

CASH BOND AGREEMENT

THIS CASH BOND AGREEMENT ("Agreement"), made this _____ day of _____, 20____, by and between _____ company, whose mailing address _____ (the "Owner"), and THE CITY OF BOCA RATON, FLORIDA, a municipal corporation of the State of Florida, whose mailing address is 201 West Palmetto Park Road, Boca Raton, Florida 33432 (the "City"):

WHEREAS, the Owner of the property more specifically described in Exhibit "A" (the "Property") is obligated to complete site development, infrastructure and/or off-site improvements (the "Improvements") pursuant to a City-approved development order (Resolution No. _____) for the land development project known as _____ and in accordance with the plans and specifications approved by City staff responsible for public works review (PWR 45- -); and

WHEREAS, _____ has prepared an engineer's cost estimate, dated ____, for the Improvements, and attached hereto as Exhibit "B"; and

WHEREAS, the City Engineer has deemed the cost estimate for the Improvements to be reasonable and appropriate; and

WHEREAS, Section 26-152, City Code of Ordinances, provides, in pertinent part, that in lieu of immediate construction of the Improvements, the Owner shall file a letter of credit or cash bond in an amount equal to 110 percent of the cost of the Improvements to ensure the City the actual satisfactory completion of the construction of the Improvements within a period of not more than one (1) year from the date of the letter of credit or cash bond.

NOW THEREFORE, for and in consideration of the foregoing, the parties agree as follows:

1. The Owner agrees to provide the City with a cashier's check in the amount of _____ which amount represents 110% of the City approved cost estimate, as security to ensure the City the completion of the Improvements.

2. The Owner hereby agrees, for themselves and all successors and assigns to complete the Improvements within one (1) year from issuance by the City of a permit for construction of the Improvements.

3. The Owner and the City agree that the City Engineer may, but is not obligated to do so, reduce the initial amount stated above in accordance with work performed and accepted by the City Engineer.

4. The Owner may request, and the City may grant in its sole discretion, an extension of the one (1) year time period provided such extension is commensurate with the percentage of the Improvements constructed.

5. The Owner and the City agree that in addition to the one (1) year Improvements construction period, the City, in accordance with Section 26-152 Code of Ordinances, shall include a

maintenance provision for one (1) year, covering all Improvements by the Owner in an amount equal to 10 percent of the certified cost of the Improvements.

6. Upon successful completion of the required Improvements, as inspected and approved in writing by the Building Official and the City Engineer and upon receipt of the amount described in Section 5 of this agreement, the amount of the cash bond will be returned to the Owner, without interest.

7. The Owner unconditionally covenants and agrees that if the Owner fails to perform within the time specified by this Agreement, all or any part of its obligation established by this Agreement, the City, upon thirty (30) days written notice from the City or its authorized agent to the Owner or its authorized agent or officer, shall, at the City's option, have the right to complete the Owner's obligation or, pursuant to public advertisement and receipt of bids, cause to be completed these Improvements in the case the Owner should fail to or refuse to do so in accordance with the terms of the Agreement and/or the permit issued for construction of the Improvements. In the event the City should exercise and give effect to such right, the Owner shall be liable and the monies tendered hereby shall be used to reimburse the City the total cost thereof, including, but not limited to, engineering, legal, and contingent costs, together with any damages either direct or consequential, which may be sustained on account of the failure of the Owner to carry out and execute all the terms and provisions of the Agreement and/or the permit issued for construction of the Improvements.

IN WITNESS WHEREOF, the Owner has executed these presents this _____ day of _____, 20__

WITNESSES:

BY:

Sign _____

Sign _____

Print _____

Print _____

Sign _____

Print _____

(STATE OF FLORIDA
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____ He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

Sign _____

Print _____

State of Florida at Large (Seal)
My Commission Expires:

EXAMPLE

BANK STATIONERY

OUR IRREVOCABLE LETTER OF CREDIT

NO. _____

TO: City of Boca Raton
Development Services Department
Planning and Zoning Division
201 West Palmetto Park Road
Boca Raton, Florida 33432
Attention: Development Services Director

We hereby issue in your favor this irrevocable credit in the amount of \$ _____, which is available by your draft(s) at sight on us accompanied by the following document:

A written statement signed by your City Manager, or his/her designee, that all improvements (for the benefit of the public) required by [development approval resolution number], relating to that land development project known as _____, have not been completed as approved by the City.

We hereby further agree to notify you in writing no later than 30 days prior to the expiration date of this credit. Should we fail to notify you in accordance with the preceding sentence, this credit shall be deemed to be renewed for an additional one-year period and for subsequent one-year periods for which no notice is given.

The amount of this credit may be reduced before its expiration date, and before the expiration date of any renewals upon receipt by us of your written statement signed by your City Manager, or his/her designee, to reduce the outstanding balance of this credit by the amount indicated in your statement.

We hereby engage that drafts drawn in conformity with the terms of this credit will be duly accepted upon presentation at our counters not later than the expiry date of this matter.

BANK

Expiry Date: _____

By _____

Countersigned:

PREPARED BY AND RETURN TO:

City Attorney's Office
City of Boca Raton
201 W. Palmetto Park Road
Boca Raton, Florida 33432

RECORD AND RETURN TO:

Land Records
City of Boca Raton
201 W. Palmetto Park Road
Boca Raton, FL 33432

DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS AND RESTRICTIONS (this "Declaration") is made this ____ day of _____, 20__, by _____, a Florida limited liability company whose mailing address is _____, (the "Declarant").

RECITALS

WHEREAS, Declarant is the owner of title to the real property in the City of Boca Raton, Palm Beach County, Florida, as more particularly described on Exhibit "A", which is hereby made a part of this Declaration (the "Property");

WHEREAS, on _____ the City Council ("Council") for the City of Boca Raton, Florida (the "City") adopted Resolution No. _____, and thereby approved a site plan for a Planned Mobility Development project entitled "_____" that provides for the development of the Property with _____ (the "Development Approval");

WHEREAS, as a condition of the Resolution, Declarant has agreed to impose certain restrictions and covenants on the Property as set forth in this Declaration.

NOW THEREFORE, Declarant hereby declares that the Property, shall be owned, held, transferred, sold, conveyed, used, occupied and improved subject to the covenants and restrictions created or provided for by this Declaration.

1. **Recitals:** The foregoing Recitals are true and correct and are incorporated into and form a part of this Declaration.

2. **Restrictions and Covenants:** Declarant hereby creates, establishes and imposes on the Property the following restrictions and covenants:

Solid Waste Collection:

(a) The Applicant shall contract with a private solid waste collection and disposal service as franchised by the City in accordance with the provisions of Section 14-22, Code of Ordinances, to provide solid waste pick-up services for all uses on the Property.

(b) The City will not be responsible for pickup of solid waste generated by any use on the Property.

(c) The solid waste service will be contracted by the Applicant, and the costs of the solid waste service, including any solid waste service and all franchise and applicable solid waste disposal fees, shall be the sole responsibility of the Applicant, its successors and assigns, without recourse to the City.

(d) The Applicant may change the solid waste service with which the Applicant contracts at any time without the written consent of the City, provided that any and all solid waste services with which the Applicant contracts are franchised by the City and provides a written acknowledgement that there will not be any recourse to the City.

Downtown Special Assessment:

All purchase or lease agreements of the Property, in whole or in part, shall include a disclosure placing the purchasing or leasing party on notice that this Property is included within the City of Boca Raton Downtown Special Assessment Program.

Noise Disclosure:

All purchase or lease agreements shall disclose the Property is located within a mixed-use urban setting and will be subject to daytime and nighttime noise.

3. **Third Party Beneficiary:** The City shall be the only third party beneficiary of this Declaration and shall be entitled to enforce this Declaration as if it were a party to this Declaration.

4. **Binding Effect:** This Declaration will be recorded in the Public Records of Palm Beach County, Florida, and this Declaration and the restrictions and covenants contained in this Declaration shall constitute a restriction and covenant running with the land and shall bind, and the benefit thereof shall inure to, the Declarant and any owner of the Property or any portion thereof, and their respective successors and assigns.

5. **Amendment:** This Declaration may not be amended, released or terminated without the prior written consent of the City of Boca Raton.

6. **Limitations:** Nothing contained in this Declaration shall, in any way, be deemed to create any rights other than those expressly granted in this Declaration. This Declaration shall

be limited to, and utilized for, the purposes expressed in this Declaration and only for the benefit of the Declarant, the City, and any future owner(s) of the Property or a portion thereof.

7. **Severability:** Invalidation of any of the provisions contained in this Declaration or of the application of any of the provisions contained in this Declaration to any person by judgment or court order shall in no way affect any of the other provisions of this Declaration or the application of this Declaration to any other person and the same shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has duly executed this Declaration this ____ of _____, 20__.

[signature pages to follow]

IN WITNESS WHEREOF, the undersigned Declarant has hereunto set its hand and seal as of the day and year first above written.

WITNESSES

BY:

By:

Signature of Witness

Printed Name: _____

Sign: _____

Printed Name: _____

Signature of Witness

Printed Name: _____

STATE OF FLORIDA

COUNTY OF _____

THIS INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____ as _____ of _____, a _____, on behalf of the company, who has produced _____ as identification or who is personally known to me.

Notary Public State of _____

Print Name: _____

Commission No.: _____

Commission Expires: _____

**Exhibit “A”
The Property**

This Instrument Was Prepared By:

David F. Milledge, Esq.
Dunay, Miskel and Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432

Record and Return to:

Land Records
City of Boca Raton
201 Palmetto Park Road
Boca Raton, Florida 33432

(Reserved)

SIDEWALK EASEMENT

THIS SIDEWALK EASEMENT ("Sidewalk Easement"), dated this _____ day of _____, 2024, between 280 E PALMETTO PARK ROAD, LLC, a Florida limited liability company whose mailing address is 221 E. Palmetto Park Road, Florida 33432, herein called the Grantor, and the CITY OF BOCA RATON, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is 201 West Palmetto Park Road, Boca Raton, Florida 33432, hereinafter called the Grantee;

RECITALS

WHEREAS, on _____, the Boca Raton Community Redevelopment Agency ("CRA") approved IDA No. _____ (the "Development Approval" or "IDA"); and

WHEREAS, in order to proceed with the project in accordance with the Development Approval, the Grantor is required to grant this Sidewalk Easement to the Grantee for the area legally described in Exhibit "A" attached hereto and incorporated herein (the "Easement Area"); and

WHEREAS, the Grantor wishes to grant such Sidewalk Easement to Grantee, and to commit and agree for itself and all of its successors and assigns, to the conditions and obligations set forth in this Sidewalk Easement.

GRANT OF SIDEWALK EASEMENT

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor states as follows:

1. **Recitals.** The recitals set forth above are correct and are made as part of this grant of Sidewalk Easement.
2. **Grant of Sidewalk Easement.** Grantor hereby grants to Grantee, its successors and assigns forever, a permanent easement and right of access for public sidewalk purposes, together with all other rights, privileges and appurtenances pertaining thereto, over, on, upon, across, under and through the Easement Area described in Exhibit "A".

3. **Construction, Maintenance and Repair of Easement Area.** The Grantor shall be responsible in perpetuity, and at Grantor's sole cost and expense, for the construction, installation, maintenance, repair, restoration and replacement of the public sidewalk installed in the Easement Area (the "Sidewalk"). In the event of the Grantor fails to timely construct, install, operate, maintain, repair, restore, or replace the Sidewalk, the Grantee may, but shall not be required to, enter upon said lands and construct, install, operate, maintain, restore or replace such Sidewalk; and the Grantee may exercise upon any existing bond or seek any available legal remedy (at law or in equity) to recover all costs and expenses incurred by Grantee (including, without limitation, code enforcement and/or lien upon the Easement Area).

4. **Indemnification of Grantee by Grantor.** The Grantor shall indemnify, hold harmless, and defend the Grantee, its officers, employees and agents, from and against any and all claims, liabilities, suits, actions, administrative proceedings, litigation, appeals, judgments, costs or expenses, including attorney fees and costs (at trial and through all appeals), for loss, damage or injury to persons or property, in any manner directly or indirectly connected with, incidental to, or arising out of, the use and enjoyment of this Sidewalk Easement and the property subject to this Sidewalk Easement (the Easement Area). This paragraph shall continue indefinitely and survive the cancellation, termination, expiration, lapse or suspension of this Sidewalk Easement.

5. **Insurance.** The Grantor shall procure and shall thereafter maintain on an annual basis, at Grantor's sole cost and expense, insurance for the Easement Area, insuring the Grantee against any and all claims, actions and judgments made by any person, firm, corporation or entity for any loss, claim or damage, including without limitation, arising from a claim of personal injury or property damage for any act or omission arising out of the design, construction, installation, maintenance, repair, restoration and/or replacement of the Sidewalk, as follows: Comprehensive Commercial General Liability in an amount not less than One Million Dollars (\$1,000,000) subject only to a deductible or a self-insured retention that does not exceed Twenty-Five Thousand Dollars (\$25,000), which insurance policy shall also cover the Grantor's indemnity obligations under this Sidewalk Easement. The Grantee shall be included as an additional insured on all insurance policies required by the Sidewalk Easement in the form of an endorsement; such endorsement for the City shall name the "City of Boca Raton, Florida, its officers, employees, and agents" as an additional insured, and shall provide for thirty (30) calendar days prior written notice to the Grantee in the event of termination, cancellation, or any material change to the insurance requirements set forth in this Sidewalk Easement. All insurance policies shall be primary without right/obligation of contribution from the Grantee contemporaneous with the approval of this Sidewalk Easement. Grantor shall deliver the first certificate(s) of insurance to the Grantee contemporaneous with the approval of this Sidewalk Easement. Certificates of any renewal or replacement policies shall be delivered to the Grantee at least thirty (30) calendar days prior to the expiration of the date of such insurance, without lapse in coverage. Without limiting any of the provisions herein, in the event the Grantor refuses, neglects, or fails to secure and maintain in full force and effect any or all of the insurance required by this Sidewalk Easement, the Grantee, at its option, may procure or renew such insurance at the Grantor's expense. All sums paid by the Grantee for insurance shall be payable by the Grantor to the Grantee, together with interest at the then lawful rate, from the date the sums were paid by the Grantee to the date of reimbursement by the Grantor, and the Grantee may file a claim of lien against the Easement Area.

6. **Representations of Grantor.** Grantor represents and warrants that it is the owner of the Easement Area and has the right, title and capacity to grant the Sidewalk Easement and covenant to fulfill

the perpetual obligations as more specifically provided herein (and neither the authorization nor joinder of any third party is required for the grant of this Sidewalk Easement, except as reflected in the joinder page attached hereto, and Grantor shall defend Grantee's interest against the lawful claims of all persons whomsoever. Grantor further represents and warrants that all holders of mortgages or other encumbrances against the Easement Area as of the date of this Sidewalk Easement have executed the joinder, consent and subordination attached hereto.

7. Covenant Running with the Land. This Sidewalk Easement constitutes a covenant running with the land and shall be binding upon, and enforceable against, the Grantor for the benefit of, and enforceable by, Grantee.

8. Recordation. This instrument shall be recorded in the Official Records of Palm Beach County, Florida.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written. The signator below represents and warrants that he or she has the full power and authority to execute and deliver this Sidewalk Easement on behalf of Grantor.

Signed, sealed and delivered
in the presence of:

280 E PALMETTO PARK ROAD, LLC

WITNESSES:

Sign: _____

Print: _____

Sign: _____

Print: _____

BY: Adam S. Gottbetter, as authorized
member

STATE OF _____)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024 by Adam S. Gottbetter, as authorized member of 280 E Palmetto Park Road, LLC, who is personally known to me or has produced _____ as identification, who being duly sworn, deposes and says the aforementioned is true and correct to the best of his or her knowledge.

Notary Public

My Commission Expires:
(Seal/Stamp)

ACCEPTED AND APPROVED
CITY OF BOCA RATON, FLORIDA

BY: _____
Scott Singer, Mayor

ATTEST: _____
City Clerk

EXHIBIT "A"
EASEMENT AREA

JOINDER, CONSENT and SUBORDINATION

The undersigned hereby certifies that _____ TBD _____
is the holder of a mortgage, lien or other encumbrance upon the above-described property, and that the undersigned hereby joins in and consents to the Sidewalk Easement by the owner thereof and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Records Book _____, Page _____, of the Public Records of Palm Beach County, Florida, shall be subordinated to the foregoing Easement.

Signed, sealed and delivered
in the presence of:

WITNESSES:

Sign: _____

Print: _____

Sign: _____

Print: _____

BY: _____

NAME: _____

ITS: _____

STATE OF _____)
) SS:
COUNTY OF _____)

The foregoing was acknowledged and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2022 by _____ who is personally known to me or has produced _____ as identification.

Notary Public

My Commission Expires:
(Seal/Stamp)

This Instrument Was Prepared By:

Record and Return To:

Land Records
City of Boca Raton
201 W. Palmetto Park Road
Boca Raton, Florida 33432

(Reserved)

REVOCABLE LICENSE AGREEMENT

(Three (3) parallel parking spaces along NE 1st Avenue & two (2) parallel parking spaces along E Boca Raton Road)

THIS REVOCABLE LICENSE AND PERPETUAL MAINTENANCE AGREEMENT ("Revocable License Agreement" or "Agreement") is entered into on this ____ day of _____ by and between the CITY OF BOCA RATON, a Florida municipal corporation, whose mailing address is 201 West Palmetto Park Road, Boca Raton, Florida 33432 (the "City"), and _____, a Florida limited liability company, whose mailing address is _____, and _____, whose mailing address is _____, their successors and/or assigns (collectively, the "Licensee") (the City and Licensee, collectively, the "Parties").

RECITALS

WHEREAS, the City is the owner of certain public right-of-way generally located adjacent to NE 1st Avenue in the City of Boca Raton, Florida, as more particularly described in Exhibit "A-1" attached hereto and incorporated herein (the "Licensed Area 1"); and

WHEREAS, the City is the owner of certain public right-of-way generally located adjacent to E. Boca Raton Road in the City of Boca Raton, Florida, as more particularly described in Exhibit "A-2" attached hereto and incorporated herein (the "Licensed Area 2") (Licensed Area 1 and Licensed Area 2 are collectively referred to as "Licensed Areas"); and

WHEREAS, the Licensee is the owner of certain real property generally adjacent to the Licensed Area and generally located at 100 NE 1st Avenue in the City of Boca Raton, more particularly described in Exhibit "B," attached hereto and incorporated herein (the "Property"); and

WHEREAS, on [DATE], the Boca Raton Community Redevelopment Agency ("CRA") approved IDA No. CRP-25-01 (the "Development Approval"); and

WHEREAS, in connection with the Development Approval, the Licensee wishes to create on-street parallel parking within the Licensed Areas, as such on-street parallel parking improvements are generally described and in substantial compliance with the plans and drawings in Exhibit "C" attached hereto and incorporated herein (the "Improvements"), but subject to minor adjustment and final approval by the City, and the City wishes to grant the Licensee a revocable license and access to the Licensed Area for such Improvements (the "Revocable License"), and to protect the City and the general public from liability; and

WHEREAS, the Parties wish to enter into this Revocable License Agreement to provide for the construction, installation, maintenance, repair, replacement and/or removal of the Improvements in the Licensed Area by the Developer (the "Activities" or "Activity"), and for the Developer to commit and agree, for itself and all of its successors and assigns, to the conditions and obligations set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and subject to the terms and conditions hereof, the City and Licensee agree to the terms of this Agreement as follows:

1. **Recitals.** The recitals set forth above are correct and are made a part of this Agreement.
2. **Effective Date.** The Effective Date shall be the last date the Revocable License Agreement is signed by all of the Parties.
3. **Authorized Activities within Licensed Area.** The City hereby grants to Licensee, its agents, contractors and assigns the right, privilege and license to access and use the Licensed Area for the Activities. No additional use or authorization is allowed or given. Licensee hereby agrees that all Activities within the Licensed Area shall be performed: in a good, safe, workmanlike manner; consistent and in accordance with any and all applicable permits and approvals, in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances; and in a manner that does not damage or interfere with any subsurface infrastructure or improvements now or hereafter existing. (Without limiting the foregoing, in the event all or part of any Improvements are removed or damaged by the City, or by a public utility operating pursuant to a franchise or other grant of approval from the City, during the operation, maintenance, repair, alteration, inspection and replacement of any public utilities or facilities of the City within the Licensed Area ("Work"), the Licensee shall be responsible, at its sole cost and expense, for restoring such Improvements once such Work has been completed.)
4. **Revocable License, Revocation, Termination.** This Revocable License constitutes a bare license, grants no interest in real property, and the City may revoke this License, in its sole discretion, for any reason whatsoever or for no reason, and such revocation shall be effective thirty (30) days after the City gives written notice of the revocation to the Licensee. The Licensee may terminate this License at any time for any reason whatsoever or for no reason, and such termination shall be effective thirty (30) days after the Licensee gives written notice of termination to the City subject to Licensee's obligations as set forth herein, including, but not limited to, the Restoration Work (defined below). In the event this Revocable License is revoked and/or terminated, Licensee acknowledges and agrees that any and all obligations/requirements (including obligations/requirements in connection with the Improvements) set forth in the Development Approval that are addressed/impacted by this Revocable License shall remain the obligation/requirement of Licensee notwithstanding the revocation / termination of this Revocable License Agreement.
5. **Restoration of Licensed Area.** The Licensee shall, no later than thirty (30) days prior to termination of this Revocable License Agreement (or no later than thirty (30) days after receipt of written notice of revocation of this Revocable License by the City), and at Licensee's sole cost and expense, repair, restore, replace and/or reconstruct the Licensed Area - pursuant to plans approved in advance by City - to a similar or greater condition of such Licensed Area as it exists on the Effective Date of this Revocable License Agreement (the "Restoration Work"). In the event the Licensee fails to perform the Restoration Work, the City may, but shall not be required to, the City may perform such Restoration Work and exercise upon any existing bond or seek any available legal remedy (at law or in equity) to recover all costs and expenses incurred by City (including without limitation, code enforcement and/or a lien upon the Property).
6. **Indemnification of City by Licensee.** The Licensee shall indemnify, hold harmless, and defend the City, its officers, employees and agents, from and against any and all claims, liabilities, suits, actions, administrative proceedings, litigation, appeals, judgments, costs or expenses, including attorney fees and costs (at trial and through all appeals), for loss, damage or injury to persons or property, in any manner directly or indirectly connected with, incidental to, or arising out of, the use and enjoyment of this Revocable License Agreement and/or the Improvements. This paragraph shall continue indefinitely and survive the cancellation, termination, expiration, lapse or suspension of this Revocable License Agreement.

7. **Insurance.** Prior to the issuance of any permit for the Improvements, the Licensee shall procure and shall thereafter maintain on an annual basis, at Licensee's sole cost and expense, insurance for the Licensed Area, insuring the City against any and all claims, actions and judgments made by any person, firm, corporation or entity for any loss, claim or damage, including without limitation, arising from a claim of personal injury or property damage for any act or omission arising out of the design, construction, installation, maintenance, repair, restoration and/or replacement of the Improvements, as follows: Comprehensive Commercial General Liability in an amount not less than One Million Dollars (\$1,000,000) subject only to a deductible or a self-insured retention that does not exceed Twenty-Five Thousand Dollars (\$25,000.00), which insurance policy shall also cover the Licensee's indemnity obligations under this Revocable License Agreement. The City shall be included as an additional insured on all insurance policies required by this this Revocable License Agreement in the form of an endorsement; such endorsement for the City shall name the "City of Boca Raton, Florida, its officers, employees, and agents" as an additional insured, and shall provide for thirty (30) calendar days prior written notice to the City in the event of termination, cancellation, or any material change to the insurance requirements set forth in this this Revocable License Agreement. All insurance policies shall be primary without right / obligation of contribution from the City or any of the City's insurance carriers. Certificates for any renewal or replacement policies shall be delivered to the City at least thirty (30) calendar days prior to the expiration of the date of such insurance, without lapse in coverage. Without limiting any of the provisions herein, in the event the Licensee refuses, neglects, or fails to secure and maintain in full force and effect any or all of the insurance required by this this Revocable License Agreement, the City, at its option, may procure or renew such insurance at the Licensee's expense. All sums paid by the City for insurance shall be payable by the Licensee to the City, together with interest at the then lawful rate, from the date the sums were paid by the City to the date of reimbursement by the Licensee, and the City may file a claim of lien against the Property.

8. **Use of Licensed Area by the City.** The City retains the right to use the Licensed Area in any manner not inconsistent with the rights herein granted to Licensee, including for the installation of parking meters for the use of the Licensed Area as part of the City's metered parking program; provided, however, that the City shall not disturb the Construction Activities in any way without prior written notice the Licensee, except in the event of an emergency.

9. **Reservation.** The City reserves unto itself, its successors and assigns, the perpetual right and privilege of utilization of and access to the parking spaces for the purpose of inspecting and utilizing the parking spaces for any purpose.

10. **Sovereign Immunity.** Nothing herein shall constitute, or be construed as, a waiver of sovereign immunity by the City or as a waiver beyond the limits set forth in Florida Statutes, Section 768.28, or of any defense available to the City as set forth in Section 768.28, Florida Statutes, or in any other provisions of Florida law.

11. **Representations of Licensee.** Licensee is a Florida limited liability company in good standing, duly formed and validly existing, qualified to do business in Florida, with full power and authority to enter into this Revocable License Agreement and covenant to fulfill the perpetual obligations as more specifically provided herein (and neither the authorization nor joinder of any third party is required for the grant of this Revocable License Agreement, except as reflected in the joinder page attached hereto); the execution of this Agreement by the Licensee has been validly authorized; as of the date of execution, this Agreement is a valid and binding obligation of the Licensee, enforceable in accordance with its terms; the individuals signing this Agreement are authorized officers of the Licensee and have full power and authority to sign this Agreement on behalf of the Licensee and to cause the Licensee to perform its obligations under this Agreement; and the Licensee has no actual knowledge of any fact or circumstance that would prevent the Licensee from performing in accordance with this Revocable License Agreement. Licensee further represents and warrants that all holders of mortgages or other encumbrances against the Property as of the date of this Revocable License Agreement have executed the joinder, consent and subordination attached hereto.

12. **Covenant Running with the Land.** This Revocable License Agreement constitutes a covenant running with the Property described in Exhibit "B," and shall be binding upon, and enforceable against, the Licensee for the benefit of, and enforceable by, the City.

13. **Recordation.** This instrument shall be recorded in the Official Records of Palm Beach County, Florida.

