING SINCE
2015
CAPACITY
91
EMPLOYEES
66
CATEGORY OF SERVICE
Polished Casual

VIEW



OPERATING SINCE
1989
CAPACITY
288
EMPLOYEES
117
CATEGORY OF SERVICE
Polished Casual

HATCH



OPERATING SINCE
2018
CAPACITY
100
EMPLOYEES
44
CATEGORY OF SERVICE
Casual Dining

ELLEN'S STARDUST DINER



OPERATING SINCE
2021
CAPACITY
450
EMPLOYEES
277
CATEGORY OF SERVICE
Casual Dining

*Statement of operating success shown in our audited financial statements.

STATEMENT OF PROPERTY
RESTAURANTS

Lessing's Hospitality Group and the Lessing's family proudly serves as the landlord for a diverse portfolio of our own restaurants and properties. Our extensive experience in the hospitality industry allows us to manage these establishments with the highest standards of quality and service.

Our portfolio includes a variety of dining establishments and event venues, managed under different entities within Lessing's Hospitality Group. This structure reflects our commitment to excellence and our ability to foster environments where culinary and service excellence thrive.

The following properties are owned and operated by our Lessing's family:

- View
- Post Office Cafe
- Bayberry
- Sandbar
- Goldy's Gems
- Library Cafe

Should you have any questions or require further information, please do not hesitate to contact us. We look forward to continuing our successful partnerships and exploring new opportunities for growth and collaboration.



SUCCESSFUL EXPERIENCE
PROVIDING BANQUET SERVICES



HERITAGE CLUB AT BETHPAGE STATE PARK GOLF COURSE *(Public)*

OPERATING SINCE	2018
NUMBER OF CATERED EVENTS	2021: 399 2022: 563 2023: 624
CAPACITY	750+ Reception 500+ Dinner
EMPLOYEES	110



MANSION AT TIMBER POINT COUNTRY CLUB *(Public)*

OPERATING SINCE	1993
NUMBER OF CATERED EVENTS	2021: 191 2022: 247 2023: 226
CAPACITY	250 Reception 350 Dinner
EMPLOYEES	80



STONEBRIDGE COUNTRY CLUB *(Public)*

OPERATING SINCE	2012
NUMBER OF CATERED EVENTS	2021: 238 2022: 337 2023: 356
CAPACITY	350
EMPLOYEES	60



WHITBY CASTLE AT RYE GOLF CLUB *(Public)*

OPERATING SINCE	2013
NUMBER OF CATERED EVENTS	2021: 202 2022: 301 2023: 302
CAPACITY	250
EMPLOYEES	58

*Statement of operating success shown in our audited financial statements.



360° EAST AT MONTAUK DOWNS GOLF COURSE *(Public)*

OPERATING SINCE	2013
NUMBER OF CATERED EVENTS	2021: 48 2022: 45 2023: 51
CAPACITY	210
EMPLOYEES	32



THE MANSION AT OYSTER BAY GOLF COURSE *(Public)*

OPERATING SINCE	2017
NUMBER OF CATERED EVENTS	2021: 361 2022: 427 2023: 424
CAPACITY	600+
EMPLOYEES	70



MANSION AT WEST SAYVILLE COUNTRY CLUB *(Public)*

OPERATING SINCE	1989
NUMBER OF CATERED EVENTS	2021: 207 2022: 274 2023: 281
CAPACITY	220
EMPLOYEES	41



ESSEX CLUB AT BRENTWOOD COUNTRY CLUB *(Public)*

OPERATING SINCE	2013
NUMBER OF CATERED EVENTS	2021: 142 2022: 160 2023: 142
CAPACITY	215
EMPLOYEES	37

*Statement of operating success shown in our audited financial statements.



THE PAVILION AT SUNKEN MEADOW STATE PARK GOLF COURSE *(Public)*

OPERATING SINCE	1979
NUMBER OF CATERED EVENTS	2021: 123 2022: 149 2023: 172
CAPACITY	250
EMPLOYEES	55



THE VINEYARDS AT AQUEBOGUE

OPERATING SINCE	2017
NUMBER OF CATERED EVENTS	2021: 196 2022: 213 2023: 235
CAPACITY	300
EMPLOYEES	55



BOURNE MANSION

OPERATING SINCE	2002
NUMBER OF CATERED EVENTS	2021: 128 2022: 158 2023: 162
CAPACITY	400
EMPLOYEES	33



CHATEAU AT COINDRE HALL

OPERATING SINCE	1997-2010 preferred, and since 2010 exclusive
NUMBER OF CATERED EVENTS	2021: 76 2022: 67 2023: 77
CAPACITY	250
EMPLOYEES	27

*Statement of operating success shown in our audited financial statements.



ESTATE AT THREE VILLAGE INN

OPERATING SINCE	2007
NUMBER OF CATERED EVENTS	2021: 234 2022: 270 2023: 248
CAPACITY	250
EMPLOYEES	90



THE BARN AT OLD BETHPAGE *(Public)*

OPERATING SINCE	2019
NUMBER OF CATERED EVENTS	2021: 37 2022: 56 2023: 49
CAPACITY	400
EMPLOYEES	47



*Statement of operating success shown in our audited financial statements.

ADDENDUM C

LESSING'S IN THE NEWS


LESSING'S
HOSPITALITY GROUP
est. 1890

CHARLIE & JOE'S AT LOVE STREET OF JUPITER NAMED "BUSINESS OF THE YEAR"



Liz Soulen, Mark Lessing, Jenniffer Woo, Brendan O'Hara *Capehart Photography*

JUPITER, FL – May 17, 2023 – Charlie & Joe's at Love Street was named "Business of the Year" by the Palm Beach North Chamber of Commerce during their Annual Leadership Awards on Thursday, May 11 at the Pelican Club. The Chamber recognized Charlie & Joe's at Love Street for their dedication to their employees, their appreciation of the community, and their achieved status as the Heart of Jupiter.

"We congratulate Charlie & Joe's at Love Street for their continued growth and the positive difference they are making in the northern Palm Beach County community," said Noel Martinez, president and CEO of the Palm Beach North Chamber of Commerce.

Charlie & Joe's at Love Street was honored for benefiting the community through their ongoing participation in philanthropic efforts. Their #dogood initiative organizes staff across their four venues to participate in beach cleanups and fundraisers, and to volunteer with various nonprofit organizations in the community.

Charlie & Joe's at Love Street is also dedicated to supporting the local community by purchasing from local fishermen and vendors, hiring experienced, local talent, and finding new ways to operate sustainably.

Lessing's Hospitality Group, Love Street's managing partner, accepted the award on behalf of Charles Modica and Joe Namath, longtime friends who opened the establishment as business partners in February 2021. "Charlie & Joe's at Love Street is near and dear to our hearts at Lessing's Hospitality Group," said Mark Lessing, vice president of Lessing's Hospitality Group. "We are a family-owned and operated business that is always committed to remarkable service, and to putting its staff and guests first."

Liz Soulen, director of operations at Charlie & Joe's at Love Street, accepted the award with Mark Lessing, and thanked the Palm Beach North Chamber of Commerce, as well as the hardworking chefs and staff throughout Love Street's multi-restaurant complex. "The town of Jupiter's history and supportive community is what continues to make Charlie & Joe's at Love Street a great success," said Soulen. "We recently celebrated Charlie & Joe's at Love Street's third year in business, and this recognition is another reason to celebrate."

About Charlie & Joe's at Love Street

One Vision. Four Experiences. Founded on a longtime friendship between Charles Modica and Joe Namath, Charlie & Joe's at Love Street is the embodiment of their dream to offer a welcoming expression of Jupiter's exciting, nautical culture, and deep fishing roots within the community. Located along the waterfront of Jupiter Inlet Village, Charlie & Joe's at Love Street is a unique escape to a tropical paradise inspired by Jupiter's tranquil blue waters, laid-back lifestyle, and unique dining. Charlie & Joe's at Love Street includes BEACON, Topside at the Beacon, Lucky Shuck Oyster Bar & Taphouse, and The Tacklebox Seafood & Supply Co. Visit Charlie & Joe's at Love Street online at lovestreetjupiter.com.

TOP 10 CATERING SERVICES COMPANIES IN FLORIDA- 2023

Hospitality Companies Rely Heavily On Catering As A Cornerstone Of Their Conferences, Events, And Celebrations. The Restaurant Industry Is More Than Just Delicious Food; It Creates Lasting Impressions, And When Executed Flawlessly, It Can Contribute To Business Growth And Customer Retention. Offering Catering Services Allows Businesses To Strengthen Their Relationships With Existing Customers. Catering Services Represent A Significant Revenue Stream For Hotels, Restaurants, And Event Venues, Allowing Them To Tap Into A Diverse Clientele. Latest Technologies Like AR And VR Provide Immersive Experiences For Clients During Menu Tastings And Event Walkthroughs, Allowing Them To Visualize And Customize Their Event Spaces.

The Global Catering Market Was $626.75 Million In 2022 And Is Projected To Grow At A CAGR Of 9.72 Percent To Reach USD 999.16 Million By 2027. Cutting-Edge Inventory Management Tools Are Helping Businesses Optimize Their Supply Chain, Reduce Waste, And Ensure They Have The Necessary Ingredients And Equipment For Events, Boosting Market Growth. Advanced Software And Applications Enable Businesses To Create Interactive Digital Menus, Allowing For Easy Customization, Real-Time Updates, And Improved Customer Engagement, Promoting Market Growth.

This Edition Of The Hospitality Business Review Brings Forth The Latest Developments And Technological Advances In Catering To Enhance A Business's Reputation And Contribute To A Positive Brand Image.

It Features A Thought Leadership Article From Christopher Hammond, Corporate Director Of Food & Beverage At Kalahari Resorts & Conventions, Who Sheds Light On How Teams Can Set Their Catering Operation Apart To Lead The Industry As One Of The Best, As The Entire Team Needs To Strive For Greatness. It Also Features An Article From Rowan Hand, Vice President Of Global Sales At Standard International, Who Discusses The Importance Of How There's Still A Strong Demand For Leisure Travel And Digital Nomads Or Leisure Travellers Creating Opportunities In Most Markets.

In This Edition Of Hospitality Business Review, We Also Bring You The Story Of Catering Companies Dedicated To Embracing Innovations To Streamline Operations And Position Businesses As Leaders In The Industry.

In This Edition Featuring The Top Catering Services Companies In California 2023 And Top Catering Services Companies In Florida 2023, Facilitating A Harmonious Blend Of Tradition And Technology, The Future Of Catering In The Hospitality Business Looks Brighter Than Ever. We Hope You Find The Right Partner For Your Business's Performance And Needs.

HOSPITALITY BUSINESS REVIEW



TOP 10 CATERING SERVICES COMPANIES IN FLORIDA 2023

LESSING'S
HOSPITALITY GROUP
est. 1890

Lessing's Hospitality Group is a sixth generation, family owned and operated business committed to delivering food service of exceptional quality and excellence since 1890. Among its full-service restaurants are the renowned Mirabelle, featuring an elegant atmosphere and exquisite French cuisine, and the waterfront View Restaurant, which boasts a superb selection of seafood.

ART MIAMI MAGAZINE

FAMED STREET ARTISTS BRING ONE-OF-A-KIND, LOCAL ART TO HATCH





Hatch is a new, trendy brunch restaurant that offers scrumptious and delicious takes on breakfast classics. Hatch's knack for fun and creativity extends beyond the food and staff, with a unique and vibrant restaurant design. Lawrence Lessing, creator of Hatch and vice president of Lessing's Hospitality Group, found it important to integrate unique, local artistry into the design when developing his new restaurant. The interior design includes custom and creative murals painted by nationally praised street artist Jeremy Fish. To enhance the restaurant's sunny and bright décor, Florida local Eduardo Mendieta collaborated with Hatch to complete their "greetings" paintings along the hallways.

Jeremy Fish received recognition after completing one of the largest mural paintings in Miami's Wynwood neighborhood. He was ecstatic at the opportunity to create his mural project for Hatch's new Fort Lauderdale location. Fish's artwork utilizes his library of characters and symbolism to tell a story using a bold, distinctive style. His vision for Hatch's mural was to blend South Florida's regional animals and plants with some of the restaurant's signature selections. In the mural, Hatch's locally sourced coffee and flight of pancakes can be found between the native mangrove trees and Florida panthers.

In recent years, Mendieta has gained recognition creating large-scale murals and curating public art throughout South Florida. His artwork has been displayed in numerous galleries throughout the state, most recently as part of the group show at the Cultural Council of Palm Beach County.

ABOUT JEREMY FISH: Jeremy Fish was born in Albany, N.Y., and relocated to San Francisco in 1994. His education and work experience led to a career as a fine artist and commercial illustrator. Fish has produced commercial illustration projects for a wide range of corporate and independent clients all around the world. His artwork has been exhibited across the U.S., and internationally in galleries and museums. Fish was the first-ever San Francisco Arts Commission artist in residency at San Francisco City Hall in 2015 to celebrate the 100th birthday of the building. In 2015, Mayor Ed Lee officially declared November 19 "Jeremy Fish Day" in the city of San Francisco. Fish created the Haight Street Bronze Bunny statue in 2016, which is the largest crowd-funded public bronze statue in California.

ABOUT EDUARDO MENDIETA: Eduardo Mendieta is originally from Union City, N.J., but has been a Florida resident for the last 26 years. His passion for the arts started at a young age when he began painting graffiti on abandoned buildings and walls. His graffiti art opened his mind to playing with the idea of scale, design, and the concept of public art.

HATCH: Hatch is a modern American brunch restaurant with a unique take on breakfast classics. Owned and operated by Lessing's Hospitality Group, Executive Vice President Lawrence Lessing launched Hatch in 2018 in Huntington, N.Y., after conceptualizing a restaurant that changes the perception of a typical brunch. Hatch's knack for fun and creativity expands beyond the food and staff, with a hip, vibrant restaurant design. Hatch is located at 715 N. Federal Highway in Fort Lauderdale. For more information, visit hatchbrunch.com or call (754) 200-8747.

The Palm Beach Post

60 couples already lined up to tie the knot at Jupiter's newest waterfront venue



Catering operations manager Daniel Budrecki moves chairs into place Monday during a trial run for an upcoming wedding at the Pelican Club. [RICHARD GRAULICH/palmbeachpost.com]

By Hannah Morse
Follow

Posted Apr 1, 2019 at 4:28 PM
Updated Apr 2, 2019 at 11:59 AM

The Pelican Club officially opens this month.

JUPITER — A popular venue has about 60 weddings booked this year, and 38 more for 2020 — and it hasn't even opened yet.

The Pelican Club is the long-awaited next step of Jupiter Inlet Village's transformation. Previously slated to open in late 2018, the venue officially opens this month for weddings, luncheons, parties and more. The first wedding is scheduled for April 13.

Bordered by Jetty's Waterfront to the west and the Love Street project to the east, the venue boasts views of the Jupiter Inlet Lighthouse and water.

New York-based Lessing's Hospitality Group, which operates 17 other wedding and catering venues, 10 restaurants and a historic 1751 hotel in the Northeast, is leasing the 22,000-square-foot building from developer Charles Modica. The venue sits on the site of the former Rustic Inn Crabhouse Restaurant, which closed in May 2017.

CEO Michael Lessing previously told The Palm Beach Post that the Pelican Club's "traditional Florida design will have light colors, wood floors and lots of windows."

The first social event to be held at the venue will be the inaugural Lighthouse Luminary Luncheon on April 16, featuring Modica and football legend Joe Namath as honorary co-chairs. About 350 guests are expected to attend.

Jamie Stuve, president and CEO of the Jupiter Inlet Lighthouse and Museum, said the organization was "delighted" to be hosting the first social event at the Pelican Club.

"I guarantee you, it's beautiful and has really great views. I'm a little partial," she said.

The luncheon will kickoff a $150,000 fundraising campaign to paint the inside and outside of the lighthouse.

"The idea of having an exceptional venue for events and weddings is much needed in the north end of the county," she said. "I definitely think this is filling a need."

In addition to the Love Street project — which is slated to consist of an outdoor market with shops, restaurants and office space — another new recently approved project is called Jupiter Oxbow, which is backed by attorney Joseph Kempe. The project, less than one acre across the street from Kempe's law offices at 941 N. A1A, will consist of three townhomes, four apartments and retail space. Kempe is behind the project.

SAVOR SUMMER DISHES AT BEACON

JUPITER MAGAZINE



Seared scallops on Beacon's summer menu. Photo by Michael Albanese

Sample the Jupiter restaurant's new coastal menu, featuring a slew of small plates, entrées, sushi, and desserts inspired by local flavors

By Site Staff - June 25, 2024

Summer dining beckons at Beacon. Sample the Jupiter restaurant's new coastal menu, featuring a slew of small plates, entrées, sushi, and desserts inspired by local flavors.

Kick things off with charred edamame, a dish of young soybeans seasoned with shoyu, ginger, chili, and black garlic. For something decadent, tuck into lobster mac, made with orecchiette, cold water lobster, bacon dashi, gruyère, and a sourdough herb crust. Equally craveable are the Korean grilled cheese rice sticks, made with mozzarella and crispy sushi rice, and served with a gochujang dipping sauce.

Next, dive into Beacon's new sushi offerings, like the Sweet Red, featuring sweet lobster, cucumber, and avocado in a soy wrap, finished with an eel sauce; the High Tide Tuna, made with spicy tuna, fresh cucumber, avocado, and kimchi dressing; and the salmon tartare, crafted with spiced salmon belly, sesame miso crisp, wasabi cream, and garnished with shaved bonito and cilantro.

For mains, enjoy seared scallops served atop an edamame horseradish purée with a chorizo crumble, pea shoots, and wild mushrooms, or the day's fresh catch, featuring locally caught fish served with sautéed curly kale, fennel, shallots, shoyu vinegar relish, and toasted rice powder.

End things on a sweet note with the Toffee, a sticky toffee pudding paired with Japanese whiskey ice cream and topped with a miso butterscotch sauce, vanilla whipped cream, gold leaf, and blackberries. Or enjoy the Banana, a banana cheesecake with chocolate whipped ganache, vanilla whipped cream, a five-spiced wafer, gold flakes, and caramelized peanuts, all served alongside caramelized bananas. For something seriously cool, savor the Summer Chill, a trio of lemon-lime, pineapple, and coconut sorbets, served with seasonal fruits.

For more information and to reserve, visit thebeaconjupiter.com.



The broadway burger is one of the entree options available this summer at Beacon and Topside at the Beacon as part of their 'Summer of Love' prix fixe menu. © LibbyVision

WHERE TO FIND THE BEST SUMMER RESTAURANT DINING DEALS IN PALM BEACH COUNTY

June 12, 2024

Desperate to find the upside to the sweltering South Florida summer? Beyond the fact that some folks have retreated north, leaving the full-timers with less traffic and more parking spaces, there's the added bonus that restaurants are eager to fill their air-conditioned dining rooms. And they are offering some considerable dining deals to lure us in.

From Jupiter to Boca Raton, you can find your fill from burgers to gumbo, spaghetti to lobster. In some spots, kids can eat for free. And buy-one-get-one offers are out there as well.

So brave the heat from home to car and head out for some serious summer lovin' at one of these dining destinations and you'll be singing "Summertime and the livin' is easy."

Beacon and Topside at the Beacon
This summer both Beacon and Topside at the Beacon will offer all bottles of wine at 50% off on Wednesdays along with a three-course prix fixe menu, that is available every day, for $55 per person. For the first course, guests can choose between the shaved brussels salad, the classic Caesar or the chophouse blue. The main will feature a choice of the salmon with brussels sprouts; chicken meunière with fries and crisp greens; the Broadway burger; or the New York Strip. Finish it off with either the dark forest, a raspberry chocolate mousse, or the Meyer lemon, a deconstructed lemon tart.

Lucky Shuck
Lucky Shuck will offer its 'Summer Lunch Rush,' a two-course, prix fixe menu available Monday through Friday. Priced at $30 per person it offers a choice of appetizers like the loaded Caesar salad featuring romaine lettuce, Parmesan cheese, croutons, bacon, avocado, and pine nuts; the shrimp & andouille sausage gumbo with wild rice; or the Nawlin's bbq shrimp toast, served with a Crystal spicy aioli and grilled bread. Main course options include the jerk smoked pork sandwich on a brioche bun, served with honey-poppy seed coleslaw; the Creole fish tacos, featuring blackened mahi in flour tortillas with chipotle aioli sauce; the smoked ribs, with a sweet and spicy barbecue sauce, served alongside hot honey cornbread and house coleslaw; or the miso salmon salad, with cabbage, candied cashews, carrots, crispy wontons, snow peas, and a Chinese mustard dressing.

Information: 1116 Love St., Jupiter. lovestreetjupiter.com

ACCENT + FOOD & DINING



Treat mom to a special brunch this Mother's Day at Lucky Shuck in Jupiter. YVONNE ALBINOWSKI

QUEEN FOR A DAY

Treat Mom like the royalty she is with these special menus and meals

Eddie Ritz Palm Beach Post | USA TODAY NETWORK

Yes, it's the time of year when we write something to make sure no one comes up short for Mom on her special day. We can't buy the card, or deliver flowers, but we can tell you where to sit down for a memorable meal that does not involve you or her doing any cooking. ● Here are some great places to take mom out, let her relax and tell her how much you love and appreciate her.

Beacon, Topside at the Beacon

At both Beacon and Topside, enjoy wonderful views while treating Mom to an amazing dinner. The year's Mother's Day special is a succulent 7-ounce filet accompanied by a butter poached lobster and served with seasonal vegetables for $80. Beacon's full dinner menu will also be available throughout the day from noon to 9 p.m. Brunch will not be available at Beacon or Topside on Mother's Day.

Information: 1116 Love St., Jupiter. thebeaconjupiter.com; topsidejupiter.com

Lucky Shuck Oyster Bar & Taphouse

It's moms' lucky day with exclusive brunch specials from 11 a.m. to 4 p.m. Dive into the creole eggs benedict, featuring an English muffin topped with tasso ham, creole hollandaise sauce, braised spinach, and dressed greens for $26 or the smoked brisket & fried eggs with sweet potatoes, vegetable hash, and finished with dynamite aioli, also for $26. Maybe mom would like some liquid appreciation as well. Enjoy two-for-one house bloody marys and mimosas, and as a special treat, all moms will receive a complimentary glass of champagne.