14. **Severability.** If any part of this Revocable License Agreement is found invalid or unenforceable by any court of competent jurisdiction, such part shall be severed and such invalidity or unenforceability shall not affect the other parts of this Agreement, which other parts shall be given full force and effect, if the rights and obligations of the Parties contained herein are not materially prejudiced and if the intentions of the Parties can continue to be effectuated.

15. **Non-Waiver.** No waiver by the City or Licensee of any provision hereof shall be deemed to have been made unless expressed in writing and signed by such Party. No delay or omission in the exercise of any right or remedy accruing to either Party shall impair such right or remedy or be construed as a waiver of such right or remedy, and any waiver of any provision hereof shall not be deemed to be continuing or restrict a Party's ability to thereafter enforce such provision.

16. **Entirety of Agreement.** The Parties agree this Revocable License Agreement and the Exhibits constitute the sole entire agreement between the Parties with respect to its subject matter, and that there are no promises or understandings other than those stated herein. Any prior written or oral agreements, promises, negotiations, representations or communications not expressly set forth in this Revocable License Agreement are of no force or effect.

17. **Venue.** Venue for any action arising out of this Revocable License Agreement shall be in Palm Beach County, Florida.

18. **Governing Law.** This Revocable License Agreement shall be governed by and construed under the laws of the State of Florida.

19. **Remedies.** The sole remedy available to Licensee due to the City's violation of this License shall be an action for specific performance or injunctive relief. Licensee expressly waives the right to claim any action for monetary damages against the City of any type or nature pursuant to this License. The City shall have the right to enforce this Revocable License Agreement and the terms and provisions hereof against Licensee, and may pursue any and all available remedies at law or in equity, including the institution of an action or actions: (i) to recover damages, and/or (ii) for specific performance, injunctive and/or other equitable relief.

20. **Attorneys' Fees.** In the event either party to this Agreement institutes legal proceedings in connection with this Agreement, each party shall be responsible for its own attorney's fees and costs.

21. **Interpretation.** The titles, caption and section headings are inserted for convenience only and are in no way intended to interpret, define, limit or expand the scope or content of this Revocable License Agreement or any provision hereto.

22. **Exhibits.** The Exhibits referred to and attached to this Revocable License Agreement are incorporated herein in full by this reference.

23. **Waiver of Jury Trial.** THE PARTIES HEREBY VOLUNTARILY WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY LITIGATION WHICH MAY ARISE OUT OF OR IN CONNECTION WITH THIS AGREEMENT OR THE PERFORMANCE HEREOF.

24. **Counterparts.** This Revocable License Agreement may be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this Revocable License Agreement.

25. **Amendments.** This Revocable License Agreement may be amended only by a written instrument executed by both of the Parties.

26. **Disclaimer of Third Party Beneficiaries.** This Revocable License Agreement is solely for the benefit of the Parties, and their successors in interest, and is not intended to create any rights for the benefit of third parties that are not parties to this Agreement, and no right or cause of action shall accrue upon any reason hereof, to or for the benefit of any third party not a Party hereto.

IN WITNESS WHEREOF, this Revocable License Agreement has been executed by the Licensee and the City on the day and year written above.

LICENSEE:

_____, a Florida limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged and subscribed before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 202__ by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

Notary Public, State of _____

My Commission Expires:
(Seal/Stamp)

LICENSEE:

_____, a Florida limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged and subscribed before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 202__ by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

My Commission Expires:
(Seal/Stamp)

Notary Public, State of _____

LICENSEE:

_____, a Florida limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged and subscribed before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 202__ by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

My Commission Expires:
(Seal/Stamp)

Notary Public, State of _____

CITY OF BOCA RATON, a Florida municipal corporation

By: _____

Date: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM

By: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged and subscribed before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 202__ by _____ as _____ of the City of Boca Raton, who is personally known to me or has produced _____ as identification.

Notary Public, State of Florida

My Commission Expires:
(Seal/Stamp)

Exhibit "A-1"

Legal Description of Licensed Area 1

Exhibit "A-2"

Legal Description of Licensed Area 2

Exhibit "B"

Legal Description of the Property

LOTS 1, 2, 23, AND 24, LESS THE SOUTH 10 FEET OF LOTS 23 AND 24, AND LESS THE NORTH 10 FEET OF LOTS 1 AND 2, BLOCK 7, MAP OF BOCARATONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 27,397 SQUARE FEET (0.629 ACRES) MORE OR LESS.

Exhibit "C"

Improvements

JOINDER, CONSENT AND SUBORDINATION

The undersigned hereby certifies that _____ is the holder of a mortgage, lien or other encumbrance upon the above-described Property, and that the undersigned hereby joins in and consents to this Revocable License Agreement and agrees that its mortgage, lien or encumbrance, which is recorded in Official Records Book _____, Page _____ of the Public Records of Palm Beach County, Florida, shall be subordinated to the foregoing Revocable License Agreement.

Signed, sealed and delivered in the presence of:

LENDER NAME

Witness Signature Date

Print Name

Witness Signature Date

Print Name

STATE OF _____

COUNTY OF _____

By: _____

Name: _____

Title: _____

The foregoing instrument was acknowledged and subscribed before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 202__ by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

My Commission Expires:
(Seal/Stamp)

Notary Public, State of _____

This Instrument Was Prepared By:

Record and Return To:

Land Records
City of Boca Raton
201 W. Palmetto Park Road
Boca Raton, Florida 33432

(Reserved)

REVOCABLE LICENSE AGREEMENT

(Landscaping Area adjacent to NE 1st Avenue & E. Boca Raton Road)

THIS REVOCABLE LICENSE AND PERPETUAL MAINTENANCE AGREEMENT ("Revocable License Agreement" or "Agreement") is entered into on this ___ day of _____ by and between the CITY OF BOCA RATON, a Florida municipal corporation, whose mailing address is 201 West Palmetto Park Road, Boca Raton, Florida 33432 (the "City"), and _____, a Florida limited liability company, whose mailing address is _____, and _____, whose mailing address is _____, their successors and/or assigns (collectively, the "Licensee") (the City and Licensee, collectively, the "Parties").

RECITALS

WHEREAS, the City is the owner of certain public right-of-way generally located adjacent to NE 1st Avenue in the City of Boca Raton, Florida, as such area is more particularly described in Exhibit "A-1" attached hereto and incorporated herein (the "Licensed Area 1"); and

WHEREAS, the City is the owner of certain public right-of-way generally located adjacent to E. Boca Raton Road in the City of Boca Raton, Florida, as such area is more particularly described in Exhibit "A-2" attached hereto and incorporated herein (the "Licensed Area 2") (Licensed Area 1 and Licensed Area 2 are collectively referred to as "Licensed Areas"); ; and

WHEREAS, the Licensee is the owner of certain real property generally adjacent to the Licensed Areas and generally located at 100 NE 1st Avenue in the City of Boca Raton, more particularly described in Exhibit "B," attached hereto and incorporated herein (the "Property"); and

WHEREAS, on **[DATE]**, the Boca Raton Community Redevelopment Agency ("CRA") approved IDA No. CRP-25-01 (the "Development Approval"); and

WHEREAS, in connection with the Development Approval, the Licensee wishes to make certain landscaping improvements within Licensed Area 1, including four (4) Live Oaks and understory plantings, and improvements within Licensed Area 2, including three (3) Live Oaks, two (2) Veitchia Double Trunk Palms and understory plantings. Such landscaping improvements are generally described and in substantial compliance with the plans and drawings in Exhibit "C" attached hereto and incorporated herein (the "Improvements"), but subject to minor adjustment and final approval by the City, and the City wishes to grant the Licensee a revocable license and access to the Licensed Area for such Improvements (the "Revocable License"), and to protect the City and the general public from liability; and

WHEREAS, the Parties wish to enter into this Revocable License Agreement to provide for the construction, installation, maintenance, repair, replacement and/or removal of the Improvements in the Licensed Area by the Developer (the "Activities" or "Activity"), and for the Developer to commit and agree, for itself and all of its successors

and assigns, to the conditions and obligations set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and subject to the terms and conditions hereof, the City and Licensee agree to the terms of this Agreement as follows:

1. **Recitals.** The recitals set forth above are correct and are made a part of this Agreement.
2. **Effective Date.** The Effective Date shall be the last date the Revocable License Agreement is signed by all of the Parties.
3. **Authorized Activities within Licensed Area.** The City hereby grants to Licensee, its agents, contractors and assigns the right, privilege and license to access and use the Licensed Areas for the Activities. No additional use or authorization is allowed or given. Licensee hereby agrees that all Activities within the Licensed Areas shall be performed: in a good, safe, workmanlike manner; consistent and in accordance with any and all applicable permits and approvals, in accordance with applicable federal, state, and local statutes, rules, regulations and ordinances; and in a manner that does not damage or interfere with any subsurface infrastructure or improvements now or hereafter existing. (Without limiting the foregoing, in the event all or part of any Improvements are removed or damaged by the City, or by a public utility operating pursuant to a franchise or other grant of approval from the City, during the operation, maintenance, repair, alteration, inspection and replacement of any public utilities or facilities of the City within the Licensed Area ("Work"), the Licensee shall be responsible, at its sole cost and expense, for restoring such Improvements once such Work has been completed.)
4. **Revocable License, Revocation, Termination.** This Revocable License constitutes a bare license, grants no interest in real property, and the City may revoke this License, in its sole discretion, for any reason whatsoever or for no reason, and such revocation shall be effective thirty (30) days after the City gives written notice of the revocation to the Licensee. The Licensee may terminate this License at any time for any reason whatsoever or for no reason, and such termination shall be effective thirty (30) days after the Licensee gives written notice of termination to the City subject to Licensee's obligations as set forth herein, including, but not limited to, the Restoration Work (defined below). In the event this Revocable License is revoked and/or terminated, Licensee acknowledges and agrees that any and all obligations/requirements (including obligations/requirements in connection with the Improvements) set forth in the Development Approval that are addressed/impacted by this Revocable License shall remain the obligation/requirement of Licensee notwithstanding the revocation / termination of this Revocable License Agreement.
5. **Restoration of Licensed Area.** The Licensee shall, no later than thirty (30) days prior to termination of this Revocable License Agreement (or no later than thirty (30) days after receipt of written notice of revocation of this Revocable License by the City), and at Licensee's sole cost and expense, repair, restore, replace and/or reconstruct the Licensed Area - pursuant to plans approved in advance by City - to a similar or greater condition of such Licensed Area as it exists on the Effective Date of this Revocable License Agreement (the "Restoration Work"). In the event the Licensee fails to perform the Restoration Work, the City may, but shall not be required to, the City may perform such Restoration Work and exercise upon any existing bond or seek any available legal remedy (at law or in equity) to recover all costs and expenses incurred by City (including without limitation, code enforcement and/or a lien upon the Property).
6. **Indemnification of City by Licensee.** The Licensee shall indemnify, hold harmless, and defend the City, its officers, employees and agents, from and against any and all claims, liabilities, suits, actions, administrative proceedings, litigation, appeals, judgments, costs or expenses, including attorney fees and costs (at trial and through all appeals), for loss, damage or injury to persons or property, in any manner directly or indirectly connected with, incidental to, or arising out of, the use and enjoyment of this Revocable License Agreement and/or the Improvements. This paragraph shall continue indefinitely and survive the cancellation, termination, expiration, lapse or suspension of this Revocable License Agreement.

7. **Insurance.** Prior to the issuance of any permit for the Improvements, the Licensee shall procure and shall thereafter maintain on an annual basis, at Licensee's sole cost and expense, insurance for the Licensed Area, insuring the City against any and all claims, actions and judgments made by any person, firm, corporation or entity for any loss, claim or damage, including without limitation, arising from a claim of personal injury or property damage for any act or omission arising out of the design, construction, installation, maintenance, repair, restoration and/or replacement of the Improvements, as follows: Comprehensive Commercial General Liability in an amount not less than One Million Dollars (\$1,000,000) subject only to a deductible or a self-insured retention that does not exceed Twenty-Five Thousand Dollars (\$25,000.00), which insurance policy shall also cover the Licensee's indemnity obligations under this Revocable License Agreement. The City shall be included as an additional insured on all insurance policies required by this this Revocable License Agreement in the form of an endorsement; such endorsement for the City shall name the "City of Boca Raton, Florida, its officers, employees, and agents" as an additional insured, and shall provide for thirty (30) calendar days prior written notice to the City in the event of termination, cancellation, or any material change to the insurance requirements set forth in this this Revocable License Agreement. All insurance policies shall be primary without right / obligation of contribution from the City or any of the City's insurance carriers. Certificates for any renewal or replacement policies shall be delivered to the City at least thirty (30) calendar days prior to the expiration of the date of such insurance, without lapse in coverage. Without limiting any of the provisions herein, in the event the Licensee refuses, neglects, or fails to secure and maintain in full force and effect any or all of the insurance required by this this Revocable License Agreement, the City, at its option, may procure or renew such insurance at the Licensee's expense. All sums paid by the City for insurance shall be payable by the Licensee to the City, together with interest at the then lawful rate, from the date the sums were paid by the City to the date of reimbursement by the Licensee, and the City may file a claim of lien against the Property.

8. **Use of Licensed Area by the City.** The City retains the right to use the Licensed Area in any manner not inconsistent with the rights herein granted to Licensee; provided, however, that the City shall not disturb the Construction Activities in any way without prior written notice the Licensee, except in the event of an emergency.

9. **Sovereign Immunity.** Nothing herein shall constitute, or be construed as, a waiver of sovereign immunity by the City or as a waiver beyond the limits set forth in Florida Statutes, Section 768.28, or of any defense available to the City as set forth in Section 768.28, Florida Statutes, or in any other provisions of Florida law.

10. **Representations of Licensee.** Licensee is a Florida limited liability company in good standing, duly formed and validly existing, qualified to do business in Florida, with full power and authority to enter into this Revocable License Agreement and covenant to fulfill the perpetual obligations as more specifically provided herein (and neither the authorization nor joinder of any third party is required for the grant of this Revocable License Agreement, except as reflected in the joinder page attached hereto); the execution of this Agreement by the Licensee has been validly authorized; as of the date of execution, this Agreement is a valid and binding obligation of the Licensee, enforceable in accordance with its terms; the individuals signing this Agreement are authorized officers of the Licensee and have full power and authority to sign this Agreement on behalf of the Licensee and to cause the Licensee to perform its obligations under this Agreement; and the Licensee has no actual knowledge of any fact or circumstance that would prevent the Licensee from performing in accordance with this Revocable License Agreement. Licensee further represents and warrants that all holders of mortgages or other encumbrances against the Property as of the date of this Revocable License Agreement have executed the joinder, consent and subordination attached hereto.

11. **Covenant Running with the Land.** This Revocable License Agreement constitutes a covenant running with the Property described in Exhibit "B," and shall be binding upon, and enforceable against, the Licensee for the benefit of, and enforceable by, the City.

12. **Recordation.** This instrument shall be recorded in the Official Records of Palm Beach County, Florida.

13. **Severability.** If any part of this Revocable License Agreement is found invalid or unenforceable by any court of competent jurisdiction, such part shall be severed and such invalidity or unenforceability shall not affect the other parts of this Agreement, which other parts shall be given full force and effect, if the rights and obligations of the Parties contained herein are not materially prejudiced and if the intentions of the Parties can continue to be effectuated.

14. **Non-Waiver.** No waiver by the City or Licensee of any provision hereof shall be deemed to have been made unless expressed in writing and signed by such Party. No delay or omission in the exercise of any right or remedy accruing to either Party shall impair such right or remedy or be construed as a waiver of such right or remedy, and any waiver of any provision hereof shall not be deemed to be continuing or restrict a Party's ability to thereafter enforce such provision.

15. **Entirety of Agreement.** The Parties agree this Revocable License Agreement and the Exhibits constitute the sole entire agreement between the Parties with respect to its subject matter, and that there are no promises or understandings other than those stated herein. Any prior written or oral agreements, promises, negotiations, representations or communications not expressly set forth in this Revocable License Agreement are of no force or effect.

16. **Venue.** Venue for any action arising out of this Revocable License Agreement shall be in Palm Beach County, Florida.

17. **Governing Law.** This Revocable License Agreement shall be governed by and construed under the laws of the State of Florida.

18. **Remedies.** The sole remedy available to Licensee due to the City's violation of this License shall be an action for specific performance or injunctive relief. Licensee expressly waives the right to claim any action for monetary damages against the City of any type or nature pursuant to this License. The City shall have the right to enforce this Revocable License Agreement and the terms and provisions hereof against Licensee, and may pursue any and all available remedies at law or in equity, including the institution of an action or actions: (i) to recover damages, and/or (ii) for specific performance, injunctive and/or other equitable relief.

19. **Attorneys' Fees.** In the event either party to this Agreement institutes legal proceedings in connection with this Agreement, each party shall be responsible for its own attorney's fees and costs.

20. **Interpretation.** The titles, caption and section headings are inserted for convenience only and are in no way intended to interpret, define, limit or expand the scope or content of this Revocable License Agreement or any provision hereto.

21. **Exhibits.** The Exhibits referred to and attached to this Revocable License Agreement are incorporated herein in full by this reference.

22. **Waiver of Jury Trial.** THE PARTIES HEREBY VOLUNTARILY WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY LITIGATION WHICH MAY ARISE OUT OF OR IN CONNECTION WITH THIS AGREEMENT OR THE PERFORMANCE HEREOF.

23. **Counterparts.** This Revocable License Agreement may be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this Revocable License Agreement.

24. **Amendments.** This Revocable License Agreement may be amended only by a written instrument executed by both of the Parties.

25. Disclaimer of Third Party Beneficiaries. This Revocable License Agreement is solely for the benefit of the Parties, and their successors in interest, and is not intended to create any rights for the benefit of third parties that are not parties to this Agreement, and no right or cause of action shall accrue upon any reason hereof, to or for the benefit of any third party not a Party hereto.

IN WITNESS WHEREOF, this Revocable License Agreement has been executed by the Licensee and the City on the day and year written above.

LICENSEE:

_____, a Florida limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged and subscribed before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 202__ by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

Notary Public, State of _____

My Commission Expires:
(Seal/Stamp)

LICENSEE:

_____, a Florida limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged and subscribed before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 202__ by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

Notary Public, State of _____

My Commission Expires:
(Seal/Stamp)

LICENSEE:

_____, a Florida limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged and subscribed before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 202__ by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

My Commission Expires:
(Seal/Stamp)

Notary Public, State of _____

CITY OF BOCA RATON, a Florida municipal corporation

By: _____

Date: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM

By: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged and subscribed before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 202__ by _____ as _____ of the City of Boca Raton, who is personally known to me or has produced _____ as identification.

My Commission Expires:
(Seal/Stamp)

Notary Public, State of Florida

Exhibit "A-1"

Legal Description of Licensed Area 1

Exhibit "A-2"

Legal Description of Licensed Area 2

Exhibit "A-3"

Legal Description of Licensed Area 3

Exhibit "B"

Legal Description of the Property

LOTS 1, 2, 23, AND 24, LESS THE SOUTH 10 FEET OF LOTS 23 AND 24, AND LESS THE NORTH 10 FEET OF LOTS 1 AND 2, BLOCK 7, MAP OF BOCARATONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 27,397 SQUARE FEET (0.629 ACRES) MORE OR LESS.

Exhibit "C"

Improvements

JOINDER, CONSENT AND SUBORDINATION

The undersigned hereby certifies that _____ is the holder of a mortgage, lien or other encumbrance upon the above-described Property, and that the undersigned hereby joins in and consents to this Revocable License Agreement and agrees that its mortgage, lien or encumbrance, which is recorded in Official Records Book _____, Page _____ of the Public Records of Palm Beach County, Florida, shall be subordinated to the foregoing Revocable License Agreement.

Signed, sealed and delivered in the presence of:

LENDER NAME

Witness Signature Date

Print Name

Witness Signature Date

Print Name

STATE OF _____

COUNTY OF _____

By: _____

Name: _____

Title: _____

The foregoing instrument was acknowledged and subscribed before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 202__ by _____ as _____ of _____, who is personally known to me or has produced _____ as identification.

My Commission Expires:
(Seal/Stamp)

Notary Public, State of _____

Instrument was prepared by:
Ele Zachariades, Esq.
Miskel Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

Record and Return to:
Ele Zachariades, Esq.
Miskel Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

SHARED PARKING AGREEMENT

THIS GRANT OF SHARED PARKING AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 202__ by The Sanborn Opco I, LLC d/b/a The Sanborn, whose mailing address is 561 Golden Harbour Drive, Boca Raton, Florida 33432 ("Declarant") and 199 East Palmetto LP, whose mailing address is 1075 Broken Sound Parkway NW, Suite 103, Boca Raton, Florida 33487 ("Adjacent Owner").

RECITALS

WHEREAS, Declarant is the owner and holder of fee simple title to the real property located at 100 NE 1stA venue, Boca, Raton, Florida 33432, in Palm Beach County, Florida, and more particularly described on the attached Exhibit "A" ("Declarant's Property"); and

WHEREAS, Declarant has requested Individual Development Approval from the City of Boca Raton ("City") for the development of Declarant's Property as a private members club ("The Sanborn Club") with 85 parking spaces on-site and 98 parking spaces off-site – City Application: _____ / The Sanborn ("Project"); and

WHEREAS, Adjacent Owner is the owner and holder of fee simple title to the real property located at 110 E. Boca Raton Road, 120 E. Boca Raton Road, 136 E. Boca Raton Road, 123 E. Palmetto Park Road, 131 E. Palmetto Park Road, 135 E. Palmetto Park Road, and property with PCN 06-43-47-20-28-000-0330 in the City of Boca Raton in Palm Beach County, Florida, and more particularly described on the attached Exhibit "B" ("Adjacent Property"); and

WHEREAS, Adjacent Property is located directly to the south of Declarant's Property across Boca Raton Road, with a crosswalk existing between Declarant's Property and Adjacent Property; and

WHEREAS, Adjacent Property, as approved and under construction, has a significant amount of office space that requires parking during the day, and on evenings and weekends Adjacent Property will have at least 98 excess parking spaces to share with Declarant as shown on Exhibit "C" to allow Declarant to access the 98 off-site parking spaces required by the Project, exclusively on nights and all day on weekends; and

WHEREAS, Declarant has submitted a request for a shared parking agreement for the Project with Adjacent Owner for up to 98 parking spaces off-site; and

WHEREAS, Adjacent Owner has agreed to provide Declarant a total of 98 shared parking spaces off-site located at the Adjacent Property ("Declarant's Off-Site Parking"), in order to allow Declarant to comply with the City code that requires a total of 183 parking spaces during full capacity of Declarant's Project, only occurring during weekday nights and all day on weekends.

SHARED PARKING

To induce City to approve the above-referenced Project and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant and Adjacent Owner hereby agrees as follows:

1. **Recitals.** The recitals set forth above are correct and are made a part of this grant of Agreement.
2. **Term:** This Parking Agreement and the parking rights hereunder shall commence on the date of execution of this Parking Agreement and shall terminate as provided for below.
3. **Commencement of Use of Declarant Off-Site Parking.** Upon opening of The Sanborn Club, Declarant shall be permitted to commence use of the Declarant Off-Site Parking in the designated area of the Adjacent Property's parking facilities for members, guests, employees and other invitees of The Sanborn Club to park vehicles in Declarant Off-Site Parking as provided for herein.
4. **Licensed Parking Spaces:** Declarant Off-Site Parking shall be a minimum of 98 self-parked parking spaces available to The Sanborn Club during the hours described herein.
5. **Hours for Use of Declarant Off-Site Parking:** Monday-Friday: 4:00 pm till closing of The Sanborn Club and Saturday-Sunday: 6:00 am Saturday through The Sanborn Club closing on Sunday nights.
6. **License Fee:** As consideration for the license granted hereunder for use of the Declarant Off-Site Parking at the Adjacent Property, Declarant shall pay Adjacent Owner an annual license fee of One Million (\$1,000,000) Dollars ("License Fee") for each year that this Agreement is in effect ("License Year"). The License Fee shall be paid in equal monthly installments of eighty-three thousand three hundred and thirty-three dollars (\$83,333.33) per month, commencing ninety (90) days after Declarant has been issued a certificate of occupancy for The Sanborn Club and thereafter on or before the 5th day of each calendar month. In the event of a termination of this Agreement for any reason, as provided for below, the License Fee shall be paid through the last day of the month in which the termination of this Agreement is effective and then there shall be no further sums due and payable by Declarant to Adjacent Owner.
7. **Parking Study.** Declarant, shall, at Declarant's sole cost and expense hire a third party consultant to provide an assessment and report with respect to the parking required pursuant to the Code provisions of the City of Boca Raton applicable to the Project, which shall an assessment with respect to the Declarant's necessity (or lack thereof) to use of the Adjacent Property parking garage as a result of this Parking Agreement ("Parking Report"). Notwithstanding anything to the contrary contained herein, this Agreement may not be terminated prior to the conclusion and delivery of the final Parking Report. In addition, to the extent that a separate parking study is required of Adjacent Property, the actual reasonable cost of such parking study shall be paid by Declarant.
8. **Reduction in Declarant Off-Site Parking Available.** If upon submission of the Parking Report to the City of Boca Raton, the City agrees to reduce Declarant's parking requirements immediately or at a date in the future, this Parking Agreement shall, at the option of either Declarant or Adjacent Owner, on not less than thirty (30) days prior written notice to the other,

be amended to reflect a reduction Declarant Off-Site Parking available to Declarant, and upon the effective date of such reduction of the amount of Declarant Off-Site Parking, the annual License Fee shall be reduced proportionally based upon the reduced number of Declarant Off-Site Parking spaces actually available subsequent to such reduction and the monthly amount due shall be modified accordingly for commencing with the next monthly payment due to Adjacent Owner.