Information: 1116 Love St., Jupiter. luckyshuckjupiter.com

The Palm Beach Post

AS SEEN IN

METROPOLITAN
LUXURY MAGAZINE



Ashley Shannon

My name is Ashley Shannon, lead planner & designer at Ever Ash Weddings LLC based in Palm Beach County, FL. I started my business back in December of 2021, as I felt I was truly being called to pursue my creative passions through bringing other's fairytale visions to life. My husband gifted me the LLC paperwork for my birthday, & Ever Ash Weddings was born! I left my career in Advertising in which I was able to work on National brands in the Cosmetics, Fashion, CPG & Healthcare industries such as Cover Girl Cosmetics, Ralph Lauren (Polo, Home, Lauren), Lindt Chocolate, & Advent Health Orlando in order to pursue my own passion project and business. Since starting my company, I have been working on building my portfolio, building connections with local vendors, & establishing roots in South FL as my husband and I did just move here last year from NYC/NJ. I have already managed to book a few clients across TX, FL, & CO as well!



Ever Ash Weddings







About Ever Ash:
Ever Ash Weddings focused on three design pillars: Thoughtful, Romantic, & Organic design. By staying true to these three pillars, I ensure that the clients I take on and ultimately the work I produce falls within the Ever Ash brand style. Having no two events be the same is so important to me, so rest assured this is not meant to dictate design or client choices by any means but rather to serve as a guide, and overall design starting point to ensure I take on the clients that have a similar taste when it comes to design. I pride myself on being organized, empathetic, communicative, as well as by pushing boundaries and thinking outside the box.

About the shoot: Our Crane Club Styled shoot was inspired by both the idea of bringing European romance to sunny South FL, as well as this vision of romantic florals with the delicate sound of a harp playing in the background. The vision came about by Ellie, of Ellie's Garden Design Studio, and from there we brainstormed ways to make that vision a reality starting with a tour of the Crane Club at Tesoro located in Port Saint Lucie, FL. The second you arrive at the venue, it begs to be noticed. It is grand, polished, and stands proud. Within the spacious venue, each room and floor has a personality of it's own making for a very versatile venue sure to fit the needs/style of any bride. We were inspired by the terraces and stone fireplaces located both inside and out. From there, we began to reach out to other local vendors in the area to determine who else was willing and able to help bring this vision to life. We received two gorgeous bridal gowns from Bacio Bacio bridal salon in Wellington, FL. Table top rentals were graciously provided by Jade Smith of Unearthed Rentals, and we were able to bring on a very talented harpist, Karina Kusz, to play in the background for some photo opps as well as video footage. Kalev Kangrol and his fiancé Laura Lora offered to model for us, and on the day of they were elegantly done-up by hair and makeup artist Trish Vanzee. All of the content that was captured was beautifully done by Martin & Gloria Photos, husband and wife photography duo. Planning, design, & day-of coordination was done by myself, Ashley of Ever Ash Weddings. :) The end result - showing bride's of South FL that it is possible to have a European-eque, romantic wedding between the swaying palms. Beach weddings aren't their ONLY option.

ADDENDUM D

REFERENCE LETTERS


LESSING'S
HOSPITALITY GROUP
est. 1890

New York State Parks, Recreation and Historic Preservation

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner *Pro Tempore*

GEORGE GORMAN, JR.
Regional Director

June 13, 2024

Beth Davis
General Manager
North Palm Beach Country Club
951 US Hwy 1
North Palm Beach, FL 33408

Beth Davis,

On behalf of the New York State Office of Parks, Recreation and Historic Preservation—Long Island Region, this letter will serve as a recommendation for Lessing's Inc. for the food and beverage operations at the North Palm Beach Country Club.

Lessing's Inc. has, through a competitive bid process, been awarded several food and beverage contracts within the Long Island State Park Region for 50 years or more. They have provided outstanding service to our park visitors, and they have gone above and beyond in fulfilling their contractual obligations. All reporting paperwork is provided in a timely manner, and as silly as this may sound, they pay their bill on time.

They have committed capital funding for park improvements related to their concession and food and beverage operations, and those projects have been completed cooperatively with State Parks and have enhanced the park visitor experience.

They have been awarded and are managing the following contracts: Bethpage State Park, Sunken Meadow State Park, and Montauk Downs State Park Golf Courses. The total visitation for these facilities is over 5 million and 400,000 golf rounds.

I have been involved in interacting with Lessing's Inc. representatives since the late 1980s, and from personal experience, they provide excellent food and beverage products but also great customer service. My interaction with them has always been positive and cooperative; I could not ask for a better working relationship.

This is one of the highest recommendations I have made in my career.

Sincerely,

George Gorman Jr.

George Gorman, Jr.
Regional Director

Office of Parks, Recreation and Historic Preservation
Long Island • 625 Belmont Ave. Babylon, NY 11702 • 631-321-3500 • parks.ny.gov

PALM BEACH NORTH
CHAMBER OF COMMERCE

June 18, 2024

Beth Davis, CCM
General Manager
North Palm Beach Country Club
501 US Highway 1
North Palm Beach, FL 33408

Dear Beth,

It is my pleasure to recommend Lessing's Hospitality Group for the food and beverage operator at The North Palm Beach Country Club. For the past four and a half years, the Palm Beach North Chamber of Commerce has worked closely with Lessing's Hospitality Group, their staff, and venues, including The Pelican Club for various Palm Beach North Chamber events.

Having had the pleasure of experiencing their exceptional service and top-notch culinary expertise, I can confidently attest to their dedication to excellence and proven track record of success. They have raised the bar for hospitality services and restaurant venues in Palm Beach County and the South Florida market while creating a work culture you can be proud of.

Lessing's Hospitality Group has consistently committed to providing unparalleled dining experiences and is a proven trusted community partner. Because of their attention to detail and passion for customer satisfaction, I am confident Lessing's Hospitality group can hit the ground running to exceed expectations at the North Palm Country Club. Members, families, and business owners can be assured their every need will be handled by an industry professional.

Having said that, their team's professionalism and creativity make them a standout choice for providing every aspect of the food and beverage program for the North Palm Beach Country Club. Lessing's Hospitality Group will bring the level of excellence, creativity, and professionalism worthy of the Palm Beach North Country Club legacy. They are known for collaborating with business owners and customers to make our region a better place to live, work and play. Their proven ability to deliver exceptional hospitality experiences and strong industry reputation make them an ideal partner for this next chapter of the Club.

In conclusion, I enthusiastically endorse Lessing's Hospitality Group. I believe that their expertise and dedication will significantly enhance the community's food and beverage experiences at the North Palm Beach Country Club. As a 130-year-old family-owned business with 20 catering venues and 100 plus other food enterprises, the North Palm Country Club will rise to the expectations of the residents and members.

Please do not hesitate to contact me with any further questions or require additional information.

Best regards,

Noel Martinez
President & CEO

Cc: Village of North Palm Beach Council Members

Add 5520 PGA Blvd, Ste 200, Palm Beach Gardens, FL 33418 Tel 5G1.74G.711 1 Fax S6J .366.2396 Weh www.pbnF\Jannbei.com

KRAVIS CENTER
FOR THE PERFORMING ARTS

June 10, 2024

Beth Davis, CCM
General Manager
North Palm Beach Country Club
951 US Hwy 1 North Palm Beach, FL 33408

Dear Beth,

I am writing to highly recommend Lessing's Hospitality Group, which successfully took over the catering and bistro services at the Kravis Center in August of 2022 for their catering bid for the North Palm Beach Country Club. Lessing's transition from the legendary hospitality provided by The Breakers was executed with exceptional professionalism and excellence.

When Lessing's Hospitality Group assumed responsibility for our catering operations and many theatre bistros, we had numerous ongoing and pre-scheduled events requiring seamless continuity and high service standards. Lessing's worked immediately to ensure that each event was handled with care and great attention to detail. Their dedication to maintaining the quality and elegance associated with The Breakers was evident from the first event on site. I am also pleased to say that when we did need to make adjustments, Lessing's was open to making changes quickly and with enthusiasm.

The team at Lessing's, led by Michael Lessing, demonstrated an impressive ability to adapt and integrate their services into our unique environment. They worked closely with our staff and stakeholders to understand our clientele's specific needs and preferences. Lessing's has demonstrated a proactive approach to responding to the Kravis Center community. Recognizing the cultural and social significance of the Kravis Center, Lessing's has embarked on initiatives designed to enhance the overall patron experience significantly bringing new ideas to the table and working collaboratively with our team.

Lessing's professionalism, reliability, and creativity have solidified its reputation as a premier hospitality provider and left a lasting impression on our theatre patrons and catering clients. We have received numerous compliments praising the outstanding service and food quality they have experienced.

I know that Lessing's Hospitality Group will be able to fulfill the restaurant and catering needs of the North Palm Beach Country Club. I would be happy to speak with you in more detail about their work with the Kravis Center.

Sincerely,

Diane Quinn
CEO
The Kravis Center for the Performing Arts

BANK OF AMERICA

JOHN K. BUDZYNSKI
Senior Vice President

April 22, 2024

Mr. Scott McKelvey
Chief Financial Officer
Lessings, Inc. ("the Company")
3500 East Sunrise Highway; Suite 100
Great River, NY 11739

RE: Letter of Reference

Dear Scott,

At your request, I am providing to you this letter of reference.

Lessings Inc. has maintained a relationship with the Bank of America, N.A. since 2018.

At present, the Company's accounts have a balance in the low eight figure range.

Management maintains its accounts in a satisfactory manner. The Company remains in good standing with the Bank as of the date of this letter.

Please contact me with any questions.

Very truly yours,

John K. Budzynski

Bank of America, N.A.
Business Banking
300 Broadhollow Road
Mail Code: NY5-529-03-03
Melville, NY 11747
631.547.7497
john.budzynski@bofa.com

Thomas N. Gilmartin
New York Regional President
650 Madison Avenue
New York, N.Y. 10022-9143
T (212) 897-4891
C (347)266-9151
tgilmartin@tscbank.com
www.tristatecapitalbank.com

April 22, 2024

Lessing's Inc.
Mr. Scott McKelvey, CFO
3500 Sunrise Highway
Great River, New York 11739

Dear Scott:

I am pleased to provide you with a business description of our banking relationship with regards to any submission of upcoming RFP's the Company may be involved with.

Dating back to 2009, Lessing's Inc. and its principals have been highly valued clients of TriState Capital Bank. We have experienced both a tremendous relationship on the credit as well as the deposit side with current credit facilities totaling medium eight figures, which includes a medium seven-figure line of credit unused at the present time.

Furthermore, Lessing's Inc. also maintains a significant deposit relationship with TriState Capital Bank with average deposits in the low to medium seven-figure range.

I look forward to continuing our very fine relationship, and should you need further assistance, please do not hesitate to contact me directly.

Very truly yours,

TRISTATE CAPTIAL BANK

Thomas N. Gilmartin

Thomas N. Gilmartin

TG/dm

cc: D.M. Perez

Anthony Mollo
Cheney Brothers, Inc.
1 Cheney Way
Rivera Beach, FL, 33403
Anthonym@cheneybrothers.com
561-723-1587

June 3, 2024

Selection Committee
North Palm Beach Country Club

Dear Members of the Selection Committee,

I am writing to offer my enthusiastic recommendation for Lessing's Hospitality Inc. as a candidate for partnership with the North Palm Beach Country Club. As a representative of Cheney Brothers, Inc., I have had the privilege of collaborating with the Lessing's family since 2019, when we began our relationship with the opening of the Pelican Club in Jupiter since then their organization in Florida has grown exponentially. We currently service nine of their properties, The Kravis Center, The Crane Club, Lucky Shuck and the Beacon to name a few locally. I can attest to their exceptional integrity, unwavering commitment to community, and unparalleled expertise in the hospitality industry.

Throughout our partnership, Lessing's Hospitality Inc. has consistently demonstrated a high level of professionalism and dedication. Their team is composed of individuals who are not only skilled and knowledgeable but also deeply passionate about what they do. This passion is evident in every aspect of their operations, from the meticulous attention to detail in their culinary offerings to the warm and inviting atmosphere they create for their guests.

One of the most impressive aspects of Lessing's Hospitality Inc. is their commitment to the community. They have continually gone above and beyond to support local initiatives, contribute to charitable causes, and

1 Cheney Way, Riviera Beach, FL 33404-7000 • 800.432.1341
2801 W. Silver Springs Blvd, Ocala, FL 34475-5655 • 800.939.4018
1 Cheney Way, Punta Gorda, FL 33982-4401 • 844.234.1341
195 Business Park Dr., Statesville, NC 28677 • 800.899.3921
1 Cheney Express Way, Port St. Lucie, FL 34987 • 888-432-1341

foster a sense of unity and belonging among their patrons. This dedication to community service aligns perfectly with the values and mission of the North Palm Beach Country Club, making them an ideal partner for your esteemed institution.

Moreover, Lessing's Hospitality Inc. is renowned for their outstanding hospitality. Their ability to provide exceptional dining experiences, coupled with their innovative approach to event management, has set a benchmark in the industry. Their track record of success, driven by a commitment to excellence and customer satisfaction, ensures that they will bring a high level of quality and distinction to the North Palm Beach Country Club.

In conclusion, I wholeheartedly recommend Lessing's Hospitality Inc. for consideration as a partner with the North Palm Beach Country Club. Their proven integrity, community focus, and outstanding hospitality make them a perfect fit for your organization. I am confident that their involvement will greatly enhance the club's offerings and contribute to its continued success.

Please feel free to contact me should you have any questions.
Thank you for considering Lessing's Hospitality Inc. for this opportunity.

Sincerely,

Anthony Mollo
Cheney Brothers, Inc.

1 Cheney Way, Riviera Beach, FL 33404-7000 • 800.432.1341
2801 W. Silver Springs Blvd, Ocala, FL 34475-5655 • 800.939.4018
1 Cheney Way, Punta Gorda, FL 33982-4401 • 844.234.1341
195 Business Park Dr., Statesville, NC 28677 • 800.899.3921
1 Cheney Express Way, Port St. Lucie, FL 34987 • 888-432-1341

REFERENCES FROM OTHER RESTAURANTS OPERATED BY VENDOR

REFERENCES FROM GUESTS

★★★★★

Ely Cabrera | May 21, 2024 | Google
Such a cute spot with great ambiance and stunning views! We went during happy hour so some of their menu items were half price.
We ordered the thai crispy shrimp, lamb lollipops, burgers and the Caesar salad and we don't have a single thing to complain about!
Will definitely be coming here again as well as taking any friends who come to visit here.

TOPSIDE AT THE BEACON

★★★★★

Michael Masaitis | June 3, 2024 | Google
Great food and vibe, can get really busy for dinner. Poke bowls have a great mix of flavors for all palates.

LUCKY SHUCK

★★★★★

Matt Lean | June 2, 2024 | Google
We got the $55 dinner special came with a salad entree and a dessert. I had the steak my friend had the chicken. Both meals were outstanding but we both agreed the steak was the best. I ended up getting the blue cheese salad they got the Caesar the blue cheese salad was great as was the dessert. This is definitely upscale and worth the money if you're looking for a little less casual go to the second floor on the rooftop it seems a little looser. They have a great reservation policy they also end up putting you in their system. If you haven't been here definitely try it. The views off the back patio are impressive.

BEACON



REFERENCES FROM OTHER
BANQUET FACILITIES OPERATED BY VENDOR

REFERENCES FROM GUESTS

★★★★★

Abigail H. | May 17, 2024 | WeddingWire
Working in events I am a tough critic and I can't stop saying enough good things about this venue. The service, attention to detail and reliability is unmatched. The price point is insane for what you get here - look no further if you want a perfect, magical wedding!! Truly everyone from Maureen on the sales end (yet still remained in close contact answering my questions even after her piece was really over), Summer & Kara are such professionals. Beyond pleasant, fun to work with and so reliable. They get it DONE. Linda, the bridal attendant is unbelievable. She made such a positive impact on my day. I LOVE THE CRANE CLUB!!

CRANE CLUB AT TESORO

★★★★★

Spencer Growth | May 5, 2024 | The Knot
There is NO place comparable to the Pelican Club! The service, the food, the atmosphere, the staff and the overall ease! My sister got married here too! Yes we LOVED it that much! My wedding was PERFECT absolutely beautiful! I would recommend the Pelican Club to anyone looking for a stunning venue with incredible food and service!!! Guests want to get invited to a Pelican Club Wedding!

PELICAN CLUB

★★★★★

Jennifer Hochman | April 29, 2024 | The Knot
The Pelican Club was the dreamiest venue. The food was 12/10. The organization was excellent. The venue was stunning. they made my day perfect. I could not have asked for more!

PELICAN CLUB

★★★★★

Raymond Jensen | April 27, 2024 | Google
We recently had a Destination wedding there the place is absolutely beautiful. The management and staff We're unbelievable. With the service they provided. The food was absolutely delicious. And this is why I gave them five stars they deserved 10 stars. Raymond Jensen, Long Island, New York.

CRANE CLUB AT TESORO



REFERENCES FROM OTHER
BANQUET FACILITIES OPERATED BY VENDOR

REFERENCES FROM GUESTS

★★★★★

Courtney Porter | February 6, 2024 | Google
HALL OF FAME AWARDS BANQUET FOR MY COUSIN...THIS PLACE WAS ABSOLUTELY PERFECT, BEAUTIFUL AND SERVICE WAS GREAT....LOCATION YOU CAN'T BEAT! WHAT A WONDERFUL VENUE.

PELICAN CLUB

★★★★★

Arielle Roth | November 19, 2023 | Google
We had our wedding at the Crane Club on 11/9/2023, and it truly was the venue of our dreams. I could talk for hours about how perfect everything was, and we owe the most amazing day to Summer, Maureen, Kara, and my bridal attendant, Linda (a true angel). From start to finish, they were organized, accommodating, flexible, communicative, and thorough. We didn't require a wedding planner because the Crane Club team did an incredible job ensuring all the details were in place and offering recommendations on food, drinks, and other elements. Guests can't stop raving about the gorgeous venue, the friendly staff, and the delicious food. The stations at cocktail hour were a huge hit! The bridal suite was also perfect for getting ready with my party and having a fun and glamorous morning. I'll never be able to thank the Crane Club team enough for executing a smooth and flawless day!

CRANE CLUB AT TESORO

★★★★★

Lily Warner | February 5, 2024 | Google
I could not imagine having our wedding anywhere else. The Pelican Club makes everything so easy. Courtney and Christina guided me every step of the way with so much patience and love. Morgan and Leila (my fairy godmother!) covered all things day of - no detail was missed! Months later, our guests still rave about how good the food was. The entire staff made me, my husband, and all our guests feel so special. They obviously have weddings here almost daily, but you'd never know by how kind and gracious everyone was. I just wish we could do it all over again!!!

PELICAN CLUB



LOCAL VENDOR
REVIEWS

LOCAL VENDOR REVIEWS

★ ★ ★ ★ ★

Caroline Allen | May 17, 2024 | Google
The Pelican Club is the premier waterfront wedding venue in South Florida and from a wedding photographers perspective it doesn't get much better than this. When a space is built to be a venue, every detail is taken into account which means this venue literally has no bad angles. Every inch of this space, indoors and out, lends itself perfectly to photography which is beyond ideal, rain or shine. The layout, decor, food, and staff have always been above and beyond anything else in the area. It's a 10/10 from me!

PELICAN CLUB

★ ★ ★ ★ ★

Rober Tobia | April 19, 2024 | Google
We are Tour Masters Productions Group a production vendor. We had the honor as well as the pleasure to work with Maureen and her amazing team!!! The Crane Club staff was truly amazing!!!! Everyone was friendly, professional, knowledgable and helpful!!! Thank you for taking great care of us and treating us like family!! We are looking forward to working at the Crane Club, the view will leave speechless!! Thank you for the great experience!!!

CRANE CLUB AT TESORO

★ ★ ★ ★ ★

Samantha F. | November 6, 2023 | Google
As wedding photographers and videographers, we have seen our fair share of wedding venues, and Pelican Club is one of the BEST. The views (literally every corner of this venue is a photo opportunity), the staff, and the quality of food and drinks is TOP TIER. The view of the Jupiter Lighthouse is always a beautiful backdrop for photos and the bright blue waters of Jupiter never disappoint. Highly recommend!

PELICAN CLUB





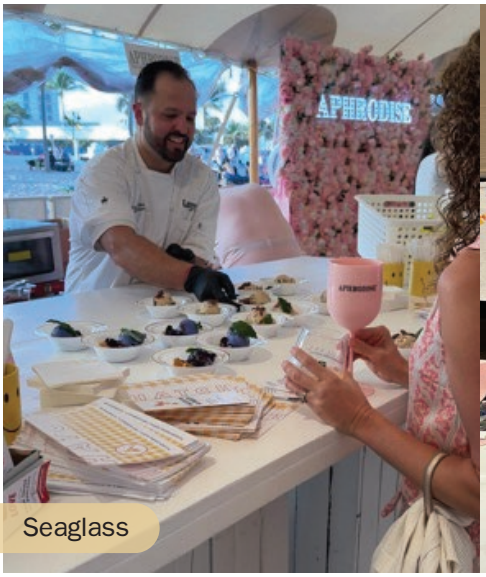
ADDENDUM E

LESSING'S GIVES BACK

LESSING'S HOSPITALITY GROUP


LESSING'S
HOSPITALITY GROUP
est. 1890

GIVING BACK
TO OUR COMMUNITIES







Seaglass



Voices For Children of Broward County



Heal The Planet Beach Clean-up



Broward Running Society: Shakeout Run

WIGGED OUT FOR BREAST CANCER AWARENESS



PHOTO BY JESSICA NAMATH

FLORIDA WEEKLY
PALM BEACH EDITION

October 07, 2021 - Liz Soulen is a bigwig at Charlie & Joe's at Love Street in Jupiter. Football legend Joe Namath is a bigwig everywhere he goes. The duo will put on pink wigs for the month of October in support of breast cancer awareness and Susan G. Komen's BigWig campaign.

Namath, who is a partner at Charlie & Joe's at Love Street, looks dashing in his hot pink hair. Soulen, Director of Operations at Charlie & Joe's at Love Street, has a flowing, rose-hued hairstyle. The colorful campaign engages the community to fund breast cancer treatments and education in Florida.

Please click here to make a donation to fight breast cancer on Liz Soulen's BigWig page.

Namath and Soulen's efforts to give back to the community are part of the #dogood initiative adopted by Lessing's Hospitality Group, which manages all four venues at Charlie & Joe's at Love Street.



Rotary of West Palm Beach



ADDENDUM F

FINANCIAL STATEMENT

LESSING'S HOSPITALITY GROUP


LESSING'S
HOSPITALITY GROUP
est. 1890

ADDENDUM G

LICENSES


LESSING'S
HOSPITALITY GROUP
est. 1890

The following are our current licenses for Pelican Club (Jupiter, FL). Upon the award of the contract, Lessing's would immediately work to obtain all proper permits and licenses for the North Palm Beach Country Club.