9. **Termination for Lack of Required for the Declarant Off-Site Parking** In the event that the final Parking Report results in the conclusion that Declarant does not require any of the Declarant Off-Site Parking available to Declarant as provided for in this Agreement, and such Parking Report has been submitted to the City and the City agrees and confirms that none of Declarant Off-Site Parking available to Declarant as provided for in this Agreement is required for use by Declarant, then this Parking Agreement may be terminated by either Declarant or Adjacent Owner on not less than thirty (30) days prior written notice to the other. In the event of a termination of this Agreement, Declarant shall pay all pro-rata monthly amounts due on the License Fee through the last date of the month in which the termination is effective. To the extent that Declarant has prepaid the License Fee for a month or months occurring after the termination date, all sums paid for periods after the termination date Adjacent Owner shall promptly refund all such sums to Declarant. Notwithstanding anything to the contrary contained in this Agreement, in the event that Declarant elects to terminate this Agreement based upon the results of the Parking Study and the confirming agreement of the City concluding that none of Declarant Off-Site Parking available to Declarant as provided for in this Agreement are required for use by Declarant, Declarant shall pay the aggregate of \$250,000 to Adjacent Owner, inclusive of all prior payments of the License Fee that have been made to Adjacent Owner prior to the termination date (i.e. if Declarant has paid one payment of \$83,333.33 to Adjacent Owner, then Declarant shall pay Adjacent Owner \$166,666.67). For purposes of clarity, once Declarant has paid Adjacent Owner in excess of \$250,000 in License Fees, no additional amounts shall be due upon termination.
10. **Termination for Other Development Factors**. If the Certificate of Occupancy on the Adjacent Property is not obtained prior to the date of issuance of the Certificate of Occupancy for Declarant's Project, and Declarant has arranged for alternate means to satisfy Declarant's parking requirement and such alternative parking for Declarant's Project has been approved by the City, this Parking Agreement may be terminated by either party on not less than ten business days prior written notice. In addition, if the Declarant's Project is not approved by the City of Boca Raton, and such denial is deemed final, after all available appeals made by Declarant, this Parking Agreement shall be deemed null and void and automatically terminated and no sums shall be due and payable hereunder.
11. **City Consent Requirement**. Notwithstanding anything to the contrary contained in this Parking Agreement, Declarant and Adjacent acknowledge and confirm that without the prior written approval of the City of Boca Raton, this Parking Agreement shall not be amended or terminated if the effect of such amendment or termination would result in Declarant's Project no longer being in compliance with the applicable code provisions of the City of Boca Raton,
12. **Parking Insurance**. As of the date, Declarant commences use of the Declarant Off-Site Parking Declarant shall have provided Adjacent Owner with a certificate of insurance with such coverages as are mutually agreed between Declarant and Adjacent (and consistent with any requirements of their respective mortgage lenders, if any) naming Adjacent Owner and such other parties as Adjacent Owner may reasonably require, as an additional insured.
13. **Governing Law**. This Parking Agreement shall be governed by the laws of the State of Florida (without regard to the laws that might be applicable under principles of conflicts of law) as to all matters, including, but not limited to, matters of validity, construction, effect and performance.
14. **Recording**. This Parking Agreement may be recorded in its full form at Declarant's sole cost and expense. Declarant may, however, record a short form memorandum of this Parking Agreement in lieu of the entire agreement, also at its sole cost and expense. Recording shall occur just prior

to or simultaneous with the issuance of the Certificate of Occupancy for the Adjacent Property. Each party hereto shall execute, acknowledge and deliver to each other duplicate originals of this Parking Agreement, any memorandum or short form of this Parking Agreement, containing the information required by law for recording, and such other provisions as either party may reasonably request (other than financial terms) so as to give proper legal record notice of the provisions of this Parking Agreement.

15. **Covenant Running with the land.** This Parking Agreement constitutes a covenant running with the land and shall be binding upon, for the benefit of and enforceable against, each of the Adjacent Property and the Declarant Property and their respective owners, successors and assigns.
16. **Counterparts.** This Parking Agreement may be executed in counterparts, and any number of counterparts signed in the aggregate by the parties will constitute a single, original instrument. One or more counterparts of this Parking Agreement may be delivered by electronic transmission (e.g., pdf file), with the intention that they shall have the same effect as an original counterpart hereof.
17. **Successors and Assigns.** This Parking Agreement shall bind and inure to the benefit of the successors, assigns, personal representatives, and heirs of the Parties hereto.
18. **Amendment.** This Parking Agreement may only be modified, amended, supplemented, canceled, or discharged, in a written instrument executed by all of the parties hereto.
19. **Further Assurances.** The Parties agree to execute any and all documents and to take any and all actions reasonably necessary to effectuate and complete the transactions described and contemplated in this Parking Agreement.
20. **Partial Invalidity.** In the event that any of the terms, conditions or covenants of this Parking Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby and effect shall give rise to the intent manifested by the provisions, or portions thereof, held to be enforceable and valid
21. **Entire Agreement.** This Parking Agreement constitutes the entire understanding between the Parties with respect to the subject matter contained herein and supersedes all prior or contemporaneous agreements, negotiations, or understandings, whether written or oral.

IN WITNESS WHEREOF, Declarant and Adjacent Owner have signed and sealed these presents the day and year first above written. The signatory below represents and warrants that he or she has the full power and authority to execute and deliver this Agreement on behalf of Declarant and Adjacent Owner.

WITNESSES:

SIGN: _____

PRINT: _____

SIGN: _____

WITNESSES:

SIGN: _____

DECLARANT:
THE SANBORN OPCO I, LLC

By: _____

Name: _____

Title: _____

ADJACENT OWNER
199 EAST PALMETTO LP,

By: _____

PRINT: _____

Name: _____

SIGN: _____

Title: _____

EXHIBIT A
DECLARANT'S PROPERTY LEGAL DESCRIPTION

EXHBIT B
ADJACENT PROPERTY LEGAL DESCRIPTION

EXHIBIT C
DECLARANT OFF-SITE PARKING



JMD ENGINEERING, INC.

**LAND USE TRANSFER &
CONVERSION ANALYSIS
40453 SF RETAIL-MEDIUM**

SUBAREA B

**THE SANBORN
BOCA RATON, FLORIDA**

**REVISED AUGUST 5, 2026
REVISED MAY 5, 2026
REVISED MARCH 5, 2026
REVISED JANUARY 16, 2026
NOVEMBER 11, 2025
© JMD ENGINEERING, INC.**

Certificate of Authorization
Number 00009514

Digitally signed
by JOHN M
DONALDSON
Date: 2026.08.05
'13:40:38 -05'00



This item has been
Electronically signed &
Sealed by John M.
Donaldson, P.E. on the time
and date stamp shown using
the digital signature. Printed
copies of this document are not
considered signed and sealed and
the signature must be verified on
any electronic copies.

John M. Donaldson, P.E.
Florida Registration Number 40568

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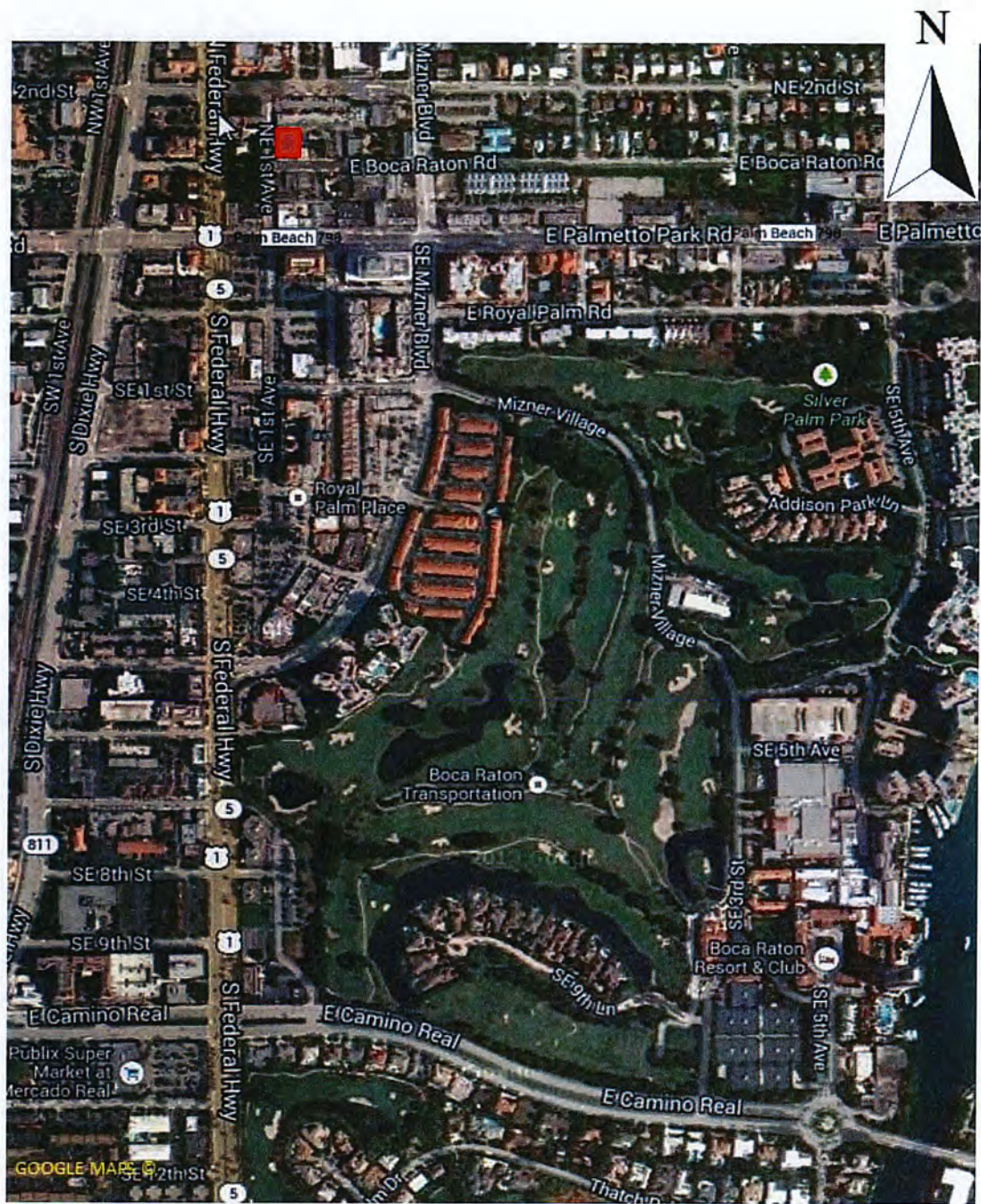
<u>Table No.</u>	<u>Title</u>	<u>Page</u>
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INTRODUCTION

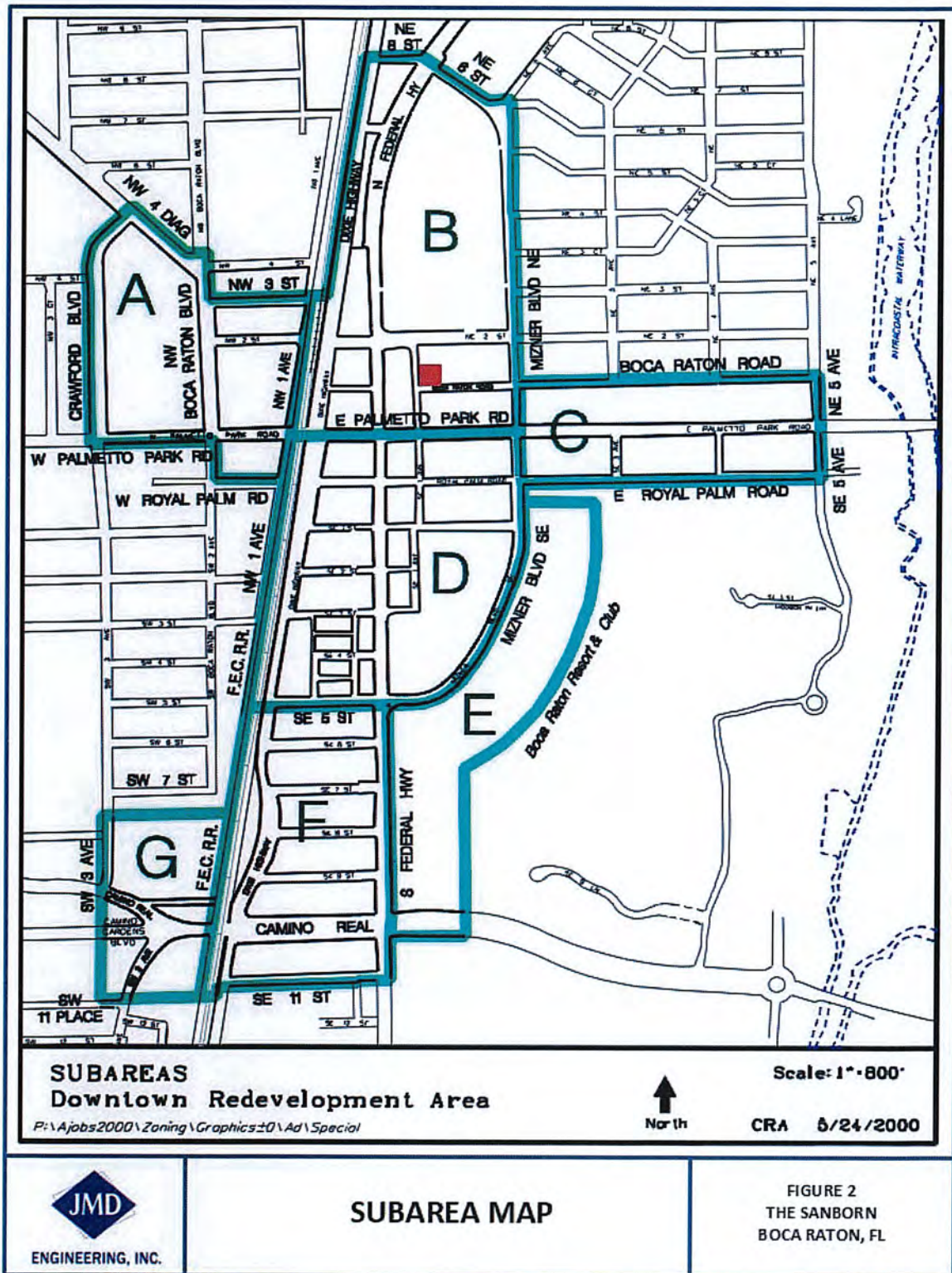
It is proposed to demolish 8,188 square feet of Office and replace it with 40,453 square feet of Retail Medium at 100 NE 1st Avenue in Boca Raton, Florida. The total building is 52,000 square feet (8 floors, 6,500 square feet per floor) with 11,547 square feet for the pool deck, 7th floor open air mechanical and the 1st floor open air lobby not counting toward OEs. The location of the project is illustrated in Figure 1.

The proposed project lies within Subarea B of the Downtown Boca Raton DRI as shown in Figure 2. Subarea B does not contain enough remaining development potential to support the proposed project after the conversion of the existing office space. Therefore, a transfer and conversion of Office Equivalencies (OE) is required. Downtown DRI Development Order Ordinance No. 4035 allows the conversion of authorized development rights within subareas if an Impact Assessment for the conversion of public facilities is performed and submitted for review and approval.

JMD Engineering, Inc. was retained to prepare a traffic analysis for the required Impact Assessment of the land use conversion for the proposed development. The Impact Assessment analysis was performed under the provisions outlined in the Downtown DRI Development Order Ordinance No. 4035 using electronic spreadsheets and input data provided by the City of Boca Raton. This document presents the methodology used and findings from the Impact Assessment analysis.



THE SANBORN ■ **SITE**
FIGURE 1
PROJECT LOCATION MAP



DEVELOPMENT PROGRAM

The proposed site consists of 40,453 square feet of Retail Medium. The Retail Medium calculations do not include the following areas within the building:

Roof Pool Deck	4,324	SF
7 th Floor Open Air Mechanical	4,668	SF
<u>1st Floor Open Air Lobby</u>	<u>2,555</u>	<u>SF</u>
Total	11,547	SF

As noted previously, a conversion and transfer of OE's is required for this site. Table 1 summarizes the office equivalent calculations for each proposed land use.

TABLE 1

THE SANBORN PROPOSED DEVELOPMENT PROGRAM			
Land Use	Intensity	Equivalency Factor	Office Equivalent
TOTAL OE PROPOSED			
Retail Medium	40,453 SF	1.265	31,979
	TOTAL		31,979
EXISTING OE TO BE DEMOLISHED			
Office (To Be Demolished)	8,188 SF	1	8,188
	TOTAL		8,188
TOTAL ADDITIONAL OE REQUIRED			23,791
REQUIRED FOR TRANSFER			23,791
TRANSFER FOR SUBAREA			
Office (Subarea D)	23,791 SF	1	23,791
TOTAL OE PROPOSED			31,979
TOTAL OE TO BE DEMOLISHED			8,188
TOTAL ADDITIONAL OE REQUIRED			23,791
TOTAL TRANSFERRED/CONVERTED			31,979

PROPOSED TRANSFER & CONVERSION

Pursuant to Ordinance 4035, available development potential was identified in the subareas suitable for conversion in Subarea B, and an Impact Assessment was performed. This exercise resulted in a proposal to convert the following:

Subarea D – 23,791 SF Office to be Transferred and Converted to Retail Medium.

Subarea B – 8,188 SF Office Converted to Retail Medium,

SIGNIFICANCE TEST

Per the City of Boca Raton Code, the transportation analysis for the proposed Impact Assessment consists of determining the change in traffic impact of the proposed land use changes during the a.m. and p.m. peak periods at eight intersections in the downtown area listed below:

- Palmetto Park Road at NW 2nd Avenue
- Palmetto Park Road at Dixie Highway
- Palmetto Park Road at Federal Highway
- Palmetto Park Road at Mizner Boulevard
- Federal Highway at NE Mizner Boulevard
- Federal Highway at SE Mizner Boulevard
- Federal Highway at Camino Real
- Dixie Highway at Camino Real

Step one of the Impact Assessment analyses compares the traffic volume projections for each movement at the above listed intersections before and after the proposed conversion at full build-out of the development authorized in the Downtown DRI Development Order. For each intersection, the proposed conversion is considered insignificant if the change in traffic is 5 percent or less for each movement at the intersection. If the impact of the conversion was considered significant for any movement of the studied intersections, the significant intersection is required to be re-analyzed using existing traffic data and projected traffic from the remaining downtown development potential plus un-built committed development.

Trip generation calculations and turning movement assignments were determined using equations provided by the City. The turning movement projections for each intersection were compared before and after the conversion to test for the 5 percent level of significance. No intersections met the 5% criteria and therefore no analysis of intersections is required.

CONCLUSION

It is proposed to demolish 8,188 square feet of Office and replace it with 40,453 square feet of Retail Medium at 100 NE 1st Avenue in Subarea B of Downtown Boca Raton, Florida. The Impact Assessment analysis for the proposed redevelopment shows that no intersections are significantly impacted by the proposed conversion. Therefore, the proposed project will meet the traffic standards to allow the land use conversion.

APPENDIX

SUBAREA DATA
PROVIDED BY CITY

[illegible]

As of 03/23/26							SUBAREA - C						
DEVELOPMENT ORDER STATUS REPORT - ORDINANCE NO. 4035													
AUTHORIZED & APPROVED DEVELOPMENT													
			RETAIL	RETAIL	RETAIL	RETAIL	INSTITUTIONAL	INSTITUTIONAL	TOTAL		RESIDENTIAL	TOTAL	
		OFFICE	HIGH	MEDIUM-HIGH	MEDIUM	LOW	TRAFFIC	NON-TRAFFIC	SQ. FT.	ROOMS	UNITS	OFF EQUIV	STATUS
CRP-04-05	Palmetto Promenade	0	0			0	0	0		0	0	0	Expired
CRP-05-07	375 Royal Palm Road Demolition	0	0		0	0	0	0		0	0	0	Expired
	375 Royal Palm Road	0	0		0	0	0	0		0	0	0	Expired
CRP-06-02	327 Royal Palm Road Demolition	0	0		0	0	0	0		0	0	0	Expired
	327 Royal Palm Road (T)	0	0		0	0	0	0		0	0	0	Expired
CRP-11-02***	Archstone-Demolition	0	-18,241		0	0	0	0	-18,241	0	-7	-57,206	Demolished
	Archstone (T) (Not building this project)	0	0		0	0	0	0		0	0	0	Repealed
CRP-11-02R1***	Archstone-Amendment (ElimIDG; Reduced SF) (333 E Palmetto Park Rd)	0	11,134		0	0	0	0	11,134	0	378	190,636	Built
CRP-11-02R2***	Archstone/Amendment-1Yr Extension-both projects	0	0		0	0	0	0		0	0	0	Approved
CRP-11-02R3A	Il Bell Pomodoro (T)	0	1,965		0	0	0	0	1,965	0	0	5,848	Under Construction
CRP-06-02	327 E Royal Palm Rd-Prev.Demolition										-1	-417	Demolished
CRP-14-01	327 E Royal Palm Rd Condos (4035)(Prev CRP-06-02 Expd)	0	0		0	0	0	0		0	25	10,417	Built
CRP-15-03	Luff's Fish House (390 E Palmetto Park Rd)	0	-42	0	0	0	0	0	-42	0	0	-126	Built
CRP-15-01 (C)(T)	375 E Royal Palm Rd (Demo)										-4	-1,667	Demolished
CRP-15-01 (C)(T)	RoyalPalm ALF (C)(T) 4035	0	0		0	0	0	0		0	193	80,417	Reversed
CRP-15-01 (C)(T)	RoyalPalm ALF (C)(T) 4035	0	0		0	0	0	0		0	-193	-80,417	Reversed
CRP-15-01R1 (C)(T)	RoyalPalm ALF (C)(T) 4035	0	0		0	0	0	0		0	161	67,084	Approved
CRP-88-02	Proper Ice Cream (310 Palmeto Park Rd - Elim of Prior Approval)	-2,123	0		0	0	0	0	-2,123	0	0	-2,123	Expired
CRP-88-02R1	Proper Ice Cream (310 Palmeto Park Rd - (T)	1,152	971		0	0	0	0	2,123	0	0	4,042	Expired
CRP-88-02	Proper Ice Cream	2,123	0		0	0	0	0	2,123	0	0	2,123	Expired
CRP-88-02R1	Proper Ice Cream (310 Palmeto Park Rd - (T)	-1,152	-971		0	0	0	0	-2,123	0	0	-4,042	Expired
CRP-17-03	475 Royal Palm (T)	0	0		0	0	0	0		0	48	20,000	Built
CRP-17-03	475 Royal Palm (T) (Existing)	1,895	0		0	0	0	0	1,895	0	0	1,895	Built
CRP-17-03R1A	490 E Palmetto Park Rd (Change In Use) (C)	-3,718	0		0	0	0	0	-3,718	0	0	-3,718	Approved
CRP-17-03R1A	490 E Palmetto Park Rd (Change In Use)	0	0		0	0		3,718	3,718	0	0	1,691	Approved
21-2320	343 E Royal Palm Rd										-2	-834	Demolished
CRP-21-01	Reve Del Mizner - 200 E Boca Raton Rd	0	0	0	0	0	0	0		0	5	2,084	Under Construction
CRP-88-02R2	How Ya Dough'N (C) - 310 E Palmetto Park Rd	-2,300	0	0	0	0	0	0	-2,300	0	0	-2,300	Built
CRP-88-02R2	How Ya Dough'N (C)	0	2,139	0	0	0	0	0	2,139	0	0	6,367	Built
CRP-22-02	343 Residential	0	0	0	0	0	0	0		0	4	1,667	Approved

[illegible]

[illegible]

As of 11/17/25

All Sub Areas
DEVELOPMENT ORDER STATUS REPORT - ORDINANCE NO. 4035
IDA APPROVED DEVELOPMENT YET TO BE BUILT
(IDA APPROVED DEVELOPMENT MINUS IDA BUILT DEVELOPMENT)

	OFFICE	RETAIL HIGH	RETAIL MEDIUM-HIGH	RETAIL MEDIUM	RETAIL LOW	INSTITUTIONAL TRAFFIC	INSTITUTIONAL NON-TRAFFIC	OTHER	TOTAL SQ. FT.	RESIDENTIAL ROOMS	RESIDENTIAL UNITS	TOTAL OFF EQUIV
Subarea A	0	0	0	0	0	0	0	0	0	0	0	0
Subarea B	134,173	23,862	0	0	0	0	0	0	153,792	0	0	205,191
Subarea C	-3,718	1,965	0	0	0	0	3,718	0	1,965	0	198	84,631
Subarea D	-36,001	-12,499	0	0	0	0	0	0	-48,500	144	496	213,468
Subarea E	0	38,503	0	0	0	0	0	0	38,503	164	92	244,036
Subarea F	0	0	0	0	0	0	0	0	-32,623	0	42	17,500
Subarea G	0	23,368	0	0	0	0	0	0	23,368	0	374	225,381
Total all Sub	94,454	75,199	0	0	0	0	3,718	0	136,505	308	1,202	990,205

AM CONVERSION TABLES

AM PEAK
Trip generation Summary
AM Peak Hour Trip Generation Summary

Land Use	Built Development to Date	Trips from Built Development		Yet to be Built Development Before Transfer	Trips from before Transfer		Total Trips before Transfer		Yet to be Built Development After Transfer	Trips from Yet to be built after Transfer		Total Trips after Transfer	
		In	Out		In	Out	In	Out		In	Out	In	Out
Subarea "A"													
Office	24,224	35	6	80,776	117	20	152	26	80,776	117	20	152	26
Retail High	23,497	20	8	1,015	1	0	20	9	1,015	1	0	20	9
Retail Medium-High	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Medium	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail-Low	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional- Traffic	78,297	157	20	39,727	79	10	236	30	39,727	79	10	236	30
Institutional-Non Traff	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential Units	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Trips		211	34		197	30	409	65		197	30	409	65
Subarea "B"													
Office	369,780	536	92	134,173	195	34	731	126	127,228	184	32	721	124
Retail High	418,533	347	151	25,439	21	9	368	160	48,671	40	18	388	168
Retail Medium-High	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Medium	30,000	15	0	0	0	0	15	0	0	0	0	15	0
Retail-Low	12,156	6	0	0	0	0	6	0	0	0	0	6	0
Institutional- Traffic	83,767	168	21	0	0	0	168	21	0	0	0	168	21
Institutional-Non Traff	13,801	0	0	46,199	0	0	0	0	46,199	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	0	0	0	0	0	0	0	0	8	5	2	5	2
Residential Units	443	31	164	0	0	0	31	164	0	0	0	31	164
Total Trips		1,104	428		216	43	1,319	471		230	52	1,333	480
Subarea "C"													
Office	90,563	131	23	-1,360	-2	0	129	22	-1,360	-2	0	129	22
Retail High	98,141	81	35	1,965	2	1	83	36	1,965	2	1	83	36
Retail Medium-High	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Medium	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail-Low	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional- Traffic	6,692	13	2	0	0	0	13	2	0	0	0	13	2
Institutional-Non Traff	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential Units	637	45	236	204	14	75	59	311	204	14	75	59	311
Total Trips		271	295		14	76	285	371		14	76	285	371

AM PEAK
Trip generation Summary
AM Peak Hour Trip Generation Summary

Land Use	Built Development to Date	Trips from Built Development		Yet to be Built Development Before Transfer	Trips from before Transfer		Total Trips before Transfer		Yet to be Built Development After Transfer	Trips from Yet to be built after Transfer		Total Trips after Transfer	
		In	Out		In	Out	In	Out		In	Out	In	Out
Subarea "D"													
Office	290,735	422	73	310,301	450	78	872	150	243,659	353	61	775	134
Retail High	331,180	275	119	5,379	4	2	279	121	5,379	4	2	279	121
Retail Medium-High	15,680	8	0	14,177	7	0	15	0	14,177	7	0	15	0
Retail Medium	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail-Low	13,179	7	0	0	0	0	7	0	0	0	0	7	0
Institutional- Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional-Non Traff	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	200	116	58	144	84	42	200	100	144	84	42	200	100
Residential Units	1,067	75	395	496	35	184	109	578	496	35	184	109	578
Total Trips		902	645		580	305	1,482	949		483	288	1,385	933
Subarea "E"													
Office	18,431	27	5	35,173	51	9	78	13	35,173	51	9	78	13
Retail High	26,642	22	10	38,503	32	14	54	23	38,503	32	14	54	23
Retail Medium-High	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Medium	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail-Low	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional- Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional-Non Traff	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	0	0	0	164	95	48	95	48	164	95	48	95	48
Residential Units	892	62	330	118	8	44	71	374	118	8	44	71	374
Total Trips		111	344		186	114	298	458		186	114	298	458
Subarea "F"													
Office	342,969	497	86	0	0	0	497	86	0	0	0	497	86
Retail High	68,099	57	25	0	0	0	57	25	0	0	0	57	25
Retail Medium-High	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Medium	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail-Low	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional- Traffic	6,343	13	2	0	0	0	13	2	0	0	0	13	2
Institutional-Non Traff	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	29,280	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	17	10	5	0	0	0	10	5	0	0	0	10	5
Residential Units	471	33	174	88	6	33	39	207	88	6	33	39	207
Total Trips		609	291		6	33	616	324		6	33	616	324

AM PEAK
Trip generation Summary
AM Peak Hour Trip Generation Summary

Land Use	Built Development to Date	Trips from Built Development		Yet to be Built Development Before Transfer	Trips from before Transfer		Total Trips before Transfer		Yet to be Built Development After Transfer	Trips from Yet to be built after Transfer		Total Trips after Transfer	
		In	Out		In	Out	In	Out		In	Out	In	Out
Subarca "G"													
Office	34,723	51	9	2	1	1	52	10	2	1	1	52	10
Retail High	52,669	44	19	45,332	38	17	82	36	45,332	38	17	82	36
Retail Medium-High	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Medium	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail-Low	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional- Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional-Non Traff	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential Units	346	24	128	374	26	138	50	266	374	26	138	50	266
Total Trips		119	156		65	156	184	312		65	156	184	312
Total DDRI Trips		3,327	2,193		1,265	757	4,592	2,951		1,181	749	4,509	2,942

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City of Boca Raton Downtown Transfer Analysis
Total Buildout Turning Movement Projections - AM Peak Hour - Before Transfer

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total without Transfer
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		
Trip Generation				Trips	409	65		1,319	471		285	371		1,482	949		298	458		616	324		184	312	
1	Palmetto Park Road & NW 2nd Avenue	EB	L	20		82			0			0			0			0			0			0	82
			T			0	20		264	20		57	20		296	20		60	20		123	20		37	837
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0		20	94		20	74		20	190		20	92		20	65		20	62	577		
2	Palmetto Park Road & Dixie Highway	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0	6		17	6		89	6		18	6		37	6		11	172
T				0			0			0			0			0			0			0	0		
3	Palmetto Park Road & Federal Highway	EB	R	20	13				0			0			0			0			0			0	13
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0		11	52		8	30			0			0			0			0	40
T	19			78		15	71		26	96		15	142		26	119			0			0	678		
4	Palmetto Park Road & Mizner Blvd	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L	35		143			0			0		9	85			0		26	84		26	81	394
T	6			25			0			0		4	38			0		8	26		8	25	113		
5	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	123
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0		5	24	8		23	4		59	8		24			0			0	106
T				0			0			0			0			0	8		49	8		15	88		
6	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
7	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
8	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
9	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
10	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
11	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
12	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
13	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
14	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
15	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
16	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
17	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
18	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
19	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	0
			T			0			0			0			0			0			0			0	0
		R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0
T				0			0			0			0			0			0			0	0		
20	Palmetto Park Road & US Highway 1	EB	R			0																			

City of Boca Raton Downtown Transfer Analysis
Total Buildout Turning Movement Projections - AM Peak Hour - Before Transfer

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total without Transfer
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		
Trip Generation				Trips		409	65	Trips	1,319	471	Trips	In	Out	Trips	In	Out	Trips	In	Out	Trips	In	Out	Trips		
5	Federal Highway & N. Mizner Blvd	EB	L			0	4		53			0			0			0			0			0	53
			T			0	4		53			0			0			0			0			0	53
			R			0			0			0			0			0			0			0	0
		WB	L			0			0			0			0			0			0			0	0
			T			0		4	19			0			0			0			0			0	19
			R			0		10	47		19	71		5	47		10	46			0			0	211
		NB	L			0		4	19			0			0			0			0			0	19
			T		19	12		9	42			0		14	133		9	41		19	61		19	59	350
			R			0			0			0			0			0			0			0	0
		SB	L			0	10		132	19		54	5		74	10		30			0			0	290
			T	19		78	9		119			0	14		207	9		27	19		117	19		35	583
			R			0			0			0			0			0			0			0	0
6	Federal Highway & S. Mizner Blvd	EB	L			0			0			0			0			0			0			0	0
			T			0	3		40			0			0	6		18			0			0	57
			R			0			0			0			0			0			0			0	0
		WB	L			0		13	61		14	52		10	95	3	18	91	3		18	3		6	323
			T			0			0			0			0			0			0			0	0
			R			0			0			0			0			0			0			0	0
		NB	L			0			0			0			0			0			0			0	0
			T			0	18		237	7		20	11		163		17	78		22	71		22	69	638
			R			0	15		198	14		40	10		148	18		54		3	10		3	9	459
		SB	L			0			0			0			0	7		21			0			0	21
			T		21	14		15	71		7	26		20	190	28		83		22	135	22		41	559
			R			0			0			0			0			0			0			0	0
7	Federal Highway and Camino Real	EB	L			0	12		158			0			0	11		33			0		25	78	269
			T			0			0			0			0			0		2	6		4	12	19
			R			0			0			0			0			0			0		17	53	53
		WB	L			0			0			0			0			0			0			0	0
			T	4		16			0			0			0			0	2		12	4		7	36
			R			0	4		53	4		11	4		59	4		12	2		12			0	148
		NB	L	17		69			0			0			0			0			0	17		31	101
			T			0	17		224	17		48	17		252	17		51	17		105			0	680
			R			0			0			0			0			0			0			0	0
		SB	L		4	3		4	19		4	15		4	38		4	18		2	6			0	99
			T		17	11		17	80		17	63		17	161		17	78		17	55			0	448
			R			0		7	33			0		9	85		11	50			0	25		46	215
8	Dixie Highway & Camino Real	EB	L	7		29			0	7		20	7		104	3		9	5		31		34	106	298
			T			0	7		92			0			0	4		12	2		12		46	144	260
			R			0			0			0			0			0			0		13	41	41
		WB	L			0			0			0		5	47		7	32			0			0	80
			T			0		7	33			0		3	28		4	18		2	6	46		85	171
			R	21		86			0			0			0			0			0			0	86
		NB	L			0			0			0			0			0			0	13		24	24
			T		13	53	8		106	13		37	13		193	6		18	13		80			0	486
			R			0	5		66			0			0	7		21			0			0	87
		SB	L			0			0			0			0			0			0			0	0
			T		12	8		13	61		13	48		7	66		6	27		13	42			0	253
			R		7	5			0		7	26		4	38		3	14		5	16	34		63	161

City of Boca Raton Downtown Transfer Analysis
Total Buildout Turning Movement Projections - AM Peak Hour - After Transfer

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total with Transfer	Total with out Transfer	Trip Difference	% Change		
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips						
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out						In	Out
Trip Generation				Trips			409	65		1,333	480		285	371		1,385	933		298	458		616	324		184	312				
1	Palmetto Park Road & NW 2nd Avenue	EB	L	20		82			0			0			0			0			0			0			82	82	0	0.00%
			T			0	20		267	20		57	20		277	20		60	20		123	20		37			820	837	-17	-2.03%
			R			0			0			0			0			0			0			0			0	0	0	0.00%
		WB	L			0			0			0			0			0			0			0			0	0	0	0.00%
			T			0		20	96		20	74		20	187		20	92		20	65		20	62		576	577	-1	-0.17%	
			R			0			0		6	22		6	56		6	27		6	19		6	19		144	146	-2	-1.37%	
		NB	L			0			0			0			0			0			0			0			0	0	0	0.00%
			T			0			0			0			0			0			0			0			0	0	0	0.00%
			R			0			0			0			0			0			0			0			0	0	0	0.00%
		SB	L			0			0	6		17	6		83	6		18	6		37	6		11			166	172	-6	-3.49%
			T			0			0			0			0			0			0			0			0	0	0	0.00%
			R		20	13			0			0			0			0			0			0			13	13	0	0.00%
2	Palmetto Park Road & Dixie Highway	EB	L			0	3		40			0			0			0			0			0			40	40	0	0.00%
			T		37	24	17		227	26		74	20		277	20		60			0			0			661	678	-17	-2.51%
			R		20	13			0			0	6		83	6		18	26		160	26		48			322	328	-6	-1.83%
		WB	L			0		11	53		8	30			0			0			0			0			82	81	1	1.23%
			T	19		78	15		72		26	96		15	140		26	119			0			0			505	506	-1	-0.20%
			R			0			0		20	74		4	37			0			0			0			112	112	0	0.00%
		NB	L	35		143			0			0		9	84			0	26		84		26	81			392	394	-2	-0.51%
			T	6		25			0			0		4	37			0	8		26		8	25			113	113	0	0.00%
			R			0	5		67	20		57			0			0			0			0			124	123	1	0.81%
		SB	L			0			0	8		23	4		55	8		24			0			0			102	106	-4	-3.77%
			T			0		5	24			0			0			0	8		49	8		15			88	88	0	0.00%
			R			0			0			0			0			0			0			0			0	0	0	0.00%
3	Palmetto Park Road & Federal Highway	EB	L		10	6	13		173			0			0			0			0			0			180	178	2	1.12%
			T		6	4	9		120	54		154	4		55	2		6			0			0			339	342	-3	-0.88%
			R		21	14			0			0	10		139	26		77			0			0			229	239	-10	-4.18%
		WB	L			0			0		7	26			0			0	3		18	3		6			50	50	0	0.00%
			T	6		25		10	48		54	200		9	84		26	119			0			0			476	477	-1	-0.21%
			R			0			0			0			0			0			0			0			0	0	0	0.00%
		NB	L			0	13		173			0		14	131		17	78	19		117		19	59			558	559	-1	-0.18%
			T			0	5		67	7		20			0			0			0		3	9			96	95	1	1.05%
			R			0			0			0	18		249	9		27		19	61	19		35			454	470	-16	-3.40%
		SB	L	13		53		17	16						0			0			3			0			140	138	2	1.45%
			T			0			82			0			0			0			0			0			0	0	0	0.00%
			R			0			0			0			0			0			0			0			0	0	0	0.00%
4	Palmetto Park Road & Mizner Blvd	EB	L			0	7		93			0		2	19			0			0			0			112	111	1	0.90%
			T		6	4			0	61		174		6	56			0			0			9			253	254	-1	-0.39%
			R			0			0			0			0	2		6		3			0			6	6	0	0.00%	
		WB	L			0			0		14	52			0	6		18	3		18	3		6			94	94	0	0.00%
			T	6		25			0		61	226	6		83			0	3		18	3		6			358	364	-6	-1.65%
			R			0	6		80		19	71			0			0			0			0			150	150	0	0.00%
		NB	L			0			0			0		5	47		26	119			0			0			166	167	-1	-0.60%
			T			0	18		240			0		5	47		10	46			0			0			332	331	1	0.30%
			R			0			0	14		40			0		6	27		3	10		3	9			86	86	0	0.00%
		SB	L			0		6	29	19		54			0			0			0			0			83	82	1	1.22%
			T			0		13	62			0	3		42	10		30			0			0			134	135	-1	-0.74%
			R			0			0			0	2		28			0			0			0			28	30	-2	-6.67%

City of Boca Raton Downtown Transfer Analysis
Total Buildout Turning Movement Projections - AM Peak Hour - After Transfer

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total with Transfer	Total with out Transfer	Trip Difference	% Change
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips				
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out					
Trip Generation				Trips			1,333			285			1,385			298			616			184						
5	Federal Highway & N. Mizner Blvd	EB	L			0	4		53			0			0			0			0			0	53	53	0	0.00%
			T			0	4		53			0			0			0			0			0	53	53	0	0.00%
			R			0			0			0			0			0			0			0	0	0	0	0.00%
		WB	L			0			0			0			0			0			0			0	0	0	0	0.00%
			T			0		4	19			0			0			0			0			0	19	19	0	0.00%
			R			0		10	48		19	71		5	47		10	46			0			0	211	211	0	0.00%
		NB	L			0		4	19			0			0			0			0			0	19	19	0	0.00%
			T		19	12		9	43			0		14	131		9	41		19	61		19	59	348	351	-3	-0.85%
			R			0			0			0			0			0			0			0	0	0	0	0.00%
		SB	L			0	10		133	19		54	5		69	10		30			0			0	286	290	-4	-1.38%
			T	19		78	9		120			0	14		194	9		27	19		117	19		35	570	583	-13	-2.23%
			R			0			0			0			0			0			0			0	0	0	0	0.00%
6	Federal Highway & S. Mizner Blvd	EB	L			0			0			0			0			0			0			0	0	0	0	0.00%
			T			0	3		40			0			0	6		18			0			0	58	57	1	1.75%
			R			0			0			0			0			0			0			0	0	0	0	0.00%
		WB	L			0		13	62		14	52		10	93	3	18	91	3		18	3		6	323	323	0	0.00%
			T			0			0			0			0			0			0			0	0	0	0	0.00%
			R			0			0			0			0			0			0			0	0	0	0	0.00%
		NB	L			0			0			0			0			0			0			0	0	0	0	0.00%
			T			0	18		240	7		20	11		152		17	78		22	71		22	69	630	638	-8	-1.25%
			R			0	15		200	14		40	10		139	18		54		3	10		3	9	451	459	-8	-1.74%
		SB	L			0			0			0			0	7		21			0			0	21	21	0	0.00%
			T		21	14		15	72		7	26		20	187	28		83	22		135	22		41	557	559	-2	-0.36%
			R			0			0			0			0			0			0			0	0	0	0	0.00%
7	Federal Highway and Camino Real	EB	L			0	12		160			0			0	11		33			0	25		78	271	269	2	0.74%
			T			0			0			0			0			0			2		4	12	18	19	-1	-5.26%
			R			0			0			0			0			0			0	17	53	53	53	53	0	0.00%
		WB	L			0			0			0			0			0			0			0	0	0	0	0.00%
			T		4	16			0			0			0			0	2		12	4		7	36	36	0	0.00%
			R			0	4		53	4		11	4		55	4		12	2		12			0	144	148	-4	-2.70%
		NB	L		17	69			0			0			0			0			0	17		31	101	101	0	0.00%
			T			0	17		227	17		48	17		235	17		51	17		105			0	666	680	-14	-2.06%
			R			0			0			0			0			0			0			0	0	0	0	0.00%
		SB	L		4	3		4	19		4	15		4	37		4	18		2	6			0	99	99	0	0.00%
			T		17	11		17	82		17	63		17	159		17	78		17	55			0	447	448	-1	-0.22%
			R			0		7	34			0		9	84		11	50		0	25			46	214	215	-1	-0.47%
8	Dixie Highway & Camino Real	EB	L	7		29			0	7		20	7		97	3		9	5		31		34	106	291	298	-7	-2.35%
			T			0	7		93			0			0	4		12	2		12		46	144	261	260	1	0.38%
			R			0			0			0			0			0			0	13	41	41	41	41	0	0.00%
		WB	L			0			0			0		5	47		7	32			0			0	79	80	-1	-1.25%
			T			0		7	34			0		3	28		4	18		2	6	46		85	171	171	0	0.00%
			R	21		86			0			0			0			0			0			0	86	86	0	0.00%
		NB	L			0			0			0			0			0			0	13		24	24	24	0	0.00%
			T		13	53	8		107	13		37	13		180	6		18	13		80			0	475	486	-11	-2.26%
			R			0	5		67			0			0	7		21			0			0	87	87	0	0.00%
		SB	L			0			0			0			0			0			0			0	0	0	0	0.00%
			T			0			0			0			0			0			0			0	0	0	0	0.00%
			R		13	8		13	62		13	48		7	65		6	27		13	42			0	254	253	1	0.40%
			R		7	5			0		7	26		4	37		3	14		5	16	34		63	160	161	-1	-0.62%

City of Boca Raton Downtown Transfer Analysis
Turning Movement Projections for Unbuilt Development Before Transfer - AM Peak Hour

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total without Transfer		
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips			
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out				
Trip Generation				Trips			197	30		216	43		14	76		580	305		186	114		6	33		65	156	
1	Palmetto Park Road & NW 2nd Avenue	EB	L	20		39			0			0			0			0			0			0	39		
			T			0	20		43	20		3	20		116	20		37	20		1	20		13	213		
			R			0			0			0			0			0			0			0	0		
		WB	L			0			0			0			0			0			0			0	0		
			T			0		20	9		20	15		20	61		20	23		20	7		20	31	145		
			R			0			0		6	5		6	18		6	7		6	2		6	9	41		
		NB	L			0			0			0			0			0			0			0	0		
			T			0			0			0			0			0			0			0	0		
			R			0			0			0			0			0			0			0	0		
		SB	L			0			0	6		1	6		35	6		11	6		0	6		4	51		
			T			0			0			0			0			0			0			0	0		
			R		20	6			0			0			0			0			0			0	6		
2	Palmetto Park Road & Dixie Highway	EB	L			0	3		6			0			0			0			0			0	6		
			T		37	11	17		37	26		4	20		116	20		37			0			0	205		
			R		20	6			0			0	6		35	6		11	26		2	26		17	71		
		WB	L			0		11	5		8	6			0			0			0			0	11		
			T	19		38		15	6		26	20		15	46		26	30			0			0	139		
			R			0			0		20	15		4	12			0			0			0	27		
		NB	L	35		69			0			0		9	27			0		26	8		26	41	146		
			T	6		12			0			0		4	12			0		8	3		8	13	39		
			R			0	5		11	20		3			0			0			0			0	14		
		SB	L			0			0	8		1	4		23	8		15			0			0	39		
			T			0		5	2			0			0			0	8		0	8		5	8		
			R			0			0			0			0			0			0			0	0		
3	Palmetto Park Road & Federal Highway	EB	L		10	3	13		28			0			0			0			0			0	31		
			T		6	2	9		19	54		8	4		23	2		4			0			0	56		
			R		21	6			0			0	10		58	26		48			0			0	113		
		WB	L			0			0		7	5			0			0	3		0	3		2	7		
			T	6		12		10	4		54	41		9	27		26	30			0			0	114		
			R			0			0			0			0			0			0			0	0		
		NB	T			0	13		28			0		14	43		17	19	19		1		19	30	121		
			R			0	5		11	7		1			0			0			0		3	5	16		
		SB	T			0		17	7			0	18		104	9		17		19	6	19		12	147		
			R	13		26		16	7			0			0			0		3	1			0	33		
		4	Palmetto Park Road & Mizner Blvd	EB	L			0	7		15			0		2	6			0			0			0	21
					T		6	2			0	61		8		6	18			0		3	1		3	5	34
R						0			0			0			0	2		4			0			0	4		
WB	L					0			0		14	11			0	6		11	3		0	3		2	24		
	T			6		12			0		61	46	6		35			0	3		0	3		2	95		
	R					0	6		13		19	14			0			0			0			0	27		
NB	L					0			0			0		5	15		26	30			0			0	45		
	T					0	18		39			0		5	15		10	11			0			0	65		
	R					0			0	14		2			0		6	7		3	1		3	5	14		
SB	L					0		6	3	19		3			0			0			0			0	5		
	T					0		13	6			0	3		17	10		19			0			0	42		
	R					0			0			0	2		12			0			0			0	12		

City of Boca Raton Downtown Transfer Analysis
Turning Movement Projections for Unbuilt Development Before Transfer - AM Peak Hour

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total without Transfer
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out					
				197	30		216	43		14	76		580	305		186	114		6	33		65	156		
Trip Generation				Trips			Trips			Trips			Trips			Trips			Trips						
5	Federal Highway & N. Mizner Blvd	EB	L			0	4		9			0			0			0			0			0	9
			T			0	4		9			0			0			0			0			0	9
			R			0			0			0			0			0			0			0	0
		WB	L			0			0			0			0			0			0			0	0
			T			0		4	2			0			0			0			0			0	2
			R			0		10	4		19	14		5	15		10	11			0			0	45
		NB	L			0		4	2			0			0			0			0			0	2
			T		19	6		9	4			0		14	43		9	10		19	6			30	98
			R			0			0			0			0			0			0			0	0
		SB	L			0	10		22	19		3	5		29	10		19			0			0	72
			T	19		38	9		19			0	14		81	9		17	19		1	19		12	168
			R			0			0			0			0			0			0			0	0
6	Federal Highway & S. Mizner Blvd	EB	L			0			0			0			0			0			0			0	0
			T			0	3		6			0			0	6		11			0			0	18
			R			0			0			0			0			0			0			0	0
		WB	L			0		13	6		14	11		10	30	3	18	26	3		0	3		2	75
			T			0			0			0			0			0			0			0	0
			R			0			0			0			0			0			0			0	0
		NB	L			0			0			0			0			0			0			0	0
			T			0	18		39	7		1	11		64		17	19		22	7		22	34	165
			R			0	15		32	14		2	10		58	18		34		3	1		3	5	131
		SB	L			0			0			0			0	7		13			0			0	13
			T		21	6		15	6		7	5		20	61	28		52	22		1	22		14	147
			R			0			0			0			0			0			0			0	0
7	Federal Highway and Camino Real	EB	L			0	12		26			0			0	11		20			0		25	39	85
			T			0			0			0			0			0		2	1		4	6	7
			R			0			0			0			0			0			0		17	27	27
		WB	L			0			0			0			0			0			0			0	0
			T	4		8			0			0			0			0	2		0	4		3	11
			R			0	4		9	4		1	4		23	4		7	2		0			0	40
		NB	L	17		34			0			0			0			0			0	17		11	45
			T			0	17		37	17		2	17		99	17		32	17		1			0	170
			R			0			0			0			0			0			0			0	0
		SB	L		4	1		4	2		4	3		4	12		4	5		2	1			0	23
			T		17	5		17	7		17	13		17	52		17	19		17	6			0	102
			R			0		7	3			0		9	27		11	13			0	25		16	59
8	Dixie Highway & Camino Real	EB	L	7		14			0	7		1	7		41	3		6	5		0		34	53	114
			T			0	7		15			0			0	4		7			0		46	72	95
			R			0			0			0			0			0			0		13	20	20
		WB	L			0			0			0		6	18		7	8			0			0	26
			T			0		7	3			0		3	9		4	5		2	1	46		30	47
			R	21		41			0			0			0			0			0			0	41
		NB	L			0			0			0			0			0			0	13		8	8
			T	13		26	8		17	13		2	13		75	6		11	13		1			0	132
			R			0	5		11			0			0	7		13			0			0	24
		SB	L			0			0			0			0			0			0			0	0
			T		13	4		13	6		13	10		7	21		6	7		13	4			0	52
			R		7	2			0		7	5		4	12		3	3		5	2	34		22	47

City of Boca Raton Downtown Transfer Analysis
Turning Movement Projections for Unbuilt Development After Transfer - AM Peak Hour

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total with Transfer
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		
Trip Generation				Trips			Trips			Trips			Trips			Trips			Trips			Trips			
1	Palmetto Park Road & NW 2nd Avenue	EB	L	20		39	20		0	20		0	20		0	20		0	20		0	20		0	39
			T		0		46		3		97		0		37		1		20		13		197		
		R		0		0		0		0		0		0		0		0		0		0	0		
		WB	L			0		0		0		0		0		0		0		0		0		0	0
T				0		20	10		20	15		20	58		20	23		20	7		20	31	144		
2	Palmetto Park Road & Dixie Highway	EB	L			0	3		7		0		0		0		0		0		0		0	7	
			T			37	11	17	39	26		4	20		97	20		37		0		0	188		
		R		20	6		0		0		0	6		29	6		11	26		2	26		17	65	
		WB	L			0		11	6		8	6		0		0		0		0		0		0	12
T	19			38		15	8		26	20		15	43		26	30			0		0	138			
3	Palmetto Park Road & Federal Highway	EB	L			0			0		0		9	26			0		26	8		26	41	144	
			T	35		12		0		0		4	12			0		8	3		8	13	38		
		R			0	5		11	20		3			0			0		0			0	14		
		WB	L			0		0	8		1	4		19	8		15			0		0		0	35
T				0		5	3		0		0		0	8		0	8		0	8		5	8		
4	Palmetto Park Road & Mizner Blvd	EB	L			0	7		16		0		2	6			0				0		0	22	
			T			2		0		8		6	17			0		3		1		3	5	33	
		R		6	0		0	61		0		0		2	4			0		0		0	4		
		WB	L			0		0		14	11			0	6		11	3		0	3		0	2	24
T	6			12		0		61	46	6		29			0	3		0	3		0	2	89		
5	Palmetto Park Road & US Highway 1	EB	L			0			0		0		5	14		26	30			0			0	44	
			T			0	18		41		0		5	14		10	11			0			0	67	
		R			0		0	14		2			0		6	7		3	1		3	5	14		
		WB	L			0		6	3	19		3		0		0		0		0			0	6	
T				0		13	7		0	3		14	10		19			0			0	40			
6	Palmetto Park Road & US Highway 1	EB	L			0			0		0		2	10			0				0		0	10	
			T			0		0		0		2			0		0		0			0	10		
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
7	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
8	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
9	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
10	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
11	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
12	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
13	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
14	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
15	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
16	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
17	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
18	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
19	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0		0		0		0			0	10		
			T			0		0		0		0		0		0		0		0			0	10	
		R			0		0		0		0		0		0		0		0			0	10		
		WB	L			0		0		0		0		0		0		0		0			0	10	
T				0		0		0		0		0		0		0		0			0	10			
20	Palmetto Park Road & US Highway 1	EB	L			0			0		0		0												

City of Boca Raton Downtown Transfer Analysis
Turning Movement Projections for Unbuilt Development After Transfer - AM Peak Hour