FLORIDA

2024 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/23

This Certificate Expires on December 31, 2024

Business Name and Location Address

LESSINGS FLORIDA VENTURES LLC
PELICAN CLUB
1065 N HIGHWAY A1A
JUPITER, FL 33477-4429

Certificate Number

60-8017770686-8

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit **floridarevenue.com/taxes/certificates**

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices

sunbiz.org

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

dbpr STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BEV6017784 ISSUED: 04/02/2024
RETAILER OF ALCOHOLIC BEVERAGES
LESSING'S FLORIDA VENTURES, LLC
PELICAN CLUB
CONSUMPTION ON PREMISES ONLY

Signature
LICENSED UNDER CHAPTER 561, FLORIDA STATUTES
EXPIRATION DATE: MARCH 31, 2025

Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

LICENSE NUMBER: BEV6017784 **EXPIRATION DATE: MARCH 31, 2025**

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 561, FLORIDA STATUTES
SERIES: 4COP TYPE: SFS
CONSUMPTION ON PREMISES ONLY

LESSING'S FLORIDA VENTURES, LLC
PELICAN CLUB
1065 N HIGHWAY A1A
JUPITER FL 33477

ISSUED: 04/02/2024

Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

dbpr STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BEV6017983 ISSUED: 04/02/2024
CATERER
LESSING'S FLORIDA VENTURES, LLC
PELICAN CLUB
CONSUMPTION ON PREMISES ONLY

Signature
LICENSED UNDER CHAPTER 565, FLORIDA STATUTES
EXPIRATION DATE: MARCH 31, 2025

Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIV OF ALCOHOLIC BEVERAGES & TOBACCO

LICENSE NUMBER: BEV6017983 **EXPIRATION DATE: MARCH 31, 2025**

THE CATERER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 565, FLORIDA STATUTES
SERIES: 13CT
CONSUMPTION ON PREMISES ONLY

LESSING'S FLORIDA VENTURES, LLC
PELICAN CLUB
1065 N HIGHWAY A1A
JUPITER FL 33477

ISSUED: 04/02/2024

Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF SEATS: 350

LESSING'S FLORIDA VENTURE LLC

PELICAN CLUB
1065 N HIGHWAY A1A
JUPITER FL 33477

LICENSE NUMBER: SEA6022107

EXPIRATION DATE: DECEMBER 1, 2024

Always verify licenses online at MyFloridaLicense.com

ISSUED: 04/02/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

dbpr STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

SEA6022107 ISSUED: 11/15/2023
SEATING FOOD SERVICE (2010)
LESSING'S FLORIDA VENTURE LLC
PELICAN CLUB

Signature
LICENSED UNDER CHAPTER 509, FLORIDA STATUTES
EXPIRATION DATE: DECEMBER 1, 2024

Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

LICENSE NUMBER: SEA6022107 **EXPIRATION DATE: DECEMBER 1, 2024**

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF SEATS: 350

LESSING'S FLORIDA VENTURE LLC
PELICAN CLUB
1065 N HIGHWAY A1A
JUPITER FL 33477

ISSUED: 11/15/2023

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ADDENDUM H

TRAINING & CULTURE

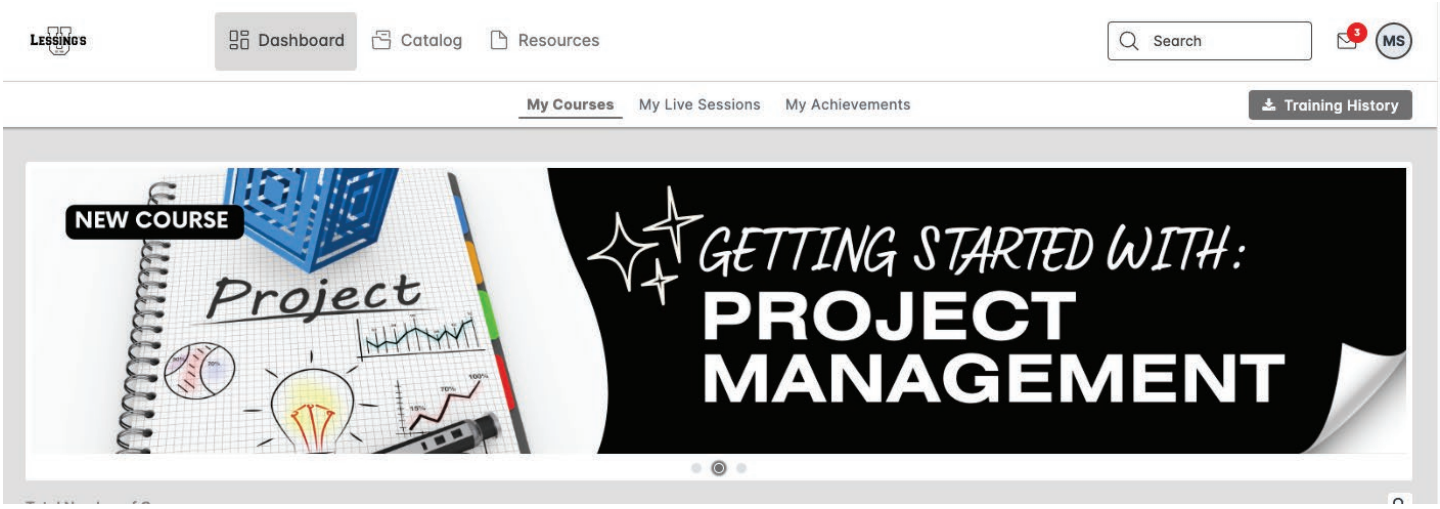
LESSING'S HOSPITALITY GROUP


LESSING'S
HOSPITALITY GROUP
est. 1890

EMPLOYEE TRAINING

At Lessing's, we look to hire individuals who possess a friendly demeanor and strong work ethic. We hire people with great personalities and train them to be exceptional at executing all technical aspects of the job. Our training program is multi-faceted to make our team members feel confident on the job and ensure that we exceed our guests' expectations. Lessing's knows that if we build fantastic teams and take great care of them, it translates into long-term retention and best-in-class guest experiences.

- Ongoing On-The-Job Training – We believe in continuous improvement, therefore, our unit leadership never stops training the team. We find that engagement is another benefit of ongoing training.
- Semi-annual Skills Training – We provide formalized semi-annual skills training in order to provide team members the opportunity to grow their knowledge base and reinforce their job skills.
- Semi-annual #BeRemarkable Training – This training ensures our team members remain inspired to provide remarkable hospitality to each other and our guests on a daily basis.
- Cultural Awareness Training – In order to provide remarkable customer service to international visitors, we believe in the importance of cross-cultural awareness. During this session, we teach the skills needed to understand guests from a diverse range of cultures, including, but not limited to, cultural values, communication styles and language differences.
- Lessing's Leadership Academy – We offer learning seminars, both in-person and virtual, which develop leadership skills crucial for managing and engaging teams. Topics include, but are not limited to, conflict resolution, communication, hiring, and training.
- Anti-Sexual Harassment Training – Prevention of harassment in the workplace is crucial and Lessing's complies with state laws and regulations by conducting interactive training for all employees.
- TIPS (Training for Intervention Procedures) Training – TIPS training is offered to team members that serve alcohol to ensure the responsible service, sale, and consumption of alcohol.
- my.lessings.com – Our company intranet provides each team member with convenient access to training materials, recipes, food safety information, and Human Resources documents. The photo below shows tabs which employees can click on for additional information.



CULTURE AND RETENTION

Lessing's values our employees and takes pride in our track record of retention and growth across our divisions. Recognition is a key part of our company culture. We look to recognize our employees and "catch them doing right" with our Remarkable Moments cards and Caught Being Remarkable emails and rewards. Additionally, we give out trophies, scholarships and awards to our outstanding employees in front of hundreds of their peers at our annual Management Rally.



The Strategic Development Initiative (SDI) is proud to announce a new program known as **Remarkable Moments**! Your Managers and MODs will be recognizing you and your peers whose actions and behaviors are representative to the values that the company is grounded in.

LESSING'S CORE VALUES

GROWTH Learning sparked by curiosity drives our passion for continuous improvement.

INNOVATION We challenge the status quo with forward-thinking, and constantly adapt to ever-changing demands.

DIVERSITY We seek, welcome, and respect diverse perceptions, backgrounds, and experiences.

HOSPITALITY Remarkable actions create memorable experiences.

INTEGRITY We are genuine people guided by morals.

LEGACY Honoring the traditions of our past, we build the legacy of our future.

Instagram

LIFEATLHG



EVENT STAFFING

Lessing's Hospitality provides trained, professional event managers, event planners, event captains, chefs and culinary assistants, kitchen prep staff, utility staff, service staff, bussers and bartenders.

Event Planners:

An event planning manager will coordinate all details with the client from: menu selection, event floor plan, décor and logistics, schedule tastings (if applicable) and all billing.

Operations Manager / Maitre D:

An Operations Manager or Maitre D will be present for every event. They will execute the tasting (if applicable). They will be the main point of contact day of the event; are responsible for the creation of the event timeline; will coordinate the contracted vendors; and will work with the client / client's planner to execute the event; will ensure guest satisfaction.

Executive Chef / Culinary Staff / Utility Staff:

An Executive Chef will be present for every event. The Executive Chef will supervise kitchen and food preparation. Additional culinary staff will be provided based on the size of the event and the specified menu. Food will be prepared hot and fresh on-site.

- Typically, 4 total staff for 125 to 150 guests.
- Additional culinary staff will be added for every 50 guests over 150.
- Action Stations require a chef attendant serving guests. The number of chef attendants is based on number of guests and number of action stations selected.
- One dishwasher for every 75 guests will be provided.

Banquet Captain / Service Staff:

A Banquet Captain will be present for every event. They will supervise the service crew and coordinate with the Culinary team to setup food presentations, serve the food, maintain a clean environment, breakdown all event settings, items and food. Service staff is responsible for serving and cleaning throughout the event.

- All staff is scheduled based on setup, guest service, cleanup/tear down as follows:
  - typically 8 hours for plated evening events
  - typically 6 hours for buffet/reception evening events
  - typically 4 to 5 hours for breakfast and lunch events
- A table-side served dinner will need one service person per 15 to 20 guests.
- A traditional buffet will need one service person per 30 to 35 guests.
- A reception style event (passed hors d'oeuvres, 2 to 3 food stations) will need one service person per 35 to 40 guests.
- One bartender for every 50 guests will be provided.
- One busser for every 50 guests will be provided.





LESSING'S
HOSPITALITY GROUP
est. 1890

NORTHERN CORPORATE OFFICE
3500 Sunrise Highway, Building 100, Suite 100
Great River, New York 11739
631.567.8200

SOUTHERN CORPORATE OFFICE
825 S US Highway 1, 2nd Floor, Suite 230
Jupiter, FL 33477
561.768.9118

LESSINGS.COM

REQUEST TO BE THE FOOD AND BEVERAGE OPERATOR AT

NORTH PALM BEACH COUNTRY CLUB

MLM FOOD GROUP

421 SE OSCEOLA ST. UNIT B

STUART, FL 34994

BEN FOSTER

VICE PRESIDENT

BEN@MLMFOODGROUP.COM

239-216-3130 CELL

772-266-8548 OFFICE

&

MICHAEL MATAKAETIS

PRESIDENT/ OWNER

MIKE@MLMFOOGROUP.COM

772-260-7888 CELL

772-266-8548 OFFICE

A1

Table of contents

1. **Title Page.** Requests to provide the food and beverage operation at North Palm Beach Country Club, our company name and address and the 2 people making all presentations for the contract. A1-A1
2. **Table of Contents.** List of all contents for the proposal. B1-B2
3. **Letter of Transmittal.** Complete understanding of the RFP and why we feel we are the best vendor to provide services to the country club.
4. **Proposer's Acknowledgement and Proposal Form.**
5. **Drug Free Workplace Certification.**
6. **Sworn Statement on Public Entity Crimes.**
7. **Scrutinized Vendor Certification.**
8. **Organizational Profile**
9. **Licenses**
10. **Financial Information**
11. **Insurance**
12. **Fee Proposals**
13. **Successful Experience Operating Restaurants**
14. **Successful Experience providing Banquet Services**
15. **Project Management Plan**
16. **Qualifications of Team**
17. **Project Vision and Fit into the Location**
18. **Banquet Fit into Location**
19. **Inspections, Safety Record and Contract Litigation**
20. **References from other restaurants operated by Vendor**
21. **References from other Banquet Facilities**
22. **Appendix**

Letter of Transmittal

MLM Food Group acknowledges the comprehensive scope of the request for proposal to provide food and beverage services at North Palm Beach Country Club. This includes managing the upscale dining room, casual pub, banquet services, golf cart, and the snack shack. MLM Food Group believes it is best qualified due to its extensive experience in delivering high-quality, diverse dining experiences, exceptional customer service, ability to market, book banquets and tailor to the unique needs of a country club like North Palm Beach.

DRUG-FREE WORKPLACE

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids or proposals which are equal with respect to price, quality, and service are received by any political subdivision for the procurement of commodities or contractual services, a bid or proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

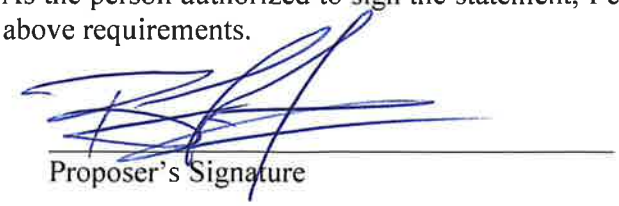
3. Give each employee engaged in providing the commodities or contractual services that are under bid or proposal a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid or proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Proposer's Signature

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

1. This sworn statement is submitted to the Village of North Palm Beach, Florida by Benjamin Foster Vice President
(print individual's name and title)
for MLM Food Group
(print name of entity submitting sworn statement)
whose business address is 421 SE Osceola St. unit B Stuart, FL 34994
and (if applicable) its Federal Employer Identification Number (FEIN) 47-2155607

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision or any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:

   a. A predecessor or successor of a person convicted of a public entity crime; or

   b. An entity under the control any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public

c. entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(indicate which statement applies.)**

X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **(attach a copy of the final order)**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT HIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____

(Signature)

The foregoing document was sworn and subscribed before me this 3rd day of July, 2024 by Benjamin Foster, who is personally known to me or produced FL Drivers License identification.

Nicole Scerbo

Notary Public

My Commission Expires:

NICOLE SCERBO
Notary Public
State of Florida
Comm# HH472196
Expires 12/11/2027

SCRUTINIZED VENDOR CERTIFICATION
PURSUANT TO SECTION 287.135, FLORIDA STATUTES

This sworn statement is submitted to the Village of North Palm Beach, Florida

by Benjamin Foster Vice President
(print individual's name and title)

for MLM Food Group
(print name of entity submitting sworn statement)

whose business address is 421 SE Osceola St unit B Stuart FL 34994

and (if applicable) its Federal Employer Identification Number (FEIN) is: 47-2155607

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: _____)

1. I hereby certify that the above-named entity:

A. Does not participate in the boycott of Israel; and

B. Is not on the Scrutinized Companies that Boycott Israel List.

2. If the Contract for goods and services is for more than $1,000,000, I hereby certify that the above-named entity:

A. Is not on the Scrutinized Companies with Activities in Sudan List; and

B. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and

C. Has not engaged in business operations in Cuba or Syria.

Section 287.135, Florida Statutes, prohibits the Village from: (1) contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; and (2) contracting with companies, for goods or services over $1,000,000 that are on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created pursuant to Section 215.473, Florida Statutes or is engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of the above-named entity, I hereby certify that the statements set forth above are true and that pursuant to Section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees and/or costs. I further understand that any contract with the Village for goods or services may be terminated at the option of the Village if the company has been found to have submitted a false certification.

_____
(Signature)

The foregoing document was sworn and subscribed before me this 3rd day of July, 2024 by Benjamin Foster, who is personally known to me or produced FL Drivers License as identification.

Nicole Scerbo
Notary Public
My Commission Expires:

NICOLE SCERBO
Notary Public
State of Florida
Comm# HH472196
Expires 12/11/2027

Organizational Profile

MLM Food Group LLC

MLM Food Group LLC was formed in 2014 as a Florida limited liability company with Michael Matakaetis Jr as the manager. No changes have been made since its inception.

Licenses

see attached for MLM Food Group LLC

1. Florida 2024 Annual Report

see attached for Potsdam Landing LLC d/b/a Stuart Boathouse

2. Beverage License
3. Seating License
4. Resale Certificate

see attached for Hurricane Wings of Stuart LLC

5. Beverage License
6. Seating License
7. Resale Certificate

see attached for Townie Tavern LLC

8. Beverage License
9. Seating License
10. Resale Certificate

see attached for Hudson's on the River LLC

11. Beverage License
12. Seating License
13. Resale Certificate

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Mar 20, 2024
Secretary of State
5923957623CC

DOCUMENT# L14000164344

Entity Name: MLM FOOD GROUP LLC

Current Principal Place of Business:

2966 SE DUNE ROAD
STUART, FL 34996

Current Mailing Address:

2966 SE DUNE ROAD
STUART, FL 34996 US

FEI Number: 47-2155607

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HARTLEY, JIM
591 SE PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	MATAKAETIS, MICHAEL JR.
Address	2966 SE DUNE ROAD
City-State-Zip:	STUART FL 34996

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MICHAEL MATAKAETIS MEMBER 03/20/2024

Electronic Signature of Signing Authorized Person(s) Detail — Date

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 561, FLORIDA STATUTES

SERIES: 4COP TYPE: SFS

CONSUMPTION ON PREMISES ONLY

POTSDAM LANDING LLC

STUART BOATHOUSE
49 SW SEMINOLE ST
STUART FL 34994

LICENSE NUMBER: BEV5302735

EXPIRATION DATE: MARCH 31, 2025

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/25/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF SEATS: 174

POTSDAM LANDING LLC

STUART BOATHOUSE
49 SW SEMINOLE ST
STUART FL 34994

LICENSE NUMBER: SEA5301778

EXPIRATION DATE: DECEMBER 1, 2024

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/21/2023

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FLORIDA
DEPARTMENT OF REVENUE

2024 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/23

This Certificate Expires on December 31, 2024

Business Name and Location Address

POTSDAM LANDING LLC
STUART BOATHOUSE
49 SW SEMINOLE ST
STUART, FL 34994-2100

Certificate Number

53-8016530938-1

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit **floridarevenue.com/taxes/certificates**

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

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SERIES: 4COP TYPE: SFS

CONSUMPTION ON PREMISES ONLY

HURRICANE WINGS OF STUART LLC

HURRICANE GRILL AND WINGS
1729 SE INDIAN STREET
STUART FL 34997

LICENSE NUMBER: BEV5302175

EXPIRATION DATE: MARCH 31, 2025

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/25/2024

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF SEATS: 268

HURRICANE WINGS OF STUART LLC

HURRICANE GRILL AND WINGS
1729 SE INDIAN ST
STUART FL 34994

LICENSE NUMBER: SEA5301547

EXPIRATION DATE: DECEMBER 1, 2024

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/21/2023

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

2024 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/23

This Certificate Expires on December 31, 2024

Business Name and Location Address	Certificate Number
HURRICANE WINGS OF STUART LLC HURRICANE GRILL & WINGS 1729 SE INDIAN ST STUART, FL 34997-4932	53-8013383776-6

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 561, FLORIDA STATUTES

SERIES: 4COP TYPE: SFS

CONSUMPTION ON PREMISES ONLY

TOWNIE TAVERN LLC

TOWNIE TAVERN
2277 SE MARTIN HWY
PALM CITY FL 34990

LICENSE NUMBER: BEV5302801

EXPIRATION DATE: MARCH 31, 2025

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/25/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF SEATS: 150

TOWNIE TAVERN LLC

TOWNIE TAVERN
2277 SE MARTIN HWY
PALM CITY FL 34990

LICENSE NUMBER: SEA5319027

EXPIRATION DATE: DECEMBER 1, 2024

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/27/2024

Do not alter this document in any form.

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FLORIDA
DEPARTMENT OF REVENUE

2024 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/23

This Certificate Expires on December 31, 2024

Business Name and Location Address

TOWNIE TAVERN LLC
TOWNIES TAVERN
2277 SW MARTIN HWY
PALM CITY, FL 34990-3270

Certificate Number

53-8017867034-8

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit **floridarevenue.com/taxes/certificates**

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 561, FLORIDA STATUTES

SERIES: 4COP TYPE: SFS

CONSUMPTION ON PREMISES ONLY

HUDSON'S ON THE RIVER LLC

HUDSON'S ON THE RIVER
351 SW FLAGLER AVE
STUART FL 34994

LICENSE NUMBER: BEV5302884

EXPIRATION DATE: MARCH 31, 2025

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/25/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF SEATS: 248

HUDSON'S ON THE RIVER LLC

HUDSON'S ON THE RIVER
351 SW FLAGLER AVE
STUART FL 34994

LICENSE NUMBER: SEA5319062

EXPIRATION DATE: DECEMBER 1, 2024

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/21/2023

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FLORIDA
DEPARTMENT OF REVENUE

2024 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/23

This Certificate Expires on December 31, 2024

Business Name and Location Address

HUDSONS ON THE RIVER LLC
HUDSONS ON THE RIVER
351 SW FLAGLER AVE
STUART, FL 34994-2154

Certificate Number

53-8018561403-2

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
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Online: Visit **floridarevenue.com/taxes/certificates**

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices

Insurance

see attached…letter from insurance agency

KNOX INSURANCE NETWORK, INC.
2528 U.S. HWY 1 SOUTH-
ST. AUGUSTINE, FL 32086
904.797.2000 f 904.794.2878

June 26, 2024

To Whom it May Concern,

I have been sent the insurance requirements for the proposal MLM Food Group LLC is preparing for the Village of North Palm Beach Country Club and I can confirm that our agency would be able to secure and offer the insurance requirements provided to me for MLM Food Group LLC.

Regards,

James Knox, Principal Agent
Knox Insurance Network
www.knoxinsnetwork.com

Successful Experience providing Banquet Services

Stuart Boathouse upstairs has been used for banquet services for the last 9 years. We can seat up to 50 people. We have held every event like weddings, birthday parties, pharma dinners, wine dinners, baby showers and more. We would utilize between 3 to 25 of our own employees to execute events. See attachment for details of parties booked from the past 3 years.

Hudson's on the River has multiple areas used for banquet events including outside, tiki bar, or the whole property. We can seat up to 300 people and hold up to 350 people. We mostly focus on weddings, baby showers, birthday and anniversary parties and charity fundraisers. We use only our employees to execute events. See same attachment for details of parties booked since we opened 2 years ago.

Townies Tavern and Hurricanes have also hosted some events and fundraisers. We do giveback nights where 10% of gross sales goes to a local school, children's sports league or other charities. These restaurants are very involved in the local community.

MLM Food Group Restaurants averages over 1 million in banquets and events a year.