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total with Transfer
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		
Trip Generation				Trips	197	30	Trips	230	52	Trips	14	76	Trips	483	288	Trips	186	114	Trips	6	33	Trips	65	156	Trips
5	Federal Highway & N. Mizner Blvd	EB	L			0	4		9			0			0			0			0			0	9
			T			0	4		9			0			0			0			0			0	9
			R			0			0			0			0			0			0			0	0
		WB	L			0			0			0			0			0			0			0	0
			T			0		4	2			0			0			0			0			0	2
			R			0		10	5		19	14		5	14		10	11			0			0	45
		NB	L			0		4	2			0			0			0			0			0	2
			T		19	6		9	5			0		14	40		9	10		19	6		19	30	97
			R			0			0			0			0			0			0			0	0
		SB	L			0	10		23	19		3	5		24	10		19			0			0	68
			T	19		38	9		21			0	14		68	9		17	19		1	19		12	156
			R			0			0			0			0			0			0			0	0
6	Federal Highway & S. Mizner Blvd	EB	L			0			0			0			0			0			0			0	0
			T			0	3		7			0			0	6		11			0			0	18
			R			0			0			0			0			0			0			0	0
		WB	L			0		13	7		14	11		10	29	3	18	26	3		0	3		2	74
			T			0			0			0			0			0			0			0	0
			R			0			0			0			0			0			0			0	0
		NB	L			0			0			0			0			0			0			0	0
			T			0	18		41	7	1	11		53		17	19		22	7		22	34	156	
			R			0	15		34	14	2	10		48	18		34		3	1		3	5	124	
		SB	L			0			0			0			0	7		13			0			0	13
			T		21	6		15	8	7	5		20	58	28		52	22		1	22		14	145	
			R			0			0			0			0			0			0			0	0
7	Federal Highway and Camino Real	EB	L			0	12		28			0			0	11		20			0		25	39	87
			T			0			0			0			0			0		2	1		4	6	7
			R			0			0			0			0			0			0	17	27	27	
		WB	L			0			0			0			0			0			0			0	0
			T	4		8			0			0			0			0	2		0	4		3	11
			R			0	4		9	4	1	4		19	4		7	2			0		0	37	
		NB	L	17		34			0			0			0			0			0	17		11	45
			T			0	17		39	17	2	17		82	17		32	17		1			0	156	
			R			0			0			0			0			0			0			0	0
		SB	L		4	1		4	2		4	3		4	12		4	5		2	1			0	23
			T		17	5		17	9		17	13		17	49		17	19		17	6			0	101
			R			0		7	4			0		9	26		11	13			0	25		16	58
8	Dixie Highway & Camino Real	EB	L	7		14			0	7		1	7		34	3		6	5		0		34	53	108
			T			0	7		16			0			0	4		7	2		0		46	72	96
			R			0			0			0			0			0			0	13	20	20	
		WB	L			0			0			0		6	17		7	8			0			0	25
			T			0		7	4			0		3	9		4	5		2	1	46		30	47
			R	21		41			0			0			0			0			0			0	41
		NB	L			0			0			0			0			0			0	13		8	8
			T	13		26	8		18	13	2	13		63	6		11	13		1			0	121	
			R			0	5		11			0			0	7		13			0			0	25
		SB	L			0			0			0			0			0			0			0	0
			T		13	4		13	7		13	10		7	20		6	7		13	4			0	52
			R			7	2		0		7	5		4	12		3	3		5	2	34		22	46

City of Boca Raton Downtown Transfer Analysis
Turning Movement Projections - AM Peak Hour - Before Transfer with Unbuilt DDRI

No.	Intersection	Dir	Mvmt	Downtown		
				Unbuilt Traffic before Transfer		
Trip Generation						
1	Palmetto Park Road & NW 2nd Avenue	EB	L	39		
			T	213		
			R	0		
		WB	L	0		
			T	145		
			R	41		
		NB	L	0		
			T	0		
			R	0		
		SB	L	51		
			T	0		
			R	6		
2	Palmetto Park Road & Dixie Highway	EB	L	6		
			T	205		
			R	71		
		WB	L	11		
			T	139		
			R	27		
		NB	L	146		
			T	39		
			R	14		
		SB	L	39		
			T	8		
			R	0		
3	Palmetto Park Road & Federal Highway	EB	L	31		
			T	56		
			R	113		
		WB	L	7		
			T	114		
			R	0		
		NB	T	121		
			R	16		
		SB	T	147		
			R	33		
		4	Palmetto Park Road & Mizner Blvd	EB	L	21
					T	34
R	4					
WB	L			24		
	T			95		
	R			27		
NB	L			45		
	T			65		
	R			14		
SB	L			5		
	T			42		
	R			12		

City of Boca Raton Downtown Transfer Analysis
Turning Movement Projections - AM Peak Hour - Before Transfer with Unbuilt DDRI

No.	Intersection	Dir	Mvmt	Downtown
				Unbuilt Traffic before Transfer
Trip Generation				
5	Federal Highway & N. Mizner Blvd	EB	L	9
			T	9
			R	0
		WB	L	0
			T	2
			R	45
		NB	L	2
			T	98
			R	0
		SB	L	72
			T	168
			R	0
6	Federal Highway & S. Mizner Blvd	EB	L	0
			T	18
			R	0
		WB	L	75
			T	0
			R	0
		NB	L	0
			T	165
			R	131
		SB	L	13
			T	147
			R	0
7	Federal Highway and Camino Real	EB	L	85
			T	7
			R	27
		WB	L	0
			T	11
			R	40
		NB	L	45
			T	170
			R	0
		SB	L	23
			T	102
			R	59
8	Dixie Highway & Camino Real	EB	L	114
			T	95
			R	20
		WB	L	26
			T	47
			R	41
		NB	L	8
			T	132
			R	24
		SB	L	0
			T	52
			R	47

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City of Boca Raton Downtown Transfer Analysis
Turning Movement Projections - AM Peak Hour - After Transfer with Unbuilt DDRI

No.	Intersection	Dir	Mvmt	Downtown Unbuilt Traffic After Transfer
1	Palmetto Park Road & NW 2nd Avenue	EB	L	39
			T	197
			R	0
		WB	L	0
			T	144
			R	40
		NB	L	0
			T	0
			R	0
		SB	L	45
			T	0
			R	6
2	Palmetto Park Road & Dixie Highway	EB	L	7
			T	188
			R	65
		WB	L	12
			T	138
			R	27
		NB	L	144
			T	38
			R	14
		SB	L	35
			T	8
			R	0
3	Palmetto Park Road & Federal Highway	EB	L	33
			T	53
			R	103
		WB	L	7
			T	113
			R	0
		NB	T	120
			R	17
		SB	T	131
			R	35
4	Palmetto Park Road & Mizner Blvd	EB	L	22
			T	33
			R	4
		WB	L	24
			T	89
			R	28
		NB	L	44
			T	67
			R	14
		SB	L	6
			T	40
			R	10
5	Federal Highway & N. Mizner Blvd	EB	L	9
			T	9
			R	0
		WB	L	0
			T	2
			R	45
		NB	L	2
			T	97
			R	0
		SB	L	68
			T	156
			R	0
6	Federal Highway & S. Mizner Blvd	EB	L	0
			T	18
			R	0
		WB	L	74
			T	0
			R	0
		NB	L	0
			T	156
			R	124
		SB	L	13
			T	145
			R	0
7	Federal Highway and Camino Real	EB	L	87
			T	7
			R	27
		WB	L	0
			T	11
			R	37
		NB	L	45
			T	156
			R	0
		SB	L	23
			T	101
			R	58
8	Dixie Highway & Camino Real	EB	L	108
			T	96
			R	20
		WB	L	25
			T	47
			R	41
		NB	L	8
			T	121
			R	25
		SB	L	0
			T	52
			R	46

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PM CONVERSION TABLES

City of Boca Raton Downtown Transfer Analysis

PM Peak Hour Trip Generation Summary													
Subarea "A"													
Office	24,224	5	28	80,776	15	92	20	120	80,776	15	92	20	120
Retail High	23,497	33	45	1,015	1	2	34	47	1,015	1	2	34	47
Retail Medium-High	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Medium	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail-Low	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional- Traffic	78,297	70	153	39,727	35	78	105	231	39,727	35	78	105	231
Institutional-Non Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential Units	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Trips		107	226		52	172	159	398		52	172	159	398
Subarea "B"													
Office	369,780	70	422	134,173	25	153	96	575	125,985	24	144	94	565
Retail High	418,533	586	795	23,862	33	45	619	841	23,862	33	45	619	841
Retail Medium-High	-15,906	-9	-8	0	0	0	-9	-8	0	0	0	-9	-8
Retail Medium	30,000	17	14	0	0	0	17	14	40,453	23	19	40	34
Retail-Low	12,156	7	6	0	0	0	7	6	0	0	0	7	6
Institutional- Traffic	83,767	75	164	0	0	0	75	164	0	0	0	75	164
Institutional-Non Traffic	13,801	0	0	46,199	0	0	0	0	46,199	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential Units	443	164	80	0	0	0	164	80	0	0	0	164	80
Total Trips		910	1,473		59	198	969	1,672		80	208	990	1,682
Subarea "C"													
Office	90,563	17	103	-1,360	0	-2	17	102	-1,360	0	-2	17	102
Retail High	98,141	137	186	1,965	3	4	140	190	1,965	3	4	140	190
Retail Medium-High	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Medium	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail-Low	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional- Traffic	6,692	6	13	0	0	0	6	13	0	0	0	6	13
Institutional-Non Traffic	0	0	0	3,718	0	0	0	0	3,718	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential Units	637	236	115	204	75	37	311	151	204	75	37	311	151
Total Trips		396	417		79	40	474	456		78	39	474	456

City of Boca Raton Downtown Transfer Analysis

PM Peak Hour Trip Generation Summary													
Subarea "D"													
Office	290,735	55	331	242,623	46	277	101	608	218,832	42	249	97	581
Retail High	331,180	464	629	-12,499	-17	-24	446	605	-12,499	-17	-24	446	605
Retail Medium-High	15,680	9	8	0	0	0	9	8	0	0	0	9	8
Retail Medium	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail-Low	13,179	8	6	0	0	0	8	6	0	0	0	8	6
Institutional- Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional-Non Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	200	72	74	144	52	53	124	127	144	52	53	124	127
Residential Units	1,067	395	192	496	184	89	578	281	496	184	89	578	281
Total Trips		1,002	1,241		264	395	1,266	1,636		259	368	1,262	1,609
Subarea "E"													
Office	18,431	4	21	35,173	7	40	10	61	35,173	7	40	10	61
Retail High	26,642	37	51	38,503	54	73	91	124	38,503	54	73	91	124
Retail Medium-High	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Medium	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail-Low	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional- Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional-Non Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	0	0	0	164	59	61	59	61	164	59	61	59	61
Residential Units	892	330	161	118	44	21	374	182	118	44	21	374	182
Total Trips		371	232		163	195	534	427		163	195	534	427
Subarea "F"													
Office	343,239	65	391	0	0	0	65	391	0	0	0	65	391
Retail High	68,099	95	129	0	0	0	95	129	0	0	0	95	129
Retail Medium-High	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Medium	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail-Low	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional- Traffic	3,000	3	6	0	0	0	3	6	0	0	0	3	6
Institutional-Non Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	32,623	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	17	6	6	0	0	0	6	6	0	0	0	6	6
Residential Units	471	174	85	42	16	8	190	92	42	16	8	190	92
Total Trips		344	618		16	8	359	625		16	8	359	625

City of Boca Raton Downtown Transfer Analysis

Subarea "G" PM Peak Hour Trip Generation Summary													
Office	34,723	7	40	2	1	1	8	41	2	1	1	8	41
Retail High	52,669	74	101	45,332	64	87	138	188	45,332	64	87	138	188
Retail Medium-High	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Medium	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail-Low	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional- Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0
Institutional-Non Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential Units	346	128	62	374	138	67	266	130	374	138	67	266	130
Total Trips		209	203		203	155	412	359		203	155	412	359
Total DDRI Trips		3,339	4,410		836	1,163	4,174	5,573		852	1,145	4,191	5,556

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City of Boca Raton Downtown Transfer Analysis
Total Buildout Turning Movement Projections - PM Peak Hour - Before Transfer

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total without Transfer		
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips			
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out				
Trip Generation				Trips			159	398		969	1,672		474	456		1,266	1,636		534	427		359	625		412	359	
1	Palmetto Park Road & NW 2nd Avenue	EB	L	20		32			0			0			0			0			0			0	32		
			T			0	20		194	20		95	20		253	20		107	20		72	20		82	803		
			R			0			0			0			0			0			0			0	0		
		WB	L			0			0			0			0			0			0			0	0		
			T			0		20	334		20	91		20	327		20	85		20	125		20	72	1035		
			R			0			0		6	27		6	98		6	26		6	38		6	22	210		
		NB	L			0			0			0			0			0			0			0	0		
			T			0			0			0			0			0			0			0	0		
			R			0			0			0			0			0			0			0	0		
		SB	L			0			0	6		28	6		76	6		32	6		22	6		25	183		
			T			0			0			0			0			0			0			0	0		
			R		20	80			0			0			0			0			0			0	80		
2	Palmetto Park Road & Dixie Highway	EB	L			0	3		29			0			0			0			0			0	29		
			T		37	147	17		165	26		123	20		253	20		107			0			0	795		
			R		20	80			0			0	6		76	6		32	26		93	26		107	388		
		WB	L			0		11	184		8	37			0			0			0			0	220		
			T	19		30		15	251		26	119		15	245		26	111			0			0	756		
			R			0			0		20	91		4	65			0			0			0	157		
		NB	L	35		56			0			0		9	147			0	26	163		26	93	459			
			T	6		10			0			0		4	65			0	8	50		8	29	154			
			R			0	5		48	20		95			0			0		0			0	143			
		SB	L			0			0	8		38	4		51	8		43			0			0	131		
			T			0		5	84			0			0			0	8	29	8		33	145			
			R			0			0			0			0			0			0			0	0		
3	Palmetto Park Road & Federal Highway	EB	L		10	40	13		126			0			0			0			0			0	166		
			T		6	24	9		87	54		256	4		51	2		11			0			0	428		
			R		21	83			0			0	10		127	26		139			0			0	349		
		WB	L			0			0		7	32			0			0	3		11	3		12	55		
			T	6		10		10	167		54	246		9	147		26	111			0			0	681		
			R			0			0			0			0			0			0			0	0		
		NB	L			0	13		126			0		14	229		17	73	19		68		19	68	564		
			T			0	5		48	7		33			0			0		0		3	11	92			
			R			0			0			0			0			0		0							
		SB	L			0		17	284			0	18		228	9		48		19	119	19		78	757		
			T	13		21		16	267			0			0			0	3	19				0	307		
			R																								
4	Palmetto Park Road & Mizner Blvd	EB	L			0	7		68			0		2	33			0			0			0	101		
			T		6	24			0	61		289		6	98			0		3	19		3	11	441		
			R			0			0			0			0	2		11			0			0	11		
		WB	L			0			0		14	64			0		6	32	3		11	3		12	119		
			T	6		10			0		61	278	6		76			0	3		11	3		12	387		
			R			0	6		58	19		87			0			0			0			0	145		
		NB	L			0			0			0		5	82		26	111			0			0	193		
			T			0	18		174			0		5	82		10	43			0			0	299		
			R			0			0	14		66			0		6	26		3	19		3	11	122		
		SB	L			0		6	100	19		90			0			0			0			0	190		
			T			0		13	217			0	3		38			53			0			0	309		
			R			0			0			0	2		25			0			0			0	25		

City of Boca Raton Downtown Transfer Analysis
Total Buildout Turning Movement Projections - PM Peak Hour - Before Transfer

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total without Transfer	
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips		
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out			
Trip Generation				Trips			Trips			Trips			Trips			Trips			Trips			Trips				
5	Federal Highway & N. Mizner Blvd	EB	L			0	4		39			0			0			0			0			0	39	
			T			0	4		39			0			0			0			0			39		
			R			0			0			0			0			0			0			0		
		WB	L			0			0			0			0			0			0			0	0	
			T			0		4	67			0			0			0			0			0	67	
			R			0		10	167		19	87		5	82		10	43			0			0	378	
		NB	L			0		4	67			0			0			0			0			0	67	
			T		19	76		9	150			0		14	229		9	38		19	119		19	68	680	
			R			0			0			0			0			0			0			0	0	
		SB	L			0	10		97	19		90	5		63	10		53			0			0	304	
			T	19		30	9		87			0	14		177	9		48	19		68	19		78	489	
			R			0			0			0			0			0			0			0	0	
6	Federal Highway & S. Mizner Blvd	EB	L			0			0			0			0		0			0			0	0		
			T			0	3		29			0			0	6		32			0		0	61		
			R			0			0			0			0			0			0		0	0		
		WB	L			0		13	217		14	64		10	164	3	18	93	3		11	3		12	561	
			T			0			0			0			0			0			0			0	0	
			R			0			0			0			0			0			0			0	0	
		NB	L			0			0			0			0			0			0			0	0	
			T			0	18		174	7		33	11		139	17	73		22	138		22	79	636		
			R			0	15		145	14		66	10		127	18		96	3	19		3	11	464		
		SB	L			0			0			0			0	7		37			0			0	37	
			T		21	83		15	251		7	32		20	327	28		150	22		79	22		91	1013	
			R			0			0			0			0			0			0			0	0	
7	Federal Highway & Camino Real	EB	L			0	12		116			0			0	11		59			0		25	90	265	
			T			0			0			0			0			0		2	13		4	14	27	
			R			0			0			0			0			0			0		17	61	61	
		WB	L			0			0			0			0			0			0			0	0	
			T	4		6			0			0			0			0	2		7	4		16	30	
			R			0	4		39	4		19	4		51	4		21	2		7			0	137	
		NB	L	17		27			0			0			0			0			0	17		70	97	
			T			0	17		165	17		81	17		215	17		91	17		61			0	612	
			R			0			0			0			0			0			0			0	0	
		SB	L		4	16		4	67		4	18		4	65		4	17		2	13			0	196	
			T		17	68		17	284		17	78		17	278		17	73		17	106			0	886	
			R			0		7	117			0		9	147		11	47			0	25		103	414	
8	Dixie Highway & Camino Real	EB	L	7		11			0	7		33	7		89	3	16	5		18		34	122	289		
			T			0			68			0			0	4		21	2		7		46	165	261	
			R			0			0			0			0			0			0		13	47	47	
		WB	L			0			0			0			6	98		7	30			0			0	128
			T			0		7	117			0			3	49		4	17		2	13	46		190	385
			R	21		33			0			0			0			0			0			0	33	
		NB	L			0			0			0			0			0			0	13		54	54	
			T	13		21	8		77	13		62	13		165	6		32	13		47			0	403	
			R			0	5		48			0			0	7		37			0			0	86	
		SB	L			0			0			0			0			0			0			0	0	
			T		13	52		13	217		13	59		7	115		6	26		13	81			0	550	
			R			7	28			0		7	32		4	65		3	13		5	31	34		140	310

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City of Boca Raton Downtown Transfer Analysis
Total Buildout Turning Movement Projections - PM Peak Hour - After Transfer

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total with Transfer	Total without Transfer	Trip Difference	% Change	
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips					
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out						In
Trip Generation				Trips			159	398		990	1,682		474	456		1,262	1,609		534	427		359	625		412	359			
1	Palmetto Park Road & NW 2nd Avenue	EB	L	20		32			0			0			0			0			0			0	32	32	0	0.00%	
			T			0	20		198	20		95	20		252	20		107	20		72	20		82	806	803	3	0.37%	
			R			0			0			0			0			0			0			0	0	0	0	0.00%	
		WB	L			0			0			0			0			0			0			0	0	0	0	0	0.00%
			T			0		20	336		20	91	20		322		20	85		20	125		20	72	1032	1035	-3	-0.29%	
			R			0			0		6	27	6		97	6		26		6	38		6	22	209	210	-1	-0.48%	
		NB	L			0			0			0			0			0			0			0	0	0	0	0	0.00%
			T			0			0			0			0			0			0			0	0	0	0	0	0.00%
			R			0			0			0			0			0			0			0	0	0	0	0	0.00%
SB	L			0			0	6		28	6		76	6		32	6		22	6		25	182	183	-1	-0.55%			
	T			0			0			0			0			0			0			0	0	0	0	0	0.00%		
	R		20	80			0			0			0			0			0			0	80	80	0	0	0.00%		
2	Palmetto Park Road & Dixie Highway	EB	L			0	3		30			0			0			0			0			0	30	29	1	3.45%	
			T		37	147	17		168	26		123	20		252	20		107			0			0	798	795	3	0.38%	
			R		20	80			0			0	6		76	6		32	26		93	26		107	388	388	0	0.00%	
		WB	L			0		11	185	8	37	0			0			0			0			0	221	220	1	0.45%	
			T	19		30		15	252	26	119	15		241		26	111			0			0	754	756	-2	-0.26%		
			R			0			0		20	91	4		64			0			0			0	156	157	-1	-0.64%	
		NB	L	35		56			0			0		9	145			0		26	163		26	93	456	459	-3	-0.65%	
			T	6		10	5		0			0		4	64			0	8		50		8	29	153	154	-1	-0.65%	
			R			0			50	20	95	0			0			0		0				0	144	143	1	0.70%	
SB	L			0			0	8		38	4		50	8		43			0			0	131	131	0	0.00%			
	T			0			84			0			0			0			29		8	33	146	145	1	0.69%			
	R			0		5	0			0			0			0	8		0			0	0	0	0	0.00%			
3	Palmetto Park Road & Federal Highway	EB	L		10	40	13		129			0			0			0			0			0	168	166	2	1.20%	
			T		6	24	9		89	54		256	4		50	2		11			0			0	430	428	2	0.47%	
			R		21	83			0			0	10		126	26		139			0			0	349	349	0	0.00%	
		WB	L			0			0		7	32			0			0	3		11	3		12	55	55	0	0.00%	
			T	6		10		10	168		54	246		9	145		26	111			0			0	680	681	-1	-0.15%	
			R			0			0			0			0			0			0			0	0	0	0	0.00%	
		NB	L			0	13		129			0		14	225		17	73	19		68		19	68	563	564	-1	-0.18%	
			T			0	5		50	7		33			0			0			0		3	11	93	92	1	1.09%	
			R			0																							
SB	L			0		17	286			0	18		227	9		48		19	119	19		78	758	757	1	0.13%			
	T	13		21		16	269			0			0			0		3	19			0	309	307	2	0.65%			
	R			0			0			0			0			0			0			0	101	101	0	0.00%			
4	Palmetto Park Road & Mizner Blvd	EB	L			0	7		69			0			2	32					0			0	101	101	0	0.00%	
			T		6	24			0	61		289	6		97			0		3	19		3	11	439	441	-2	-0.45%	
			R			0			0			0			0	2		11			0			0	11	11	0	0.00%	
		WB	L			0			0		14	64			0	6		32	3		11	3		12	119	119	0	0.00%	
			T	6		10		6	59		61	278	6		76			0	3		11	3		12	387	387	0	0.00%	
			R			0					19	87			0			0			0			0	146	145	1	0.69%	
		NB	L			0			0			0		5	80		26	111			0			0	192	193	-1	-0.52%	
			T			0			178			0		5	80		10	43			0			0	301	299	2	0.67%	
			R			0			0	14		66			0		6	26		3	19		3	11	122	122	0	0.00%	
SB	L			0		6	101	19		90			0			0			0			0	191	190	1	0.53%			
	T			0		13	219			0	3		38	10		53			0			0	310	309	1	0.32%			
	R			0			0			0	2		25			0			0			0	25	25	0	0.00%			

City of Boca Raton Downtown Transfer Analysis
Total Buildout Turning Movement Projections - PM Peak Hour - After Transfer

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total with Transfer	Total without Transfer	Trip Difference	% Change	
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips					
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out						In
Trip Generation				Trips	159	398		990	1,682		474	456		1,262	1,609		534	427		359	625		412	359					
5	Federal Highway & N. Mizner Blvd	EB	L			0	4		40			0			0			0			0			0	40	39	1	2.56%	
			T			0	4		40			0			0			0			0			0	40	39	1	2.56%	
			R			0			0			0			0			0			0			0	0	0	0	0.00%	
		WB	L			0			0			0			0			0			0			0	0	0	0	0.00%	
			T			0		4	67			0			0			0			0			0	0	67	67	0	0.00%
			R			0		10	168		19	87		5	80		10	43			0			0	378	378	0	0.00%	
		NB	L			0		4	67			0			0			0			0			0	67	67	0	0.00%	
			T		19	76		9	151			0		14	225		9	38		19	119		19	68	678	680	-2	-0.29%	
			R			0			0			0			0			0			0			0	0	0	0	0.00%	
		SB	L			0	10		99	19		90	5		63	10		53			0			0	306	304	2	0.66%	
			T		19	30		9	89			0	14		177	9		48		19	68		19	78	491	489	2	0.41%	
			R			0			0			0			0			0			0			0	0	0	0	0	0.00%
6	Federal Highway & S. Mizner Blvd	EB	L			0			0			0			0			0			0			0	0	0	0	0.00%	
			T			0		3	30			0			0	6		32			0			0	62	61	1	1.64%	
			R			0			0			0			0			0			0			0	0	0	0	0.00%	
		WB	L			0			0			0			0			0			0			0	0	0	0	0.00%	
			T			0		13	219		14	64		10	161	3	18	93	3		11	3		12	559	561	-2	-0.36%	
			R			0			0			0			0			0			0			0	0	0	0	0.00%	
		NB	L			0			0			0			0			0			0			0	0	0	0	0.00%	
			T			0		18	178	7		33	11		139	17		73		22	138		22	79	639	636	3	0.47%	
			R			0	15		149	14		66	10		126	18		96		3	19		3	11	467	464	3	0.65%	
		SB	L			0			0			0			0	7		37			0			0	37	37	0	0.00%	
			T			0		15	252		7	32		20	322	28		150		22	79		22	91	1009	1013	-4	-0.39%	
			R		21	83			0			0			0			0			0			0	0	0	0	0	0.00%
7	Federal Highway and Camino Real	EB	L			0	12		119			0			0	11		59			0	25	90	267	265	2	0.75%		
			T			0			0			0			0			0		2	13		4	14	27	27	0	0.00%	
			R			0			0			0			0			0			0		17	61	61	0	0.00%		
		WB	L			0			0			0			0			0			0			0	0	0	0	0.00%	
			T		4		6			0					0			0		2	7		4		16	30	30	0	0.00%
			R			0		4	40	4		19	4		50	4		21	2		7			0	138	137	1	0.73%	
		NB	L	17		27			0			0			0			0			0	17		70	97	97	0	0.00%	
			T			0		17	168		17	81		17	214		17	91			61			0	615	612	3	0.49%	
			R			0			0			0			0			0			0			0	0	0	0	0.00%	
		SB	L		4	16		4	67		4	18		4	64		4	17		2	13			0	195	196	-1	-0.51%	
			T		17	68		17	286		17	78		17	274		17	73		17	106			0	883	886	-3	-0.34%	
			R			0		7	118			0		9	145		11	47		17	106		25	103	413	414	-1	-0.24%	
8	Dixie Highway & Camino Real	EB	L	7		11			0	7		33	7		88	3		16	5		18		34	122	289	289	0	0.00%	
			T			0		7	69			0			0	4		21	2		7		46	165	263	261	2	0.77%	
			R			0			0			0			0			0			0		13	47	47	47	0	0.00%	
		WB	L			0			0			0		6	97		7	30			0			0	126	128	-2	-1.56%	
			T			0		7	118			0		3	48		4	17		2	13	46		190	385	385	0	0.00%	
			R	21		33			0			0			0			0			0			0	33	33	0	0.00%	
		NB	L			0			0			0			0			0			0	13		54	54	54	0	0.00%	
			T		13	21		8	79	13		62	13		164	6		32	13		47			0	404	403	1	0.25%	
			R			0	5		50			0			0	7		37			0			0	87	86	1	1.16%	
		SB	L			0			0			0			0			0			0			0	0	0	0	0	0.00%
			T			0			0			0		7	113		6	26		13	81			0	549	550	-1	-0.18%	
			R		13	7	28		13	219		13	32		4	64		3	13		5	31	34		140	308	310	-2	-0.65%