Name	Date	Location
Lisa's Bridal Shower	8/22/2021	Stuart Boathouse
TC Executive	9/30/2021	Stuart Boathouse
Harbor Ridge Country Club	10/16/2021	Stuart Boathouse
Anthony Testing	12/14/2021	Stuart Boathouse
New Haven Apizza Xmas Party	1/3/2022	Stuart Boathouse
Chris Werner	2/6/2022	Stuart Boathouse
Lisa Leung	3/19/2022	Stuart Boathouse
Melisa Bridal Shower	4/2/2022	Stuart Boathouse
Tina Wright Rehearsal Dinner	4/6/2022	Stuart Boathouse
Rehersal Dinner	4/21/2022	Stuart Boathouse
Rehearsal Dinner	4/22/2022	Stuart Boathouse
102nd Birthday	4/24/2022	Stuart Boathouse
Meeting	5/12/2022	Stuart Boathouse
50th surprise birthday	5/20/2022	Hudson's on the River
Family dinner	6/7/2022	Stuart Boathouse
Rege Reservation June 9th	6/9/2022	Stuart Boathouse
Retirement party	6/10/2022	Stuart Boathouse
Dean Gumban	6/16/2022	Stuart Boathouse
Bristol Myers Squibb	6/21/2022	Stuart Boathouse
Caitlin Sullivan	6/22/2022	Stuart Boathouse
Pharma Event	6/23/2022	Stuart Boathouse
Retirement Party	6/29/2022	Stuart Boathouse
LPT Realty Luncheon	7/27/2022	Stuart Boathouse
Realtor's Gathering	7/28/2022	Stuart Boathouse
Calvary Christian Academy Luncheon	7/29/2022	Stuart Boathouse
LPT Realty Luncheon	8/3/2022	Stuart Boathouse
SKNV Pharma Event	8/9/2022	Stuart Boathouse
LPT Realty Luncheon	8/10/2022	Stuart Boathouse
Metal Alliance dinner	8/11/2022	Stuart Boathouse
Save the chimps	9/8/2022	Hudson's on the River
Dancing with Martin County Stars	9/24/2022	Stuart Boathouse
Boys and Girls Club Luncheon	10/11/2022	Stuart Boathouse
Big Taste of Martin County	10/11/2022	Stuart Boathouse
Donor Relations Appriciation	10/18/2022	Hudson's on the River
Bristol-Myers Squibb	11/2/2022	Stuart Boathouse
Nikki's Wedding reception	11/12/2022	Stuart Boathouse
Megan McChrystal	11/18/2022	Stuart Boathouse
Sid Carter Wedding	11/19/2022	Hudson's on the River
Julie McNaught	11/21/2022	Stuart Boathouse
Summer's Baby Shower	11/26/2022	Hudson's on the River
AstraZeneca	11/30/2022	Stuart Boathouse
Holiday Party (comcast)	12/1/2022	Stuart Boathouse
Holiday event	12/2/2022	Stuart Boathouse

WellStart Medical Holiday Party	12/2/2022	Stuart Boathouse
Johnny After bachelorette brunch	12/3/2022	Stuart Boathouse
Pipeline Utilities Corporate Event	12/3/2022	Stuart Boathouse
Christmas Party	12/3/2022	Hudson's on the River
Celebration of life	12/4/2022	Stuart Boathouse
Simpson Chiropractic	12/8/2022	Stuart Boathouse
Treasure Coast AC	12/9/2022	Hudson's on the River
Rubin Custom Homes	12/10/2022	Stuart Boathouse
Elatec Holiday Party	12/14/2022	Stuart Boathouse
Beach front realty Holiday event	12/15/2022	Stuart Boathouse
Ecological Associates	12/16/2022	Hudson's on the River
Arvind Vackni	12/16/2022	Hudson's on the River
Jimmy Fantini	12/26/2022	Stuart Boathouse
Martin Clerks	1/10/2023	Stuart Boathouse
Duffy's 82nd birthday	1/21/2023	Hudson's on the River
Randy Tyo	1/21/2023	Stuart Boathouse
Bridal / wedding shower	2/4/2023	Stuart Boathouse
Ken & Barbara MacMannis	2/16/2023	Hudson's on the River
Rehearsal dinner	3/2/2023	Stuart Boathouse
Birthday	3/4/2023	Stuart Boathouse
Paws & Claws Gala	3/4/2023	Hudson's on the River
ACE Wine Event	3/8/2023	Stuart Boathouse
Entrusted	3/16/2023	Stuart Boathouse
Rehersal Dinner	3/17/2023	Stuart Boathouse
Bites by the Bridge	4/1/2023	Hudson's on the River
Rehearsal Dinner	4/14/2023	Stuart Boathouse
Company Luncheon Jacob Cremer	4/20/2023	Stuart Boathouse
Nicole Becker	5/4/2023	Hudson's on the River
Excell Imaging	5/10/2023	Stuart Boathouse
Rehearsal Dinner	5/19/2023	Stuart Boathouse
Cathy Fernandez	5/25/2023	Stuart Boathouse
celebration of life	5/27/2023	Stuart Boathouse
BeiGene	6/14/2023	Stuart Boathouse
Birthday	6/28/2023	Stuart Boathouse
AbbVie	7/12/2023	Stuart Boathouse
Allergen Medical	7/31/2023	Stuart Boathouse
Chelsey Metakitis	9/19/2023	Stuart Boathouse
Wedding Rehearsal Dinner	10/20/2023	Stuart Boathouse
Megan Fahd	10/26/2023	Stuart Boathouse
Rehearsal dinner	10/27/2023	Stuart Boathouse
Roses and Rose	11/9/2023	Hudson's on the River
Shaela Mulvaney	11/11/2023	Stuart Boathouse
Manny Martir	11/28/2023	Stuart Boathouse
Net @ Work	12/4/2023	Stuart Boathouse

Marcy Whalen	12/7/2023	Stuart Boathouse
Simpson Chiropractic Holiday Party	12/14/2023	Stuart Boathouse
IQVIA	1/18/2024	Stuart Boathouse
Sharon Lesko	2/29/2024	Stuart Boathouse
80th Birthday Party	3/23/2024	Stuart Boathouse
Alex Rubin- Rehearsal meet and greet	5/10/2024	Hudson's on the River
Wedding Dinner	5/18/2024	Stuart Boathouse
Eric Askowitz	5/23/2024	Stuart Boathouse
Fetzner 5.24.024	5/24/2024	Stuart Boathouse
Medforce June 4th	6/4/2024	Stuart Boathouse
Kyle Ross	7/10/2024	Stuart Boathouse
BeiGene	7/18/2024	Stuart Boathouse
Karen Feldman 7.31.24	7/31/2024	Stuart Boathouse
Medforce Dinner	8/14/2024	Stuart Boathouse

Rooms	Guests	Type
Captains Loft	40	Shower
Captains Loft	25	Meeting
Captains Loft	44	Dinner
Captains Loft	28	
Captains Loft	18	Dinner
Beach	24	
Captains Loft	35	
Captains Loft	20	Shower
Captains Loft	32	
Captains Loft	36	Rehearsal Dinner
Captains Loft	35	Rehearsal Dinner
Captains Loft	25	Birthday
Captains Loft	50	
Full Buyout	50	Birthday
Captains Loft	20	Dinner
Captains Loft	30	Dinner
Captains Loft	35	Dinner
Captains Loft	25	Meeting
Captains Loft	15	Meeting
Captains Loft	35	
Captains Loft	15	Dinner
Captains Loft	36	Dinner
Captains Loft	50	Lunch
Captains Loft	50	Meeting
Captains Loft	40	Lunch
Captains Loft	50	Lunch
Captains Loft	8	Dinner
Captains Loft	50	Lunch
Captains Loft	35	Lunch
[Hudson's Private]	60	Dinner
Full Buyout	250	Dinner
Captains Loft	20	Lunch
[Hudson's Private]	100	Dinner
[Hudson's Private]	20	Lunch
Captains Loft	15	Pharma Dinner
Captains Loft	40	
Captains Loft	45	Dinner
[Hudson's Private]	30	Wedding
Captains Loft	30	
[Hudson's Private]	40	Shower
Captains Loft	25	Pharma Dinner
Captains Loft	25	Holiday Party
Captains Loft	12	

Captains Loft	40	Holiday Party
Captains Loft	40	
Captains Loft	50	
[Hudson's Private]	30	Dinner
Captains Loft	50	
Captains Loft	20	Holiday Party
[Hudson's Private]	30	Holiday Party
Captains Loft	31	Holiday Party
Captains Loft	24	Holiday Party
Captains Loft	50	Holiday Party
[Hudson's Private]	30	Holiday Party
[Hudson's Private]	26	
[Hudson's Private]	25	
Captains Loft	40	
[Hudson's Private]	60	
Captains Loft	20	
Captains Loft	40	
[Hudson's Private]	23	Rehearsal Dinner
Captains Loft	44	
Captains Loft	25	
Full Buyout, [Hudson's Private]	350	Marketing Event
Captains Loft	40	Dinner
Captains Loft	40	Lunch
Captains Loft	40	Rehearsal Dinner
[Hudson's Private]	200	Dinner
Captains Loft	35	Rehearsal Dinner
Captains Loft	25	
[Hudson's Private]	100	Rehearsal Dinner
Captains Loft	25	
Captains Loft	40	
Captains Loft	35	
Captains Loft	30	Lunch
Captains Loft	15	
Captains Loft	35	
Captains Loft	20	Pharma Dinner
Captains Loft	25	Pharma Dinner
Captains Loft	30	Birthday
Captains Loft	50	
Captains Loft	50	Birthday
Captains Loft	35	
[Hudson's Private]	150	Charity
Captains Loft	35	
Captains Loft	20	Dinner
Captains Loft	22	Holiday Party

Captains Loft	26	Rehearsal Dinner
Captains Loft	35	Holiday Party
Captains Loft	27	Pharma Dinner
Captains Loft	40	
Captains Loft	45	
[Hudson's Private]	100	
Captains Loft	50	
Captains Loft	20	Pharma Dinner
Captains Loft	30	Dinner
Captains Loft	23	Pharma Dinner
Captains Loft	25	Lunch
Captains Loft	15	Pharma Dinner
Captains Loft	25	Pharma Dinner
Captains Loft	19	Pharma Dinner

Project Management Plan

MLM Food Group is ready for a quick changeover. Our plan is to retain all staff members that are willing to stay and continue employment at North Palm Country Club. We offer health, dental and vision benefits to all full-time employees. We offer our management team paid vacations which we will honor all existing managers and chefs their vacations. Ben Foster also has strong ties in northern Palm Beach County. Ben also knows some of the current staff members and we understand some of them are rooting for us. We also can pull staff from our other properties to use in emergency situations. Our teams use the same operating systems throughout all our locations. Our teams have years of experience in new store openings. See attached for our potential "NPBCC Opening Timeline".

	People and Contacts		RESTAURANT INFORMATION		
Owner:	Mike Matakaetis		**Restaurant Name/#:**		The Par & Plate
VP	Ben Foster		**Restaurant Address:**		951 US HWY 1
GM	Don		**Restuarant Phone #:**		
Executive Chef:	Chris		**Restaurant Email Address**		
Sales Manager	Greg		**Hours of Operation:**		
Manager:	?		**Restaurant Opening Date:**	10/1/2024	
Sous Chef:	Whitelaw		**Restaurant Web Site**		
Sous Chef:	?		**Development Start Date:**		9/1/2024
			Development Turnover Date:		10/1/2024
NPBCC	Beth				
NPBCC	Chuck				
NPBCC	Joy				
	Opening Team:		**Attention Needed**		
Manager:	Anthony MLM Food Group		**In Progress**		
Chef:	John MLM Food Group		**Complete**		

90+ Days	**7/3/2024**				
1	**Design Menu**	Operations	Ben & John		
2	**Gather all info need for RFP**	Owner & VP	Ben, Nicole and Mike		
3	**Attend pre-proposal meeting June 17th**	Owner & VP	Ben and Mike		**Mike is out of town this week**
4	Submit RFP by July 3rd	VP	Ben and Mike		
5					
75+ Days	**7/15/2024**				
1	**Management Team Identified/Hired, develope HR**	Operations/HR			
2	**Order food for menu tasting**	Operations			
3	**Refine recipes**	Operations			
4	**Menu Tasting #1**	Operations/ Owner			
5	**Menu Tasting #2**	Operations/ Owner			

70+ Days	**7/22/2024**				
1	**Presentation at NPBCC with Food & Beverage**	All	Mike, Ben, John, Anthony, TJ, Alex		
2					
3					
54+ Days	**8/8/2024**				
1	**Make presentation to Village**	Ownere/ VP	Ben and Mike		
2					
49+ Days	**8/13/2024**				
1	**49 Day Out Timeline Meeting with all Departments**	All			
2	**Meet with the Village go over details**	VP	Ben		
3					
4					
5					
6					
42+ Days	**8/20/2024**				
1	**42 Day Out Timeline Meeting with all Departments**	All			
2	**Select Opening Team**	Operations			
3	**Bank Accounts/Safe Funds**	Accounting/Operations/Owner			
7	**Complete Sales Projections**	Operations			
8	**Website Setup**	IT			
35+ Days	**8/27/2024**				
1	**35 Day Out Timeline Meeting with all Departments**	All			
3	**Management Team Arrives On Site**	Operations			
3	**GM arrives on site/start hiring process**	Operations			
8	**Contact Vendors**	Operations			
	Sysco	Operations			
	Chef's Warehouse	Operations			
	Freshpoint	Operations			
	Helpern's	Operations			
	Gordon Food Service	Operations			
	Chaney	Operations			
	Linens/Aprons	Operations			
	Janitorial services	Operations			
	Coke	Operations			
	Co2	Operations			
	Gold Coast	Operations			
	Southern Wine and Spirts	Operations			
	Breakthru Beverage	Operations			
	Southern Eagle	Operations			
	National Republic Distributing	Operations			
	Security System and Camreas	Operations			
	Order Safe	Operations			
9	Robert Ernest Son's Produce	Operations			
10	Pest Control	Operations			
11	Window Cleaning (if applicable)	Operations			
12	Trash & Recycling	Operations			
13	Grease Trap Service	Operations			
16	**Health Inspector Visit**	Operations			
8	**Order Register, printers, Handhelds (Toast)**	Operations			
30+ Days	**9/1/2024**				
1	**30 Day Out Timeline Meeting with all Departments**	All			

2	**Meeting with Team**	Operations			
3	**Toast Computer system install**	IT/Operations			
4	**Back Office Set Up**	Operations/IT			
5	**IT checklist validated**	Operations/IT			
6	**Phone Numbers Requested, for placing ads, business cards, etc.**	Operations			
7	**Obtain mailing address**	Operations			
	Order Register, printers, Handhelds (Toast)	Operations			
	Order Exterior Signage/Awnings	Development			
	Order Menus	Operations			
	Coordinate Utilities	Operations			
	Research local suppliers and set-up accounts	Operations			
	- Gas				
	- Electric				
	- Water & Sewage				
	Insurance Set Up	Accounting / Owner			
	Taxes – Regulatory	Accounting / Owner			
	Apply for all required business licenses and permits	Accounting / Owner			
	Contact Coke to Order Equipment	Operations			
	Review Marketing Plan/Brand Package	Marketing			
	Order Pre-Opening Office Supplies	Operations			
	Smallwares order; place order	Operations/Purchasing			
	Complete Hotschedules Signup	Operations			
	Link Hotschedules to toast	Operations			
	Set up Tripleseat for banquets	Operations			
	Set up Inventory System	Operations			
	Sysco to survey location for deliveries	Operations			
	Meet with food vendors	Purchasing / Operations			
	Obtain liquor license (finger printing)	Owner			
21+ Days	**9/10/2024**				
1	**21 Day Out Timeline Meeting with all Departments**	Operations			
5	**Phone Lines Installed; Phone Numbers Published**	IT/Operations			
7	**Back Office Set Up**	Operations/IT			
8	**IT checklist validated**	Operations/IT			
9	**Food Handlers Certificate Obtained from the Board of**	Operations/Owner			
10	**Plan VIP day**	Operations/Owner			
14	**Review Hotschedules and Triple Seat**	Operations			
16	**Order uniforms**	Operations			
10	**Hold team meeting**	Operations/Training			
11	**Coke Installation scheduled**	Development			
14+ Days	**9/17/2024**				
1	**14 Day Out Timeline Meeting with all Departments**	Operations			
2	**Operations Meeting - Review Training Program**	Operations			
3	**Executive Chef Reports to hiring office**	Operations			
4	**Start Safe Fund**	Operations / Accounting			
5	**Management schedules for the 2 weeks (double coverage AM/PM)first week if possible**	Operations			
7	**Gordon Supply Chemicals - follow up on installation**	Operations / Purchasing			
8	**Orkin Pest Control - follow up on installation day**	Operations / Purchasing			
9	**Schedule Grease Trap Service**	Operations			

11	**Equipment Check up**	Operations			
	Ovens				
	Mixers				
	Fryers				
	- Refrigeration				
	Hood System				
	- Meat Slicer				
	Combi Oven				
	Mixers				
	-Taps				
	Co2				
	Coke				
13	**Equipment shipped and secured on site**	IT			
14	**Start formulating production planning**	Operations			
15	**Confirm & Prepare for Health Inspection**	Development/Operations			
16	**Exterior sign installation**	Construction			
17	**Schedule IT Support for Opening/VIP**	Development			
18	**Confirm date back office set up**	IT			
19	**Write crew schedules for first 2 weeks**	Operations			
20	**Confirm Sysco, Produce, Coke, and Diary, Beverages, etc. orders were placed and are coming in**	Operations			
9+ Days	**9/22/2024**	**(Friday)**	**TURNOVER DAY**		
1	**Follow up on equipment start ups**	Operations/Construction			
2	**Install POS/All printers complete**	Construction/IT			
3	**Test communications**	IT			
4	**Management team and 8 staff members report to site (casual attire)**	Operations			
5	**Review storeroom, walk-in and freezer shelving settings. Adjust where needed.**	Operations/Construction			
6	**Clean restaurant and sanitize equipment**	Operations			
7	**Receive, open and sanitize all Smallwares. Organize and set up in area to be used.**	Operations			
8	**Transition from temporary office**	Operations			
9	**Complete crew schedule for first 2 weeks based on Task Lists and Shift routines complete**	Operations			
10	**Receive office supplies**	Operations			
11	**Receive linens and uniforms**	Operations			
12	**Receive POP and marketing materials secure**	Operations/Marketing			
13	**Stock first aid kit, ensure all required customer and**				
14	**Label all areas of the Restaurant including stations in the well area. Use Storage Doc.**	Operations			
8+ Days	**9/23/2024**	**(Saturday)**	**FOOD DAY**		
1	**Management team and 8 staff members (4 early, 4 later) report to site casual attire**	Operations			
2	**Receive food and beverage deliveries store in proper location**	Operations			
3	**Set pans and small wares in kitchen and bar**	Operations			
4	**IT on site and testing**	IT			
5	**Start distribution of "VIP" invitation**	Operations			
6	**Enter each team member data into payroll system**	Operations/HR			
7	**Review team member schedules**	Operations			
8	**Complete prep lists & tray up (For Training) post**	Operations			
9	**Review Team Member Orientation Plans**	Operations			
10	**Prep orientation team member packets**	Operations			

11	Pro Team Meeting	Training			
12	Continue labeling all areas of the restaurant including stations in the well area. Use Storage Doc.	Operations			
7+ Days	9/24/2024	(Sunday)	SET UP DAY		
1	Management team and 8 staff members report to site in uniform	Operations			
3	Set up all stations of Restaurant, Kitchen & bar to	Operations			
5	Set all Checklist, step by step, menus, and all other resources documents in place	Operations			
6	Complete labeling all shelving	Operations			
7	Organize all instructional guides and handbooks for orientation	Operations			
8	Set-Up all Marketing Materials	Marketing			
9	Verify menu items and match menu panels and IT programming	Operations			
10	Place next Sysco order if applicable	Operations			
11	Review Production planning for week	Operations			
6+ Days	9/25/2024	(Monday)	ORIENTATION DAY		
1	Orientation	Operations			
2	Prep for Training Day 1	Operations			
5+ Days	9/26/2024	(Tuesday)	OFF		
4+ Days	9/27/2024	(Wednesday)			
1	Day 1 Training	Operations			
2	Prep for Training Day 2	Operations			
3	Review crew , concerns, greatness	Operations			
3+ Days	9/28/2024	(Thursday)			
1	Day 2 Training	Operations			
2	Prep for Training Day 3	Operations			
4	Review crew , concerns, greatness	Operations			
2+ Days	9/29/2024	(Friday)			
1	Day 3 Training	Operations			
3	Tray Up and Prep for Training Day 2	Operations			
4	Review crew , concerns, greatness	Operations			
5	Pick up bank supplies & coin order	Operations			
1+ Days	9/30/2024	(Saturday)			
1	VIP/ Friends and family Day	Operations			
2	Prep for Opening Day	Operations			
4	Complete full inventory	Operations			
5	Submit all pre-opening bills, etc.	Operations			
6	Final IT Systems test	IT			
OPENING DAY!	10/1/2021	(Sunday)			
1	Hang "NOW OPEN" Banner	Operations			

Qualifications of Team:

Ben Foster will lead the changeover and be project manager because of his experience working on the property when it first opened. His relationship with the members and residents will give them a sense of relief knowing he cares about their needs and wants. Ben understands how to tie in our food and beverage operations with golf, tennis and the pool.

The main goal is to retain as many current staff as possible.

In the event some people leave we will start a hiring campaign using social media, job posting sites and reach out to individuals that we have worked with in the past.

Mike Matakaetis, President/ Owner

Ben Foster, Vice President

John Scott, Director of Culinary

Anthony Williams, Director of Operations

Nicole Scerbo, Bookkeeper

Pat Ebinger, Head of Maintenance

Lucy Dodd, Director of Marketing and Social Media (My Living Media)

Project Vision and Fit into the Location

Vision

At MLM Food Group, our vision is to create a dynamic and inviting food and beverage operation that enhances the overall experience of the North Palm Beach Country Club facility. We aim to offer a culinary destination that reflects the sophistication and relaxed luxury of the village of North Palm Beach. Our proposal is centered around a commitment to quality, community engagement, and innovative dining experiences that cater to both members and residents.

Fit into North Palm Beach Country Club Facility and Surrounding Area

The North Palm Beach Country Club is a cornerstone of the community, known for its beautiful golf course, state-of-the-art amenities, and welcoming atmosphere. Our food and beverage operation will seamlessly integrate into this setting by:

1. **Reflecting Local Culture and Preferences:**
    - **Community-Centric Approach:** We will engage with the local community to understand their preferences and culinary desires. This will ensure our offerings are tailored to meet the tastes and expectations of North Palm Beach residents.
    - **Local Ingredients:** We will prioritize sourcing fresh, local ingredients, highlighting the rich agricultural bounty of the region.
2. **Enhancing the Club Experience:**
    - **Varied Dining Options:** We will offer a range of dining experiences from casual poolside snacks to upscale dining, catering to different occasions and preferences.
    - **Exclusive Member Events:** We will host exclusive events and themed dining nights that add value to club membership and foster a sense of community among members.
3. **Sustainable and Innovative Practices:**
    - **Eco-Friendly Operations:** Our commitment to sustainability will be evident in our use of eco-friendly packaging, waste reduction programs, and energy-efficient kitchen practices.
    - **Culinary Innovation:** We will introduce innovative culinary concepts such as made from scratch dining, seasonal menus, wine dinners.