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City of Boca Raton Downtown Transfer Analysis
Turning Movement Projections for Unbuilt Development Before Transfer - PM Peak Hour

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total without Transfer		
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips			
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out				
Trip Generation				Trips			52	172		59	198		79	40		264	395		163	195		16	8		203	155	
1	Palmetto Park Road & NW 2nd Avenue	EB	L	20		10			0			0			0			0			0			0	10		
			T			0	20		12		20	16	20		53	20		33	20		3	20		41	157		
			R			0			0			0			0			0			0			0	0		
		WB	L			0			0			0			0			0			0			0	0		
			T			0		20	40		20	8		20	79		20	39		20	2		20	31	198		
			R			0			0		6	2		6	24		6	12		6	0		6	9	48		
		NB	L			0			0			0			0			0			0			0	0		
			T			0			0			0			0			0			0			0	0		
			R			0			0			0			0			0			0			0	0		
		SB	L			0			0	6		5	6		16	6		10	6		1	6		12	44		
			T			0			0			0			0			0			0			0	0		
			R		20	34			0			0			0			0			0			0	34		
2	Palmetto Park Road & Dixie Highway	EB	L			0	3		2			0			0			0			0			0	2		
			T		37	64	17		10	26		21	20		53	20		33			0			0	180		
			R		20	34			0			0	6		16	6		10	26		4	26		53	117		
		WB	L			0		11	22		8	3			0			0			0			0	25		
			T	19		10		15	30		26	10		15	59		26	51			0			0	160		
			R			0			0		20	8		4	16			0			0			0	24		
		NB	L	35		18			0			0		9	36			0		26	2		26	40	96		
			T	6		3			0			0		4	16			0		8	1		8	12	32		
			R			0	5		3	20		16			0			0			0			0	19		
		SB	L			0			0	8		6	4		11	8		13			0			0	30		
			T			0		5	10			0			0			0	8		1	8		16	27		
			R			0			0			0			0			0			0			0	0		
3	Palmetto Park Road & Federal Highway	EB	L		10	17	13		8			0			0			0			0			0	25		
			T		6	10	9		5	54		43	4		11	2		3			0			0	72		
			R		21	36			0			0	10		26	26		42			0			0	105		
		WB	L			0			0		7	3			0			0	3		0	3		6	9		
			T	6		3		10	20		54	22		9	36		26	51			0			0	131		
			R			0			0			0			0			0			0			0	0		
		NB	L			0	13		8			0		14	55		17	33	19		3		19	30	129		
			T			0	5		3	7		6			0			0			0		3	5	13		
			R			0			34			0	18		48	9		15		19	1	19		39	136		
4	Palmetto Park Road & Mizner Blvd	EB	L			0	7		4			0		2	8			0			0			0	12		
			T		6	10			0	61		48		6	24			0		3	0		3	5	87		
			R			0			0			0			0	2		3			0			0	3		
		WB	L			0			0		14	6			0	6		10	3		0	3		6	22		
			T			3			0		61	24	6		16			0	3		0	3		6	50		
			R	6		0	6		4		19	8			0			0			0			0	11		
		NB	L			0			0			0		5	20		26	51			0			0	71		
			T			0	18		11			0		5	20		10	20			0			0	50		
			R			0			0	14		11			0	6		12		3	0		3	5	28		
		SB	L			0		6	12	19		15			0			0			0			0	27		
			T			0		13	26			0	3		8	10		16			0			0	50		
			R			0			0			0	2		5			0			0			0	5		

City of Boca Raton Downtown Transfer Analysis
Turning Movement Projections for Unbuilt Development Before Transfer - PM Peak Hour

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total without Transfer
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		
Trip Generation				Trips	52	172		59	198		79	40		264	395		163	195		16	8		203	155	
5	Federal Highway & N. Mizner Blvd	EB	L			0	4		2			0			0			0			0		0	2	
			T			0	4		2			0			0			0			0		2		
			R			0			0			0			0			0			0		0		
		WB	L			0			0			0			0			0			0		0	0	
			T			0		4	8			0			0			0			0		0	8	
			R			0		10	20		19	8		5	20		10	20			0		0	67	
		NB	L			0		4	8			0			0			0			0		0	8	
			T		19	33		9	18			0		14	55		9	18		19	1		19	30	154
			R			0			0			0			0			0			0			0	
		SB	L			0	10		6	19		15	5		13	10		16			0			0	50
			T	19		10	9		5			0	14		37	9		15	19		3	19		39	108
			R			0			0			0			0			0			0			0	0
6	Federal Highway & S. Mizner Blvd	EB	L			0			0			0			0			0			0		0	0	
			T			0	3		2			0			0	6		10			0		0	12	
			R			0			0			0			0			0			0		0	0	
		WB	L			0		13	26		14	6		10	40	3	18	40	3		0	3		6	117
			T			0			0			0			0			0			0			0	0
			R			0			0			0			0			0			0			0	0
		NB	L			0			0			0			0			0			0			0	0
			T			0	18		11	7		6	11		29		17	33		22	2		22	34	114
			R			0	15		9	14		11	10		26	18		29		3	0		3	5	81
		SB	L			0			0			0			0	7		11			0			0	11
			T		21	36		15	30		7	3		20	79	28		46	22		3	22		45	242
			R			0			0			0			0			0			0			0	0
7	Federal Highway and Camino Real	EB	L			0	12		7			0			0	11		18			0		25	39	64
			T			0			0			0			0			0		2	0		4	6	6
			R			0			0			0			0			0			0		17	26	26
		WB	L			0			0			0			0			0			0			0	0
			T	4		2			0			0			0			0	2		0	4		8	11
			R			0	4		2	4		3	4		11	4		7	2		0			0	23
		NB	L	17		9			0			0			0			0			0	17		35	43
			T			0	17		10	17		13	17		45	17		28	17		3			0	99
			R			0			0			0			0			0			0			0	0
		SB	L		4	7		4	8		4	2		4	16		4	8		2	0			0	40
			T		17	29		17	34		17	7		17	67		17	33		17	1			0	171
			R			0		7	14			0		9	36		11	21			0	25		51	122
8	Dixie Highway & Camino Real	EB	L	7		4			0	7		6	7		18	3	5	5		1		34	53	86	
			T			0	7		4			0			0	4		7	2		0		46	71	82
			R			0			0			0			0			0				13	20	20	
		WB	L			0			0			0		6	24		7	14		0			0	37	
			T			0		7	14			0		3	12		4	8		2	0	46		94	127
			R	21		11			0			0			0			0			0			0	11
		NB	L			0			0			0			0			0			0	13		26	26
			T	13		7	8		5	13		10	13		34	6		10	13		2			0	68
			R			0	5		3			0			0	7		11			0			0	14
		SB	L			0			0			0			0			0			0			0	0
			T		13	22		13	26		13	5		7	28		6	12		13	1			0	94
			R		7	12			0		7	3		4	16		3	6		5	0	34		69	106

City of Boca Raton Downtown Transfer Analysis
Turning Movement Projections for Unbuilt Development After Transfer - PM Peak Hour

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total with Transfer		
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips			
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out				
Trip Generation				Trips			52	172		80	208		78	39		259	368		163	195		16	8		203	155	
1	Palmetto Park Road & NW 2nd Avenue	EB	L	20		10			0			0			0			0			0			0	10		
			T			0	20		16	20		16	20		52	20		33	20		3	20		41	160		
		R			0			0			0			0			0			0			0	0			
		WB	L			0			0			0			0			0			0			0	0		
T				0		20	42		20	8		20	74		20	39		20	2		20	31	195				
2	Palmetto Park Road & Dixie Highway	EB	R			0			0			0			0			0			0			0	0		
			T			0			0			0			0			0			0			0	0		
		R			0			0			0			0			0			0			0	0			
		WB	L			0			0			0			0			0			0			0	0		
T				0			0			0			0			0			0			0	0				
3	Palmetto Park Road & Federal Highway	EB	R			0			0			0			0			0			0			0	0		
			T			0			0			0			0			0			0			0	0		
		R			0			0			0			0			0			0			0	0			
		WB	L			0			0			0			0			0			0			0	0		
T				0			0			0			0			0			0			0	0				
4	Palmetto Park Road & Mizner Blvd	EB	R			0			0			0			0			0			0			0	13		
			T			0			0			0			0			0			0			0	85		
		R			0			0			0			0			0			0			0	3			
		WB	L			0			0			0			0			0			0			0	22		
T				0			0			0			0			0			0			0	49				
5	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	12		
			T			0			0			0			0			0			0			0	69		
		R			0			0			0			0			0			0			0	52			
		WB	L			0			0			0			0			0			0			0	27		
T				0			0			0			0			0			0			0	51				
6	Palmetto Park Road & US Highway 1	EB	R			0			0			0			0			0			0			0	5		
			T			0			0			0			0			0			0			0	5		
		R			0			0			0			0			0			0			0	5			
		WB	L			0			0			0			0			0			0			0	5		
T				0			0			0			0			0			0			0	5				

City of Boca Raton Downtown Transfer Analysis
Turning Movement Projections for Unbuilt Development After Transfer - PM Peak Hour

No.	Intersection	Dir	Mvmt	Zone A			Zone B			Zone C			Zone D			Zone E			Zone F			Zone G			Total with Transfer	
				Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips	Dist %		Trips		
				In	Out		In	Out		In	Out		In	Out		In	Out		In	Out		In	Out			
Trip Generation				Trips		52	172		80	208		78	39		259	368		163	195		16	8		203	155	
5	Federal Highway & N. Mizner Blvd	EB	L			0	4		3			0			0			0			0			0	3	
			T			0	4		3			0			0			0			0			0	3	
			R			0			0			0			0			0			0			0	0	
		WB	L			0			0			0			0			0			0			0	0	
			T			0		4	8			0			0			0			0			0	8	
			R			0		10	21		19	7		5	18		10	20			0			0	66	
		NB	L			0		4	8			0			0			0			0			0	8	
			T		19	33		9	19			0		14	52		9	18		19	1		19	30	151	
			R			0			0			0			0			0			0			0	0	
		SB	L			0	10		8	19		15	5		13	10		16			0			0	52	
			T	19		10	9		7			0	14		36	9		15	19		3	19		39	110	
			R			0			0			0			0		0		0		0			0	0	
6	Federal Highway & S. Mizner Blvd	EB	L			0			0			0			0			0			0			0	0	
			T			0	3		2			0			0	6		10			0			0	12	
			R			0			0			0			0		0			0			0	0		
		WB	L			0		13	27		14	5		10	37	3	18	40	3		0	3		6	116	
			T			0			0			0			0			0			0			0	0	
			R			0			0			0			0			0			0			0	0	
		NB	L			0			0			0			0			0			0			0	0	
			T			0	18		14	7		5	11		29		17	33		22	2		22	34	117	
			R			0	15		12	14		11	10		26	18		29		3	0		3	5	83	
		SB	L			0			0			0			0	7		11			0			0	11	
			T		21	36		15	31		7	3		20	74	28		46	22		3	22		45	238	
			R			0			0			0			0		0		0		0			0	0	
7	Federal Highway and Camino Real	EB	L			0	12		10			0			0	11		18			0		25	39	66	
			T			0			0			0			0			0		2	0		4	6	6	
			R			0			0			0			0			0		0		17	26	26		
		WB	L			0			0			0			0			0			0			0	0	
			T	4		2			0			0			0			0	2		0	4		8	11	
			R			0	4		3	4		3	4		10	4		7	2		0			0	24	
		NB	L	17		9			0			0			0			0			0	17		35	43	
			T			0	17		14	17		13	17		44	17		28	17		3			0	101	
			R			0			0			0			0		0		0		0			0	0	
		SB	L		4	7		4	8		4	2		4	15		4	8		2	0			0	39	
			T		17	29		17	35		17	7		17	63		17	33		17	1			0	168	
			R			0		7	15			0		9	33		11	21		0	25		51	120		
8	Dixie Highway & Camino Real	EB	L	7		4			0	7		5	7		18	3		5	5		1		34	53	86	
			T			0	7		6			0			0	4		7	2		0		46	71	84	
			R			0			0			0			0			0		0			13	20	20	
		WB	L			0			0			0		6	22		7	14			0			0	36	
			T			0		7	15			0		3	11		4	8		2	0	46		94	127	
			R	21		11			0			0			0			0			0			0	11	
		NB	L			0			0			0			0			0			0	13		26	26	
			T	13		7	8		6	13		10	13		34	6		10	13		2			0	69	
			R			0	5		4			0			0	7		11		0				0	15	
		SB	L			0			0			0			0			0			0			0	0	
			T		13	22		13	27		13	5		7	26		6	12		13	1			0	93	
			R		7	12			0		7	3		4	15		3	6		5	0	34		69	105	

City of Boca Raton
Downtown DRI SubArea Land Use Transfer Analysis
Turning Movement Projections - PM Peak Hour - Before Transfer with Unbuilt DDRI

No.	Intersection	Dir	Mvmt	Downtown		
				Unbuilt Traffic before Transfer		
Trip Generation						
1	Palmetto Park Road & NW 2nd Avenue	EB	L	10		
			T	157		
			R	0		
		WB	L	0		
			T	198		
			R	48		
		NB	L	0		
			T	0		
			R	0		
		SB	L	44		
			T	0		
			R	34		
2	Palmetto Park Road & Dixie Highway	EB	L	2		
			T	180		
			R	117		
		WB	L	25		
			T	160		
			R	24		
		NB	L	96		
			T	32		
			R	19		
		SB	L	30		
			T	27		
			R	0		
3	Palmetto Park Road & Federal Highway	EB	L	25		
			T	72		
			R	105		
		WB	L	9		
			T	131		
			R	0		
		NB	T	129		
			R	13		
		SB	T	136		
			R	39		
		4	Palmetto Park Road & Mizner Blvd	EB	L	12
					T	87
R	3					
WB	L			22		
	T			50		
	R			11		
NB	L			71		
	T			50		
	R			28		
SB	L			27		
	T			50		
	R			5		

City of Boca Raton
Downtown DRI SubArea Land Use Transfer Analysis
Turning Movement Projections - PM Peak Hour - Before Transfer with Unbuilt DDRI

No.	Intersection	Dir	Mvmt	Downtown
				Unbuilt Traffic before Transfer
Trip Generation				
5	Federal Highway & N. Mizner Blvd	EB	L	2
			T	2
			R	0
		WB	L	0
			T	8
			R	67
		NB	L	8
			T	154
			R	0
		SB	L	50
			T	108
			R	0
6	Federal Highway & S. Mizner Blvd	EB	L	0
			T	12
			R	0
		WB	L	117
			T	0
			R	0
		NB	L	0
			T	114
			R	81
		SB	L	11
			T	242
			R	0
7	Federal Highway and Camino Real	EB	L	64
			T	6
			R	26
		WB	L	0
			T	11
			R	23
		NB	L	43
			T	99
			R	0
		SB	L	40
			T	171
			R	122
8	Dixie Highway & Camino Real	EB	L	86
			T	82
			R	20
		WB	L	37
			T	127
			R	11
		NB	L	26
			T	68
			R	14
		SB	L	0
			T	94
			R	106

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City of Boca Raton Downtown Transfer Analysis
Turning Movement Projections - PM Peak Hour - After Transfer with Unbuilt DDRI

No.	Intersection	Dir	Mvmt	Downtown	
				Unbuilt	Traffic After Transfer
1	Palmetto Park Road & NW 2nd Avenue	EB	L	10	
			T	160	
			R	0	
		WB	L	0	
			T	195	
			R	46	
		NB	L	0	
			T	0	
			R	0	
		SB	L	43	
			T	0	
			R	34	
2	Palmetto Park Road & Dixie Highway	EB	L	2	
			T	178	
			R	117	
		WB	L	25	
			T	157	
			R	25	
		NB	L	94	
			T	31	
			R	20	
		SB	L	30	
			T	28	
			R	0	
3	Palmetto Park Road & Federal Highway	EB	L	28	
			T	73	
			R	104	
		WB	L	9	
			T	129	
			R	0	
		NB	L	128	
			T	14	
			R	137	
		SB	L	40	
			T		
			R		
4	Palmetto Park Road & Mizner Blvd	EB	L	13	
			T	85	
			R	3	
		WB	L	22	
			T	49	
			R	12	
		NB	L	69	
			T	52	
			R	27	
		SB	L	27	
			T	51	
			R	5	
5	Federal Highway & N. Mizner Blvd	EB	L	3	
			T	3	
			R	0	
		WB	L	0	
			T	8	
			R	66	
		NB	L	8	
			T	151	
			R	0	
		SB	L	52	
			T	110	
			R	0	
6	Federal Highway & S. Mizner Blvd	EB	L	0	
			T	12	
			R	0	
		WB	L	116	
			T	0	
			R	0	
		NB	L	0	
			T	117	
			R	83	
		SB	L	11	
			T	238	
			R	0	
7	Federal Highway and Camino Real	EB	L	66	
			T	6	
			R	26	
		WB	L	0	
			T	11	
			R	24	
		NB	L	43	
			T	101	
			R	0	
		SB	L	39	
			T	168	
			R	120	
8	Drive Highway & Camino Real	EB	L	86	
			T	84	
			R	20	
		WB	L	36	
			T	127	
			R	11	
		NB	L	26	
			T	69	
			R	15	
		SB	L	0	
			T	93	
			R	105	

d:\broadway\2023 projects\p-21-35 site numbered march 2023\analysis\turning movement\final\after site plan

LAND USE INTENSITY SUMMARY

City of Boca Raton Downtown Transfer Analysis
Land Use Intensity Summary

City of Boca Raton Downtown Transfer Analysis
Land Use Intensity Summaries

Land Use	Subarea A						Subarea B					
	Existing Development as of 7/14/25	Committed Development (Approved but Not Yet Built)	50% Remaining for Transfer or Conversion	Balance of Authorized Development before Proposed Transfer	Proposed Transfer	Balance of Authorized Development after Proposed Transfer	Existing Development as of 7/14/25	Committed Development (Approved but Not Yet Built)	50% Remaining for Transfer or Conversion	Balance of Authorized Development before Proposed Transfer	Proposed Transfer	Balance of Authorized Development after Proposed Transfer
Office	24,224	0	105,000	80,776	0	80,776	369,780	134,173	55,555	0	-8,188	-8,188
Retail High	23,497	0	21,500	1,015	0	1,015	418,533	23,862	195,000	0	0	0
Retail Medium-High	0	0	0	0	0	0	-15,906	0	0	0	0	0
Retail Medium	0	0	0	0	0	0	30,000	0	15,999	0	40,453	40,453
Retail-Low	0	0	0	0	0	0	12,156	0	0	0	0	0
Institutional- Traffic	78,297	0	56,704	39,727	0	39,727	83,767	0	28,630	0	0	0
Institutional-Non Traffic	0	0	0	0	0	0	13,801	0	30,800	-46,199	0	-46,199
Other	0	0	0	0	0	0	0	0	0	0	0	0
Hotel Rooms	0	0	0	0	0	0	0	0	0	0	0	0
Residential Units	0	0	0	0	0	0	443	0	141	0	0	0
	261,817	0	290,410	168,865	0	168,866	1,970,548	205,191	768,616	0	23,791	23,791

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City of Boca Raton Downtown Transfer Analysis
Land Use Intensity Summary

Subarea C						Subarea D					
Existing Development as of 7/14/25	Committed Development (Approved but Not Yet Built)*	50% Remaining for Transfer or Conversion	Balance of Authorized Development before Proposed Transfer	Proposed Transfer	Balance of Authorized Development after Proposed Transfer	Existing Development as of 7/14/25	Committed Development (Approved but Not Yet Built)	50% Remaining for Transfer or Conversion	Balance of Authorized Development before Proposed Transfer	Proposed Transfer	Balance of Authorized Development after Proposed Transfer
90,563	-3,718	35,279	2,358	0	2,358	290,735	-36,001	0	278,624	-23,791	254,833
98,141	1,965	32,350	0	0	0	331,180	-12,499	162,500	0	0	0
0	0	0	0	0	0	15,680	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	13,179	0	0	0	0	0
6,692	0	3,692	0	0	0	0	0	0	0	0	0
0	3,718	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	200	144	292	0	0	0
637	198	0	5.75	0	5.75	1067	496	57	0	0	0
662,396	84,630	139,465	4,754	0	4,754	1,878,507	213,466	669,603	278,624	-23,791	254,833

City of Boca Raton Downtown Transfer Analysis
Land Use Intensity Summary

Subarea E						Subarea F						
Existing Development as of 7/14/25	Committed Development (Approved but Not Yet Built)	50% Remaining for Transfer or Conversion	Balance of Authorized Development before Proposed Transfer*	Proposed Transfer	Balance of Authorized Development after Proposed Transfer	Existing Development as of 7/14/25	Committed Development (Approved but Not Yet Built)	50% Remaining for Transfer or Conversion	Balance of Authorized Development before Proposed Transfer**	Proposed Transfer	Proposed Conversion	Balance of Authorized Development after Proposed Transfer and Conversion
18,431	0	35,173	35,173	0	35,173	343,239	0	118,311	0	0	0	0
26,642	38,503	0	0	0	0	68,099	0	4,400	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	3,000	0	1,500	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	32,623	0	0	0	0	0	0
0	164	164	0	0	0	17	0	17	0	0	0	0
892	92	357	26	0	26	471	42	0	0	0	0	0
469,390	244,037	275,034	45,992	0	45,992	763,253	17,500	144,563	0	0	0	0

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City of Boca Raton Downtown Transfer Analysis
Land Use Intensity Summary

27972

Subarea G						Total							
Existing Development as of 7/14/25	Committed Development (Approved but Not Yet Built)	50% Remaining for Transfer or Conversion	Balance of Authorized Development before Proposed Transfer	Proposed Transfer	Balance of Authorized Development after Proposed Transfer	Existing Development as of 8/26/24	Committed Development (Approved but Not Yet Built)	50% Remaining for Transfer or Conversion	Balance of Authorized Development before Proposed Transfer	Proposed Transfer Conversion	Balance of Authorized Development after Proposed Transfer	Total before Proposed Transfer	Total after Proposed Transfer
34,723	0	0	2	0	2	1,171,695	94,454	349,818	373,142	-31,979	341,163	1,639,291	1,607,312
52,669	23,368	51,038	21,964	0	21,964	1,018,761	75,199	466,788	22,979	0	22,979	1,116,939	1,116,939
0	0	0	0	0	0	-226	0	0	0	0	0	-226	-226
0	0	0	0	0	0	30,000	0	15,999	0	40,453	40,453	30,000	70,453
0	0	0	0	0	0	25,335	0	0	0	0	0	25,335	25,335
0	0	0	0	0	0	171,756	0	90,526	39,727	0	39,727	211,483	211,483
0	0	0	0	0	0	13,801	3,718	30,000	46,199	0	46,199	63,718	63,718
0	0	0	0	0	0	32,623	0	0	0	0	0	0	0
0	0	0	0	0	0	217	308	0	0	0	0	525	525
346	374	0	0	0	0	3856	1,202	553	32	0	32	5,090	5,090
335,643	225,381	151,899	65,371	0	65,371	6,341,554	990,205	2,176,811	563,608	0	563,607	7,895,366	7,895,367

35485

1,073,870

7,331,759
75,199

1,149,059

The Sanborn

100 NE 1st Avenue
Boca Raton, Florida

Analysis of Public Facilities and Services

Prepared by



6300 N.W. 31st Avenue
Fort Lauderdale, FL 33309
954-202-7000



Michael Troxell Digitally signed by Michael Troxell
Date: 2026.08.03 10:18:47 -04'00'

Michael A. Troxell, P.E.
Florida Professional Engineer License No. 50572
Florida Business Certificate of Authorization No. 27528

August 3, 2026

MICHAEL A. TROXELL, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 50572. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL A. TROXELL, PE ON 8/3/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.

Project Description:

The project site is located at 100 NE 1st Avenue in the City of Boca Raton, Florida. The subject property is approximately 0.302-acres and is identified by the property appraiser with Property Control Number 06-43-47-20-28-000-0130. The existing site is currently developed with an 8,188-square-foot, two (2) story commercial use building. The project proposes to remove the existing building and infrastructure on-site to develop an 8-story building that will consist of 99 lineal feet of bars, 7,368 square feet of gym / spa area, meeting rooms that provide up to 113 seats, and restaurant use with 4,767 square feet of customer service area. Additionally, the project will include installation and improvement of water and sewer, stormwater facilities and sidewalk infrastructure.

Sanitary Sewer:

Existing public sanitary sewer mains are located west of the site within the right-of-way of NE 1st Avenue and north of the site within an existing 10' alley easement. The existing site is currently serviced by two (2) existing 6" sanitary sewer laterals that are connected to the existing 8" sanitary sewer main to the north. These laterals will be cut and removed as required on-site so that they can be utilized to service the proposed development.

The City's adopted level of service for sanitary sewer (Policy GSSSS 3.2.0) is:

- 1) 144 (125×1.15 (peak factor)) gallons per capita per day for wastewater treatment
- 2) 152 (117×1.30 (peak factor)) gallons per capita per day for effluent disposal.

The City's current level of service for sanitary sewer is 135 gallons per capita per day (17.5 MGD plant capacity / 130,000 population).