Innovative Concepts and Recommendations

1. **Made From Scratch Restaurant:**
    - A signature restaurant that emphasizes fresh, high-quality ingredients. This venue will offer a menu that changes based on the availability of ingredients and guest needs and wants.
2. **Craft Beverage Program:**
    - A curated selection of craft beers, fine wines, and artisan cocktails that highlight regional producers. We will also offer beverage pairing events and tastings to enhance the dining experience.
3. **Event Catering and Private Dining:**
    - High-quality catering services for private events, weddings, and corporate gatherings held at the club. We will provide tailored menus and exceptional service to make each event special.
4. **Snack Shack and Golf Cart:**
    - Provide breakfast, lunch, drink and snack options that are in line with what the members and residents' want.

Commitment to Community and Quality

MLM Food Group is committed to building a concept that aligns with the values and desires of North Palm Beach members and residents. We will conduct regular surveys and feedback sessions to ensure our offerings continue to meet and exceed expectations. Our goal is to become an integral part of the community, contributing to the vibrant social life of the North Palm Beach Country Club and enhancing the overall lifestyle of its members and residents.

By combining our culinary expertise with a deep understanding of the local community, we believe MLM Food Group can create a food and beverage operation that is not only successful but also beloved by those who call North Palm Beach home.

See attached sample menu

Please be aware that this menu is the start not the finished product.

BANYAN
ON THE GREEN

APPETIZERS

POP ROCK SHRIMP Popcorn rock shrimp, sweet pepper soy glaze, shiitake daikon slaw 17

OYSTERS ON THE HALF Lemon, house mignonette MP

DEVILED EGG House recipe overstuffed eggs, candied bacon, chives 11

CRAB CAKE Jumbo lump crab, remoulade, dressed greens 23

BRUSCHETTA CROSTINI Grilled baguette, tomato bruschetta, balsamic, shaved reggiano 9

TUNA TARTARE Chopped yellowtail, cucumber, avocado, lime, wonton 19

CARPACCIO Shaved tenderloin, arugula, truffle oil, fried capers, shaved reggiano, lemon, balsamic 21

SOUPS & SALADS

FRENCH ONION SOUP 8

CRAB CORN CHOWDER 9

HOUSE SALAD Garden greens, carrots, cherry tomato, cucumber, croutons, house vinaigrette 9

CAESAR SALAD Romaine, croutons, reggiano, caesar dressing 11

UNWEDGED Chopped iceberg, candied bacon, cherry tomato, pickled onion, maytag crumbles, gorgonzola dressing 16

THE COBB Garden greens, blue cheese, bacon, hard cooked egg, tomato, avocado, cucumber, grilled chicken 18

ARUGULA Sun dried tomato, shaved almond, goat cheese, cherry tomato, cucumber, charred lemon vinaigrette 14

ADD CHICKEN 6 | SHRIMP 8 | SALMON 9 | GRILLED STEAK 9 | MAHI 11 | SCALLOPS 14 | CRAB CAKE 11

SANDWICHES & FLATBREADS

CHOICE OF SIDE ON SANDWICHES

SPECIALTY BURGER Cheddar, candied bacon, sweet pepper jam, boursin aioli, LTO, toasted brioche 19

MAHI SANDWICH Grilled blackened or fried, lettuce, tomato, onion, tartar, toasted brioche 21

ROASTED VEGGIE WRAP Eggplant, squash, zucchini, red pepper, caramelized onions, shaved parmesan, balsamic aioli 13

STEAK & MUSHROOM FLATBREAD Grilled steak, sautéed mushrooms, caramelized onions, cherry tomato, mornay sauce, gruyère 15

SPINACH & ARTICHOKE FLATBREAD Grilled chicken, fresh spinach, artichoke hearts, boursin cheese, EVOO 14

STEAKS

ALL STEAKS ARE FINISHED WITH MAÎTRE D' BUTTER, CHOICE OF SIDE

FILET MIGNON 6 oz 42 | 9 oz 51

KANSAS CITY STRIP 16 oz Prime 57

RIBEYE 16 oz Prime 61

SKIRT STEAK 12 oz Wagyu 47

TOMAHAWK 32 oz MP

PRIME RIB 10 oz 38 | 12 oz 42 | 16 oz 46

ADD AU POIVRE 6 | OSCAR 9 | BACON & BLUE CRUST 7 | CHIMICHURRI 6

ENTREES

SALMON- Whipped yukon potatoes, haricot vert, whole grain mustard sauce 29

DIVER SCALLOPS- Purple sweet potato purée, edamame succotash, bacon crust 38

AIRLINE CHICKEN- Roasted vegetable quinoa, romesco 27

SEARED HALIBUT- Sun dried tomato & sweet corn risotto 41

MUSHROOM & TRUFFLE PAPPARDELLE- Shiitake, maitake, cremini, reggiano, truffle, sun dried tomato 31

SIDES

Steak Fries 6 | Twice Bake 7 | Scalloped Potatoes 7 | Spinach Au Gratin 7

Asparagus 7 | Sautéed Mushrooms 6 | Brussels Sprouts 6 | Broccolini 6

HOUSEMADE DESSERTS

Suggested tableside by server.

*These items can be cooked to order. Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of food borne illness.
Please make us aware of any food allergies. An 18% gratuity will be added to parties of six or more. However, gratuity is up to your discretion.
Proper dress required. Gentlemen, please remove hats and caps. Helpful Dining Guidelines at jalexanders.com.

HANDCRAFTED MARTINIS

THE DUKE
Classic Martini : Bombay Sapphire Gin or Belvedere Vodka

'21' MANHATTAN
Bulleit Rye Whiskey : Sweet Vermouth : Bitters

PEAR MARTINI
Grey Goose La Poire Vodka : Candied Ginger : Domain de Canton Ginger

FLEUR-DE-LIS
Wheatley Vodka : St~Germain : Grapefruit Juice : Sparkling Wine

RED-HEADED RITA
Don Julio Blanco Tequila : Pomegranate Juice

CINDY'S LEMON DROP
Ketel One Citroen Vodka : Lemon Juice

ENGLISH MARTINI
Oxley Gin : Cucumber : Fresh Mint

PINNACLE COSMOPOLITAN
Wheatley Vodka : Triple Sec : Cranberry Juice : Fresh Lime

THE SPARKLING ROSE
Corazón Blanco Tequila : Grapefruit Bitters : Sparkling Wine

ESPRESSO MARTINI
Absolut Vanilia : Espresso : Kahlúa : Bailey's Irish Cream

MARTINI AU CHOCOLAT
Grey Goose Vodka : Dorda Double Chocolate : French Vanilla

Olives and Candied Cherries by Filthy Food.
Spirit substitutions for handcrafted martinis and cocktails may affect menu price

REDS

CABERNET SAUVIGNON & CABERNET BLENDS

JOSEPH CARR – Paso Robles 13/50
AUSTIN HOPE – Paso Robles 17/83 *(1 liter bottle)*
CHAPPELLET "MOUNTAIN CUVÉE" – Napa Valley 18/70
HONIG – Napa Valley 19/74
FRANCISCAN – California 50
FOLEY JOHNSON *ESTATE* – Rutherford, Napa Valley 80
SEQUOIA GROVE – Napa Valley 95
LANCASTER *ESTATE* – Alexander Valley 95
CHALK HILL *ESTATE RED* – Chalk Hill 100
GROTH – Napa Valley 105
JOSEPH PHELPS – Napa Valley 150
DUNN VINEYARDS – Napa Valley 200
SEBASTIANI "CHERRY BLOCK" – Sonoma Valley 210
CADE *HOWELL MOUNTAIN* – Napa Valley 250
SILVER OAK – Napa Valley 270

MERLOT

J. LOHR "LOS OSOS" – Paso Robles 13/50
FERRARI-CARANO – Sonoma County 14/54
SANTA EMA *RESERVE* – Maipo Valley, Chile 35
ROMBAUER – Napa Valley 82
DUCKHORN – Napa Valley 94
PAHLMEYER – Napa Valley 180

PINOT NOIR

ANGELS INK – Monterey, California 13/50
ELOUAN – Oregon 14/54
BELLE GLOS "BALADE" – Santa Rita Hills 17/66
FLOWERS – Sonoma Coast 18/70
WILLAMETTE "WHOLE CLUSTER" – Willamette Valley 45
ARGYLE – Willamette Valley 58
MORGAN "CLONE 12" – Santa Lucia Highlands 58
SAINTSBURY – Carneros 65
BELLE GLOS *DAIRYMAN* – Russian River Valley 84
GARY FARRELL – Russian River Valley 84

ZINFANDEL

FOUR VINES "OLD VINE CUVEE" – California 13/50
RIDGE "THREE VALLEYS CÚVEE" – Sonoma County 52
SEGHESIO "OLD VINES" – Sonoma 54
FROG'S LEAP – Napa Valley 60

DESSERT SELECTIONS

DOWS VINTAGE PORT *375 ML BOTTLE* – Portugal 13/~

OTHER INTERESTING REDS

DON NICANOR "NIETO SENETINER" MALBEC – Mendoza, Argentina 13/50
8 YEARS IN THE DESERT *BY ORIN SWIFT* – California 17/66
CAYMUS-SUISUN "GRAND DURIF" PETITE SYRAH – Suisun Valley 17/66
THE PRISONER – California 19/74
PENFOLDS "BIN 28" SHIRAZ – South Australia, Australia 58

Some wines may contain sulfites. Corkage fee, $25.

HANDCRAFTED COCKTAILS

CASAMIGO'S WATERMELON JALEPENO MARGARITA
Casamigos Jalepeno Tequila, Watermelon Real, Lime Juice

ZIPPY
bacardi limon, club soda, splash pink lemonade
Or (splash lemonade splash cran), Topped with Sprite (Popular NY Drink)

CACTUS JACK
Milagro Blanco, Lime Juice, Naranja, Splash Kiwi Syrup (or fresh kiwi), Muddled Cucumber

MISS PEACHES
Jefferson's Bourbon, unsweetened tea, peach puree, lemon juice, 2 dashes woodford, bitters

GIFT OF GAB
Milagro, Chambord, Raspberry puree, coconut puree, lemon juice , champagne

BITTER PASSION
Mezcal, Aperol, Chinola, Lemon Juice, simple syrup

HORSE FEATHER
Old Forester Bourbon , Lemon Juice, 2 Dashes Woodfor Bitters

GOLD RUSH
High West Bourbon, Fresh lemon juice, Fresh Honey

SPA WATER
Skyy Vodka, St. Germain, Muddled Cucumber & Mint, soda water

FILTHY CHERRY BOURBON SMASH
Horse Soldier Bourbon (or bourbon of choice), Lemon Juice, 3 filthy cherries

GUAVA FRENCH 75
New Amsterdam Gin, Lemon Juice, Guava, topped with Champagne

TEQUILA JENNER
Blanco tequila, lime juice, Coconut water, Strawberry, Muddle Mint, (Float Grand Marnier)

NEW YORK BOURBON SOUR
Old Charter Bourbon, Lemon Juice, Simple Syrup, Float Canyon Road Cab, Garnished with lemon twist

JEFFERSON JULEP
Jefferson, St. Germain, Lemon, Black Tea

KISS OF KALANI
Milagro, Kalani, Lime, Coconut water, Raspberry, Twist of Lime

WHITES

CHAMPAGNE & SPARKLING

FRANCOIS MONTAND BLANC DE BLANC – France 13/50
LUMINORE *BY LA MARCA* **PROSECCO** – Valdobbiadene, Italy 13/50
LUCIEN ALBRECHT BRUT ROSÉ – AOC Crémant d'Alsace 13/50
VEUVE CLICQUOT YELLOW LABEL – France 20/79
GLORIA FERRER BLANC DE NOIR – Carneros 50
TAITTINGER BRUT NV – Reims, France 100

CHARDONNAY

CHALK HILL – Russian River Valley 13/50
THE PRISONER – Carneros 15/58
FRANK FAMILY – Carneros 16/62
WENTE *ESTATE GROWN* – Central Coast 35
CATENA – Mendoza, Argentina 40
CHATEAU STE. MICHELLE *CANOE RIDGE* – Horse Heaven Hills 46
GARY FARRELL – Russian River Valley 64
RAMEY – Russian River Valley 75
ROMBAUER – Napa Valley 78
ZD – California 84
POST AND BEAM *BY FAR NIETE* – Napa Valley 85
CAKEBREAD – Napa Valley 85
CHATEAU MONTELENA – Napa Valley 90

SAUVIGNON BLANC

DASHWOOD – Marlborough, New Zealand 13/50
HONIG – Napa Valley 14/54
CRAGGY RANGE *TE MUNA ROAD* – Martinborough, New Zealand 14/54
CLOUDY BAY – Marlborough, New Zealand 55
PETER MICHAEL *L'APRÈS-MIDI ESTATE* – Knights Valley, Sonoma County 85

OTHER WHITES & ROSÉ

CHATEAU MINUTY "M DE MINUTY" ROSÉ – Côtes de Provence 13/50
CHATEAU MIRAVAL ROSÉ – Côtes de Provence 14/54
CLEAN SLATE RIESLING – Germany 13/50
LUCIEN ALBRECHT *RESERVE* **RIESLING** – Alsace, France 13/50
TERLATO VINEYARDS PINOT GRIGIO – Friuli-Venezia-Giulia, Italy 13/50
SANTA MARGHERITA PINOT GRIGIO – Alto Adije, Italy 55
FERRARI-CARANO PINOT GRIGIO – Sonoma County 13/50
MARCO FELLUGA PINOT GRIGIO – Collio, Italy 13/50

BANYAN
ON THE GREEN

Side Plate (Pub)

Appetizers

Pretzels & Beer Cheese
House made pretzels served with warm Guinness beer cheese

Chicken Wings
Crispy jumbo wings, celery, ranch or blue cheese
House Buffalo Sauce, Cajun Dry Rub, Hot Honey Garlic, Salt & Vinegar Dry Rub

Shrimp Cocktail
U-10 tiger shrimp, cocktail, lemon

Oysters on the 9th
Half dozen cold water oysters, champagne mignonette, lemon

Deviled Eggs
House recipe overstuffed eggs, candied bacon, chives

Hummus
Sesame oil, crispy chickpeas, house made pita, flatbread crackers

Duck Confit Nachos
Marinated duck, shiitake daikon slaw, avocado, sweet soy aioli, pickled serrano, wonton chips

Meat & Cheese Board
Assorted cured meats & cheeses, fresh fruit, truffled honey, horseradish Dijon, flatbread crackers

Salads

House Salad

Garden greens, carrots, cherry tomato, cucumber, croutons, house vinaigrette

Caesar Salad

Romaine, croutons, reggiano, Caesar dressing

Cobb Salad

Garden greens, Maytag crumbles, hard cooked egg, chopped bacon, grilled chicken, cucumber, grape tomato, avocado, sherry vinaigrette

Asian Tuna Salad

Sesame crusted yellowfin, garden greens, cucumber, avocado, carrots, peanuts, wonton strips, cilantro vinaigrette, thai peanut sauce

Flatbreads

Margherita

Heirloom tomato, pesto, fresh mozzarella, basil chiffonade, balsamic aioli

Steak & Mushroom

Grilled Chuck, sautéed mushrooms, caramelized onions, cherry tomato, mornay sauce, Gruyère

Buffalo Chicken

Grilled Chicken, shredded mozzarella, blue cheese crumbles, house buffalo, ranch drizzle

Street Corn

Grilled corn, Oaxaca, cotija, pepper jack cheeses, lime aioli, cilantro

Italian

Pepperoni, soppressata, prosciutto, peppers, onions, marinara, mozzarella

Sandwiches

Turkey Club

Shaved turkey, candied bacon, avocado, lettuce, tomato, onion, cranberry aioli, toasted wheat

Buffalo Chicken

Hand breaded chicken breast, house buffalo, pickles, coleslaw, ranch, grilled brioche

Chicken Caprese Panini

Grilled chicken breast, heirloom tomato, fresh mozzarella, pesto, balsamic aioli, ciabatta

Mahi Tacos

Blackened mahi, Mexican slaw, pico de gallo, chipotle lime crema, flour tortilla

Italian Panini

Pepperoni, soppressata, prosciutto, provolone, heirloom tomato, garden greens, O&V, Italian herb aioli, ciabatta

Roasted Veggie Wrap

Eggplant, squash, zucchini, red pepper, caramelized onions, shaved Parmesan, balsamic aioli

The BLT

Candied Bacon, lettuce, heirloom tomato, Boursin aioli, grilled brioche

French Dip

Shaved prime rib, caramelized onions, Gruyère, Dijon horseradish aioli, fresh baguette, au jus

On Par Burger

House grind, lettuce, tomato, onion, grilled brioche

Eagle Burger

Prime grind, Guacamole, bacon jam, lettuce, tomato, onion, pretzel bun

Dining in the Rough (Snack Shack)

Breakfast Sandwich

Bacon or sausage, fried egg, aged cheddar, bagel or croissant

Breakfast Burrito

Scrambled eggs, sausage, peppers, onion, avocado, cheddar jack, salsa, flour tortilla

Breakfast Bowl

Scrambled eggs, bacon, avocado, peppers, onion, cheddar jack, home fries

Turkey Club

Shaved oven roasted turkey, candied bacon, avocado, lettuce, tomato, onion, cranberry aioli, wheat bread

Chicken Caesar Wrap

Grilled chicken breast, romaine lettuce, Caesar dressing, Parmesan cheese, flour tortilla

Grilled Cheese

Aged cheddar, provolone, sliced tomato, grilled brioche

Nathan’s Hotdog

Jumbo grilled all beef “Nathan’s” dog with as many or few toppings as you’d like

Nathan’s Chicago Dog

Jumbo grilled all beef “Nathan’s” dog, mustard, relish, pickle, tomato, sport pepper, onion, celery salt

Chicken or Tuna Salad

Lettuce, tomato, onion, wheat bread or croissant

Chicken Caprese Panini

Grilled chicken breast, sliced tomato, fresh mozzarella, pesto, balsamic aioli, ciabatta

Caesar Salad

Romaine lettuce, Caesar dressing, Parmesan cheese, croutons, grilled chicken or chilled shrimp

House Salad

Garden Greens, carrots, grape tomato, cucumber, croutons, house vinaigrette, grilled chicken or chilled shrimp

Bag of Chips
Jumbo Pickle
Cup of Soup
Cup of Fruit
Seasonal Whole Fruit (apples, orange, banana, etc)
Cookies
Muffins

Banquet Fit into Location

The proposed banquet offering aims to provide an upscale, memorable dining experience that enhances the reputation of the Village of North Palm Beach Country Club facility. This vision integrates premium culinary choices with the stunning backdrop of the country club, creating an exclusive atmosphere for both intimate gatherings and larger events. Our goal is to elevate the banquet experience, making it the go-to choice for weddings, corporate events, and social celebrations in the area.

Fit into the Village of North Palm Beach Country Club Facility and Surrounding Area

Setting and Ambiance: The North Palm Beach Country Club, with its scenic views and elegant interiors, serves as the perfect venue for our sophisticated banquet offerings. The facility's spacious layout and modern amenities complement the high-quality, gourmet menu selections, creating an inviting environment for guests.

Menu Diversity: The menu selections are designed to cater to a variety of tastes and preferences, ensuring that every guest finds something delightful. From the freshest seafood to perfectly grilled steaks, our offerings emphasize quality and flavor, aligning with the refined taste expected at the North Palm Beach Country Club.

Event Customization: The flexible banquet packages allow for customization to meet the specific needs of any event. Whether it’s a small, intimate dinner or a large, celebratory gathering, the adaptable menus and professional service ensure a seamless experience.

Dinner Banquet Menu

Host Selection

Appetizers

(Select two)

- Short Rib Empanada
- Miso Hummus
- Coconut Shrimp
- PEI Mussels
- Fried Calamari

Salad or Soup

(Select one)

- Caesar
- House Salad
- Soup Du Jour

Select any four from the categories below:

Salads

- Pepper Crusted Tuna Salad
- Iceberg Wedge
- The Hudson
- River Caesar

(Salads come with the option of either chicken, shrimp or salmon)

Sandwiches

- Hudson's Burger
- Mahi Sandwich
- Duck Confit Sandwich
- Octopus Hotdog
- Shrimp & Scallop Sandwich

Entrees

- Braised Boneless Short Rib
- Duck Two Ways
- Caribbean Chicken
- Hudson Snapper
- Togarashi Tuna
- Miso Salmon
- Blackened Mahi Mahi

Dessert

(Guest selection)

- Chocolate Flan
- Tres Leche
- Home Made Key Lime Pie

$100 Per Person

Guests will make their selection based on your choosing

Dinner Banquet Menu

Host Selection

Sushi Boat

(Select three rolls)

- Spicy Tuna Roll
- Crispy Double Salmon Roll
- Tropical Roll
- Hudson's Signature Roll

Soup or Salad

(Select one)

- House Salad
- Caesar Salad
- Soup Du Jour

Select any five from the categories below:

Salads

- Pepper Crusted Tuna Salad
- Iceberg Wedge
- The Hudson
- River Caesar

(Salads come with the option of either chicken, shrimp or salmon)

Sandwiches

- Hudson's Burger
- Mahi Sandwich
- Duck Confit Sandwich
- Octopus Hotdog
- Shrimp & Scallop Sandwich

Entrees

- Braised Boneless Short Rib
- Duck Two Ways
- Caribbean Chicken
- Hudson Snapper
- Togarashi Tuna
- Miso Salmon
- Blackened Mahi Mahi

Dessert

(Guest Selection)

- Chocolate Flan
- Tres Leche
- Homemade Key Lime pie

$125 Per Person

Guests will make their selection based on your choosing

Dinner Banquet Menu

Host Selection

Soup or Salad

- House Salad
- Caesar Salad
- Soup Du Jour

Starter

- One Seafood Tower
  (per 10 guest)

Seasonal & Market Availability

Appetizers

(Select two)

- Short Rib Empanada
- Miso Hummus
- Coconut Shrimp
- PEI Mussels
- Fried Calamari

Select any six from the categories listed below

Salads

- Pepper Crusted Tuna Salad
- Iceberg Wedge
- The Hudson
- River Caesar

(Salads come with the option of either chicken, shrimp or salmon)

Sandwiches

- Hudson's Burger
- Mahi Sandwich
- Duck Confit Sandwich
- Octopus Hotdog
- Shrimp & Scallop Sandwich

Entrees

- Braised Boneless Short Rib
- Duck Two Ways
- Caribbean Chicken
- Hudson Snapper
- Togarashi Tuna
- Miso Salmon
- Filet Mignon

Dessert

(Guest selection)

- Chocolate Flan
- Tres Leche
- Homemade Key Lime Pie

$150 Per Person

Guests will make their selection based on your choosing

Drink Packages

Minimum 15 people for 2 hours

Waterfront / $30pp

Beer

Draft beer

Wine

White Wine:
Canyon Road Pinot Grigio,
Copper Ridge Chardonnay
Red Wine:
Canyon Road Pinot Noir &
Cabernet

The Hudson / $65pp

Beer

Draft and bottled beer

Wine

White:
Moulin de Gassac Rose,
Notorious Pink Rose, Portlandia Pinot Gris, Tenuta Pinot Grigio, Firesteed Reisling, William Hill Sauvignon Blanc, Squealing Pig Sauvignon Blanc, Groth Sauvignon Blanc, Bernier Chardonnay, Trefethen Chardonnay
Red:
Hahn Pinot Noir, Cherry Pie Pinot Noir, Columbia Merlot, Areyna Malbec, Numanthia Tempranillo, McMannis Cabernet

Liquors

Vodka: Skyy, Tito's, Kettle One, Grey Goose, Hanson
Rum: All Rum (Facundo Family Excluded)
Gin: Grey Whale, Aviation, Hendricks
Tequila: Campo Bravo, Dulce Vida, Dano's Tequila, Casamigos Tequila, Don Julio Tequila (1942 Excluded), Hiatus Tequila
Whiskey/Bourbon: Whistle Pig Piggy Back, Knob Creek, Crown Royal, Jack Daniels, Glenlivet 12yr, Macallan 12yr, Johnnie Walker Black, Angel's Envy, Woodfoord Reserve

Forever Young / $40pp

Beer

Draft and bottled beer

Wine

White:
Canyon Road Pinot Grigio, Portlandia Pinot Gris, Copper Ridge Chardonnay, Bernier Chardonnay, William Hill Sauvignon Blanc, Moulin de Gassac Rose
Red:
Caynon Road Pinot Noir, Hahn Pinot Noir, Columbia Merlot, Areyna Malbec, Canyon Road Carbernet, McMannis Carbernet

Liquors

Vodka: Skyy & Skyy Flavors
Hanson & Hanson Flavors
Tito's
Rum: All Bacardi Rum,
Havana Club Rum,
Papa's Pilars, Mount Gay,
Black Coral Rum
Whiskey/ Bourbon:
Old Forester, Jack Daniels, Jameson
Tequila:
Campo Bravo, Dulce Vida
All Dano's Tequila

Drink Ticket

$14
Draft beer, house wines, premium liquors



All drink packages are priced for a two hour period. Ask about adding additional hours.

Hors D'ouvres

Pick two $13pp
Minimum 10 guests

- Pin wheel wrap
- Mini pork belly bites
- Coconut Shrimp
- Shrimp Cocktail

Premium Hors D'ouvres +$2

- ShortRib empanadas
- Pork Belly bao buns
- Mahi Tacos
- Sushi
- Oysters

Pick three $16pp
Minimum 15 guests

- Pin wheel wrap
- Mini pork belly bites
- Coconut Shrimp
- Shrimp Cocktail

Premium Hors D'ouvres +$2

- ShortRib empanadas
- Pork Belly bao buns
- Mahi Tacos
- Sushi
- Oysters

Buffet Menu

Mini Pork Belly Bites
$90 for 15 guests
or
$180 for 30 guests

Mahi tacos
$110 for 15 guests
or
$220 for 30 guests

Sweet Plantains
$45 for 15 guests
or
$90 for 30 guests

Pork Fried Rice
$90 for 15 guets
or
$180 for 30 guests

Short Rib
$225 for 15 guests
or
$450 for 30 guests

Pork Belly Bao Buns
$110 for 15 guests
or
$220 for 30 guests

Shrimp Cocktail
$90 for 15 guests
or
$180 for 30 guests

Green Beans
$45 for 15 guests
or
$90 for 30 guests

Chicken Skewer
$90 for 15 guests
or
$180 for 30 guests

Beef Tenderloin Skewer
$195 for 15 guests
or
$390 for 30 guests

Hummus
$65 for 15 guests
or
$120 for 30 guests

Empanadas
$105 for 15 guests
or
$210 for 30 guests

Jimica Slaw
$45 for 15 guests
or
$90 for 30 guests

Shrimp Skewer
$135 for 15 guests
or
$270 for 30 guests

Snapper
$MP
Seared Tuna
$MP

Coconut Shrimp
$90 for 15 guests
or
$180 for 30 guests

Asparagus
$45 for 15 guests
or
$90 for 30 guests

Yuca Fries
$45 for 15 guests
or
$90 for 30 guests

Caesar Salad
$40 for 15 guests
or
$80 for 30 guests

Sushi Rolls
$120 for 15 guests
or
$240 for 30 guests

First Mate's Menu

Appetizers

Choice of:

House Salad

Mixed field greens topped with cucumber, grape tomatoes, carrots & croutons served with white balsamic.

Caesar Salad

Crisp romaine lettuce tossed with shaved parmesan, croutons & our homemade caesar dressing.

Main

Choice of:

Fish & Chips

Crispy tempura friend Atlantic cod served with french fries, coleslaw and a lemon wedge.

Dijon Crusted Salmon

Dijon crusted Atlantic Salmon served over a parmesan risotto and asparagus and topped with a lemon beurre blanc

Bruschetta Chicken

Grilled chicken breast over pesto risotto, topped with a tomato bruschetta, parmesan cheese and balsamic glaze.

NY Strip Steak

Grilled NY Strip topped with a roasted garlic demi glacé, paired with asparagus and mashed potatoes.

Dessert

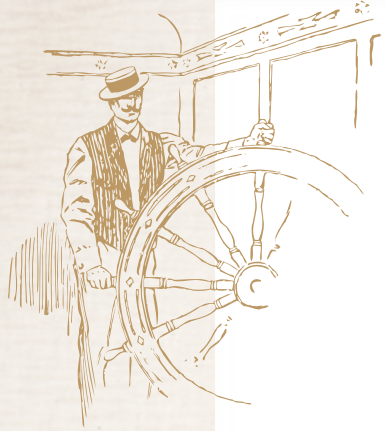
Choice of:

Ice Cream Sundae

Key Lime Pie

Seasonal Cheesecake

$79 per person



BOATHOUSE
RESTAURANT • BAR

Captain's Menu

Appetizers

Choice of:

House Salad

Mixed field greens topped with cucumber, grape tomatoes, carrots & croutons served with white balsamic.

Caesar Salad

Crisp romaine lettuce tossed with shaved parmesan, croutons & our homemade caesar dressing.

Main

Choice of:

Bruschetta Chicken

Grilled chicken breast over pesto risotto, topped with a tomato bruschetta, parmesan cheese and balsamic glaze.

Blackened Mahi Mahi

Blackened mahi over black beans and cilantro lime jasmine rice, served with sweet plantains and chimichurri sauce.

NY Strip Steak

Grilled NY Strip topped with a roasted garlic demi glacé, paired with asparagus and mashed potatoes.

Dessert

Choice of:

Chocolate Lava Cake

Key Lime Pie

Seasonal Cheesecake

$99 per person

Admiral's Menu



Course I

(Buffet style appetizers)

Edamame

Sautéed in garlic & citrus ponzu. Finished with sesame seeds.

Tuna Tataki

Sesame seared spicy yellowfin tuna, ginger, citrus & house aioli's.

Summerlin's Smak Fish Dip

Fresh, local smoked fish dip served with diced tomatoes, onions, jalapeños, tortilla chips & crackers.

Course II

Choice of:

House Salad

Mixed field greens topped with cucumber, grape tomatoes, carrots & croutons served with white balsamic.

Caesar Salad

Crisp romaine lettuce tossed with shaved parmesan, croutons & our homemade caesar dressing.

Course III

Choice of:

Overstuffed Shrimp

Jumbo shrimp with fresh crab stuffing, wrapped in bacon drizzled with beurre blanc, paired with asparagus & herb roasted red potatoes.

Seared Chilean Seabass

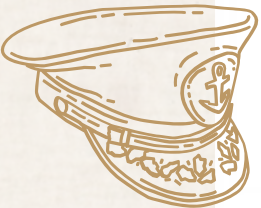
Seared Chilean seabass over a parmesan risotto served with asparagus.

Bruschetta Chicken

Grilled chicken breast over pesto risotto, topped with a tomato bruschetta, parmesan cheese and balsamic glaze.

Center Cut Filet Mignon

Grilled center cut filet mignon topped with a garlic brandy Demi glacé, served with mashed potatoes and broccolini.



DESSERT

Choice of:

Key Lime Pie
Chocolate Lava Cake
Seasonal Cheesecake

$129 per person





Five Star

Admiral's Menu

Course I

(Buffet style appetizers)

Crab Cake

Jumbo lump crab served with house remoulade, garnished with fresh arugula.

Calamari & Shrimp

Calamari rings and tentacles, pepperoncini peppers lightly dusted, and flash fried. Served with a garlic aioli, marinara sauce and a lemon.

Shrimp Cocktail

Chilled jumbo shrimp served with house made cocktail sauce & lemon.

Edamame

Sautéed in garlic & citrus ponzu. Finished with sesame seeds.

Course II

Choice of:

Clam Chowder

Cup of New England style clam chowder served with oyster crackers.

House Salad

Mixed field greens topped with cucumber, grape tomatoes, carrots & croutons served with white balsamic.

Caesar Salad

Crisp romaine lettuce tossed with shaved parmesan, croutons & our homemade caesar dressing.

Course III

Choice of:

Boathouse Signature Trio

Broiled Maine lobster tail, two pan seared diver scallops & two overstuffed shrimp over a crab and corn risotto, finished with beurre blanc.





Seared Chilean Seabass

Seared Chilean seabass over a parmesan risotto served with asparagus.

Filet & Lobster

Filet mignon and Maine lobster tail served with mashed potatoes, and asparagus, finished with a garlic brandy Demi glacé & beurre blanc.

DESSERT

Choice of:

Key lime pie

Chocolate Lava Cake

Seasonal Cheesecake

$149 per person





BOATHOUSE
RESTAURANT · BAR

Buffet Menu

APPETIZERS

Clam Chowder
$185 for 25 guests
or
$350 for 50 guests

Caesar Salad
$100 for 25 guests
or
$185 for 50 guests

Beet & Spinach Salad
$125 for 25 guests
or
$220 for 50 guests

Edamame
(Steamed or in house ponzu)
$59 for 25 guests
or
$79 for 50 guests

Shrimp Cocktail
$170 for 25 guests
or
$320 for 50 guests

Loaded Mac & Cheese
$150 for 25 guests
or
$295 for 50 guests

House Salad
$100 for 25 guests
or
$185 for 50 guests

Cranberry Walnut Salad
$125 for 25 guests
or
$220 for 50 guests

Chips & Salsa 2 ways
$35 for 25 guests
(add guac $40)
or
$59 for 50 guests
(add guac $60)

Wings
$140 for 25 guests
or
$265 for 50 guests

Crab Spinach & Artichoke Dip
$235 for 25 guests
or
$450 for 50 guests

Summerlin's Fish Dip
$150 for 25 guests
or
$295 for 50 guests

Mini Crab Cakes
$275 for 25 guests
or
$500 for 50 guests





BOATHOUSE
RESTAURANT • BAR

Buffet Menu

Entree's

Bruschetta Chicken
$200 for 25 guests
or
$375 for 50 guests

Stuffed Shrimp
$375 for 25 guests
or
$700 for 50 guests

8 oz Sirloin Steak
$550 for 25 guests
or
$1000 for 50 guests

10 oz NY Strip Steak
$600 for 25 guests
or
$1100 for 50 guests

Grilled Mahi Mahi
$MP

Grilled Grouper
$MP

Grilled Swordfish
$MP

Side orders

Black Beans & Rice
$65 for 25 guests
or
$125 for 50 guests

Mashed Potatoes
$65 for 25 guests
or
$125 for 50 guests

Mac & Cheese
$120 for 25 guests
or
$210 for 50 guests

Fried Plantains
$95 for 25 guests
or
$185 for 50 guests

Broccolini
$90 for 25 guests
or
$175 for 50 guests

Truffle Fries
$75 for 25 guests
or
$145 for 50 guests

Asparagus
$MP



Drink Packages

Minimum 15 people for 2 hours

Boathouse / $30pp

Beer

Captain's Loft Draft Beer

Wine

White: Gabbiano Pinot Grigio, Matua Sauvignon Blanc, Kendall Jackson Chardonnay, J Lohr Riesling, Seven Daughters Moscato
Red: Lyric Pinot Noir, Twenty Acres Cabernet, Punto Final Malbec

The Captain / $60pp

Beer

Captain's Loft Draft Beer
All Bottled Beer

Wine

White: Gabbiano Pinot Grigio, Willamette Valley Pinot Grigio, Santa Margherita Pinot Grigio, Matua Sauvignon Blanc, Paul Dolan Sauvignon Blanc, Kendall Jackson Chardonnay, Sonoma-Cutrer Chardonnay, J Lohr Riesling, Seven Daughters Moscato, Notorious Pink Rose
Red: Lyric Pinot Noir, Willamette Valley Pinot Noir, Parducci Merlot, Twenty Acres Cabernet, True Grit Cabernet, Punto Final Malbec, Harvey Harriot Red Blend

Liquors

Vodka:
Skyy & Skyy Flavors, Tito's, Kettle One, Grey Goose
Rum:
Bacardi, Bacardi Flavors, Captain Morgan, Papa Pilar's,
Gin:
Grey Whale, Hendrick's, Tanqueray, Bombay Sapphire

Tequila:
Campo Bravo, Casamigos Blanco, Milagro, Cincoro Blacno **Whiskey/Bourbon:**
Bulliet, Jameson, Maker's Mark, Jack Daniels, Crown Royal, Knob Creek, Jim Beam, Johnnie Walker Black, Angel's Envy, Angel's Envy Rye

Sailaway / $45pp

Beer

Captain's Loft Draft Beer
All Bottled Beer

Wine

White: Gabbiano Pinot Grigio, Willamette Valley Pinot Gri, Matua Sauvignon Blanc, Paul Dolan Sauvignon Blanc, Kendall Jackson Chardonnay, Sonoma-Cutrer Chardonnay, J Lohr Riesling, Seven Daughters Moscato, Notorious Pink Rose
Red: Lyric Pinot Noir, Willamette Valley Pinot Noir, Twenty Acres Cabernet, True Grit Cabernet, Punto Final Malbec, Harvey and Harriot Red Blend

Liquors

Vodka:
Skyy & Skyy Flavors
Rum:
Bacardi, Captain Morgan **Gin:**
Grey Whale
Tequila: Campo Bravo
Scotch/Bourbon: Old Forester, Dewars

Drink Tickets



$10
Captain Loft Draft Beet
House Wine

$14
Captain Loft Draft Beet
House Wine
Well Liqour

All drink packages are priced for a two hour period. Ask about adding additional hours.

Inspections, Safety Record and Contract Litigation

Inspections/Safety Record

see attached…Florida Food Service Inspection Reports

1. 2021 – 2024 Potsdam Landing
2. 2021 – 2024 Hurricane Wings of Stuart
3. 2021 – 2024 Townie Tavern
4. 2022 – 2024 Hudson's on the River

Litigation

Nothing to report.

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Name:	**STUART BOATHOUSE**	License Number:	**SEA5301778**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**49 SW SEMINOLE ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	06/30/2021	Met Inspection Standards During This Visit More information about inspections.	1	2	2

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
23-06-4	Basic - Build-up of food debris, dust or dirt on nonfood-contact surface. Top of Dish machine unclean.
10-07-4	Basic - In-use utensil stored in standing water less than 135 degrees Fahrenheit. Cook line utensils in 86f water. Moved to stove top to hold at 135f or more.
03A-02-5	High Priority - Time/temperature control for safety food cold held at greater than 41 degrees Fahrenheit. In top Reach-in cooler, Wings 46f salsa 45f, moved to Walk-in cooler. cold hold foods not prepped or portioned today. **Corrective Action Taken**
02B-01-5	Intermediate - Menu does not identify which items contain raw or undercooked animal foods covered by the consumer advisory. Advisory posted on menu.
41-17-4	Intermediate - Spray bottle containing toxic substance not labeled. Cleaners in dining room. Bottles marked.

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Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**49 SW SEMINOLE ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	12/28/2021	Met Inspection Standards During This Visit More information about inspections.	4	2	1

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
10-13-5	Basic - In-use ice scoop for ice machine located outside not stored in a protected manner between uses. **Corrected On-Site**
03D-02-5	High Priority - Cooked/heated time/temperature control for safety food not cooled from 135 degrees Fahrenheit to 41 degrees Fahrenheit within 6 hours. Soup in Walk-in cooler cooled overnight at 47-52f, Stop-sale issued.
08A-05-6	High Priority - Raw animal food stored over/not properly separated from ready-to-eat food. Raw shrimp over Ready-to-eat foods in Reach-in cooler. Removed to proper storage. **Corrected On-Site**
01B-02-5	High Priority - Stop Sale issued on time/temperature control for safety food due to temperature abuse.
29-42-4	High Priority - Vacuum breaker missing at mop sink faucet or on fitting/splitter added to mop sink faucet.
01C-03-4	Intermediate - Clam/mussel/oyster tags not marked with last date served.
02B-01-5	Intermediate - Menu does not identify which items contain raw or undercooked animal foods covered by the consumer advisory. Steaks, ahi tuna, oysters, burger.

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Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**49 SW SEMINOLE ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermedi Violation
Routine - Food	04/19/2022	Follow-up Inspection Required Violations require further review, but are not an immediate threat to the public. More information about inspections.	1	3

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute d foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those whic addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentati keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all v timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow- administration action or closure when necessary.

Violation	Observation
27-10-4	Basic - No hot running water at mop sink. **Warning**
03B-01-6	High Priority - Time/temperature control for safety food, other than whole meat roast, hot held at less than 135 degrees Fahrer degrees, butter/corrective action taken/operator stored butter container back on stove top and brought back to temperature ov degrees and back to hot hold. **Corrective Action Taken** **Warning**
27-06-4	Intermediate - No hot running water at three-compartment sink. **Warning**
53B-14-5	Intermediate - Required employee training expired for some employees. To order approved program food safety material, call contracted provider: Florida Restaurant and Lodging Association (SafeStaff) 866-372-7233. **Warning**
27-16-4	Intermediate - Water with a temperature of at least 100 degrees Fahrenheit not provided/shut off at employee handwash sink. 80 degrees/corrective action taken/operator called for service. **Corrective Action Taken** **Warning**

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Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**49 SW SEMINOLE ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	05/02/2022	Met Inspection Standards During This Visit	0	1	0

More information about inspections.

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
53B-14-5	Intermediate - - From initial inspection : Intermediate - Required employee training expired for some employees. To order approved program food safety material, call DBPR contracted provider: Florida Restaurant and Lodging Association (SafeStaff) 866-372-7233. **Warning** - From follow-up inspection 2022-05-02: **Time Extended**

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Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**49 SW SEMINOLE ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	10/27/2022	Met Inspection Standards During This Visit More information about inspections.	2	1	1

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
14-01-5	Basic - Bowl or other container with no handle used to dispense food. Salt/pepper container/prep area/corrective action taken/operator discarded soufflé cup. **Corrected On-Site**
22-41-4	High Priority - Dishmachine chlorine sanitizer not at proper minimum strength. Discontinue use of dishmachine for sanitizing and set up manual sanitization until dishmachine is repaired and sanitizing properly. Dishmachine sanitizing at 0/ppm chlorine. Corrective action taken/operator calibrated sanitizer properly to 100/ppm chlorine. **Corrected On-Site**
08A-17-6	High Priority - Raw animal foods not properly separated from one another based upon minimum required cooking temperature when stored in a freezer - not all products commercially packaged. Raw beef over raw tuna/reach in freezer/corrective action taken/operator stored raw beef on bottom shelf. **Corrected On-Site**
22-02-4	Intermediate - Food-contact surface soiled with food debris, mold-like substance or slime. Can opener/prep area.

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Licensee

Name:	**STUART BOATHOUSE**	License Number:	**SEA5301778**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**49 SW SEMINOLE ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermedi Violation
Routine - Food	03/24/2023	Follow-up Inspection Required Violations require further review, but are not an immediate threat to the public. More information about inspections.	4	2

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute d foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those whic addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentati keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all v timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow- administration action or closure when necessary.

Violation	Observation
22-16-4	Basic - Reach-in cooler interior/shelves have accumulation of soil residues at cook line **Repeat Violation**
22-41-4	High Priority - Dishmachine chlorine sanitizer not at proper minimum strength. Discontinue use of dishmachine for sanitizing a manual sanitization until dishmachine is repaired and sanitizing properly. Dishwasher (Chlorine 0ppm); operator fixed chlorine **Corrected On-Site** **Repeat Violation** **Admin Complaint**
08A-05-6	High Priority - Raw animal food stored over/not properly separated from ready-to-eat food. Raw scallops over flat breads at rea at cook line ; operator stored properly **Corrected On-Site**
01B-19-5	High Priority - Time/temperature control for safety food controlled by time and required to be marked with the use by time is no the required time of disposal cannot be determined. See stop sale. Time/temperature control for safety food identified in the wr procedure as a food held using time as a public health control has no time marking- sushi rice no time marked; as per operato 3:00pm Observed rice being still used at 3:30 pm See stop sale.
03F-02-5	High Priority - Time/temperature control for safety food identified in the written procedure as a food held using time as a public has no time marking- sushi rice no time marked; as per operator 11:00-3:00pm Observed rice being still used at 3:30 pm See s
02C-03-5	Intermediate - Commercially processed ready-to-eat, time/temperature control for safety food opened and held more than 24 h properly date marked after opening. Milk opened approximately 48 hours not date at dessert cooler ; operator date **Correcte
53B-05-5	Intermediate - Required employee training expired for all employees. To order approved program food safety material, call DBI provider: Florida Restaurant and Lodging Association (SafeStaff) 866-372-7233.

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Licensee

Name:	**STUART BOATHOUSE**	License Number:	**SEA5301778**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**49 SW SEMINOLE ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	10/18/2023	Met Inspection Standards During This Visit	4	1	4

More information about inspections.