The sanitary sewer demands for the City of Boca Raton for commercial use is 0.10 gallons per day per square foot of building. Additionally, since the City does not specify sanitary sewer demands for bar and restaurant uses, the estimated flows for these uses, which is 20 gpd per seat and 40 gpd per seat respectively, have been referenced from the State of Florida Department of Health Chapter 64E-6, Florida Administrative Code "Standard for Onsite Sewage Treatment and Disposal Systems". The table below depicts the existing and proposed sanitary sewer demand, and the projected change due to the proposed development:

Table 1 – Sanitary Sewer Demand

USE	UNITS OR SQUARE FEET	EST. DEMAND/UNIT (GPD)	TOTAL EST. DEMAND (MGD)
Existing:			
Commercial	8,188 SF	0.10 gpd/SF	0.00082
Proposed:			
Commercial	44,196 SF	0.10 gpd/unit	0.00422
Bar / Cocktail Lounge	50 seats	20.00 gpd/seat	0.00100
Restaurant	318 seats	40.00 gpd/seat	0.01272
Total Proposed			0.01814
Proposed Demand Change:			(+) 0.01732

The project's sanitary sewer discharge will be treated at the City's Glade Road Wastewater Treatment Plant (GRWWTP) which has a rated plant capacity of 17.5 million gallons per day its current demand is 13.71 million gallons per day. Therefore, there is 3.79 million gallons per day of available reserved capacity. The projected increase in the sanitary sewer demand is anticipated to utilize 0.10% of the overall plant capacity and 0.46% of the available capacity reserved. Based on the City's long range planning horizon it is anticipated that sufficient capacity exists to accommodate the proposed project. Even though the treatment plant may have sufficient capacity to accommodate this Project, the lift station that serves this property (specifically L.S. #25) may not have adequate capacity and all upgrades required to the station will be the developer's responsibility.

Potable Water:

Existing public water mains are located west of the site within the right-of-way of NE 1st Avenue, north of the site with an existing 10-foot alley and south of the site within the right-of-way of E. Boca Raton Rd. Water service for the existing site is currently provided by two (2) connections to the existing 6" water main to the north. As part of the proposed development, these two (2) existing connections will be removed and capped at the existing 6" water main. Service for the proposed project will instead be provided by a new 8"x8" connection to the existing 8" water main located west of the site within the right-of-way of NE 1st Avenue. This new 8" connection from NE 1st Avenue will provide service for the proposed 4" domestic water service and 8" fire line service.

The City's adopted level of service for potable water demand is:

- 1). 334 gallons per capita per day water demand.
- 2). Water storage facilities design of 198 gallons per capita.
- 3). Water pressure of 60psi leaving the plant under normal conditions, and a minimum of 20 psi in the distribution system under drought conditions.

The potable water demands for the City of Boca Raton for commercial use is 0.355 gallons per day per square foot of building. Additionally, since the City does not specify potable water demands for Bar and Restaurant uses, the estimated flows for these uses, which is 20 gpd per seat and 40 gpd per seat respectively, have been referenced from the State of Florida Department of Health Chapter 64E-6, Florida Administrative Code "Standard for Onsite Sewage Treatment and Disposal Systems". The table below depicts the existing and proposed potable water demand, and the projected change due to the proposed development:

Table 2 – Potable Water Demand

USE	UNITS OR SQUARE FEET	EST. DEMAND/UNIT (GPD)	TOTAL EST. DEMAND (MGD)
Existing:			
Commercial	8,188 SF	0.355 gpd/SF	0.00291
Proposed:			
Commercial	4,196 SF	0.355 gpd/unit	0.01569
Bar / Cocktail Lounge	50 seats	20.00 gpd/seat	0.00100
Restaurant	318 seats	40.00 gpd/seat	0.01272
Total Proposed			0.02941
Proposed Demand Change:			(+) 0.02650

The project's potable water demand will be supplied by Glades Road Water Treatment Plant (GRWTP) which has a capacity of 70 million gallons per day. The current demand at the GRWTP is 37 MGD. Pursuant to Consumptive Use Permit No. 50-00367-W, the City of Boca Raton has a maximum annual allocation of 18,811 million gallons, and a maximum monthly allocation of 1,760.02 million gallons. Additionally, the current annual demand on the City's wellfields is 15,581.990 million gallons with the remaining capacity on the consumptive use permit is 3,229.01 million gallons, or an average of 8.8466 MGD. Based this information, the increase in water demand of 0.02650 mgd is approximately 0.08% of the available plant capacity, and 0.33% of the available remaining allocation provided in the City's current consumptive use permit. Hence, based on the City's long range planning horizon it is anticipated that sufficient capacity exists to accommodate the proposed project.

Potable (Irrigation) Water:

As noted in the City's Utility Atlas provided, there are no reuse water mains adjacent to the site. As such, the irrigation source for the proposed project will be provided by a connection to potable water main.

Drainage Impact Assessment

The project site is located within the Boca Raton Master Stormwater Management Plan, which requires that "all new projects discharging into the City of Boca Raton's storm sewer system will

have to provide adequate water quality detention volumes on-site and restrict discharge to 1.4 cubic feet per second (cfs) per acre during the 25-year 3-day design event. According to the Master Permit, the control water table is estimated at 4.0 NGVD (approximately 2.50 ft NAVD). The proposed drainage system will consist of exfiltration trench and one (1) drainage well to meet the water quality and quantity requirements. The site drainage will be piped to the exfiltration trench to meet water quality requirements prior to flowing into the drainage well and the roof drainage will be piped directly to the drainage well. No connection for offsite discharge is proposed.

Solid Waste

The City of Boca Raton provides solid waste service to the subject project site and is dependent on the Palm Beach County Solid Waste Authority (SWA) for disposal of solid waste generated by municipalities in the County. Below is a table for the estimated solid waste demand based on the waste generation rates for residential and commercial property as presented in the Solid Waste Authority of Palm Beach County, Integrated Solid Waste Management Plan adopted by Palm Beach County.

Table 3 – Solid Waste Demand

USE	UNITS OR SQUARE FEET	EST. DEMAND	TOTAL EST. DEMAND (Tons/Year)	
			Tons/Year	Lbs/Day
Existing: Commercial	8,188 SF	7.47 Lbs/SF-year	30.58	167.57
Proposed: Commercial	44,196 SF	7.47 lbs/ SF-year	165.07	904.50
Bar / Cocktail Lounge	2,850 SF	12.37 Lbs/ SF-year	17.63	96.59
Restaurant	7,635 SF	25.58 Lbs/ SF-year	97.65	535.08
Total Proposed			280.35	1,536.17
Proposed Demand Change:			(+)249.77	(+)1,368.60

Hence, the project is estimated to generate an additional 249.77 tons per year of solid waste as compared to the existing site use. The project is in coordination with SWA and a letter of Availability of Solid Waste Disposal Capacity will be provided once received.

Education

Since the proposed use does not include residential use, there is no impact to schools.

Housing

The project is not a residential project.

Parks and Recreation

Since the proposed use does not include residential use, there is no additional requirement for parks and recreation.

Police and Public Safety

We have requested a statement be provided from the Police Department of the City of Boca Raton to confirm if they have sufficient manpower and equipment to provide safe and adequate protection to this development. Upon their response, we will request that they forward the written confirmation directly to the plan reviewer.

Fire Protection

We have requested a statement to be provided from the Fire Department of the City of Boca Raton to confirm if they have sufficient manpower and equipment to provide safe and adequate protection to this development. Upon their response, we will request that they forward the written confirmation directly to the plan reviewer.

Energy

The building will be designed to comply with the applicable energy conservation requirements of the Florida Building Code, Eighth Edition (2023). This includes meeting standards for the building envelope (insulation, windows, and air sealing), energy-efficient HVAC systems, compliant water heating equipment, high-efficacy lighting, mechanical ventilation, and solar-ready provisions where required. Considerations related to energy conservation which shall be incorporated into the building and site planning, design and equipment selection:

1. Mechanical equipment: High efficiency EER air conditioner compressors will be provided and placed on the roof level.
2. Shade landscape planting: We are using large shade trees on the site, shading pedestrians walking along 3rd Avenue, Camino Real, the pocket park and along the new green space on the north side.
3. Building orientation, natural ventilation, protection from sun, glass exposure surfaces: The design of the building has overhang features on the majority of glass exposed surface to help, create shading for the interior of the building and the portion of the ground surface in which these features overhang.
4. Roof configuration, appropriate slopes, overhangs, to provide integral shade over glass areas: The building has a flat roof, with large overhangs proposed for shading.
5. Glass areas to reduce heat loads and provide natural daylighting: The design of the building has a typical residential glass façade and allow for use of natural daylight within its interior spaces.
6. Building Envelope: The building will provide applicable wall and roof insulation, window performance and air sealing provisions.



CITY OF Boca Raton

PUBLIC WORKS AND ENGINEERING DEPARTMENT -
TRAFFIC DIVISION
2500 NW 1ST AVENUE • BOCA RATON, FL 33431
PHONE (561) 416-3385
(FOR HEARING IMPAIRED) TDD (561) 367-7043
www.myboca.us

September 3, 2026

TO: Jacob German, AICP
Senior Planner

FROM: Quan Yuan, PE, PTOE 
Transportation Planning Engineer

RE: PZCRP-2025-00003 (CRP-25-01)
The Sanborn

This petition is a request for Individual Development Approval to demolish the existing office building located on a 0.30-acre property at 100 NE 1st Avenue and construct an 8-story building for a membership-based club. The subject property is located within the Boca Raton Downtown Development of Regional Impact (DDRI) and is generally situated at the northeast corner of the intersection of NE 1st Avenue and East Boca Raton Road. The proposed development includes an 85-space underground automated parking structure and an 8-story building comprising of fine dining restaurants, bars, spa room, fitness, game room, office, and other club-related amenities. Vehicular access will be provided by one ingress driveway from the existing alley connecting to NE 1st Avenue and one egress driveway on East Boca Raton Road. According to City Code Section 23-190(d), both driveways are classified as urban minor driveways. One City owned on-street parking space on East Boca Raton Road will be relocated to NE 1st Avenue due to the new driveway opening. In addition, the development needs up to 98 offsite parking spaces from the nearby Aletto Square parking garage to satisfy the parking requirements during weekday evenings and weekends.

While traffic concurrency is vested in the Boca Raton Downtown Development of Regional Impact (DDRI), adequate development rights must also be available in the Downtown subarea. A Land Use Transfer and Conversion Analysis prepared by the project traffic consultant JMD Engineering, Inc., dated May 5, 2026, indicates 23,791 square feet of Office Equivalency (OE) needs to be transferred from Subarea D to Subarea B in accordance with the development status tables maintained by the Downtown Manager Office. The Land Use Transfer & Conversion Analysis concludes the proposed transfer does not result in significant traffic impacts to the major intersections within the DDRI; therefore, Traffic Division has no objection to the requested OE transfer.

The project traffic consultant, JMD Engineering, Inc., estimated the development's trip generation in a traffic study, signed and sealed on July 10, 2026, as provided below.

Trip Generation The Sanborn				
Scenario		Trip Generation (trips)		
Development	Intensity	Daily	AM Peak Hour	PM Peak Hour
Existing Development Office	8,188 SF	106	13	16
Proposed Development Restaurant Fitness Recreation Office	10,256 SF 8,424 SF 1,695 SF 10,782 SF	716	31	64
Net New Trips		610	18	48

The proposed development is expected to generate additional 610 daily trips, 18 AM and 48 PM peak hour trips. The project site is within the Downtown DRI; therefore, a TPS letter from Palm Beach County Traffic Division is not required.

If the petition is approved, then the following conditions are recommended:

1. No Building Permit shall be issued after December 31, 2030.
2. Prior to the issuance of a main use Building Permit, the Applicant shall:
 - a. Submit water, sewer, paving and drainage plans for on-site and off-site improvements which shall be reviewed and approved by City Staff Responsible for Public Works Review ("PWR") and other required governmental agencies.
 - b. Provide a letter of credit or cash bond, in a form acceptable to the City Attorney, in an amount equal to 110% for the cost of construction of:
 - i. All off-site improvements;
 - ii. All activity in the public right-of-way; and
 - iii. All on-site improvements to be dedicated to the City and/or for public use.
 - c. Remit payment of all applicable impact fees pursuant to the Palm Beach County Unified Land Development Code, Article 13: "Impact Fee" Ordinance.
 - d. Obtain approval of design plans and necessary permits from City Staff Responsible for Public Works Review to construct the following improvements, as depicted on the Approved Site Plan:
 - i. A minimum of an 8-foot-wide sidewalk free of encroachments along NE 1st Avenue on the property frontage;

- ii. Modification to NE 1st Avenue and East Boca Raton Road to accommodate the on-street parking spaces; and
 - iii. Install streetlights on the property frontage in accordance with the specifications as approved by CRA.
 - e. Execute and deliver to the City for recordation, along with applicable fees, in the forms acceptable to the City Attorney, for the sidewalk easement along NE 1st Avenue for all sidewalk pavement encroaching onto the private property.
 - f. File a Transportation Demand Management (TDM) Plan acceptable to the City. In addition, an annual report shall be provided to the City each year on January 15th, describing in detail the TDM program implemented for the development. The TDM plan development and implementation process shall include the following:
 - i. Designate an entity to oversee and coordinate the TDM Plan. This entity, which is the liaison between the project and the City, shall monitor all TDM program activities for the site. The Applicant, through the declaration for the Association or property owner, shall assign the property management the responsibility for the implementation, operation, coordination, and management of the TDM Plan;
 - ii. Provide multiple facilities, including the main lobby, for the posting of Transportation Demand Management (TDM) program information in locations that are readily visible to employees. This is an area that is used to supply employees information about bus and train schedules, South Florida Commuter Services, name and phone number of the Development's TDM Program Coordinator and information on local restaurants and shops within walking distance;
 - iii. Ensure the availability of meaningful incentives, including 100% transit pass subsidies to the onsite employees; and
 - iv. Voluntarily proffered to the City an annual contribution of \$9,165 to be applied towards the City's Downtown transit programs and to be paid the first year prior to the issuance of any main-use building permit, and as an annual payment thereafter, payable no later than January 15th of each subsequent year.
 - g. Submit a construction and sequencing plans that includes phasing, staging areas, and a traffic maintenance plan which shall be reviewed and approved by the City Staff Responsible for PWR review.
3. During construction, the Applicant shall obtain approval from the City for any temporary closure or obstruction of public sidewalks, or roadway lanes.
4. Prior to the issuance of a Certificate of Completion or its functional equivalent, the Applicant and its successors in title shall:
- a. Have all the construction completed in Conditions 2.d. and accepted by the City and/or appropriate jurisdiction.
 - b. Implement and fully comply with the TDM requirements in Conditions 2.f.; and
 - c. Ensure the parking structure at Aletto Square development is in full operation and is able to meet the parking requirements of both properties.

5. The gate at the property driveway shall remain open during the regular business hours to avoid vehicles staging beyond the property line.
6. The applicant has agreed to operate only portions of the facility during specified time periods, as provided in the parking study, to meet the parking requirement. A parking management plan shall be developed to direct the offsite parking vehicles and efficiently manage the onsite parking turnover.

cc: Zachary Bihr, P.E., Director of Public Works and Engineering Department
Naresh Machavarapu, P.E., RSP, City Traffic Engineer
Brandon Schaad, AICP, LEED AP, Director of Development Services Department
Tamashbeen Rahman, AICP, Planning Administrator of Development Services Department

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JMD ENGINEERING, INC.

Revised July 10, 2026
Revised May 5, 2026
Revised March 5, 2026
Revised January 16, 2026
November 11, 2025

Naresh Machavarapu, P.E.
Boca Raton City Traffic Engineer
2500 NW 1st Avenue
Building A, 3rd Floor
Boca Raton, Florida 33431

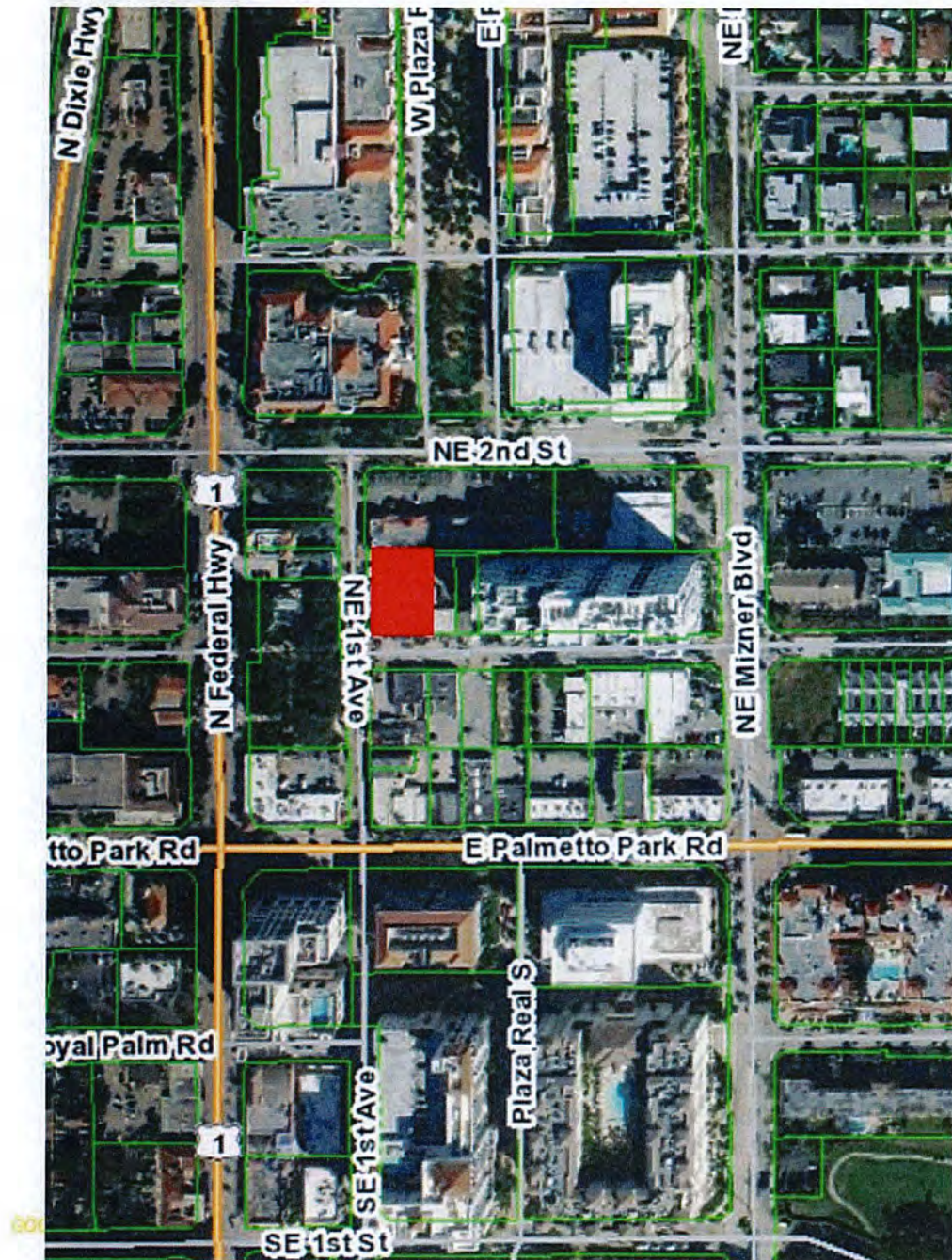
Re: 100 NE 1st Avenue – The Sanborn
IDA Site-Specific Traffic Statement

JMD Engineering, Inc. has completed an IDA site-specific traffic study for the redevelopment of 100 NE 1st Avenue in Boca Raton, Florida. The existing site consists of 8,188 square feet of office per the Downtown Manager. The proposed site plan is for a private club and will consist of 10,256 square feet of restaurant, 8,424 square feet of fitness, 1,695 square feet of recreational and 10,782 square feet of office/meeting/multi-purpose area. The site location is shown in Figure 1. The Parcel Control Numbers (PCN) for the site is 06-43-47-20-28-000-0130. An OE conversion analysis for the use change has been submitted under separate cover.

Traffic Generation and Distribution

The trip generation potential of the site was determined using rates and equations approved by Palm Beach County and found in the Institute of Transportation Engineers' *Trip Generation*, 11th Edition. The trip generation potential of the proposed site was compared to the existing trip generation potential to determine the difference in trips. As this is a private club, the customer base for the restaurant and recreational areas is limited to membership.

As shown in Table 1, the proposed project will generate 1,341 daily trips, 39 AM trips, and 137 PM trips that will be analyzed. As the property is located within the boundaries of the Downtown DRI, traffic concurrency was not analyzed on a parcel-specific basis and no TPS approval letter is required.



THE SANBORN  SITE
FIGURE 1
PROJECT LOCATION MAP

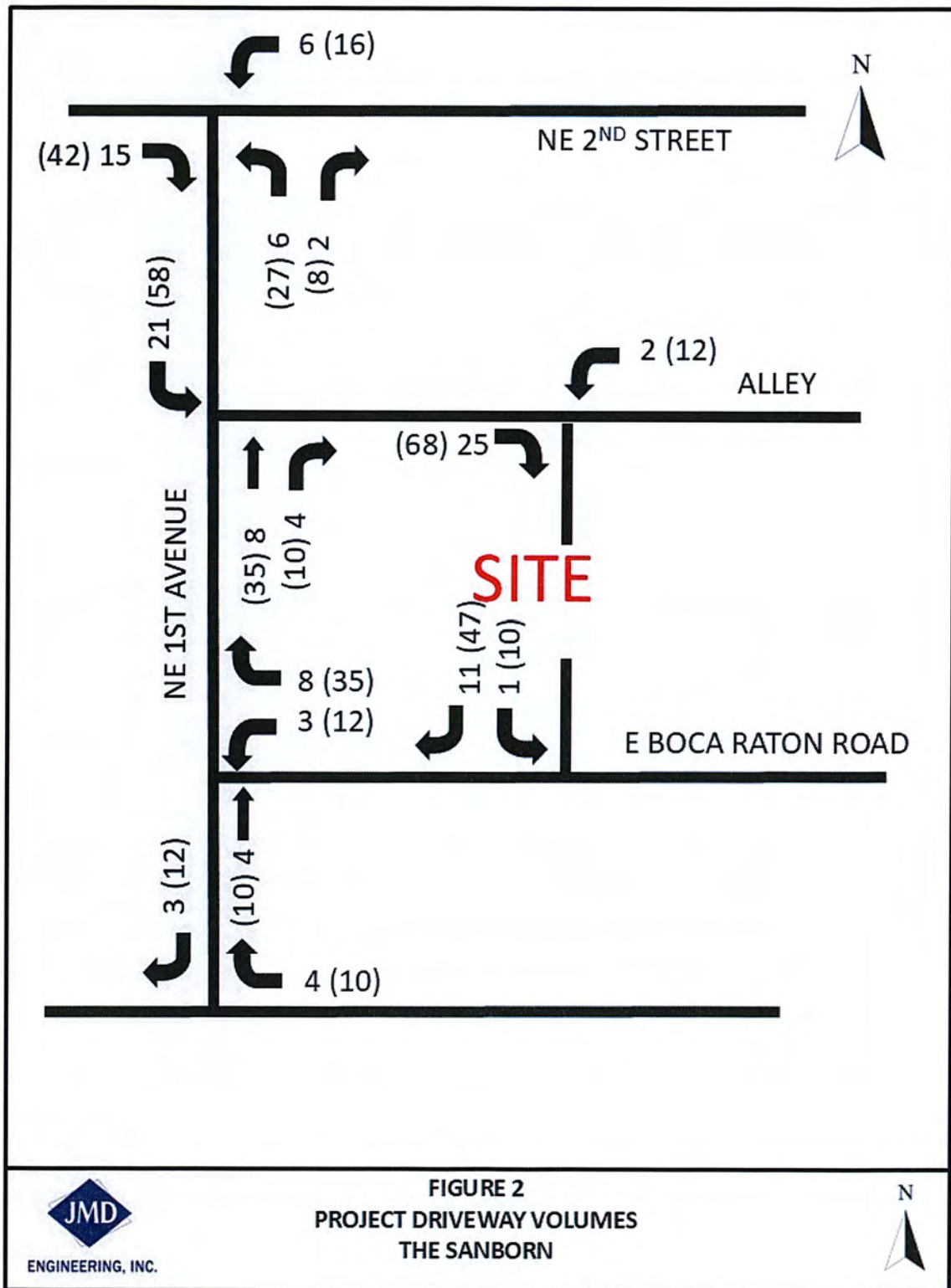




TABLE 1 THE SANBORN TRIP GENERATION COMPARISON									
Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour			
		Total	In	Out	Total	In	Out		
Approved IDA	APPROVED DRIVEWAY TRIPS	8,188 s.f	118	14	11	3	18	6	12
Office			118	14	11	3	18	6	12
Pass-By		10.00%	12	1	1	0	2	1	1
Office			12	1	1	0	2	1	1
Subtotal			106	13	10	3	16	5	11
TOTAL NET APPROVED TRIPS			106	13	10	3	16	5	11
Proposed IDA		10,256 s.f	860	7	4	3	80	54	26
Restaurant			277	12	7	5	29	16	13
Fitness			49	2	1	1	5	2	3
Rec			155	18	15	3	23	8	15
Office/Meeting			31,157 s.f	1,341	39	27	12	137	80
Subtotal			1,341	39	27	12	137	80	57
Pass-By		44.00%	378	3	2	1	35	24	11
Restaurant			14	1	0	0	1	1	0
Fitness			2	0	0	0	0	0	0
Rec			16	2	2	0	2	1	1
Office/Meeting			410	6	4	1	38	26	12
Subtotal		5.00%	67	2	1	1	7	4	3
REDUCTION FOR TDM		11% DAILY 0%AM 22% PM	148	0	0	0	28	14	14
INTERNAL CAPTURE (PER NCHRP 8-51)			716	31	22	10	64	36	28
TOTAL PROPOSED NET TRIPS			716	31	22	10	64	36	28
716 trips is an overall rate of 23.0 trips/1000 SF									

Palm Beach County Trip Generation Rates								
Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
					In/Out	Rate/Equation	In/Out	Rate/Equation
Hotel	310	Rooms	7.99	10%	56/14	0.46	51/49	0.59
Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
Fine Dining Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8