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
14-01-5	Basic - Bowl or other container with no handle used to dispense food. -soufflé cup in salt. **Corrected On-Site**
36-32-5	Basic - Ceiling/ceiling tile shows damage or is in disrepair. -wall and ceiling near back door soiled with accumulation of dust.
14-09-4	Basic - Cutting board has cut marks and is no longer cleanable.
10-20-4	Basic - In-use tongs stored on equipment door handle between uses. -on oven on cook line. **Corrected On-Site**
03D-02-5	High Priority - Cooked/heated time/temperature control for safety food not cooled from 135 degrees Fahrenheit to 41 degrees Fahrenheit within 6 hours. -chicken and black bean soup cooling overnight per operator 42 on edge, 46-47 in center. Product covered and stacked.
01B-36-5	High Priority - Cooked/heated time/temperature control for safety food not cooled from 135 degrees Fahrenheit to 70 degrees Fahrenheit within two hours and from 135 degrees Fahrenheit to 41 degrees Fahrenheit within six hours. See stop sale. -chicken and black bean soup in walk-in cooler 42-47° overnight per operator. No additional prep done today. Operator discarded. **Corrective Action Taken**
01B-24-5	High Priority - Ready-to-eat, time/temperature control for safety food not consumed/sold within 7 days after opening/preparation. See stop sale. -risotto prepared 10/9. Operator discarded. **Corrective Action Taken**
03A-02-5	High Priority - Time/temperature control for safety food cold held at greater than 41 degrees Fahrenheit. -wings 55, guacamole with cut tomato 45 in cook line lift top cooler less than 4 hours. Cooler cleaned earlier. Product moved to reach-in freezer for temperature recovery. **Corrective Action Taken**

02A-01-4	Intermediate - Raw or undercooked oysters offered and establishment has no consumer advisory sign provided on wall, menu, placard, table tent or by any other written means. Raw animal foods must be fully cooked prior to service. - operator will add to on-line menu.

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Location Address:	**49 SW SEMINOLE ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermedi Violation
Routine - Food	04/29/2024	Follow-up Inspection Required Violations require further review, but are not an immediate threat to the public. More information about inspections.	1	0

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute d foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those whic addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentati keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all v timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow- administration action or closure when necessary.

Violation	Observation
16-55-4	Basic - Dishmachine not washing/rinsing properly. Must wash, rinse and sanitize all dishware, equipment and utensils in three- sink until dishmachine is functioning properly. Dishmachine 0ppm. Advised operator to use 3 compartment sink until Dishmach 3compartment sink Chlorine 100ppm **Corrective Action Taken** **Warning**
10-07-4	Basic - In-use utensil stored in standing water less than 135 degrees Fahrenheit. At cook line, in use utensils sitting in standing Temperature 71F .Advised operator to store in use utensils correctly. Operator removed utensils. **Corrected On-Site** **Warn
14-31-5	High Priority - Nonfood-grade bags used in direct contact with food. At cook line low boy cooler, bread stored in Thank you bag placed bags in different container. **Corrected On-Site** **Warning**

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Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**49 SW SEMINOLE ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	05/08/2024	Met Inspection Standards During This Visit	0	0	0

More information about inspections.

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
N/A	No Violations Were Observed

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Licensee

Name:	**HURRICANE GRILL AND WINGS**	License Number:	**SEA5301547**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**1729 SE INDIAN ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermedia Violation
Routine - Food	09/23/2021	Follow-up Inspection Required Violations require further review, but are not an immediate threat to the public. More information about inspections.	1	3

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute d foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those whic addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentati keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all v timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow- administration action or closure when necessary.

Violation	Observation
31B-04-4	Basic - No handwashing sign provided at a hand sink used by food employees. Missing at bar Hand wash sink. **Warning**
03A-02-5	High Priority - Time/temperature control for safety food cold held at greater than 41 degrees Fahrenheit. In cook line Reach-in Coleslaw 46f cut tomato 46f, Cold hold foods not prepped or portioned today, ice added, service called for. **Corrective Action **Warning**
53A-01-7	Intermediate - Manager or person in charge lacking proof of food manager certification. **Warning**
53B-14-5	Intermediate - Required employee training expired for some employees. To order approved program food safety material, call contracted provider: Florida Restaurant and Lodging Association (SafeStaff) 866-372-7233. **Warning**
41-17-4	Intermediate - Spray bottle containing toxic substance not labeled. Sanitizer bottle at bar. **Warning**

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Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**1729 SE INDIAN ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	11/22/2021	Met Inspection Standards During This Visit More information about inspections.	0	0	0

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
N/A	No Violations Were Observed

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Name:	**HURRICANE GRILL AND WINGS**	License Number:	**SEA5301547**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**1729 SE INDIAN ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermedi Violation
Routine - Food	03/31/2022	Follow-up Inspection Required Violations require further review, but are not an immediate threat to the public. More information about inspections.	3	1

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute d foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those whic addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentati keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all v timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow- administration action or closure when necessary.

Violation	Observation
22-41-4	High Priority - Dishmachine chlorine sanitizer not at proper minimum strength. Discontinue use of dishmachine for sanitizing a manual sanitization until dishmachine is repaired and sanitizing properly. Chlorine dish machine at bar 0ppm, kitchen 0ppm, s buckets empty, operator instructed to manually sanitize in quat triple sink, or use bleach. **Warning**
01B-02-5	High Priority - Stop Sale issued on time/temperature control for safety food due to temperature abuse. **Warning**
03A-02-5	High Priority - Time/temperature control for safety food cold held at greater than 41 degrees Fahrenheit. Fish dip 53f coleslaw in cook line reach in cooler, over 4 hours, stop sale issued, foods not prepped or portioned today. **Warning**
41-17-4	Intermediate - Spray bottle containing toxic substance not labeled. Front house cleaners **Corrected On-Site** **Warning**

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Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**1729 SE INDIAN ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	04/01/2022	Met Inspection Standards During This Visit	0	0	0

More information about inspections.

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
N/A	No Violations Were Observed

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Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**1729 SE INDIAN ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	07/20/2022	Met Inspection Standards During This Visit More information about inspections.	0	0	4

Violations:

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Violation	Observation
10-07-4	Basic - In-use utensil stored in standing water less than 135 degrees Fahrenheit. Spatula/cookline/corrective action taken/operator stored utensil in proper area. **Corrected On-Site**
36-64-5	Basic - Objectionable odors in bathroom or other areas of the establishment. By ice machine/walk in cooler.
25-05-4	Basic - Single-service articles improperly stored. To go containers on floor/kitchen/corrective action taken/operator stored single serving items properly. **Corrected On-Site**
08B-12-5	Basic - Stored food not covered. Cleaned/cut celery sticks/walk in cooler/corrective action taken/operator covered food. **Corrected On-Site**

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Location Address:	**1729 SE INDIAN ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	10/20/2022	Met Inspection Standards During This Visit More information about inspections.	2	3	4

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
13-03-4	Basic - Employee with no hair restraint while engaging in food preparation. Cookline
08B-38-4	Basic - Food stored on floor. Potatoes/cookline/corrective action taken/operator stored potatoes back in cooler. **Corrective Action Taken**
10-08-5	Basic - Ice scoop handle in contact with ice. Kitchen/corrective action taken/operator stored ice scoop properly. **Corrected On-Site**
08B-12-5	Basic - Stored food not covered. Grated cheese/walk in cooler/corrective action taken/operator covered foods. **Corrected On-Site**
41-07-4	High Priority - Container of medicine improperly stored. Cookline/corrective action taken/operator stored medicine in proper area. **Corrected On-Site**
22-41-4	High Priority - Dishmachine chlorine sanitizer not at proper minimum strength. Discontinue use of dishmachine for sanitizing and set up manual sanitization until dishmachine is repaired and sanitizing properly. Dishmachine at bar area/sanitizing at 0/ppm chlorine/corrective action taken/operator called for service. **Corrective Action Taken**
16-37-1	Intermediate - No chemical test kit provided when using sanitizer at three-compartment sink/warewashing machine or wiping cloths. Chlorine
53B-13-5	Intermediate - Proof of required state approved employee training not available for some employees. To order approved program food safety material, call DBPR contracted provider: Florida Restaurant and Lodging Association (SafeStaff) 866-372-7233.

41-17-4	Intermediate - Spray bottle containing toxic substance not labeled. Degreaser/kitchen/corrective action taken/operator labeled chemical. **Corrective Action Taken**

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Licensee

Name:	**HURRICANE GRILL AND WINGS**	License Number:	**SEA5301547**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**1729 SE INDIAN ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	10/19/2023	Met Inspection Standards During This Visit More information about inspections.	4	3	11

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
14-01-5	Basic - Bowl or other container with no handle used to dispense food. Bowl used as a scoop in flour bin
14-05-4	Basic - Cardboard used to line food-contact shelves. Old card board on shelf in walk in cooler
10-20-4	Basic - In-use tongs stored on equipment door handle between uses. Tongs on crash cart at cook line **Corrected On-Site**
22-08-4	Basic - Interior of oven/microwave has accumulation of black substance/grease/food debris. Microwave cook line
51-18-6	Basic - No copy of latest inspection report available.
23-03-4	Basic - Nonfood-contact surface soiled with grease, food debris, dirt, slime or dust. Gaskets debris reach in cooler at cook line Lid on flour bin debris
14-33-4	Basic - Reach-in cooler shelves with rust that has pitted the surface. Reach in cooler at cook line
29-49-6	Basic - Standing water in bottom of reach-in-cooler. Reach in cooler at cook line
14-17-4	Basic - Walk-in cooler/freezer shelves with rust that has pitted the surface.
21-38-4	Basic - Wiping cloth sanitizing solution stored on the floor. Cook line **Corrected On-Site**
02D-01-5	Basic - Working containers of food removed from original container not identified by common name. Flour bin
08A-02-6	High Priority - Raw animal food stored over or with ready-to-eat food in a freezer - not all products commercially packaged. Raw beef and raw shrimp over Mac and

	cheese and fries
08A-05-6	High Priority - Raw animal food stored over/not properly separated from ready-to-eat food. Raw shelled eggs over lettuce in reach in cooler at cook line Raw chicken over kegs in walk in cooler **Corrected On-Site**
41-10-4	High Priority - Toxic substance/chemical improperly stored. Chemical bottle hanging on shelf with sauces **Corrected On-Site**
41-27-4	High Priority - Wiping cloth sanitizer solution exceeds the maximum concentration allowed. Chlorine over 200ppm at cook line **Corrected On-Site**
11-27-4	Intermediate - Establishment has no written procedures for employees to follow in response to a vomiting or diarrheal event where the vomit or diarrhea is discharged onto surfaces in the establishment. Provided form
11-26-1	Intermediate - No proof provided that food employees are informed of their responsibility to report to the person in charge information about their health and activities related to foodborne illnesses. Provided form and form sign and completed **Corrected On-Site**
53B-09-4	Intermediate - Required employee training provided by a third-party employee training program and operator unable to provide original certificate for employees trained.

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Licensee

Name:	**HURRICANE GRILL AND WINGS**	License Number:	**SEA5301547**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**1729 SE INDIAN ST STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermedi Violation
Routine - Food	04/17/2024	Follow-up Inspection Required Violations require further review, but are not an immediate threat to the public. More information about inspections.	4	1

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute d foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those whic addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentati keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all v timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow- administration action or closure when necessary.

Violation	Observation
08A-02-6	High Priority - Raw animal food stored over or with ready-to-eat food in a freezer - not all products commercially packaged. At freezer, raw beef sirloin stored over tortillas and raw shrimp stored over Mac and cheese and tater tots. Operator stored prope On-Site** **Corrected On-Site** **Repeat Violation** **Admin Complaint**
03A-02-5	High Priority - Time/temperature control for safety food cold held at greater than 41 degrees Fahrenheit. At cookline flip top lov cheese (45F - Cold Holding); cooked rice (57F - Cold Holding). Operator stated food items been in cooler approximately 1 1/2 prepared or portioned today. Advised operator to add ice products to fascilitate cooling. Operator added ice to items. **Correct Taken**
03B-01-6	High Priority - Time/temperature control for safety food, other than whole meat roast, hot held at less than 135 degrees Fahrer cookline par cooked chicken wings (91F - Hot Holding). Operator store approximately 30 min prior. Advised operator to re- hea 165F . All hot holding items has to kept at 135F or higher.
41-10-4	High Priority - Toxic substance/chemical improperly stored. Chemicals hanging on edge of shelf with sauces. Operator remove **Corrected On-Site** **Repeat Violation** **Admin Complaint**
31A-11-4	Intermediate - Handwash sink used for purposes other than handwashing. At grill station, hand sink used for other purposes. A operator to remove items. Operator removed items. **Corrected On-Site**

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Licensee

Name:	**TOWNIE TAVERN**	License Number:	**SEA5319027**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**2277 SE MARTIN HWY PALM CITY, FL 34990**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	11/16/2021	Met Inspection Standards During This Visit More information about inspections.	3	3	2

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
23-03-4	Basic - Nonfood-contact surface soiled with grease, food debris, dirt, slime or dust. Top of Dish machine unclean. **Corrected On-Site**
21-38-4	Basic - Wiping cloth sanitizing solution stored on the floor. In kitchen. Removed to proper storage. **Corrected On-Site**
08A-05-6	High Priority - Raw animal food stored over/not properly separated from ready-to-eat food. Raw fish over plate-ware and Ready-to-eat food in Reach-in cooler. Removed to proper storage.
03A-02-5	High Priority - Time/temperature control for safety food cold held at greater than 41 degrees Fahrenheit. In cook line Reach-in cooler, Cut tomato 46f raw fish 44f. Ice added. Cook line cooler drawers, chicken 47f beef 48f, ice added. Cold hold foods not prepped or portioned today.
29-34-4	High Priority - Vacuum breaker missing at hose bibb or on fitting/splitter added to hose bibb. At Three-compartment sink. At bar sink with sprayer attached.
02B-01-5	Intermediate - Menu does not identify which items contain raw or undercooked animal foods covered by the consumer advisory. Ahi tuna, burgers. Corrected on sight with marker on menus. **Corrected On-Site**
53B-13-5	Intermediate - Proof of required state approved employee training not available for some employees. To order approved program food safety material, call DBPR contracted provider: Florida Restaurant and Lodging Association (SafeStaff) 866-372-7233.
41-17-4	Intermediate - Spray bottle containing toxic substance not labeled. Cleaner at bar. Was removed from use. **Corrected On-Site**

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Licensee

Name:	**TOWNIE TAVERN**	License Number:	**SEA5319027**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**2277 SE MARTIN HWY PALM CITY, FL 34990**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermedi Violation
Routine - Food	05/06/2022	Follow-up Inspection Required Violations require further review, but are not an immediate threat to the public. More information about inspections.	3	5

Violations:

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Violation	Observation
32-12-5	Basic - Covered waste receptacle not provided in women's bathroom.
12B-07-4	Basic - Employee beverage container on a food preparation table or over/next to clean equipment/utensils. Water bottles on pı cookline. Operator removed drinks. **Corrected On-Site**
08B-38-4	Basic - Food stored on floor. Open packaged of beef stored on floor in walk-in Operator properly stored off floor. **Corrected C
14-69-4	Basic - Ice buildup in reach-in freezer and/or walk-in freezer. Ice build up in reach in freezer by cookline.
08B-39-4	Basic - Raw fruits/vegetables not washed prior to preparation. Avocados washed with stickers still on Operator removed sticke **Corrected On-Site**
02C-01-5	High Priority - Ready-to-eat, time/temperature control for safety food marked with a date that exceeds 7 days after opening/pre Caesar dressing in reach in cooler by dry storage marked 4/22/22. Operator Discarded **Corrected On-Site**
03A-02-5	High Priority - Time/temperature control for safety food cold held at greater than 41 degrees Fahrenheit. tuna (45F - Cold Hold (45F- Cold Holding) Operator stored products in walk-in to reach temperature of 41F. Products reached **Corrected On-Site**
41-10-4	High Priority - Toxic substance/chemical improperly stored. Spray bottle with multi surface cleaner stored next to utensil/ Togo dry storage. Operator moved chemicals to empty shelf. **Corrected On-Site**
22-02-4	Intermediate - Food-contact surface soiled with food debris, mold-like substance or slime. Cutting boards soiled throughout res
31A-11-4	Intermediate - Handwash sink used for purposes other than handwashing. Multiple handwash sinks throughout kitchen/bar us prep sink. Metal dishes in sinks. Operator removed metal dishes. **Corrected On-Site**
02B-04-5	Intermediate - Menu contains an item made with a raw/undercooked animal food as an ingredient and description of item does consumer of raw/undercooked animal food ingredient. Caesar dressing made with raw shell eggs, no asterisk or disclosure on **Corrective Action Taken**
31A-12-4	Intermediate - No handwash sink for employees. No handwash sink for employees in room with ice machine, walk-in cooler in
51-16-7	Intermediate - No plan review submitted and approved - renovations were made or are in progress. Must submit plans and pla application to DBPR H and R Plan Review office located at 2601 Blair Stone Rd., Tallahassee, FL 32399-1011. Plans must be AND approved within 60 days. Addition of new bay containing ice machine, dry storage and walk-in cooler not on plan review. accessible handwash sink. Bar area layout does not match plan review.

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Licensee

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Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**2277 SE MARTIN HWY PALM CITY, FL 34990**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermedi Violation
Routine - Food	07/06/2022	Follow-up Inspection Required Violations require further review, but are not an immediate threat to the public. More information about inspections.	0	1

Violations:

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Violation	Observation
51-16-7	Intermediate - - From initial inspection : Intermediate - No plan review submitted and approved - renovations were made or are Must submit plans and plan review application to DBPR H and R Plan Review office located at 2601 Blair Stone Rd., Tallahass 32399-1011. Plans must be submitted AND approved within 60 days. Addition of new bay containing ice machine, dry storage cooler not on plan review. No accessible handwash sink. Bar area layout does not match plan review. - From follow-up inspect 06: No plans submitted or approved**Admin Complaint** **Admin Complaint**

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Location Address:	**2277 SE MARTIN HWY PALM CITY, FL 34990**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	11/07/2022	Met Inspection Standards During This Visit More information about inspections.	1	2	2

Violations:

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Violation	Observation
14-01-5	Basic - Bowl or other container with no handle used to dispense food. Cup in bbq sauce container at dry storage- operator removed. **Corrected On-Site**
40-06-5	Basic - Employee personal items stored in or above a food preparation area, food, clean equipment and utensils, or single-service items. Phone over spices at dry storage- operator removed. **Corrected On-Site**
41-10-4	High Priority - Toxic substance/chemical improperly stored. Cleaning chemicals stored over soda boxes at dry storage by beer cooler- operator removed. **Corrected On-Site** **Repeat Violation**
02C-03-5	Intermediate - Commercially processed ready-to-eat, time/temperature control for safety food opened and held more than 24 hours not properly date marked after opening. Container milk opened on 11/05 not date marked- operator date marked. **Corrected On-Site**
27-16-4	Intermediate - Water with a temperature of at least 100 degrees Fahrenheit not provided/shut off at employee handwash sink. Handwash sink at 82F by beer cooler and ice machine. **Corrected On-Site**

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Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**2277 SE MARTIN HWY PALM CITY, FL 34990**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Complaint Full	05/08/2023	Met Inspection Standards During This Visit More information about inspections.	2	1	4

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
06-09-1	Basic - Commercially processed reduced oxygen packaged fish bearing a label indicating that it is to remain frozen until time of use no longer frozen and not removed from reduced oxygen package. Advised operator to remove from package.
40-06-5	Basic - Employee personal items stored in or above a food preparation area, food, clean equipment and utensils, or single-service items. Observed employee beverage stored over coffee service area. Operator removed. **Corrected On-Site** **Repeat Violation**
10-14-5	Basic - Ice bucket/shovel stored on floor between uses. Observed ice bucket on floor near ice machine. Operator stored properly. **Corrected On-Site**
25-05-4	Basic - Single-service articles improperly stored. Observed large aluminum Food pans stored upright, not protected on dry storage shelf. Operator stored properly. **Corrected On-Site**
08A-05-6	High Priority - Raw animal food stored over/not properly separated from ready-to-eat food. Observed raw shell eggs stored over shredded lettuce and cheese in walk in beer cooler. Educated operator of proper storage procedures. Operator stored properly. **Corrected On-Site**
41-27-4	High Priority - Wiping cloth sanitizer solution exceeds the maximum concentration allowed. Observed quat sanitizer bucket at 400+ppm. Operator discarded and corrected to 200ppm, quat. **Corrected On-Site**
16-62-1	Intermediate - No measuring device available for measuring utensil surface temperature when using hot water as sanitizer in a dishmachine.

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Licensee

Name:	**TOWNIE TAVERN**	License Number:	**SEA5319027**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**2277 SE MARTIN HWY PALM CITY, FL 34990**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermedi Violation
Complaint Full	01/08/2024	Follow-up Inspection Required Violations require further review, but are not an immediate threat to the public. More information about inspections.	7	3

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute d foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those whic addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentati keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all v timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow- administration action or closure when necessary.

Violation	Observation
08A-02-6	High Priority - Raw animal food stored over or with ready-to-eat food in a freezer - not all products commercially packaged. Ob beef over breaded mozzarella not in commercial packaging at walk in freezer. Operator stored properly. **Corrected On-Site**
08A-05-6	High Priority - Raw animal food stored over/not properly separated from ready-to-eat food. Observed Raw ground beef over cc reach in cooler on cook line. Operator stored properly. **Corrected On-Site** **Repeat Violation** **Admin Complaint**
08A-20-5	High Priority - Raw animal foods not properly separated from each other in holding unit based upon minimum required cooking Observed Raw chicken over beef, raw ground beef over raw bacon walk in cooler. Operator stored properly. **Corrected On-S
01B-02-5	High Priority - Stop Sale issued on time/temperature control for safety food due to temperature abuse. Time/temperature contr food cold held at greater than 41 degrees Fahrenheit. cilantro crema (with buttermilk) (46F - Cold Holding); Alabama sauce (sc (46F - Cold Holding) Observed in squirt bottles on top portion of flip top cooler. Per operator, not prepared or portioned today. I stored in cooler overnight. See stop sale.
03A-02-5	High Priority - Time/temperature control for safety food cold held at greater than 41 degrees Fahrenheit. cilantro crema (with b (46F - Cold Holding); Alabama sauce (sour cream) (46F - Cold Holding) Observed in squirt bottles on top portion of flip top coc operator, not prepared or portioned today. Per operator, stored in cooler overnight. See stop sale. **Corrective Action Taken**
41-10-4	High Priority - Toxic substance/chemical improperly stored. Observed Butane fuel over vinegar and bread in prep area. Operat properly. **Corrected On-Site**
29-42-4	High Priority - Vacuum breaker missing at mop sink faucet or on fitting/splitter added to mop sink faucet. Observed a Splitter a hose attached at mop sink with no vacuum breaker.
31B-02-4	Intermediate - No paper towels or mechanical hand drying device provided at handwash sink. At tiki bar. Operator provided pa **Corrected On-Site**
53B-14-5	Intermediate - Required employee training expired for some employees. To order approved program food safety material, call contracted provider: Florida Restaurant and Lodging Association (SafeStaff) 866-372-7233.
41-17-4	Intermediate - Spray bottle containing toxic substance not labeled. Observed Glass cleaner in spray bottle with no label. Advis label bottle.

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Licensee

Name:	**TOWNIE TAVERN**	License Number:	**SEA5319027**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**2277 SE MARTIN HWY PALM CITY, FL 34990**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	05/20/2024	Met Inspection Standards During This Visit More information about inspections.	3	0	0

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
01B-02-5	High Priority - Stop Sale issued on time/temperature control for safety food due to temperature abuse. Time/temperature control for safety food prepared from/mixed with ingredient(s) at ambient temperature not cooled to 41 degrees Fahrenheit within 4 hours. At cookline low boy, raw burgers (51F - Cooling) @2:20, since 11:00, 47F@ 3:06. See stop sale
03D-06-5	High Priority - Time/temperature control for safety food prepared from/mixed with ingredient(s) at ambient temperature not cooled to 41 degrees Fahrenheit within 4 hours. At cookline low boy, raw burgers (51F - Cooling) @2:20, since 11:00, 47F@ 3:06. See stop sale
03B-01-6	High Priority - Time/temperature control for safety food, other than whole meat roast, hot held at less than 135 degrees Fahrenheit. Butter(125F - Hot Holding). Per operator product stored 1 hour prior. Operator moved butter to stove to reheat to 165F. **Corrective Action Taken**

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Licensee

Name:	**HUDSON'S ON THE RIVER**	License Number:	**SEA5319062**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**351 SW FLAGLER AVE STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermedi Violation
Food-Licensing Inspection	02/25/2022	Follow-up Inspection Required Violations require further review, but are not an immediate threat to the public. More information about inspections.	1	1

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute d foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those whic addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentati keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all v timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow- administration action or closure when necessary.

Violation	Observation
32-12-5	Basic - Covered waste receptacle not provided in women's bathroom. **Warning**
14-11-4	Basic - Equipment in poor repair. Walk in cooler, freezer not in operation yet. **Warning**
29-08-4	Basic - Plumbing system in disrepair. Toilets and urinal not installed yet. **Warning**
08B-02-4	High Priority - Displayed food not properly protected from contamination. Ice well in kitchen without splashguard between food and ice well. **Warning**
02B-01-5	Intermediate - Menu does not identify which items contain raw or undercooked animal foods covered by the consumer advisor wahoo, raw salmon, raw tuna, undercooked steaks, island river ramen with includes undercooked egg, duck breast. **Warning

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Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**351 SW FLAGLER AVE STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Food-Licensing Inspection	03/03/2022	Met Inspection Standards During This Visit More information about inspections.	0	0	0

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
N/A	No Violations Were Observed

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Location Address:	**351 SW FLAGLER AVE STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Complaint Full	04/20/2022	Met Inspection Standards During This Visit	6	4	5

More information about inspections.

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
12B-07-4	Basic - Employee beverage container on a food preparation table or over/next to clean equipment/utensils.
08B-39-4	Basic - Raw fruits/vegetables not washed prior to preparation. Observed cut avocados with stickers in flip top cooler at cookline. Washed and removed. **Corrected On-Site**
08B-17-4	Basic - Unwashed fruits/vegetables stored with ready-to-eat food. Observed unwashed mangos over ready to eat sauce in flip top cooler . Sent to wash. **Corrective Action Taken**
21-08-4	Basic - Wiping cloth quaternary ammonium compound sanitizing solution not at proper minimum strength. 0 ppm. Corrected to 200 ppm quat. **Corrected On-Site**
24-05-4	Basic - plates, pots and pans not stored inverted or in a protected manner. Observed at wait station plates not inverted. Inverted. **Corrected On-Site**
12A-05-4	High Priority - Employee used tobacco, ate, or drank then engaged in food preparation, handled clean equipment or utensils, or touched unwrapped single-service items without washing hands. Employee drank from open beverage container then continued prepping food without washing hands first. Employee washed hands. Dishwasher handled dirty dishes then handled clean dishes without washing hands first. Employee washed hands. **Corrected On-Site**
08A-02-6	High Priority - Raw animal food stored over or with ready-to-eat food in a freezer - not all products commercially packaged. Observed in walk in freezer plastic open container raw shrimp over ready to eat plantains Operator moved. **Corrected On-Site**

02C-01-5	High Priority - Ready-to-eat, time/temperature control for safety food marked with a date that exceeds 7 days after opening/preparation. Observed coconut milk sauce dated on 3/5/22 in reach in sauce cooler. Discarded. See Stop sale
01B-24-5	High Priority - Ready-to-eat, time/temperature control for safety food not consumed/sold within 7 days. Observed coconut milk sauce dated on 3/5/22 in reach in sauce cooler. Discarded. See Stop sale
03A-02-5	High Priority - Time/temperature control for safety food cold held at greater than 41 degrees Fahrenheit. Observed in flip top cooler- cut tomatoes 48F. Not prepped or portioned today. Moved inside cooler to quick chill. **Corrective Action Taken**
41-10-4	High Priority - Toxic substance/chemical improperly stored. Observed a Blue spray bottle stored next to container of oil. Chemical moved. **Corrected On-Site**
11-07-5	Intermediate - Certified Food Manager or person in charge lacks knowledge of foodborne illnesses and symptoms of illness that would prevent an employee from working with food, clean equipment and utensils, and single-service items. Emailed poster. **Corrected On-Site**
01C-05-4	Intermediate - Clam/mussel/oyster tags not maintained in chronological order according to the last date they were served in the establishment.
31A-09-4	Intermediate - Handwash sink not accessible for employee use at all times. Observed handwash sink obstructed by pots stored in dish area Operator relocated pots Observed handwash sink by rear prep area obstructed by tray. Obstructed handwash sink at cookline by metal containers and garbage can. Obstructions removed **Corrected On-Site**
31B-02-4	Intermediate - No paper towels or mechanical hand drying device provided at handwash sink. Rear prep area.

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Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**351 SW FLAGLER AVE STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermedi Violation
Routine - Food	11/29/2022	Follow-up Inspection Required Violations require further review, but are not an immediate threat to the public. More information about inspections.	2	1

Violations:

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Violation	Observation
08B-36-4	Basic - Food stored in a location that is exposed to splash/dust. Cut lemons/limes/prep area/kitchen/corrective action taken/op foods properly. **Corrected On-Site** **Warning**
10-18-5	Basic - In-use utensil stored in sanitizer between uses. Knife/prep area/corrective action taken/operator removed utensil. **Co Taken** **Warning**
01B-02-5	High Priority - Stop Sale issued on time/temperature control for safety food due to temperature abuse. 52 degrees, half and ha degrees, milk(stored overnight), 51 degrees, beef, 52 degrees, salmon, 53 degrees, pork/walk in cooler(stored overnight). **W
03A-02-5	High Priority - Time/temperature control for safety food cold held at greater than 41 degrees Fahrenheit. 52 degrees, half and l 53 degrees, milk/ric#1(stored overnight), 51 degrees, beef, 52 degrees, salmon, 53 degrees, pork/walk in cooler(stored overni **Warning**
02A-01-4	Intermediate - Raw or undercooked oysters offered and establishment has no consumer advisory sign provided on wall, menu table tent or by any other written means. Raw animal foods must be fully cooked prior to service. Corrective action taken/opera consumer advisory. **Corrected On-Site** **Warning**

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Location Address:	**351 SW FLAGLER AVE STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	11/30/2022	Met Inspection Standards During This Visit More information about inspections.	0	0	0

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
N/A	No Violations Were Observed

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Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	03/30/2023	Met Inspection Standards During This Visit	1	3	0

More information about inspections.

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
08A-17-6	High Priority - Raw animal foods not properly separated from one another based upon minimum required cooking temperature when stored in a freezer - not all products commercially packaged. Raw duck over raw pork/walk in freezer/corrective action taken/operator stored raw products properly. **Corrective Action Taken**
02C-03-5	Intermediate - Commercially processed ready-to-eat, time/temperature control for safety food opened and held more than 24 hours not properly date marked after opening. Milk/opened over 24 hours before/reach in cooler #1/kitchen/corrective action taken/operator date labeled food. **Corrective Action Taken**
11-27-4	Intermediate - Establishment has no written procedures for employees to follow in response to a vomiting or diarrheal event where the vomit or diarrhea is discharged onto surfaces in the establishment.
03F-10-5	Intermediate - No written procedures available for use of time as a public health control to hold time/temperature control for safety food. Sushi rice/cook line.

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Location Address:	**351 SW FLAGLER AVE STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	10/30/2023	Met Inspection Standards During This Visit	1	3	7

More information about inspections.

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
14-09-4	Basic - Cutting board has cut marks and is no longer cleanable. Most cutting boards in kitchen. Operator is aware and is in the process of replacing them
12B-07-4	Basic - Employee beverage container on a food preparation table or over/next to clean equipment/utensils. Employee drink on shelf above prep table **Corrected On-Site**
24-08-4	Basic - Equipment and utensils not properly air-dried - wet nesting. On dish storage shelf in warewashing area
10-12-5	Basic - In-use ice scoop stored on soiled surface between uses. Ice scoop stored in holder that is soiled. Operator immediately removed and washed rinsed and sanitized holder **Corrected On-Site**
10-17-4	Basic - In-use knife/knives stored in cracks between pieces of equipment. Knife in between make table coolers **Corrected On-Site**
10-20-4	Basic - In-use tongs stored on equipment door handle between uses. On oven door **Corrected On-Site**
16-46-4	Basic - Old labels stuck to food containers after cleaning.
03A-02-5	High Priority - Time/temperature control for safety food cold held at greater than 41 degrees Fahrenheit. Marinara 53F 1hr in insufficient ice bath. Operator put on sufficient ice bath **Corrective Action Taken**
03C-96-4	Intermediate - Establishment conducts non-continuous cooking of raw animal foods without monitoring and documenting initial heating time and temperature, cooling times and temperatures, cold holding temperature and final cooking

	temperature. Establishment is par cooking duck. Explained to operator the proper procedure to follow and provided form **Corrective Action Taken**
22-02-4	Intermediate - Food-contact surface soiled with food debris, mold-like substance or slime. Can opener. Operator removed to be cleaned **Corrective Action Taken**
02B-01-5	Intermediate - Menu does not identify which items contain raw or undercooked animal foods covered by the consumer advisory. Poached egg and 6minute egg is served under cooked per operator. Operator marked the items on all menus . **Corrected On-Site**

New Search

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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Each inspection report is a "snapshot" of conditions present at the time of the inspection. By using this search, you are agreeing to our Terms of Use.

Licensee

Name:	**HUDSON'S ON THE RIVER**	License Number:	**SEA5319062**
Rank:	**Seating**	License Expiration Date:	**12/01/2024**
Primary Status:	**Current**	Secondary Status:	**Active**
Location Address:	**351 SW FLAGLER AVE STUART, FL 34994**		

Inspection Information

Inspection Type	Inspection Date	Result	High Priority Violations	Intermediate Violations	Basic Violations
Routine - Food	04/30/2024	Met Inspection Standards During This Visit More information about inspections.	0	0	1

Violations:

A summary of the violations found during the inspection are listed below. The department cites violations of Florida's sanitation and safety laws, which are based on the standards of U.S. Food and Drug Administration's Food Code. High Priority violations are those which could contribute directly to a foodborne illness or injury and include items such as cooking, reheating, cooling and hand-washing. Intermediate violations are those which, if not addressed, could lead to risk factors that contribute to foodborne illness or injury. These violations include personnel training, documentation or record keeping and labeling. Basic violations are those which are considered best practices to implement. While most establishments correct all violations in a timely manner (often during the inspection), the division's procedures are designed to compel compliance with all violations through follow-up visits, administration action or closure when necessary.

Violation	Observation
14-01-5	Basic - Bowl or other container with no handle used to dispense food. At kitchen, bowl used for dispensing bread crumbs. Operator removed bowl. **Corrected On-Site**

New Search

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References from other restaurants operated by Vendor

Potsdam Landing LLC, d/b/a Stuart Boathouse
Hudson's on the River LLC
Hurricane Wings of Stuart LLC, d/b/a Hurricane Grill & Wings
Townie Tavern LLC

see attached

1. References from Landlords
2. References from Vendors

McCARTHY SUMMERS WOOD NORMAN MELBY & SCHULTZ P.A.
Attorneys at Law

Terence P. McCarthy *
Robert P. Summers *
Steven J. Wood **
Kenneth A. Norman
Nicola J. Boone Melby ***
Owen Schultz
Margaret E. Wood
Jessica M. VanValkenburgh
Christen Spake

Kimberly A. Ryan
Loren E. Esposito
Ross C. Alagna

*Board Certified Real Estate Lawyer
**Board Certified Wills, Trusts & Estates Lawyer
***Board Certified Elder Law Lawyer

June 25, 2024

To Whom it May Concern

Re: Lease of Stuart Boathouse Restaurant

Dear Sirs,

Summers' Shores, LLC is the owner of the real property located at 49 SW Seminole St, Stuart, FL 34994 and I am the Manager of the LLC. The building is over 100 years old and had previously served as a hotel, rooming house, offices, and a beauty salon. In 2013 the City of Stuart proposed to add a new 400' section of boardwalk between the Riverwalk Stage east to Colorado Avenue and in exchange for property owner consent, the City released parking restrictions, enabling the property to be redeveloped as a restaurant without necessity of providing on-site parking.

In 2014 we were searching for the right developer to take advantage of this new opportunity and to creatively turn the old building into something new and vibrant. Michael Matakaetis stepped up to the plate. Through his business entity, Potsdam Landing, LLC, he entered into a long-term lease to redevelop the property. The old building was deteriorating and would need a substantial financial investment to turn it into an attractive restaurant. Therefore, Mike's rent was substantially under-market for the first several years, but has now been reset to market rent.

Mike did everything he promised to do, and more. He exceeded expectations in the development of the restaurant and put many hundreds of thousands of dollars into the building. Since it is such an old building, he continues to refresh, rebuild and refurbish and Stuart Boathouse is now a beautiful building, well-maintained and offering some of the best waterfront views in Stuart. The food, drink, and service are all excellent as well.

Mike now pays market rent, punctually and without need for reminders. As a tenant, Mike and his team is exemplary and I have no hesitation in giving Mike a superior grade as a prospective tenant.

Very truly yours,



Robert P. Summers
rps@mccarthysummers.com

RPS/s

Lakeworth Town Plaza LLC
696 NE 125th ST
North Miami, FL 33161

June 25, 2024

To Whom It May Concern,

I am pleased to write this reference letter for Hurricane Wings of Stuart, LLC, who has been a tenant at our property since June 2013. Over the course of their tenancy, they have consistently demonstrated outstanding qualities as a tenant.

Hurricane Wings of Stuart, LLC has maintained an excellent payment history, with all rent payments made promptly and without delay. Their financial responsibility and punctuality in meeting lease obligations have been exemplary.

Additionally, there have been no negative issues or disputes involving Hurricane Wings of Stuart, LLC during their time with us. They have been cooperative, respectful, and have fostered a positive relationship with our property management team as well as with other tenants.

It has been a pleasure to have Hurricane Wings of Stuart, LLC as a tenant, and we highly recommend them for any future tenancy.

Best regards,

Rigoberto Ruiz
Senior Asset Manager
Lakeworth Town Plaza LLC
Rigo.Ruiz@IMCEquityGroup.com

Stuart

City of Stuart

121 SW Flagler Avenue • Stuart • Florida 34994
Telephone (772) 288-5310
Fax (772) 288-5323

06/21/2024

To whom it may concern,

Please let this correspondence serve as a letter of reference for Hudson's on the River, LLC. Since September 1, 2021, Hudson's on the River, LLC has been a tenant of the City and has operated a restaurant on the City's property located at 351 SW Flagler Avenue, Stuart, FL 34990. During that time, Hudson's on the River, LLC has been a responsible and reliable tenant. In addition, Hudson's on the River, LLC has made its rent payments in a timely manner and has maintained the property and its surroundings in an acceptable manner.

Thank you for your attention.

Sincerely,

Adrienne Bremekamp
Accountant

FREEMAN DEVELOPMENT GROUP, LLC
PO BOX 1679
PALM CITY, FL 34991

July 10, 2024

RE: Letter of Reference for Michael Matakaetis

Dear Sir or Madam,

I am writing to provide a reference for Michael Matakaetis, who has been a commercial tenant at 2277 SW Martin Highway, Palm City, FL 34990 since September, 2019. During his tenancy, Michael has demonstrated reliability and responsibility.

Michael has always paid his rent in a timely manner, and I have found him to be a dependable tenant.

While there have been a few minor incidents regarding property maintenance, these have been addressed and resolved in a timely manner. Overall, Michael has shown a commitment to maintaining the property.

Based on my experience, I believe Michael would be a suitable tenant for any commercial property.

Should you require any further information, please feel free to contact me.

Sincerely,



Missy Burke
Property Management
Freeman Development, LLC

Ship: 2325 Martin Highway, Palm City, FL 34990 USA

Phone: (772) 283-6540
Fax: (772) 283-8020
Email: propmgt@awaretech.com

Robert Erneston Produce Co., Inc.
630 SE Flagler Avenue
Suart, FL 34994-2203

June 26, 2024

Dear Sir and Madam,

I am writing to provide a letter of reference for MLM Food Group LLC, who has been a valued customer of Robert Erneston since 2014. We have had the pleasure of working closely with Michael Matakaetis and Ben Foster and have come to appreciate their business practices and professional demeanor with their 4 restaurants; Potsdam Landing LLC, Hurricane Wings of Stuart LLC, Townie Tavern LLC and Hudson's on the River LLC.

MLM Food Group LLC has consistently demonstrated a strong commitment to our business relationship with prompt payments and clear communication. Their attention to detail and proactive approach have made them a reliable partner in our business operations.

I am confident that Michael and Ben would bring the same level of dedication and professionalism to your esteemed organization. Their experience and expertise in the food and beverage business makes them well-suited for the opportunities presented by your new business venture.

Should you require any further information or have specific questions about our experience with MLM Food Group LLC, please do not hesitate to contact me.

Thank you for considering this recommendation. I am certain that Michael and Ben would be an asset to your team and wish you success in your future endeavors.

Sincerely,

Robert Erneston Produce Co., Inc.

References from other banquet facilities

See attached

Martin County Healthy Start Coalition, Inc.
963 SE Federal Highway, Stuart, FL 34994
772-463-2888 | 772-463-2141 | Fax: 772-463-2165
www.mchealthystart.org

June 27, 2024

To Whom It May Concern,

I am writing to express our profound gratitude and utmost appreciation for the exceptional service and culinary excellence provided by Hudson's on the River during our annual signature fundraising event, Dancing with the Martin Stars, held in support of Martin County Healthy Start Coalition. Hudson's has been the host venue for the past two years and this will be year three in September.

The evening was nothing short of spectacular, thanks in large part to the impeccable efforts of Ben and Chef John. From the moment our guests arrived, they were greeted with a warm and professional welcome that set the tone for a truly memorable event. The attention to detail in every aspect of service was remarkable, ensuring that each guest felt like a VIP throughout the evening.

Chef John's culinary creations were the highlight of the night. The menu was both innovative and delectable, showcasing a masterful blend of flavors that delighted every palate. Every dish was hot and tasted great, all while they kept the buffet full. Our guests were effusive in their praise, many commenting that it was one of the best large party experiences they had ever had.

Ben's coordination and management of the event were equally impressive. His professionalism, coupled with a genuine passion for excellence, ensured that everything ran smoothly and seamlessly. His ability to anticipate our needs and address any concerns with grace and efficiency was instrumental in the success of the gala.

The exceptional food and outstanding service provided by Hudson's on the River played a crucial role in creating an unforgettable evening, helping us to raise significant funds for Martin County Healthy Start Coalition. We are deeply grateful for their partnership and support.

We highly recommend Hudson's on the River for any event, confident that their team will deliver an unparalleled experience of culinary delight and impeccable service.

Sincerely,

Angela Aulisio, MNM
Director of Operations
Martin County Healthy Start Coalition
Dancing with the Martin Stars Committee

Thanks to our local funding partners and our generous private donors.

United Way of Martin County · Children's Services Council Martin County Investing In Our Future · Hobe Sound Community Chest, Inc. Helping • Caring • Sharing · Martin County Community Foundation · Cleveland Clinic

6.30.2024

To whom it may concern:

I am writing to express my enthusiastic support for MLM Group, based on my firsthand experience collaborating with the organization MLM Group. Under the exceptional leadership of Ben Foster who has distinguished itself as a standout entity in the Stuart and Treasure Coast restaurant scene.

MLM Group's commitment to excellence is evident in their operation of three highly successful restaurants. The unwavering dedication to the safety and well-being of the entire staff underscores the leadership qualities and ensures a supportive and conducive work environment. The proactive approach to staff welfare sets a commendable standard within the industry.

Additionally, I have been consistently impressed by Corporate Chef John's astute understanding of clientele preferences and his ability to adeptly pivot between different culinary concepts. His culinary expertise not only meets but exceeds the expectations of discerning customers, contributing significantly to the overall success and reputation of MLM Group's establishments.

Moreover, MLM Group's ability to maintain such a high level of performance across multiple restaurant concepts speaks volumes about their operational acumen, dedication to quality, and adaptability in a competitive market.

Based on my observations and interactions, I wholeheartedly recommend MLM Group to prospective clients seeking culinary excellence and operational reliability. Their proven track record and commitment to delivering exceptional dining experiences make them an invaluable partner for any discerning client looking to elevate their restaurant offerings.

I am confident that MLM Group will continue to thrive and excel in their endeavors, and I look forward to witnessing their continued success in the future.

Sincerely,

Jill Eisenband
Business Development
Gordon Food Services

561 703 8369

To whom this may concern, I have been a sales representative with Southern Glazers Wine and Spirits on the Townies Tavern account for over 5 years. The team at Townies Tavern is a great partner with Southern Glazers Wine and Spirits and we have never had any issues with collecting payments. I consider them to be a great partner with us in the wine and spirits industry. Thank you

Bobby Knapp

SGWS Full Book Sales Consultant Martin County

(772) 349-0125

Rknapp@sgws.com

To whom it may concern,

The MLM group from the Hurricane Grill and Wings (1729 SE Indian St, Stuart FL) have been long standing great partners of ours since JJ Taylor Distributing started servicing the Treasure Coast in 2008. They have always been in good standing with us financially and business relationship.

Thank you,

Bill Calla

Sr. Director of Sales and Operations

JJ Taylor Distributing