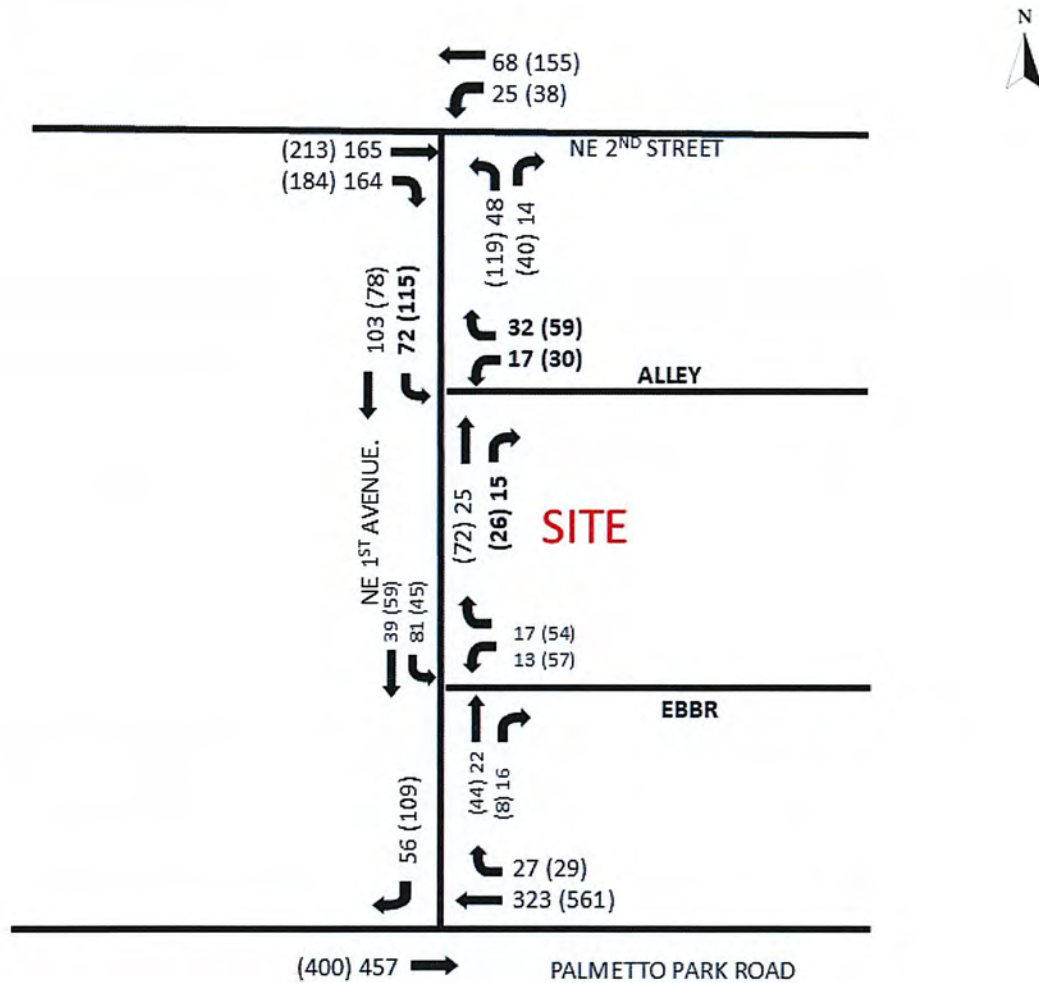
INTERNAL CAPTURE IS FROM NCHRP 8-51. ASSUMED 0% AM IC. DAILY IC IS AVG OF AM & PM (10%)

Site Access

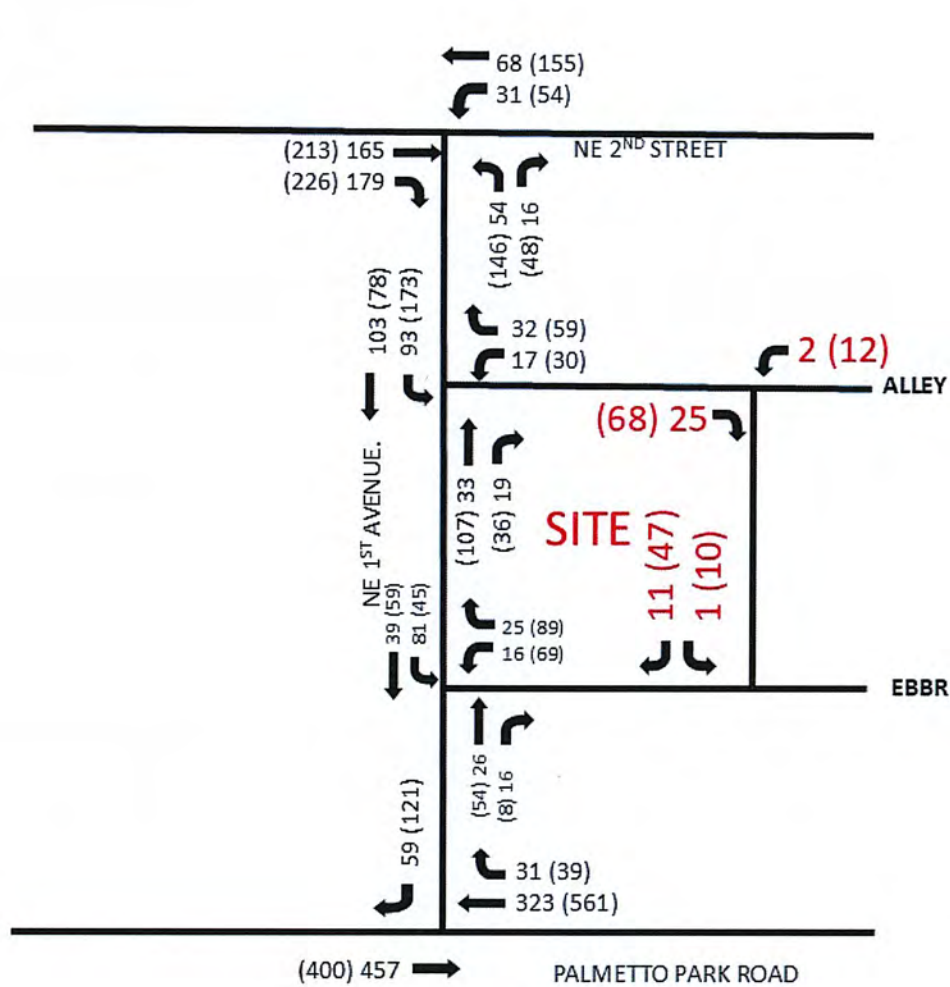
There is an ingress driveway to the alley to the north of the property and an egress driveway to East Boca Raton Road to the south. Both driveways are minor driveways. Figure 2 shows the projected driveway traffic.

Analysis

The background traffic for this analysis was derived from the Mizner Plaza traffic study and Sanborn project traffic was added to the background traffic (including Aletto) to provided total traffic which was analyzed using SYNCHRO and the results are included in the Appendix.



THE SANBORN
FIGURE 3
BACKGROUND 2030 TRAFFIC



THE SANBORN
FIGURE 4
TOTAL 2030 TRAFFIC



Conclusion

The site-specific traffic statement shows the proposed project meets the city's DDRI traffic standards.

If there are any questions regarding this analysis, please do not hesitate to call me at 561-379-5178 or email Jdonaldson@jmdengr.com.

Sincerely,

JMD ENGINEERING, INC.

John M. Donaldson, P.E., PTOE
Transportation Engineer

Florida Registration
Number 40568
Engineering Business
Number CA00009514

Digitally signed
by JOHN M
DONALDSON

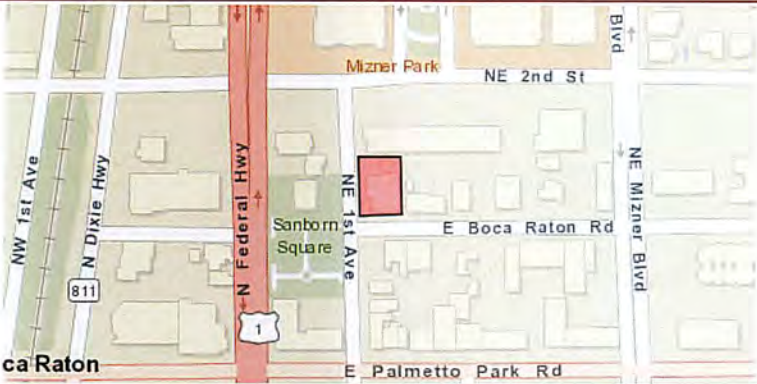
Date:
2026.07.10
'12:52:48 -05'00



This item has been
Electronically signed &
Sealed by John M.
Donaldson, P.E., on the time
and date stamp shown using
the digital signature. Printed
copies of this document are not
considered signed and sealed and
the signature must be verified on
any electronic copies.

Property Detail

Parcel Control Number:	06-43-47-20-28-000-0130	Location Address:	100 NE 1ST AVE
Owners:	HIGGINS JACQUELING T TRUST && HIGGINS JACQUELING T TR	Municipality:	BOCA RATON
Mailing Address:	250 E ROYAL PALM RD STE 3B, , BOCA RATON FL 33432 5002		
Last Sale:	02/11/2016	Book/Page#:	28103 / 01211
Property Use Code:	1200 - STORE/OFFICE/ RESIDENTIAL	Zoning:	DDRI - DOWNTOWN DDRI
Legal Description:	J R CAMPBELLS SUB LT 13 (LESS N 3 FT ALLEY & S 10 FT BOCA RATON RD R/WS) & LT 14 (LESS N 78.80 FT OF S 90.7 FT OF E 0.55 FT N 3 FT ALLEY & S 10 FT BOCA RATON RD R/WS)	Total SF:	8188
		Acres	.31



2025 Values

Improvement Value	\$906,438
Land Value	\$2,004,300
Total Market Value	\$2,910,738
Assessed Value	\$2,238,809
Exemption Amount	\$0
Taxable Value	\$2,238,809

All values are as of January 1st each year.

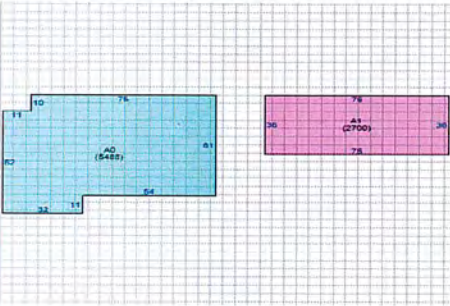
2025 Taxes

Ad Valorem	\$42,314
Non Ad Valorem	\$4,341
Total Tax	\$46,654

2025 Qualified Exemptions

Applicants

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
OFFICES	5488
APARTMENT	2700
Total Square Footage :	8188

Extra Features

Description	Year Built	Unit
Wall	1948	176
Paving- Asphalt	1948	2257

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

Structural Details (Building 1)

Description	
1 Year Built	1948
2 OFFICE BLDG L/R 1-4S	8188

jdonaldson@jmdengr.com

From: Cheese-Nelson, Arlene <ACheese@bocaraton-fl.gov>
Sent: Friday, October 31, 2025 8:52 AM
To: jdonaldson
Cc: Riley, Ruby
Subject: The 100 - 1992 Property Record

Good morning, per our meeting earlier today:

Palm Beach County Property Record		Zoning: CR1	
M 06 Folio 4743 20 28 000 0130Address 100 NE 1 AVE			
Legal	PB 5\61\13*	OR BOOK	04133 1825
Owner	PIONEER LTD	Deed History	
Address	% T F FLEMING III	01/84	\$ 512,500 10
	2850 HAMPTON CIRCLE EAST	12/80	\$ 375,000 04
	DELRAY BEACH FL 33445-7123	01/77	\$ 202,500 04
92 Assessment		Building Information	
Land \$	184,198 SLUC/CLUC 18/492n 0M115	1 4900	8,828
Bldg \$	234,609 CLUC DescOffice Bld:>1 FL		
Total \$	418,807 Munic Boca Raton		
92 Tax Year Yr Bldg	48 Bldg/Units	1/0	Extra Features
Exemptions	Bed/Bth/Hf	0/0/0 Facing	
\$	418,807 Lot Size	13,157 S Paving	
Taxes \$	9,726.64 Liv/Adj	8,188/8,828	
Legal Information		Mortgage Information	
J R CAMPBELLS SUB			
LT 13 (LESS S 10 FT & N 3 FT			
ST R/W) LT 14 LESS E 0.55 FT			
OF N 78.80 FT OF S 90.7 FT, S			
10 FT & N 3 FT ST R/W)			

Arlene Cheese-Nelson | DDRI Planning Analyst

City of Boca Raton, Development Services/Boca Raton CRA

201 W. Palmetto Park Road, Boca Raton, FL 33432

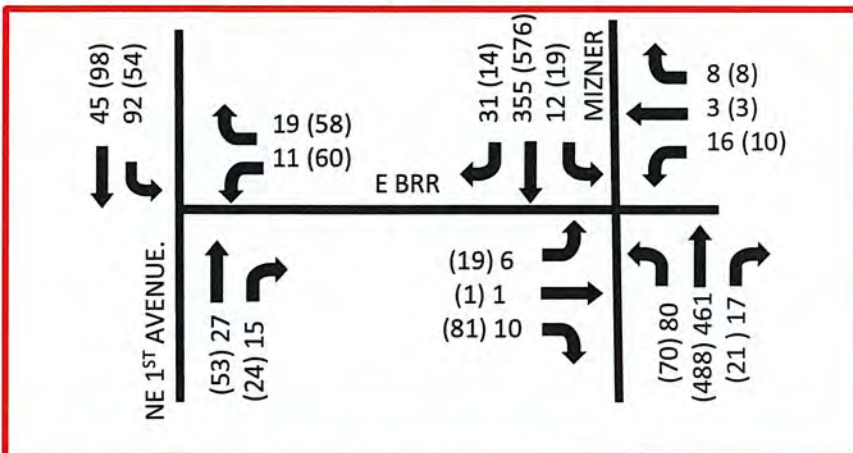
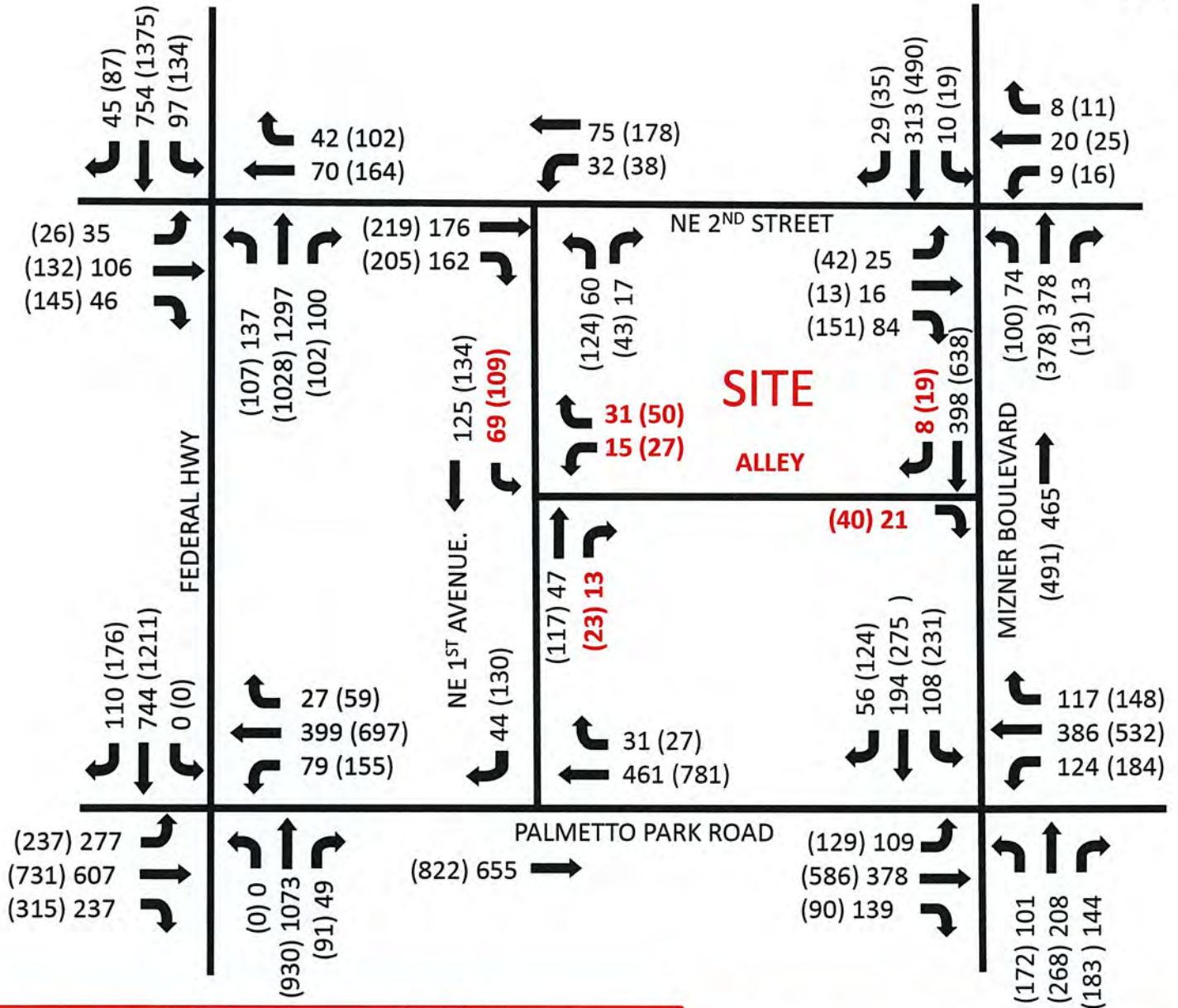
P 561-367-7057 | acheese@bocaraton-fl.gov



Please note: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records, and are available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.



MIZNER PLAZA 2028 TOTAL TRAFFIC USED FOR 2028 BACKGROUND



PEAK HOUR VOLUMES
AM PEAK
(PM PEAK)

THIS FIGURE IS THE APPROVED 2028 TOTAL TRAFFIC FOR MIZNER PLAZA. THIS BECOMES BACKGROUND FOR THE SANBORN WITH SANBORN PROJECT TRAFFIC ADDED FOR TOTAL 2028 TRAFFIC



INTERSECTION DEVELOPMENT

INTERSECTION DEVELOPMENT WORKSHEET
THE SANBORN
E. BOCA RATON ROAD & NE 1ST AVE
Existing Geometry

Growth Rate = 1.00%
Peak Season = 1 1
Buildout Year = 2030 2030
Years = 4 4

AM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 04/8/26	0	9	1	6	23	0	0	0	0	7	0	12
Peak Season Volume	0	9	1	6	23	0	0	0	0	7	0	12
Traffic Volume Growth	0	0	0	0	1	0	0	0	0	0	0	0
Committed Development (Aletto)	0	0	15	75	0	0	0	0	0	6	0	5
1% Traffic Volume Growth	0	0	0	0	1	0	0	0	0	0	0	0
Committed + 1% Growth	0	0	15	75	1	0	0	0	0	6	0	5
Max (Committed + 1% or Historic Growth)	0	0	15	75	1	0	0	0	0	6	0	5
Proposed Mizner Plaza	0	13	0	0	15	0	0	0	0	0	0	0
Background Traffic Volumes	0	22	16	81	39	0	0	0	0	13	0	17
Project Traffic	0	4	0	0	0	0	0	0	0	3	0	8
Total Traffic	0	26	16	81	39	0	0	0	0	16	0	25
PM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 04/8/26	0	20	1	9	31	0	0	0	0	11	0	14
Peak Season Volume	0	20	1	9	31	0	0	0	0	11	0	14
Traffic Volume Growth	0	1	0	0	1	0	0	0	0	0	0	1
Committed Development (Aletto)	0	0	7	36	0	0	0	0	0	46	0	39
1% Traffic Volume Growth	0	1	0	0	1	0	0	0	0	0	0	1
Committed + 1% Growth	0	1	7	36	1	0	0	0	0	46	0	40
Max (Committed + 1% or Historic Growth)	0	1	7	36	1	0	0	0	0	46	0	40
Proposed Mizner Plaza	0	23	0	0	27	0	0	0	0	0	0	0
Background Traffic Volumes	0	44	8	45	59	0	0	0	0	57	0	54
Project Traffic	0	10	0	0	0	0	0	0	0	12	0	35
Total Traffic	0	54	8	45	59	0	0	0	0	69	0	89

INTERSECTION DEVELOPMENT WORKSHEET
THE SANBORN
PALMETTO PARK RD & NE 1ST AVE
THRU VOLUMES 1/24
Existing Geometry

Growth Rate = 1.00%
Peak Season = 1.03 1.03
Buildout Year = 2030 2030
Years = 4 4

AM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 4/08/26	0	0	20	0	0	24	0	426	53	0	299	8
Peak Season Volume	0	0	21	0	0	25	0	439	55	0	308	8
Traffic Volume Growth	0	0	1	0	0	1	0	18	2	0	3	15
Committed Development (ALETTO)	0	0	0	0	0	26	0	0	0	0	0	5
1% Traffic Volume Growth	0	0	1	0	0	1	0	18	2	0	13	0
Committed + 1% Growth	0	0	1	0	0	27	0	18	2	0	13	5
Max (Committed + 1% or Historic Growth)	0	0	1	0	0	27	0	18	2	0	13	15
Proposed Mizner Plaza	0	0	0	0	0	4	0	0	0	0	2	4
Background Traffic Volumes	0	0	22	0	0	56	0	457	57	0	323	27
Project Traffic	0	0	0	0	0	3	0	0	0	0	0	4
Total Traffic	0	0	22	0	0	59	0	457	57	0	323	31
PM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 4/08/26	0	0	34	0	0	34	0	373	42	0	500	14
Peak Season Volume	0	0	35	0	0	35	0	384	43	0	515	14
Traffic Volume Growth	0	0	1	0	0	1	0	16	2	0	21	1
Committed Development (ALETTO)	0	0	0	0	0	46	0	0	0	0	23	7
1% Traffic Volume Growth	0	0	1	0	0	1	0	16	2	0	21	1
Committed + 1% Growth	0	0	1	0	0	47	0	16	2	0	44	8
Max (Committed + 1% or Historic Growth)	0	0	1	0	0	47	0	16	2	0	44	8
Proposed Mizner Plaza	0	0	0	0	0	27	0	0	0	0	2	7
Background Traffic Volumes	0	0	36	0	0	109	0	400	45	0	561	29
Project Traffic	0	0	0	0	0	12	0	0	0	0	0	10
Total Traffic	0	0	36	0	0	121	0	400	45	0	561	39

INTERSECTION DEVELOPMENT WORKSHEET

THE SANBORN NE 1ST AVE & ALLEY Existing Geometry

Growth Rate = 1.00%
Peak Season = 1 1
Buildout Year = 2030 2030
Years = 4 4

AM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 4/08/26	0	19	2	3	27	0	0	0	0	2	0	1
Peak Season Volume	0	19	2	3	27	0	0	0	0	2	0	1
Traffic Volume Growth	0	1	0	0	1	0	0	0	0	0	0	0
Committed Development (ALETTO)	0	5	0	0	75	0	0	0	0	0	0	0
1% Traffic Volume Growth	0	1	0	0	1	0	0	0	0	0	0	0
Committed + 1% Growth	0	6	0	0	76	0	0	0	0	0	0	0
Max (Committed + 1% or Historic Growth)	0	6	0	0	76	0	0	0	0	0	0	0
Proposed Mizner Plaza	0	0	13	69	0	0	0	0	0	15	0	31
Background Traffic Volumes	0	25	15	72	103	0	0	0	0	17	0	32
Project Traffic	0	8	4	21	0	0	0	0	0	0	0	0
Total Traffic	0	33	19	93	103	0	0	0	0	17	0	32
PM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 4/08/26	0	32	3	6	40	0	0	0	0	3	0	9
Peak Season Volume	0	32	3	6	40	0	0	0	0	3	0	9
Traffic Volume Growth	0	1	0	0	2	0	0	0	0	0	0	0
Committed Development (ALETTO)	0	39	0	0	36	0	0	0	0	0	0	0
1% Traffic Volume Growth	0	1	0	0	2	0	0	0	0	0	0	0
Committed + 1% Growth	0	40	0	0	38	0	0	0	0	0	0	0
Max (Committed + 1% or Historic Growth)	0	40	0	0	38	0	0	0	0	0	0	0
Proposed Mizner Plaza	0	0	23	109	0	0	0	0	0	27	0	50
Background Traffic Volumes	0	72	26	115	78	0	0	0	0	30	0	59
Project Traffic	0	35	10	58	0	0	0	0	0	0	0	0
Total Traffic	0	107	36	173	78	0	0	0	0	30	0	59

INTERSECTION DEVELOPMENT WORKSHEET
THE SANBORN
NE 2ND & NE 1ST
Existing Geometry

Growth Rate = 1.00%
Peak Season = 1 1
Buildout Year = 2030 2030
Years = 4 4

AM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 4/08/26	19	0	6	0	0	0	0	159	39	4	65	0
Peak Season Volume	19	0	6	0	0	0	0	159	39	4	65	0
Traffic Volume Growth	1	0	0	0	0	0	0	6	2	0	3	0
Committed Development (ALETTO)	4	0	1	0	0	0	0	0	70	5	0	0
1% Traffic Volume Growth	1	0	0	0	0	0	0	6	2	0	3	0
Committed + 1% Growth	5	0	1	0	0	0	0	6	72	5	3	0
Max (Committed + 1% or Historic Growth)	5	0	1	0	0	0	0	6	72	5	3	0
Proposed Mizner Plaza	24	0	7	0	0	0	0	0	53	16	0	0
Background Traffic Volumes	48	0	14	0	0	0	0	165	164	25	68	0
	0	0	0	0	0	0	0	0	0	0	0	0
Project Traffic	6	0	2	0	0	0	0	0	15	6	0	0
Total Traffic	54	0	16	0	0	0	0	165	179	31	68	0
PM Peak Hour												
	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 4/08/26	45	0	22	0	0	0	0	205	57	17	149	0
Peak Season Volume	45	0	22	0	0	0	0	205	57	17	149	0
Traffic Volume Growth	2	0	1	0	0	0	0	8	2	1	6	0
Committed Development (ALETTO)	35	0	4	0	0	0	0	0	35	1	0	0
1% Traffic Volume Growth	2	0	1	0	0	0	0	8	2	1	6	0
Committed + 1% Growth	37	0	5	0	0	0	0	8	37	2	6	0
Max (Committed + 1% or Historic Growth)	37	0	5	0	0	0	0	8	37	2	6	0
Proposed Mizner Plaza	37	0	13	0	0	0	0	0	90	19	0	0
Background Traffic Volumes	119	0	40	0	0	0	0	213	184	38	155	0
Project Traffic	27	0	8	0	0	0	0	0	42	16	0	0
Total Traffic	146	0	48	0	0	0	0	213	226	54	155	0